

12641/2021

I-12143/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 179604

Certified that the document is submitted to a Sub-Registrar. The Signature Sheet and endorsement Sheets Attached to the document are the part of the document.

Additional District Sub-Registrar  
Cuttack Dum Dum 24-Prz. (North)

16 NOV 2021

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT is made on this 16<sup>th</sup> day of November Two Thousand Twenty One (2021)

**BETWEEN**

Cont...

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2)

**SRI HARI SANKAR PAL**, having Income Tax PAN-AMGPP6168E, son of Late Bhupendra Nath Pal, by occupation-Retired, by faith- Hindu, by Nationality-Indian, residing at 196B, Kali Charan Ghosh Road, P.S. & P.O. Sinthee, Kolkata-700050, hereinafter jointly called the **LANDOWNER**, (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, legal representatives and assign) of the **FIRST PART** .

**AND**

**S. S. ENTERPRISE**, (PAN -ACTFS2405C) a partnership firm having its registered office at 47/56/2, Ram Krishna Ghosh Road, P.O. Sinthee, P.S. Baranagar, Kolkata700050, represented by its two Partners 1) **SMT SIPRA MAJI**, PAN-AKQPM5407M, wife of Sri Bibhas Maji, residing at 32/1, Attapara Lane, P.S. Baranagar, P.O. Sinthee, Kolkata700050, 2) **SMT SUJATA MONDAL**, PAN- AZLPM6108M, wife of Sri Kalyan Mondal, residing at 32/3, Attapara Lane, P.S.- Baranagar, P.O. Sinthee, Kolkata700050, both by occupation- Business, both by faith-Hindu, both by Nationality- Indian, hereinafter called and referred to as the **DEVELOPERS** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and included their heirs, executors, legal representatives and assign) of the **SECOND PART**.

**WHEREAS** one Amar Krishna Mitra on 13/10/1939 purchased a plot of land having area as measuring 13 (Thirteen) Cottahs be the same little more or less together with all easement and appurtenances which is lying and situated at and being the portion of premises No- 23, Kali Charan Ghosh Road, comprised in Holding No-218, Division-1, Sub Division-X,

*Amar Krishna Mitra*

**S. S. ENTERPRISE**

*Sipra Maji*

Partner

**S. S. ENTERPRISE**

*Sujata Mondal*

Partner



Mouza-Santul comprised in Touzi No-1298/2833, within Sub Registry office at Cossipore DumDum Police Station the than Cossipore within Municipal limit of Calcutta Corporation, from the one Sarat Chandra Sadhukhan son of Brajabati Charan Sadhukhan by a registered Deed of Conveyance against a valuable consideration stated therein. The said Deed of Conveyance was registered in the office of the Sub Registrar Cossipore DumDum and recorded therein in Book No-1, Volume No-33, Pages 168 to 174, Being No-3097 for the year 1939 and quite well seized/possessed and acquired the same without any hindrance, dependences or any objection from any corner whatsoever.

**AND WHEREAS** said Amar Krishna Mitra by virtue of his aforesaid purchase became the sole and absolute owner of the said property constructed one storied building thereon as per sanctioned of the appropriate authority and got his name mutated in the records of the then Calcutta Municipal Corporation in respect of his aforesaid purchased property and the said property was known and numbered as Premises No-196, Kali Charan Ghosh Road.

**AND WHEREAS** said Amar Krishna Mitra a Hindu governed by the Dayabagha School of Hindu Law died intestate on 17/02/1953, leaving him surviving his widow Indu Bala Mitra, and six sons Tarak Krishna Mitra, Baidyanath Mitra, Paresh Nath Mitra, Debnath Mitra, Amit Krishna Mitra and Asit Krishna Mitra as his only heirs and legal representatives and none else and left the several properties including the property at premises No-196, Kali Charan Ghosh Road.

*Hari Sankar Pal.*

S. S. ENTERPRISE  
*Sipra Maji*  
Partner

S. S. ENTERPRISE  
*Sejata Mondal*  
Partner

4)

**AND WHEREAS** on the death of Amar Krishna Mitra his above named heirs and successors became the joint owners several properties including the property at premises No-196, Kali Charan Ghosh Road, left by said Amar Krishna Mitra and each of them became netitled to an undivided 1/7<sup>th</sup> share and interest in the said properties.

**AND WHEREAS** thereafter said Indu Bala Mitra, and six sons Tarak Krishna Mitra, Baidyanath Mitra, Paresh Nath Mitra, Debnath Mitra, Amit Krishna Mitra and Asit Krishna Mitra amicably partitioned their joint properties by metes and bounds and accordingly a Deed of Partition was executed and registered between them on **25/05/1987** and Deed of Partition was registered in the office of the Registrar of Assurances at Calcutta and recorded therein in Book No-1, Volume No-150, Pages 1 to 36, Being No-5473 for the year 187.

**AND WHEREAS** that by virtue of the said Partition Deed **Debnath Mitra, Amit Krishna Mitra and Asit Krishna Mitra**, as the party of the 5<sup>th</sup>, 6<sup>th</sup> and 7<sup>th</sup> part jointly got the demarcated Southern portion land measuring 5(Five ) Cottahs 12(Twelve) Chittaks and 30 (thirty) square feet equivalent to 4170 square feet with building thereon being premises No-196, Kali Charan Ghosh Road, Kolkata with all easements and appurtenances together with all sorts of easement rights over and in respect of 8 feet wide common passage lying adjacent northern side of the said property as their sole and absolute property without any interruption demand, claim, whatsoever from any body.

*Hari Sanjay Pat.*

S. S. ENTERPRISE  
*Sipra Maji*  
Partner

S. S. ENTERPRISE

*Sajata Mondal*  
Partner



5)

**AND WHEREAS** That by virtue of the said Partition/Bantannama Deed **Tarangini Dasi** became the absolute owner in respect of the land measuring 3(Three ) Cottahs 15(Fifteen) Chittaks and 21 (twenty one) square feet out of said total land area 10 Cottahs being premises No-1, Centre Sinthee Road, Kolkata.

**AND WHEREAS** by a registered deed of sale made on **10/11/1993**, between said **Debnath Mitra, Amit Krishna Mitra and Asit Krishna Mitra** therein referred to as the Vendors of the One part and said **Hari Sankar Pal s/o Late Bhupendra Nath Pal** therein referred to as the Purchaser of the Second part and registered in the office of the Registrar of Assurances, Calcutta and recorded in Book No-1, Volume No-387, pages from 87 to 104, being No-16194 for the year 1993, wherein the said **Debnath Mitra, Amit Krishna Mitra and Asit Krishna Mitra** being the lawful owners and for valuable consideration therein mentioned sold, conveyed, transferred, assigned and assured All That piece and parcel of land measurement **5 (Five) Cottahs 12 (Twelve) Chittaks 30 (Thirty) square feet. to 4170 square feet** be the same little more or less being premises No- 196, **Kali Charan Ghosh Road, Kolkata-700050**, under **Police Station-Sinthee** and in the District North 24 Parganas, and within the local municipal limits of the Kolkata Municipal Corporation, unto and in favour of said **Hari Sankar Pal, the Landowner** herein absolutely and forever.

**AND WHEREAS Hari Sankar Pal** while seized and possessed of the said property sold and transferred eastern portion of land measuring 2 Cottahs 14 Chittaks more or less **Satyendra Nath Bedi s/o Late Sailendra**

*Hari Sankar Pal.*

S. S. ENTERPRISE

*Sipra Meji*

Partner

S. S. ENTERPRISE

*Sejanta Mandal*

Partner

6)

Nath Bedi and Basanti Bedi, by a registered deed dated 21/07/1998, and said Deed was registered in the office of the Registrar of Assurances-II, Calcutta and recoded therein Book No-1, Being No-1825 for the year 1998.

**AND WHEREAS Hari Sankar Pal** after sold the said portion of the land and retain **2 (Two) Cottahs 14 (Fourteen) Chittaks 30 (Thirty) square feet.** be the same little more or less and mutated his name in the record of the Kolkata Municipal Corporation and said property stand recorded in his name as Premises No-196B, **Kali Charan Ghosh Road, Kolkata-700050,** under **Police Station-Sinthee** and in the District North 24 Parganas, and within the local municipal limits of the Kolkata Municipal Corporation, Assessee No-110021104115, in ward No-002, Borough No-1.

**AND WHEREAS** aforesaid way **Hari Sankar Pal the Landowner herein** become the owners and possessors of the said property more fully and particularly described in the schedule below and recorded his name in the concerned authority of the Kolkata Municipal Corporation and paid all relevant taxes and seized and possessed of the said property.

That **Landowner** herein in view to develop the said property is searching for good person who could develop the said property as per his choice on the said premises, knowing the intention of the **Landowner, the Developer** approach the **Landowner** as the **Developer** herein in search of the suitable property for investing their capital, experience and workmanship for constructing a multi storied building in and around the

*Hari Sankar Pal*

S. S. ENTERPRISE

*Sipra Meji*

Partner

S. S. ENTERPRISE

*Sejata Mondal*

Partner



7)

locality of under the Sinthee police station as such approach and/or have proposed to the **Landowner** herein to undertake for construction of a building upon the said Premises No-196B, **Kali Charan Ghosh Road, Kolkata-700050**, under **Police Station-Sinthee** and within the local municipal limits of the Kolkata Municipal Corporation, at their own cost and strictly in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation. Knowing the intention of the Developer said Landowner approached the Developer and Landowners as well as the Developer jointly shall provide all sorts endeavors to clear out title and possession in respect of said schedule mentioned property and execute a joint venture agreement and /or construction or Development Agreement and Development Power of Attorney with some terms and conditions embodied therein in course of time.

That the **Landowner** herein are permitting and granting to **Developer** to build upon multi storied building on the said property and transfer the flats and other portions of the proposed building and realize and appropriate the sale proceeds thereof forming the part of Developer's allocation, the **Developer** shall allot Landowner 50% constructed area out of total sanction area as per sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN PARTIES TO THESE PRESENT as follows:

*Hari Sankar Pal*

S. S. ENTERPRISE  
*Sipra Maji*  
Partner

S. S. ENTERPRISE  
*Sejda Mondal*  
Partner

8)

ARTICLE "A"

DEFINATION

A.1. LANDOWNERS/OWNERS

1) Sri Hari Sankar Pal s/o Late Bhupendra Nath Pal, of 196B, Kali Charan Ghosh Road, P.O. & P.S-Sinthee, Kolkata-700050,

A.2. DEVELOPERS/BUILDERS

M/S S. S. ENTERPRISE, a partnership firm having its registered office at 46/56/2, Ram Krishna Ghosh Road, P.S. Baranagar, Kolkata 700050, represented by its partners (1) SMT. SIPRA MAJI, wife of Bibhas Maji, residing at 32/1, Attapara Lane, P.S. Baranagar, Kolkata 700050 and (2) SMT. SUJATA MONDAL, wife of Sri Kalyan Mondal, residing at 32/3, Attapara Lane, P.S. Baranagar, Kolkata-700050.

A.3. SAID PLOT

Shall mean plot of land measuring an area of 2 (Two) Cottahs 14 (Fourteen) Chittaks 30 (Thirty) square feet more or less with building.

A.4. BUILDING

Shall mean the multi storied building as to be constructed above land area 2 (Two) Cottahs 14 (Fourteen) Chittaks 30 (Thirty) square feet be the same little more or less together with old brick built cemented floor building thereon having covered area 500 square feet more or less more fully and particularly described in the schedule hereunder written.. The complete building plan will be approved and signed by the Landowner and then to be sanctioned by the authority of the Kolkata Municipal Corporation.

*Hari Sankar Pal.*

S. S. ENTERPRISE  
*Sipra Maji*  
Partner

S. S. ENTERPRISE  
*Sujata Mondal*  
Partner



9)

**A.5. COMMON FACILITIES:**

Shall mean and include corridors, Pump-rooms, Overhead water tank, Septic tank Staircases, Passage, lift machine, cage, room and other facilities which may be agreed mutually upon between the parties hereto and required for the establishment, provisions, maintenance and/or management of the said building.

**A.6. SALEABLE SPACE:**

Shall mean the space of the Developer's allocation in the newly proposed building which is available for independent use and occupation for residential purpose excepting the Landowners allocation

**A.7. LANDOWNERS ALLOCATION:**

The **Landowner Hari Sankar** will entitled to get **Entire First floor and Entire Second floor** as per sanctioned building plan to be sanctioned by the Kolkata Municipal corporation.

If the Developer will get permission for construction of fourth floor from the Kolkata Municipal Corporation in that case said portion will be divided between the Landowner and the Developer in equal share i.e. 50% each

The Developers has agreed to complete the Landowners allocated flats in all respect and for habitable use as per the specification written hereunder within the 28 months from date of sanction building plan.

*Hari Sankar P. U.*

S. S. ENTERPRISE  
*Sipra Maji*  
Partner

S. S. ENTERPRISE  
*Sejanta Mondal*  
Partner

**A.8. DEVELOPER'S ALLOCATION:**

Shall mean the rest of the constructed area in the newly developed building i.e.

Entire Ground floor, Entire Third floor as per sanctioned building plan to be sanctioned by the Kolkata Municipal corporation except the Landowners allocation mentioned above in habitable condition and free of cost together with undivided proportionate share in the land and right to use in the common areas, common facilities of the premises, of the new building at said property more fully and particularly described in the schedule hereunder written. If the Developer will get permission for construction of fourth floor from the Kolkata Municipal Corporation in that case said portion will be divided between the Landowner and the Developer in equal share i.e. 50% each.

**A.9. BUILDING PLAN:**

Shall mean the plan as would be prepared by the Architect for construction of the newly proposed building approved by the Landowner, and to be submitted before the Kolkata Municipal Corporation for sanction and shall include all amendments/modification thereto and improvement there on and/or alteration, revisions of a building

**A.10. ARCHITECT:**

Shall mean such Architect/Engineer appointed by the Developer, who will be authorized to design and prepare the plan, or its modification /revision of the said project in the said plot of land as referred to for necessary construction thereto.

*Hari Sanjay Pat.*

S. S. ENTERPRISE  
*Sipra Maji*  
Partner

S. S. ENTERPRISE  
*Sejita Mondal*  
Partner



**A.11 DEVELOPER'S REPRESENTATION**

i) The Developer covenants and agreed to complete the development and/or construction of proposed new building with all common parts, facilities and amenities therein and/or thereon within 28 (Twenty eight ) months from the date of sanction building plan and time limit of performance of these presents shall be the essence of the contract. That plan will be sanction within one year from the date of the execution of this agreement. Time is the essence of this contract.

ii) The Developer has agreed to complete the Landowner allocated flats in all respect and for habitable use as per the specification written hereunder within the time limit herein above agreed.

iii) The Developer has agreed that after completing the building, the Developers of its own costs and initiative will obtain the building completion certificate and/or occupancy certificate for the said proposed new building from the concerned authority of the Kolkata Municipal Corporation and shall hand over a Xerox copy of the said certificate to the Landowner hereto as early as possible.

**ARTICLE-B (STATUTORY BINDING)**

B.1. That the period of completion of building and the liabilities to hand over the Landowner allocations as per the provision of the agreement is fixed 28 months from the date of sanction building plan.

B.2. That in case of any "Force Majeure" such as flood, earthquake, war, strike, or any other situation which beyond the control of the Developer hereto, in such case or case the above TIME LIMITS shall be extended.

*Hari Sanjay Pal.*

S. S. ENTERPRISE

S. S. ENTERPRISE

*Sipra Maji*

Partner

*Sejita Mondal*

Partner

THIS AGREEMENT FURTHER WITNESSETH as follows:

- 1) The Landowner shall permit the Developer to construct a multi storied building on schedule mentioned property, as per building plan approved by the Landowner and to be sanctioned by the Kolkata Municipal Corporation.
- 2) The Landowner shall hand over all the original copy of the original title deed and other necessary papers of the said property to the Developer for obtaining the sanctioned plan at Developer's cost and shall revalidate and modify such sanctioned plan wherever necessary.
- 3) It is agreed that the Developer after obtaining original sanctioned plan in the name of the Landowner at their own (Developer's) costs. The Landowner must render his active assistance and sign all necessary paper and application as per request of the Developer.
- 4) It is agreed that one Registered Development Power of Attorney in connection with all related matter of the said property for the purpose of its development (i.e. mutation, and construction, sale of Developer's allocation and other allied works) will be executed by the Landowner in favor of the Developer/Builder.
- 5) It is agreed that the Developer shall be entitled to enter into any agreement for sale in respect of the Developer's share (area as per sanctioned building plan except the Landowners allocations) of the said building to be constructed to different prospective buyers and to simultaneously sell out those shops, flats and covered areas to prospective buyers against such monetary consideration which shall be determined solely by the Developer, in which the Landowners shall not be able to interfere in any manner whatsoever, for purpose of the execution of Deed

Hari Sanjay Das

S. S. ENTERPRISE

Sipsra Maji  
Partner

S. S. ENTERPRISE

Sejita Mondal  
Partner



of Conveyance in respect of different portions in favor of different buyers.

6) It is agreed by and between the parties that the Developer shall be entitled to borrow money and/or take loan for the present project and/or housing complex from any Bank/Co-operative, Bank/Financial institution /L.I.C/H.D.F.C. without creating any financial liabilities of the Land owner.

7) The legal expenses such as stamp duties, registration cost etc. relating to the Agreement or in between the Land owner and the Developers shall be borne and paid by the Developer.

8) The Landowner shall not be liable to and responsible for any damage or for any claim arising out of any accident and/or otherwise as a result of and/or in connection with the construction to be carried out while executing the said project and after completion of the said flats, shops and/or structures.

9) Both the parties may agree in writing to or alter and/or amend any of the aforesaid provisions if mutually agreed.

10) The Developer absolutely shall appoint any Architect for supervising the structural constructions as the foundation basements, pillars, structures, terms and conditions slabs, concrete underground/overhead reservoir, electrical and plumbing fixtures and materials used for construction, Sewage and Sewerage system, etc. and Developer shall have the right to do so but exclusively at their (Developer) costs and expenses to look after the same only. However, as agreed upon by the both the parties, best quality materials as available in the market will be

*Hari Sankar Pal.*

S. S. ENTERPRISE

*Sipra Maji*  
Partner

S. S. ENTERPRISE

*Sejita Mondal*  
Partner

14)

used for construction of the entire building and the Landowner shall not be liable/responsible in any manner whatsoever regarding for the construction materials used by the Developer.

11) It is agreed that in the event of any damage or injury arising out any sort of accident due to carelessness of the workmen and others, victimizing such workman or any other persons whatsoever or causing any harm to any property during the course of construction the Developer shall keep the Landowner his estate and effect safe and harmless and indemnify against all suits, cause, rights and actions in respect of the such events.

12) The Developer shall abide by all the laws, by-laws, of the Government bodies, Kolkata Municipal Corporation and shall attend before all authorities and shall be responsible to answer any deviation or departure or violation of any laws, by-laws, rules or regulations and Developer shall be kept the owners protected, saved and indemnified against all this Third party actions save and except the title of the first schedule mentioned property.

13) It is agreed by the Landowner that in future or during the course of constructions, if any defect on the title is found or any person files any suit against the Landowner in respect of the property mentioned in the schedule, the Developers shall have the liberty to proceed against the same on behalf of the Landowners but no cost or expenditure for such suit or cases shall be borne by the Developer. The Landowner must compensate the loss sustained by the Developer.

*Hari Sandhu Pal.*

S. S. ENTERPRISE  
*Sipra Maji*  
Partner

S. S. ENTERPRISE  
*Sejda Mondal*  
Partner



15)

14) That the Developer at its own cost, expenses and interest shall demolished the existing building and enjoy the sale proceeds and utilize the debris and instead of that the Developer as its own cost and expenses arrange alternative accommodation of Landowner and Landowner as per his taste and choice regarding floor and locality from before the day of demolition of existing building till hand over peace ful and satisfactory possession of the Landowner's allocation. All the costs incurred during shifting to alternative accommodation i.e. man power and logistic shall duly bourn by Developer, That Developer shall bound to pay all outgoing i.e. advance/security deposit/salami/rent/license fee of the alternative accommodation during the process of construction work of newly constructed building.

15) It is made clear that in the event the Developers fails and/or neglects to start the construction work even after execution of these presents free from all encumbrances from the Landowner to start the construction work at the said premises as per the terms of the Agreement and for this reason if the possession of the Landowner's allocation is delayed, in that case the Developers shall pay at the rate of Rs 2000/ (Rupees two thousand) only per month in proportionate to the ration of land held by the respective landowner. to be calculated from the date of handing over possession till the date of delivery of possession to the Landowner. That the Developer at its own cost, expenses and interest shall demolished the existing building and enjoy the sale proceeds and utilize the debris and instead of that the Developer will pay sum of Rs 5,00,000/ for arrangement of alternative accommodation of Landowner as per his taste and choice from before the day of demolition of existing building till hand over peace ful and satisfactory possession of the Landowners allocation.

*Hari Sankar Pat-*

S. S. ENTERPRISE

S. S. ENTERPRISE

*Sipra Maji*  
Partner

*Sejita Mondal*  
Partner

16) Both the parties agree that the terms and conditions contained in this agreement and in the schedule annexed with the agreement shall be agreed to in the most cordial and friendly manner. If any complication arises beyond the agreed terms and conditions, incorporated in this agreement, both the parties shall endeavor to sort it out at bi-parties level.

### LAND OWNERS ALLOCATION

In consideration of the said property and/or premises described and mentioned in the schedule hereunder written and in consideration of Landowner for permitting and/or allowing the Developer to develop the said property and/or premises in the manner and on the terms and conditions herein agreed, The Landowner will entitled to get **Entire First floor and Entire Second floor** as per sanctioned building plan to be sanctioned by the Kolkata Municipal corporation.

If the Developer will get permission for construction of fourth floor from the Kolkata Municipal Corporation in that case said portion will be divided between the Landowner and the Developer in equal share i.e. 50% each

The Developers has agreed to complete the Landowners allocated flats in all respect and for habitable use as per the specification written hereunder within the time limit herein above agreed.

*Atari Sankar & Sat.*

S. S. ENTERPRISE

*Sipra Maji*

Partner

S. S. ENTERPRISE

*Sejanta Mandal*

Partner



**DEVELOPER'S ALLOCATION**

Shall mean the rest of the constructed area in the newly developed building i.e.

**Entire Ground floor, Entire Third floor** as per sanctioned building plan to be sanctioned by the Kolkata Municipal corporation except the Landowners allocation mentioned above in habitable condition and free of cost together with undivided proportionate share in the land and right to use in the common areas, common facilities of the premises, of the new building at said property more fully and particularly described in the schedule hereunder written. If the Developer will get permission for construction of fourth floor from the Kolkata Municipal Corporation in that case said portion will be divided between the Landowner and the Developer in equal share i.e. 50% each.

**THE SCHEDULE ABOVE REFERRED TO:****(Description of entire constructed area)**

All That piece and parcel of land after physical measurement **2 (Two) Cottahs 14 (Fourteen) Chittaks 30 (Thirty) square feet.** be the same little more or less together with old brick built cemented floor building thereon having covered area **500** square feet more or less being premises No- **196B, Kali Charan Ghosh Road, Kolkata-700050,** under Police Station-Sinthee and in the District North 24 Parganas, and within the local municipal limits of the Kolkata Municipal Corporation, Assessee No-110021104115, in ward No-002, Borough No-1, and said property is lying under jurisdiction of **Additional District Sub-Registrar Cossipore DumDum,**

*Hari Sandhya Pal.*

S. S. ENTERPRISE

*Sipra Maji*

Partner

S. S. ENTERPRISE

*Sejita Mondal*

Partner

18)

Butted and bounded by,

ON THE WEST- 30 feet wide Kali Charan Ghosh

ON THE NORTH- 8 feet wide common passage

ON THE EAST- Premises No-196~~8~~1, Kali Charan Ghosh Road

ON THE SOUTH- Premises No-194, Kali Charan Ghosh Road

### GENERAL SPECIFICATION

1) Foundation work: R.C.C Column foundation with RCC framed structure with first class brick built walls and quality materials rendered externally and internally with Lafarge/ACC cement Captain/Elegant steel rod and to be determined load bearing capacity of soil by soil test. Nature of construction: R.C.C. Column structure, Roof finish: R.C.C. Roof slab.

2) External walls: Brick walls with first quality brick with ACC or Lafarge cement and anti fungal and weather coat anti termite treatment.

3) Internal walls: Brick walls with first quality brick with cement and putty. Partition wall: Brick with first quality of brick

4) Doors and Windows: Main door wooden frame and Wooden door with night latch. Inside door Flush Door with wooden frame with door handle or inside latch. Main door would be wood, all door frame would be of wood, door shutter would be thick flush water proofing flat door. all windows would be book window made of aluminum with steel grill and fitted with glass/window.

*Hari Sambhar Pat.*

S. S. ENTERPRISE

*Sejita Mandal*  
Partner

S. S. ENTERPRISE

*Sipra Maji*  
Partner



19)

5) Flooring: All the bed rooms, dining room, kitchen, drawing room, balcony, toilet, bathroom finished with white marble with 4" skirting bathroom would be finished 6' colors tiles with standard quality of sanitary fittings.

6) Sanitary & Plumbing: One Indian style and one European style commode with low down cistern, two (2) hand basin with stand, shower would be provided, two number of approved quality of bib cock (one near commode and another for bath). All plumbing lines (inside) needs and outside line (P.V.C). 6 ft high glaze good quality tiles on walls.

7) Kitchen: One granite stone platform with rack on bottom, one stainless steel sink and 4' skirting tiles covered platform to protect all spots.

8) Electrical Wiring: Concealed copper wiring with proper gauge of standard cable and sufficient light, fan point will be provided in each flat. All switch will be MCV. All flat will be provided with one AC point, one geyser point and one washing machine point.

9) Water supply: Overhead water tank attached with connection with pump and motor. Balcony grills - M.S. Steel Railing upto 1'6" height will be provided on brick walls with marble stone in each balcony. One wash basin with stand in dining room .

Any extra work other than specification as stated above shall be charged extra as described by the Developer and such amount shall have to be deposited before the execution of such work and any extra work shall be completed by the developer through its work man no other person to allow for any extra work purpose in the building.




























*Hareesh Sundaresan* *Part.*

S. S. ENTERPRISE  
*Sipra Maji*  
Partner

S. S. ENTERPRISE  
*Sejanta Mondal*  
Partner



SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
	 <i>Hari Sambaswal.</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
						
	 <i>Sipra Maji</i> <i>Sipra Maji</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
						
	 <i>Sujata Mondal</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
						



IN WITNESS whereof the parties hereunto set and subscribe their hand and signature on the day month and year first above written.

SIGNED, SEALED AND DELIVERED

At Kolkata

1)

Bibhas Maji  
32/1, Atfapara Lane  
Kolkata-700050.

Hari Sankar Pal  
SIGNATURE OF THE  
LANDOWNER

2) S. S. ENTERPRISE  
Eco. Bakshin Bari Road  
Kolkata-48

S. S. ENTERPRISE  
Sipra Maji  
Partner

Tanmoy Paul  
S/O Hari Sankar Pal  
196B Kali Charan Ghosh Rd.  
Kolkata 700050

S. S. ENTERPRISE  
Sejanta Mandal  
Partner

SIGNATURE OF THE  
DEVELOPER

Drafted by:

Kalyan Ghosh.  
Advocate  
Seakal Civil Court  
WB/663/557/95.

GOVT. OF WEST BENGAL  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192021220112020861  
GRN Date: 12/11/2021 14:04:21  
BRN: CKR9444659  
Payment Status: Successful

Payment Mode: Online Payment  
Bank/Gateway: State Bank of India  
BRN Date: 12/11/2021 14:11:21  
Payment Ref. No: 2002324681/2/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: BISWAS CONSULTANCY  
Address: 101C SOUTH SINTHEE ROAD  
Mobile: 9239880397  
Depositor Status: Others  
Query No: 2002324681  
Applicant's Name: Smt SIPRA MAJI  
Identification No: 2002324681/2/2021  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount. (₹)
1	2002324681/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	19920
2	2002324681/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>19941</b>

IN WORDS: NINETEEN THOUSAND NINE HUNDRED FORTY ONE ONLY.



आयकर विभाग  
INCOME TAX DEPARTMENT

आयकर विभाग  
INCOME TAX DEPARTMENT

नाम सांभाळ फा.  
BHUPENDRA HATH FAL.  
02/02/1989  
पत्तण/पिन कोड  
AMGPR6168E



दिनांक

स्थान

If by any chance this card is lost / found, kindly inform / return to  
Income Tax PAN Services Unit, UTTISI,  
Plot No. 3, Sector 11, CBD Belapur -  
Navi Mumbai - 400 614.

यदि कोच कार्ड गमावले / सापडले,  
कृपया याची माहिती देण्यासाठी किंवा  
वापस देण्यासाठी खालील पत्तेवर  
संपर्क साधावा.

Hasi Sankar Pat



# ভারত সরকার

শিক্ষা মন্ত্রণালয়

শিক্ষা প্রসার প্রকল্প

শিক্ষা প্রসার প্রকল্প

শিক্ষা প্রসার প্রকল্প  
শিক্ষা প্রসার প্রকল্প  
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শিক্ষা প্রসার প্রকল্প  
শিক্ষা প্রসার প্রকল্প



শিক্ষা প্রসার প্রকল্প

আমার আখার, আমার গণিত / Your Aachhar No. :

6725 7822 7369

আমার আখার, আমার গণিত

- শিক্ষা প্রসার প্রকল্প
- শিক্ষা প্রসার প্রকল্প
- শিক্ষা প্রসার প্রকল্প

## শিক্ষা প্রসার প্রকল্প

- শিক্ষা প্রসার প্রকল্প
- শিক্ষা প্রসার প্রকল্প
- শিক্ষা প্রসার প্রকল্প

- শিক্ষা প্রসার প্রকল্প
- শিক্ষা প্রসার প্রকল্প
- শিক্ষা প্রসার প্রকল্প
- শিক্ষা প্রসার প্রকল্প



শিক্ষা প্রসার প্রকল্প



শিক্ষা প্রসার প্রকল্প  
শিক্ষা প্রসার প্রকল্প  
শিক্ষা প্রসার প্রকল্প  
শিক্ষা প্রসার প্রকল্প



6725 7822 7369

আমার আখার, আমার গণিত



শিক্ষা প্রসার প্রকল্প

শিক্ষা প্রসার প্রকল্প  
শিক্ষা প্রসার প্রকল্প  
শিক্ষা প্রসার প্রকল্প  
শিক্ষা প্রসার প্রকল্প

6725 7822 7369

*Handwritten text: Haree Sanskrit Post*



आयकर विभाग  
INCOME TAX DEPARTMENT  
S S ENTERPRISE



भारत सरकार  
GOVT. OF INDIA

14/08/2014

Permanent Account Number  
ACTFS2405C

Signature

श्रीमती सिप्रा मजी  
श्रीमती सिप्रा मजी  
SIPRA MAJI  
RANJIT MONDAL  
#10711930  
Post Office Account Number  
AKQRM5407M  
Signature

*Sipra Maji*





ভারত সরকার

Unique Identification Authority of India

Unique Identification Authority of India

আইডিআর আইডি / Enrollment No.: 218971254542557

To

শ্রী সীমা

Sipra Maji

W/O Babas Maji

S2/1 Atta Para Lane

Baranagar, Kolkata

Baranagar (m)

Sinthee

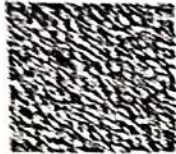
North 24 Parganas North 24 Parganas

West Bengal 700050

800417300



MO57704772691



আপনার আধার সংখ্যা / Your Aadhaar No. :

5229 0389 2920

আমার আধার, আমার পরিচয়



ভারত সরকার

Unique Identification Authority of India



শ্রী সীমা

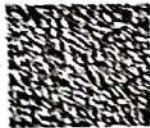
Sipra Maji

Mat : সীতার মল

Father : Rajit Mondal

আইডিআর / DOI : 010271930

মহিলা / Female



5229 0389 2920

আমার আধার, আমার পরিচয়



তথ্য

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

### INFORMATION

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

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



Unique Identification Authority of India

ঠিকানা:

W/O বিহাস মাজী, ৩২/১, আটা  
পাড়া লেন, বরানগর, কলকাতা,  
বরানগর (এম), সিই, উত্তর ২৪  
পার্শ্বা, নর্থ ২৪ পার্শ্বা, পশ্চিম  
বঙ্গ, ৭০০৫০

Address:

W/O Babas Maji, S2/1, Atta Pa  
Lane, Baranagar, Kolkata,  
Baranagar (m), Sinthee, North  
Parganas, North 24 Parganas  
West Bengal, 700050

5229 0389 2920



1817



help@uidai.gov.in



www.uidai.gov.in

Sipra Maji

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUJATA MONDAL

SIAM K. DEBIANA DAS

15J981978  
Permanent Account Number

AZL 0186118M

*Sujata Mondal*  
Signature



संपूर्ण विवरणों का प्रमाणित कर / लेटर  
आयकर विभाग, भारत सरकार  
आयकर विभाग, आयकर विभाग,  
आयकर विभाग, आयकर विभाग के नजदीक  
कोर, मुंबई-400 002

संपूर्ण विवरणों का प्रमाणित कर / लेटर  
आयकर विभाग, भारत सरकार  
आयकर विभाग, आयकर विभाग,  
आयकर विभाग, आयकर विभाग के नजदीक  
कोर, मुंबई-400 002

*Sujata Mondal*





भारत सरकार

Government of India

Enrollment No.: 1528/05103/21984

To  
Sujata Mondal  
W/O Kalyan Mondal  
32/3 ATTA PARA LANE  
P S BARANAGAR  
Baranagar (m)  
Sinthoo  
North 24 Paraganas North 24 Parganas  
West Bengal 700050  
9874275627

16/05/2014

333007688



MD338028885FH



आपका क्रमांक / Your No. :

6834 6645 4038

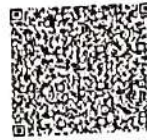
मेरा , मेरी पहचान



भारत सरकार

Government of India

Sujata Mondal  
Father : Ram Krishana Das  
DOB : 15/09/1976  
Female



6834 6645 4038

मेरा , मेरी पहचान

Sujata Mondal



भारत सरकार  
GOVERNMENT OF INDIA



Bibhas Maji

DOB: 14/02/1970  
MALE



3864 3836 2993

**MERA AADHAAR, MERI PEHCHAN**



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

**Address**

S/O Late Balai Charan Maji, 32/1, ATTA  
PARA LANE, P.S. BARANAGAR, Baranagar  
(m), North 24 Parganas,  
West Bengal - 700050

3864 3836 2993



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

*Bibhas Maji*



## Major Information of the Deed

Deed No :	I-1506-12143/2021	Date of Registration	16/11/2021
Query No / Year	1506-2002324681/2021	Office where deed is registered	
Query Date	10/11/2021 12:57:32 PM		1506-2002324681/2021
Applicant Name, Address & Other Details	SIPRA MAJI 32/1, Attapara Lane, Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700050, Mobile No. : 9830114865, Status : Seller/Executant		
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. 2/-	Rs. 1,18,87,501/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (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: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalicharan Ghosh Road, , Premises No: 196B, , Ward No: 002 Pin Code : 700050

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	2 Katha 14 Chatak 30 Sq Ft	1/-	1,15,50,001/-	Width of Approach Road: 30 Ft.,
<b>Grand Total :</b>				<b>4.8125Dec</b>	<b>1 /-</b>	<b>115,50,001 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>500 sq ft</b>	<b>1 /-</b>	<b>3,37,500 /-</b>	



**Lord Details :**

**Name,Address,Photo,Finger print and Signature**



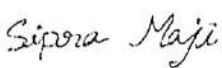


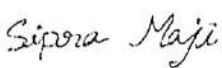


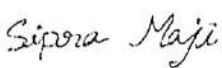
Name	Photo	Finger Print	Signature
<b>Shri HARI SANKAR PAL</b> Son of Late Bhupendra Nath Pal Executed by: Self, Date of Execution: 16/11/2021 Admitted by: Self, Date of Admission: 16/11/2021, Place : Office	 16/11/2021	 LTI 16/11/2021	 16/11/2021

196B, Kali Charan Ghosh Road, City:- , P.O:- Slnthee, P.S:-Slnthl, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AMxxxxxxx8E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/11/2021  
 , Admitted by: Self, Date of Admission: 16/11/2021 ,Place : Office



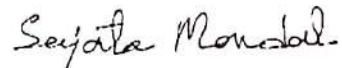
**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>S S ENTERPRISE</b> 47/56/2, Ram Krishna Ghosh Road, City:- , P.O:- Slnthee, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 , PAN No.:: ACxxxxxxx5C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Smt SIPRA MAJI (Presentant)</b>                      Wife of Bibhas Maji                      Date of Execution - 16/11/2021, , Admitted by: Self, Date of Admission: 16/11/2021, Place of Admission of Execution: Office                 </td> <td>                       Nov 16 2021 12:01PM                 </td> <td>                       LTI                      16/11/2021                 </td> <td>                       16/11/2021                 </td> </tr> </tbody> </table> <p>32/1, Attapara Lane, City:- , P.O:- Slnthee, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxxx7M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S S ENTERPRISE (as partner)</p>	Name	Photo	Finger Print	Signature	<b>Smt SIPRA MAJI (Presentant)</b> Wife of Bibhas Maji Date of Execution - 16/11/2021, , Admitted by: Self, Date of Admission: 16/11/2021, Place of Admission of Execution: Office	 Nov 16 2021 12:01PM	 LTI 16/11/2021	 16/11/2021
Name	Photo	Finger Print	Signature						
<b>Smt SIPRA MAJI (Presentant)</b> Wife of Bibhas Maji Date of Execution - 16/11/2021, , Admitted by: Self, Date of Admission: 16/11/2021, Place of Admission of Execution: Office	 Nov 16 2021 12:01PM	 LTI 16/11/2021	 16/11/2021						



Name	Photo	Finger Print	Signature
<b>Smt SUJATA MONDAL</b> Wife of Kalyan Mondal Date of Execution - 16/11/2021, , Admitted by: Self, Date of Admission: 16/11/2021, Place of Admission of Execution: Office	 Nov 16 2021 12:02PM	 LTI 16/11/2021	 16/11/2021
32/3, Attapara Lane, City:- , P.O:- Sinthee, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZxxxxxx8M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S S ENTERPRISE (as partner)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Bibhas Maji</b> Son of Balai Charan Maji 32/1, Attapara Lane, City:- , P.O:- Sinthee, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050	 16/11/2021	 16/11/2021	 16/11/2021
Identifier Of Shri HARI SANKAR PAL , Smt SIPRA MAJI , Smt SUJATA MONDAL			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri HARI SANKAR PAL	S S ENTERPRISE-4.8125 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri HARI SANKAR PAL	S S ENTERPRISE-500.00000000 Sq Ft



16-11-2021

**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) 48(1),W.B. Registration Rules,1962)**

Presented for registration at 11:10 hrs on 16-11-2021, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Smt SIPRA MAJI .

**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 1,18,87,501/-

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

Execution is admitted on 16/11/2021 by Shri HARI SANKAR PAL , Son of Late Bhupendra Nath Pal, 196B, Kali Charan Ghosh Road, P.O: Sinthee, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Retired Person

Indetified by Shri Bibhas Maji, , Son of Balai Charan Maji, 32/1, Attapara Lane, P.O: Sinthee, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Business

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

Execution is admitted on 16-11-2021 by Smt SIPRA MAJI , partner, S S ENTERPRISE (Partnership Firm), 47/56/2, Ram Krishna Ghosh Road, City:- , P.O:- Sinthee, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050

Indetified by Shri Bibhas Maji, , Son of Balai Charan Maji, 32/1, Attapara Lane, P.O: Sinthee, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Business

Execution is admitted on 16-11-2021 by Smt SUJATA MONDAL , partner, S S ENTERPRISE (Partnership Firm), 47/56/2, Ram Krishna Ghosh Road, City:- , P.O:- Sinthee, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050

Indetified by Shri Bibhas Maji, , Son of Balai Charan Maji, 32/1, Attapara Lane, P.O: Sinthee, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Business

**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 12/11/2021 2:05PM with Govt. Ref. No: 192021220112020861 on 12-11-2021, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKR9444659 on 12-11-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 19,920/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1117, Amount: Rs.100/-, Date of Purchase: 12/11/2021, Vendor name: Ranjita Pal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/11/2021 2:05PM with Govt. Ref. No: 192021220112020861 on 12-11-2021, Amount Rs: 19,920/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKR9444659 on 12-11-2021, Head of Account 0030-02-103-003-02



Suman Basu  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE  
DUMDUM  
North 24-Parganas, West Bengal



ate of Registration under section 60 and Rule 69.  
stered in Book - I  
ume number 1506-2021, Page from 468028 to 468063  
ing No 150612143 for the year 2021.



Digitally signed by SUMAN BASU  
Date: 2021.11.26 14:28:05 +05:30  
Reason: Digital Signing of Deed.

*Suman*

(Suman Basu) 2021/11/26 02:28:05 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

(This document is digitally signed.)