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GND-2000002054/2022
4-10 pm

Certified that the documents is admitted to registration. This Signature sheet/s and the endorsement sheets attached with this document are the part of this document.

Addl. Dist S.A. Registrar
Agore South 24 Parganas

14 JAN 2022

DEVELOPMENT AGREEMENT ALONG WITH
DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT ALONG WITH DEVELOPMENT POWER OF ATTORNEY is made on this 11th day of January

Two Thousand Twenty Two (2022) BETWEEN

Sankarad Dasgupta

ve
1-10 pm

✓ **SRI SANKHANAD DASGUPTA, PAN : AGKPD6774C, Aadhaar No. 3836 7531 9320**, son of Late Anil Dasgupta, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 1E/7A, Chittaranjan Colony, P.O. Jadavpur University, P.S. Jadavpur, Kolkata - 700032, hereinafter called and referred to as the **OWNER/LAND OWNER/FIRST PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, successors, executors, administrators, legal representatives and assigns), the Party of the **ONE PART**.

A N D

✓ **M/S. S.S. ENTERPRISE**, a sole proprietorship business concern, having its office at J/27, Baghajatin Pally, P.O. Jadavpur University, P.S. Jadavpur, Kolkata - 700032, represented by its sole proprietress **SMT. SNIGDHA SAHA, PAN : ARSPS6953K, Aadhaar No. 6109 7694 6708**, wife of Sri Sumantra Saha, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at J/27, Baghajatin Pally, P.O. Jadavpur University, P.S. Jadavpur, Kolkata - 700032, hereinafter called and referred to as the **DEVELOPER** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her legal heirs, executors, legal representatives, administrators, successors-in-interest and assigns), the Party of the **OTHER PART**.

WHEREAS after the partition of India, a large number of residents of former East Pakistan, now Bangladesh crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control;

AND WHEREAS the Government of West Bengal offered all reasonable facilities to such persons for residence in West Bengal;

AND WHEREAS a considerable number of such people was compelled by circumstances to use vacant land in the urban area for homestead purposes;

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AND WHEREAS one **Sri Anil Dasgupta**, son of Late Jatindra Mohan Dasgupta, of Chittaranjan Colony, P.O. Jadavpur University, P.S. Jadavpur, Kolkata - 700032, was one of such persons who had come to use and occupy a piece and parcel of homestead land measuring 03 (three) Cottahs 02 (two) Chittaks 00 (zero) Sq.ft. more or less in E.P. No. 388, S.P. No. 415/1, in C.S. Plot No. 178(P), Mouza - Rajapur, J.L. No. 23, Sub-Registration Office at Alipore, Police Station - Jadavpur, District : South 24-Parganas;

AND WHEREAS said **Sri Anil Dasgupta** was a refugee displaced from East Pakistan, now Bangladesh approached the Government of West Bengal for a plot of land for his rehabilitation;

AND WHEREAS the Government of West Bengal with the intent to rehabilitate the refugees from East Pakistan now Bangladesh acquired land in C.S. Plot No. 178(P), of Mouza : Rajapur, Police Station - Jadavpur, District : South 24-Parganas, in the Urban area under the provision of L.D.P. Act, 1948 / L.A. Act 1 of 1894 including the plot under the occupied of the said **Sri Anil Dasgupta**;

AND WHEREAS said **Sri Anil Dasgupta** was in possession and enjoyment of the aforesaid 03 (three) Cottahs 02 (two) Chittaks-00 (zero) Sq.ft. land after raising construction on a portion thereof;

AND WHEREAS the State of West Bengal decided to make a gift of the aforesaid plot of land in occupied of said **Sri Anil Dasgupta**, so as to confer absolute right, title and interest to said **Sri Anil Dasgupta** in the said land;

AND WHEREAS in pursuance of the said decision, the Governor of the State of West Bengal by a registered **Deed of Gift** dated **28th day of July, 1994** gave, granted and transferred absolutely **ALL THAT** the plot of land measuring **03 (three) Cottahs 02 (two) Chittaks 00 (zero) Sq.ft.** more or less in E.P. No. 388, S.P. No. 415/1, in C.S. Plot No. 178(P), Mouza - Rajapur, J.L. No. 23, Sub-Registration Office at Alipore, Police Station - Jadavpur, District : South 24-Parganas unto said **Sri Anil Dasgupta**. The said deed was registered in the Office of the Additional District

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Registrar at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 6, Pages from 197 to 200, being No. 0425, for the year 1994;

AND WHEREAS after accepting the said gift, said Sri Anil Dasgupta, constructed a two storied residential building on his said land;

AND WHEREAS thereafter said Sri Anil Dasgupta, as such owner of the aforesaid property duly mutated his name before then Calcutta Municipal Corporation now the Kolkata Municipal Corporation (K.M.C.) and said property subsequently came to be known and numbered as the **K.M.C. Premises No. 54, Chittaranjan Colony**, Assessee No. 31-102-06-0054-1, in the K.M.C. Ward No. 102, Police Station – Jadavpur, Kolkata – 700032, under the Kolkata Municipal Corporation;

AND WHEREAS said Sri Anil Dasgupta alias Sri Anil Baran Dasgupta became absolute sole lawful owner, seized and possessed, since deceased, of a plot of homestead land measuring about 03 (three) Cottahs 02 (two) Chittaks 00 (zero) Sq.ft. more or less and one old two storied brick built with cemented flooring residential building measuring about 1150 Sq.ft. area in each floor, standing thereon, lying and situated in E.P. No. 388, S.P. No. 415/1, in C.S. Plot No. 178(P), Mouza - Rajapur, J.L. No. 23, Sub-Registration Office at Alipore, Police Station – Jadavpur, District : South 24-Parganas, also within jurisdiction of the Kolkata Municipal Corporation (K.M.C.), in the K.M.C. Ward No. 102, being the K.M.C. Premises No. 54, Chittaranjan Colony, Assessee No. 31-102-06-0054-1, and postal address 1E/7A, Chittaranjan Colony, P.O. Jadavpur University, Kolkata – 700032, and entire this property hereinafter collectively called and referred to as the **said premises** which is morefully described in the **Schedule "A"** hereunder written;

AND WHEREAS said Anil Dasgupta alias Anil Baran Dasgupta died intestate on 12/09/2004, leaving behind his legal heirs i.e. his wife namely Smt. Arati Dasgupta, one daughter namely Smt. Aditi Dasgupta and one son namely Sri Sankhanad Dasgupta (the Owner herein), who jointly inherited the **said premises**, as per the Hindu Succession Act, 1956;

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AND WHEREAS said Arati Dasgupta died intestate on 06/06/2009, leaving behind her only legal heirs i.e. her said daughter Smt. Aditi Dasgupta and son Sri Sankhanad Dasgupta, who became joint owners of the undivided share of their mother Arati Dasgupta in the **said premises** by inheritance, as per the Hindu Succession Act, 1956;

AND WHEREAS by aforesaid facts, Smt. Aditi Dasgupta and Sri Sankhanad Dasgupta, became **joint owners**, seize and possess of the **said premises** situated at the K.M.C. Premises No. 54, Chittaranjan Colony, within the K.M.C. Ward No. 102, P.S. Jadavpur and postal address 1E/7A, Chittaranjan Colony, P.O. Jadavpur University, Kolkata - 700032, which is morefully described in the Schedule "A" hereunder written, each had undivided 50% share on the **said premises**;

AND WHEREAS said Smt. Aditi Dasgupta gifted conveyed and transferred her undivided 50% share on the **said premises** in favour of her brother Sri Sankhanad Dasgupta, by a registered **Deed of Gift** dated **27/09/2021** and registered in the Office of the Additional District Sub-Registrar at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1605-2021, Pages from 103555 to 103580, being No. **160502466**, for the year **2021**;

AND WHEREAS thereafter Sri Sankhanad Dasgupta **mutated** his name with the Kolkata Municipal Corporation (K.M.C.) in respect of the aforesaid property and it is recorded as the K.M.C. Premises No. 54, Chittaranjan Colony and Assessee No. 31-102-06-0054-1, in the K.M.C. Ward No. 102, Kolkata - 700032;

AND WHEREAS in pursuance of the aforesaid facts, Sri Sankhanad Dasgupta, the Land Owner herein is now absolute sole owner, **seize and possess** of one piece and parcel of land measuring about 03 (three) Cottahs 02 (two) Chittaks 00 (zero) Sq.ft. more or less and one old two storied brick built with cemented flooring residential building measuring about 1150 Sq.ft. area in each floor, standing thereon, lying and situated in E.P. No. 388, S.P. No. 415/1, in C.S. Plot No. 178(P), Mouza - Rajapur, J.L. No. 23, Sub-Registration Office at Alipore, Police Station - Jadavpur, District : South 24-Parganas, also within jurisdiction of the Kolkata

Municipal Corporation (K.M.C.), in the K.M.C. Ward No. 102, being the K.M.C. Premises No. 54, Chittaranjan Colony, Assessee No. 31-102-06-0054-1, and postal address 1E/7A, Chittaranjan Colony, P.O. Jadavpur University, Kolkata – 700032, and entire this property hereinafter collectively called and referred to as the **said land/said premises** which is morefully described in the **Schedule "A"** hereunder written;

AND WHEREAS the Land Owner herein is very much desirous to construct a G+III storied building on his **said land** but the Land Owner has no such fund as well as experience in this matter and so the Land Owner approached the Developer herein to make construction of a new G+III storied building on the **said land/said premises** on which the Land Owner has free clear and marketable title free from all encumbrances;

AND WHEREAS relying on the aforesaid representation of the Land Owner herein, the Developer herein agrees to develop the **said land/said premises**.

NOW THIS AGREEMENT WITNESSETH and the terms and conditions as contained hereinafter hereby agreed by and between the parties hereto as follows :

ARTICLE - I
DEFINITIONS

A. In this agreement unless it be contrary or repugnant to the subject or context be following words and/or expressions shall mean as follows :-

- i) "The OWNER" shall mean the Land Owner above named and his legal heirs, successors, executors, administrators, legal representatives and assigns.
- ii) "The DEVELOPER" shall mean the Developer, a sole proprietorship business concern above named, represented by its sole proprietress and her legal heirs, executors, legal representatives, administrators, successors-in-interest and assigns.

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- iii) "The LAND/PREMISES" as specified in the **Schedule 'A'** hereunder written.
- iv) "The BUILDING PLAN" shall mean the map or plan in respect of the **said land** for proposed building.
- v) "The NEW BUILDING" shall mean the building to be constructed by the Developer in pursuance hereof on the **said land** described hereinabove.
- vi) "The CONSTRUCTIONAL HABITABLE AREA" herein shall mean the habitable and/or saleable areas of the proposed building.
- vii) "The OWNER'S ALLOCATION" as specified in the **Schedule 'B'** hereunder written.
- viii) "The DEVELOPER'S ALLOCATION" as specified in the **Schedule 'C'** hereunder written.
- ix) "The COMMON EXPENSES" shall mean and include all expenses to be incurred by the Unit Owners for the management and maintenance of the building and the premises after obtaining peaceful possession of the proposed building by the individual units owners.
- x) "The COMMON PORTIONS, FACILITIES & AMENITIES" shall mean all the common areas and installations to comprise in the new building and the premises, after the development, including staircase, lobbies, the ultimate roof, passage, facilities which may be mutually agreed upon and between the parties as required for the enjoyment of the building.
- xi) "The PROJECT" shall mean the work of development undertaken to be done by the Developer in pursuance hereof, till the development of the premises to be completed and possession of the completed units are taken over by the units owners.

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- xii) "The PROPORTIONATE SHARE" with all its cognate variations shall mean such ratio the covered area of any unit or units be in relation to the covered area of all the units in the new building.
- xiii) "The UNIT" shall mean any flat or other area in the new building, which is capable of being exclusively owned used and/or enjoyed by any unit owner and which is not the common portions.
- xiv) "The UNIT OWNER" shall mean any person who acquires, holds and/or owner any unit in the new building and shall include the Land Owner and the Developer, for the units held by them from time to time.
- xv) "The TIME" shall mean the building shall be completed within 24 (twenty four) months from the date of obtaining sanction building plan in respect of the **said land** from the Kolkata Municipal Corporation and/or from the date of clear vacant peaceful possession of the **said land/said premises** free from all encumbrances to be given by the Owner to the Developer whichever is later. If the proposed building shall not be completed within aforesaid 24 (twenty four) months then the Developer shall get further 6 (six) months for completion of the proposed building. Time may be extended for further period due to natural calamities such as earth quake, riot, flood, local problems, lockdown and/or legal problems, etc.
- xvi) "The SOCIETY/ASSOCIATION" shall mean the Society or Association to be formed for the purpose of maintenance of the proposed building and the premises and for collecting and defraying the common expenses provided, that until such Association is formed the Developer would be entitled to collect the common expenses.
- xvii) "The SPECIFICATIONS" shall mean the specifications for proposed building as stated hereinafter below.
- xviii) "The TITLE DEED" shall mean all the deeds and documents referred hereinabove in the recital in respect of the **said land/said premises**, fully described in the Schedule 'A' below.

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B. THE OWNER HAS REPRESENTED TO THE DEVELOPER AS FOLLOWS:-

- i) That the Owner is absolutely seize and possess of and/or otherwise well and sufficiently lawfully entitled to the **said premises** mentioned hereinabove. The said premises is free from all encumbrances and the Owner has a clear marketable right, title and interest in the **said premises**.
- ii) That the right title and interest of the Owner in the said premises mentioned hereinabove is free from all encumbrances and Owner has a clear marketable title to the same.
- iii) That the Owner has not received any notice for acquisition or requisition of the said premises mentioned hereinabove or any part or portion thereof under any of laws for the time being in force.
- iv) That the entirety of the said premises mentioned hereinabove saves is in actual, have well demarcated physical possession of the Owner.
- v) Neither the premises nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of law or due to Income Tax, Revenue or any other public demand.
- vi) That the Owner has not entered into any Agreement for Sale, Lease, Development or otherwise for transfer and/or development of the said premises mentioned hereinabove or any part or portion thereof in favour of anyone other than in favour of the Developer herein.
- vii) That the Owner is not aware of any impediment affecting the premises mentioned hereinabove whereby she is in any way barred from entering into this agreement.
- viii) That the Owner is fully and sufficiently entitled to deal with, develop and/or dispose off the **said premises** mentioned hereinabove and thus enter into this Agreement.

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ix) The Owner shall hand over or deliver to the Developer all original title deeds and all other documents relating to the **said premises** which are in possession of the Owner, at the time of signing/execution of these presents or thereafter.

ARTICLE – II
COMMENCEMENT

2.1 This agreement shall be enforce from the date hereof and subsequently time may be extended during the duration of "FORCE MAJEURE".

2.2 This Agreement shall cease to operate only in the event of complete transfer and registration of all the Developer's allocated saleable space in new proposed building by the Developer in the manner as provided herein.

ARTICLE – III
DEVELOPER'S OBLIGATION

3.1 The building shall be created, constructed and completed by the Developer under its supervision and control.

3.2 All costs, charges, fees, statutory payments, taxes and expenses of whatsoever name called for erection, construction and completion of the said building its materials fittings and fixtures in all respect, including temporary and permanent connections of water, sewerage, electricity in accordance with law and other amenities for the building shall be the responsibility and/or liability towards payment of any dues, liabilities costs, charges and expenses of the Developer. However to avoid any future doubts it is made clear that the costs, deposit and charges for individual and separate electricity meters for the respective Flat/Unit shall be borne by the concerned Unit Owner including the Land Owner herein and the Developer shall have no responsibility for the same.

3.3 Notwithstanding anything contained or stated herein, all labours, workers, supervisors and other employees or persons by whatsoever definition employed, engaged, deputed, appointed or required for erection, construction and completion of

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the building shall be regarded as the Developer's employees or workmen and the Developer shall be solely responsible for and make and pay all payments, wages, dues, contributions to them and the Land Owner will have no concern with them and not be responsible or liable to pay wages and / or salary.

ARTICLE - IV
OWNER'S OBLIGATION

4.1 On behalf of the Owner herein, the Developer shall sign and execute all plans, drawings, specifications, elevations, forms, applications and all other papers and verify and affirm required affidavit and declaration as may be required from time to time for all or any permission consent, sanction or licence required under the law in connection with or relating to or arising out of construction erection and completion of the said building or as may be required from time to time in accordance with law.

4.2 The Developer shall sell the Developer's allocation at the said premises to any intending purchaser/purchasers and at such price which the Developer in own discretion thinks fit and proper and to agree upon and to enter into any agreement and/or agreements and/or sale deed and/or deed of conveyance for such sale or sales in respect of the Developer's allocation and/or any other agreements and/or to cancel and/or repudiate the same and to sign, execute and registry all the Deeds and appear before the registry office and receive the earnest money and/or consideration money according to own choice.

ARTICLE - V
COMMON OBLIGATION

5.1 On and from the date of completion of the building, the Owner as well as the Developer shall comply with and/or ensure compliance with the under mentioned requirements and restrictions, without any default.

a. To pay punctually and regularly for their respective allocations' all rates, taxes, K.M.C. taxes, electric charges, levies, fees, charges, impositions and

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outgoings to the concerned authorities or otherwise as may be mutually agreed upon by and between the parties hereto and/or the respective owners and recorded in writing and the parties hereto shall keep each other duly indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly suffered by or be paid by either of them as the case may be consequent upon any default by the other.

b. To pay punctually and regularly to pay their respective proportionate part of share of service charges for the common areas and facilities.

ARTICLE - VI
MISCELLANEOUS

✓ 6.1 This Agreement shall always be treated as an Agreement by and between "Principal" to "Principal". The Owner and the Developer have entered into the Agreement purely as a Contract and nothing contained herein shall be deemed to constructed or constitute as Partnership between the Owner and the Developer or an Association of Persons, nothing in these presents, shall be construed as a sale, demise or assignment or conveyance in lieu of the said premises or any part thereof to the Developer by the Owner or as creating any right title or interest in respect thereof in favour of the Developer other than an exclusive permission and right in favour of the Developer to develop the same there under subject to the terms and conditions of these presents.

✓ 6.2 Be it noted that by this Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing agreement/final document for transfer of property as per provisions laid down in the said documents as a Developer without getting any ownership of any part of the property under mentioned schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the agreement/final document for transfer of the property between the Owner and the Developer in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

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6.3 From the date of delivery of possession of the said premises by the Owner in favour of the Developer, the possession of the said premises along with the rights of the develop in respect of the said premises by virtue of this presents and/or in pursuance thereof shall not be obstructed or disputed or challenged or disturbed by the Owner to the Developer in terms of this agreement and the Owner shall not interfere about the constructional work about the proposed building to be constructed.

6.4 All the dues, arrears of outstanding in respect of the said premises on account of the Kolkata Municipal Corporation and any other Competent Authority Taxes, levies whatsoever before signing of this Agreement, it shall be to the account of the Owner and the Owner bear all such expenses at first just after signing of this Agreement.

6.5 In future any defect or lacuna in the title of the Land Owner is found or any outstanding or liability in respect of the **said premises** is found in such event, without prejudice to the Developer's other rights herein and/or the Developer at its absolute discretion shall have the following option :

(a) Either to cancel this Agreement and claim refund of all amounts paid or cause to be paid and incurred by the Developer in terms hereof together with all amounts, spent by the Developer in pursuance of these presents and future together with interest thereon at the rate of 2% (two percent) per month, or

(b) If any liability against the property is detected, then same shall be removed by the Land Owner at her own risk, cost and responsibility.

6.6 From the date of service of notice of completion of the Owner's allocation as per terms of this agreement from the Developer delivery of possession thereof to the Owner, then the Owner shall pay the Municipal taxes and other liabilities in respect of the Owner's allocation.

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- 6.7 Each party shall be responsible and liable for their respective share of taxes and impositions relating to their respective allocations.
- 6.8 The notice relating to completion of construction/development and the costs incurred therefore from the Developer, shall be final.
- 6.9 The notice of completion issued by the Developer by registered post or by such similar acceptable mode addressed to the Owner to her last known address or addresses intimating that the Owner's allocation area is completed.
- 6.10 After expiry of 7 (seven) days from the date when the Developer service to the Owner a notice of completion of the Owner's allocation, it will be treated that the Owner has taken her possession in the Owner's allocation in the proposed building.
- 6.11 The Developer will demolish existing construction of the Owner herein, on the **said land** at the Developer's own cost and the Developer has sole right on the said demolishing/broken materials of the existing construction and on the said materials the Owner shall have no right or claim on the same. After demolish the said existing construction, the Developer will arrange accommodation at own cost as shifting allowance to the Owner till possession of the Owner's allocation on the new building is delivered.
- 6.12 The Developer shall have full power and liberty to sell and transfer and hand over physical possession of any portion of the Developer's allocation to the intending Purchasers and in that event the Owner shall have no objection and the Owner should be execute and registry Deed of Conveyance for selling the Developer's allocation as on direction of the Developer, if required.
- 6.13 That after execution of this Agreement, the Owner shall not enter into any Agreement or transfer or charge or liens or assign the **said land** or any part or share of it which is fully mentioned and described in the Schedule 'A' hereunder written with/to any person(s) except the Developer herein.

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ARTICLE - VII
FORCE MAJEURE

7.1 The parties hereto shall not be liable for any obligation herein under to the extent the performance of the relative obligations, prevented by the existence of the 'FORCE MAJEURE' which shall mean and include flood, earth quake, covid, pandemic situation, riot, storm, tempest, civil commotion, as well as also strike, lock out, labour problem, lock down, non availability of essential materials, litigation problem and/or any other acts or commission beyond the control of the Developer affected thereby then the Developer shall be suspended from the obligation during the duration of the 'FOURCE MAJEURE'.

ARTICLE - VIII
ARBITRATION

8.1 Disputes relating to this Agreement or its interpretation shall be referred to the Arbitration of an Arbitral Tribunal consisting of Two Arbitrators, one each to be appointed by the parties hereto as per their choice and they (Arbitrators) appoint one Umpire. The award of the Umpire shall be final and binding upon the parties. The Arbitration proceedings will be in Kolkata unless otherwise agreed.

SCHEDULE "A" REFERRED TO ABOVE

(Description of the **said premises**)

ALL THAT piece and parcel of one plot of homestead land measuring about **03 (three) Cottahs 02 (two) Chittaks 00 (zero) Sq.ft.** more or less and one old two storied brick built with cemented flooring residential building measuring about **1150 Sq.ft.** area in **each floor**, standing thereon, whereon proposed G+III storied building shall be erected, lying and situated in E.P. No. 388, S.P. No. 415/1, in C.S. Plot No. 178(P), Mouza - Rajapur, J.L. No. 23, Sub-Registration Office at Alipore, **Police Station - Jadavpur, District : South 24-Parganas**, also within jurisdiction of the Kolkata Municipal Corporation (K.M.C.), in the **K.M.C. Ward No. 102**, being the **K.M.C. Premises No. 54, Chittaranjan Colony**, Assessee No. 31-102-06-0054-1,

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and postal address 1E/7A, Chittaranjan Colony, P.O. Jadavpur University, Kolkata – 700032, together with all easement rights including free right of egress and ingress and right to take water connection, sewer and drainage connection, electric, gas, telephone line connection, etc. over and beneath the adjacent roads and the entire property is butted and bounded by as follows :

- ON THE NORTH** : E.P. No. 385;
- ON THE SOUTH** : 8'-5" wide K.M.C. maintained Road;
- ON THE EAST** : E.P. No. 389;
- ON THE WEST** : 16' feet wide K.M.C. maintained Road.

SCHEDULE "B" REFERRED TO ABOVE
(OWNER'S ALLOCATION)

The Owner will get entire flat area on the second floor and one flat at the East-North-West side on the third floor and three open car parking spaces, each measuring about 120 Sq.ft. more or less, on the ground floor of the proposed building **TOGETHERWITH** undivided proportionate share in the **said land** and the common portions of the proposed building in accordance with the terms and conditions of these presents. The Developer will also pay to the Land Owner herein Rs.10,00,000/- (Rupees Ten Lakh) only as follows : (i) on or before signing of this agreement : Rs.4,50,000/- (Rupees Four Lakh and Fifty Thousand) only; (ii) at the time of shifting : Rs.3,50,000/- (Rupees Three Lakh and Fifty Thousand) only; and (iii) at the time of handover Owner's allocation in the proposed building : Rs.2,00,000/- (Rupees Two Lakh) only.

SCHEDULE "C" REFERRED TO ABOVE
(DEVELOPER'S ALLOCATION)

The Developer will get remaining area of the proposed building including the entire flat area on the first floor and one flat at the East-South-West side on the third floor and remaining ground floor area including car parking spaces on the ground floor and vacant space (including under sky) on any side of the building / premises,

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as car parking spaces with/without corrugate sheet (this space shall not be treated as common area/space) at the proposed building / said premises on the **said land TOGETHERWITH** right to transfer undivided proportionate share in the **said land/said premises** in favour of the intending purchasers as the Attorney of the Land Owner herein and the common portions of the building in accordance with the terms and conditions of these presents, at the said premises, save and except the Owner's Allocation mentioned hereinabove.

SCHEDULE "D" REFERRED TO ABOVE

(Common area, facilities and services)

1. The foundation columns, beams, supports, stair, staircase landings, stairways, corridors in between the stair-case and the flat, entrance, top roof, side space, back space, front spaces, horizontal & vertical support of the building.
2. Electrical fittings in the common area, electrical meter board place, electric in the common area and in the main gate and main electric lines, electrical fittings in the common staircases.
3. Common passage, water pump, overhead water tank, underground water reservoir, common water pipe line, outside plumbing installations.
4. Drainage and sewerage system, rain water pipes, all sewerage lines and soil lines septic chamber and underground sewerage line and soil line and drainage out left from the building to the main duct.
5. Such other common parts, areas, equipments, installations fittings, fixtures, covered and open space, used as common in the said building as are necessary for the passages or to the use of the occupancy of the flat in common and/or are easements of the building and the premises.

SCHEDULE "E" REFERRED TO ABOVE

(Common Expenses)

1. The expenses of maintaining, repairing, redecorating, etc. of the main structure and in particular the gutter fresh, rain water pipes, drains and sewerage and water storage tanks and electric wires, motors and other appliances.

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2. The costs of cleaning and lighting the passage, landing staircase and other parts of the building as enjoyed or used by the unit owners in common with the other occupiers of the apartments as aforesaid.
3. The cost of maintaining and decorating the exterior of the building.
4. The cost of the salaries/wages of clerks, chowkidars, sweepers and caretakers etc. to be maintained by the Flats Owners Association.
5. Common rates and Taxes.
6. Such other or further expenses as may be necessary or incidental for the proper maintenance and/or upkeep of the said building, decided by the Flats Owners Association time to time.

DEVELOPMENT POWER OF ATTORNEY

THE OWNER HEREBY EMPOWERS AND AUTHORISES AND APPOINTS THE DEVELOPER HEREIN AS HIS ATTORNEY TO DO FOLLOWING ACTS :

BE IT KNOWN TO ALL MEN BY THESE PRESENTS that I, **SRI SANKHANAD DASGUPTA, PAN : AGKPD6774C, Aadhaar No. 3836 7531 9320**, son of Late Anil Dasgupta, by Nationality – Indian, by faith – Hindu, by occupation - Business, residing at 1E/7A, Chittaranjan Colony, P.O. Jadavpur University, P.S. Jadavpur, Kolkata – 700032, hereinafter called and referred to as the **PRINCIPAL/EXECUTANT**, to nominates, constitutes and appoints **SMT. SNIGDHA SAHA, PAN : ARSPS6953K, Aadhaar No. 6109 7694 6708**, wife of Sri Sumantra Saha, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at J/27, Baghajatin Pally, P.O. Jadavpur University, P.S. Jadavpur, Kolkata – 700032, the sole proprietress of **M/S. S.S. ENTERPRISE**, a sole proprietorship business concern, having its office at J/27, Baghajatin Pally, P.O. Jadavpur University, P.S. Jadavpur, Kolkata – 700032, as my true and lawful Attorney to look after and perform all necessary works for dealing with my property mentioned in the **Schedule 'A'** hereinabove written and accordingly I authorise her to act in my name and on my behalf to execute and perform all or any of the following acts, deeds, matters and things for the purpose enumerated below :

Sankhanad Dasgupta

1. To develop, construct, manage and look after, control and supervise the management, development and construction work and also to administer the **said premises** in my name and on my behalf in all respects.
2. To sign, execute, verify and to file complaints, written statements and objection and all other petitions and also to present appeals and to file new cases, in future in any courts, tribunals, forums, offices, competent authorities, if required and to accept services of all letters, summons, notices and other process of law, in my name and on my behalf regarding the **said premises**.
3. To appear in all cases, pending and to be filed in future, in connection with the **said premises** on my behalf and represent me in all cases in all courts, tribunals, forums, offices, competent authorities for doing all the necessary works as and when required under law.
4. To appear and represent me in all Courts, Civil, Criminal, Revenue, Original, Revisional or Appellate or Writ jurisdiction of the concerned High Court, B.L.&L.R. Office, D.L.R. Office, Land Acquisition Department, Urban Land Ceiling Department, Kolkata Municipal Corporation Office, Electric Supply Authority or Office, Rent Control Office, CESC, and any other competent authority or authorities for the **said premises**.
5. To execute, carry into effect and perform all works on my behalf in respect of the **said premises** as well as to make necessary representations including filing of applications and appear before the B.L.&L.R. Office, D.L.R. Office, Land Acquisition Department, Urban Land Ceiling Department, and any competent authority or authorities for mutation and conversion of the **said premises** and/or any portion thereof by the Assessor and Collector of the Corporation.
6. To execute, carry into effect and perform all works on my behalf in respect of the **said premises** as well as to make necessary representations including filing of applications and appear before Assessors and Collectors of the K.M.C. and other concerned authorities in regard to mutation and fixation of ratable value in respect of the **said premises** and/or any portion thereof by the Assessor and Collector of the Corporation.

Sankhanad Dasgupta

7. To sign, execute, registry, notary and prepare all papers, documents, deeds, indemnity bonds, declarations, affidavits, undertaking, applications and plans required for approval of building plan, revised building plan, modify building plan, regularise building plan, completion plan, drainage/sewerage connection from the Kolkata Municipal Corporation (K.M.C.) authority and other competent authorities and for that above said purpose my Constituted Attorney shall appear before the Court, the Kolkata Municipal Corporation, Registry Offices, Notary Publics and other competent authorities.
8. To sign, execute, registry, notary and prepare all papers, documents, deeds, indemnity bonds, declarations, affidavits, undertaking, applications, plans and registered deed/documents including declaration, boundary declaration, gift deed to the K.M.C., strip of land, gift deed of corner plot to the K.M.C., etc. for sanction building plan, revised building plan, modify building plan, regularise building plan, any type of deviation occur, before starting and/or during construction of the proposed building in the **said premises** and to appear before the Kolkata Municipal Corporation for further approval from the Kolkata Municipal Corporation authority and do all signature for getting approval of completion certificate from the Kolkata Municipal Corporation.
9. To sign all papers, documents, undertaking, application, indemnity bonds, declarations, affidavits, plans, etc. required for obtain water connection from the Kolkata Municipal Corporation at the **said premises**.
10. To sign all papers, documents, undertaking, application, indemnity bonds, declarations, affidavits, plans, etc. required for inside and outside drainage and sewerage system and connection with the Kolkata Municipal Corporation drainage and sewerage system for the **said premises**.
11. To make necessary representations to the C.E.S.C. and other concerned authorities for obtaining electric power/connection for the proposed building at the **said premises**.

Sankaranand Dasgupta

12. To perform all formalities and necessary works and sign and execute all things, instruments, applications, affidavits, undertakings, bonds, declarations, etc. for the **said premises** as and when required.
13. To sign, registry and execute all deeds, things, instruments, applications, affidavits, declarations which my said Attorney consider necessary for fully and effectually dispose of the rights and interest of the **said premises** only in respect of the **Developer's Allocation**.
14. To do and take every acts and legal steps for maintain peace keeping and to ensure no breach of peace at over and around the **said premises**.
15. To appoint and engage Advocate, LBS, Engineer, Architect, specialised persons, etc. on my behalf, whenever my said Attorney shall think fit and proper, in respect of the **said premises**.
16. To make General Dairy, F.I.R, Complaint to Police Authority and/or Administrative Authority or Authorities or any Competent Authority for secures my legal rights on the **said premises**.
17. To negotiate all such terms and to agree to sell the **Developer's Allocation** or any part of it to any intending purchaser/purchasers and at such price which my said Attorney in her discretion thinks fit and proper and to agree upon and to enter into any agreement and/or agreements and/or sale deed(s) and/or deed(s) of conveyance, deeds of mortgage, deeds of lease for such sale, transfer or sales and/or any transfer deed(s) and/or any other agreements and/or to cancel and/or repudiate the same and to sign, execute and registry all agreements, agreement for sale and/or agreements for sale and/or sale deed(s) and/or deed(s) of conveyance, deeds of mortgage, deeds of lease, etc. in respect of the **said Developer's Allocation** and appear before the registry office(s) and present the same and receive the earnest money and/or consideration money for the said Developer's Allocation or any part of it.

AND GENERALLY to do all other acts and also to conduct all matters which may arise in near future in respect of the **said premises** mentioned above.

Sankhanad Dasgupta

AND I do hereby agree to ratify and confirm all acts, deeds, matters, steps, petitions, applications and things lawfully done by my said Attorney which shall be constructed as acts, deeds, matters, steps, petitions, applications and things, done to all intents and purposes which I could do if I personally present.

AND I the Principal do hereby agree to ratify and confirm all acts and whatever my said Attorney shall do, execute or perform or cause to be done, executed and performed in exercise of the Power of Attorney hereunder conferred upon or otherwise expressed or intended.

SCHEDULE "A" REFERRED TO ABOVE

(Description of the said premises)

ALL THAT piece and parcel of one plot of homestead land measuring about **03 (three) Cottahs 02 (two) Chittaks 00 (zero) Sq.ft.** more or less and one old two storied brick built with cemented flooring residential building measuring about **1150 Sq.ft.** area in each floor, standing thereon, whereon proposed G+III storied building shall be erected, lying and situated in E.P. No. 388, S.P. No. 415/1, in C.S. Plot No. 178(P), Mouza - Rajapur, J.L. No. 23, Sub-Registration Office at Alipore, **Police Station - Jadavpur, District : South 24-Parganas**, also within jurisdiction of the Kolkata Municipal Corporation (K.M.C.); in the **K.M.C. Ward No. 102**, being the **K.M.C. Premises No. 54, Chittaranjan Colony, Assessee No. 31-102-06-0054-1**, and postal address **1E/7A, Chittaranjan Colony, P.O. Jadavpur University, Kolkata - 700032**, together with all easement rights including free right of egress and ingress and right to take water connection, sewer and drainage connection, electric, gas, telephone line connection, etc. over and beneath the adjacent roads and the entire property is butted and bounded by as follows :

ON THE NORTH : E.P. No. 385;

ON THE SOUTH : 8'-5" wide K.M.C. maintained Road;

ON THE EAST : E.P. No. 389;

ON THE WEST : 16' feet wide K.M.C. maintained Road.

Sankhanad Dasgupta

SCHEDULE OF WORK
(SPECIFICATION OF THE BUILDING CONSTRUCTION)

All Civil Work as per I.S.I. standard.

- Floors** : Marble Flooring all over the over with window seals.
- Doors** : Frame of good quality Sal wood. Leaf of 1st class flush type door with necessary accessories, painted with synthetic paints. Main door will be polished, in toilet PVC door shall be provided.
- Kitchen** : Granite cooking platform fitted with steel sink, alongwith work self and Tiles up to 3'-6" height and marble flooring.
- Toilet** : Wall tiles up to 6'-0" in W.C. and toilet. Floor tiles in floor and two bib-cocks and commode in toilet & W.C., one basin in dining and one number geyser point in toilet, one shower point in each toilet & W.C.
- Electrical** : Concealed wiring with copper wires, light (3 nos. point), one fan and plug point in all bed rooms, drawing/dining room, one light point in kitchen, toilet, W.C. and veranda, bell point in entrance door, one number power point (15 AMPS) in drawing/dining and kitchen, exhaust fan point will be provided in kitchen, toilet & W.C.
- Water** : PVC pipes with standard fittings in kitchen and toilet, water will be supplied by corporation to ground water reservoir and distributed through overhead reservoir.
- Windows** : Aluminum sliding window fitted with glass and necessary accessories.
- Plaster** : All wall surface (inside) will be finished by Putty and weather coat in out surface of wall.
- Roof** : Roof mosaic for treatment (latex).
- Compound Wall** : Compound Wall with gate to be provided.

Sankhanand Dasgupta

N.B: All other works beyond work schedule will be treated as extra work. If any extra work is done separate charge have to be paid by the Owner to the Developer and it shall be fixed up after discussion and the payment to be made before commencement of such extra work.

IN WITNESSES WHEREOF the parties hereto set, sealed and subscribed their respective hands and seals on this day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the **PARTIES** herein in Kolkata in presence of following **WITNESSES** :

1. Soma Dasgupta
1- E/7A Chittaranjan
colony, Kolkata -
700032

Sankhamad Dasgupta
Signature of the Land Owner
/ Principal / Executant

2. *Sury Prasad Datta Roy*
Adv.
Alipore Judges' Court,
Kolkata - 700027.

S. S. Enterprise
Snigdha Saha
Proprietor

Signature of the Developer
/ Attorney

Prepared as per instruction by
the parties herein & Drafted by:

Sury Prasad Datta Roy
Surya Prasad Datta Roy
Advocate
Alipore Judges' Court,
Kolkata - 700027.

MEMO OF MONEY RECEIPT

RECEIVED Rs.4,50,000/- (Rupees Four Lakh and Fifty Thousand) only by the Land Owner from the Developer herein as per terms of this Agreement mentioned hereinabove as following manner :

Date	Bank Name & Branch	Cheque No.	Amount
08/03/2021	Bank of Baroda, Baghajatin Branch.	000022	Rs.3,00,000/-
25/10/2021	Bank of Baroda, Baghajatin Branch.	000003	Rs. 80,000/-
25/10/2021	Bank of Baroda, Baghajatin Branch.	000027	Rs. 70,000/-
		TOTAL :	Rs.4,50,000/-

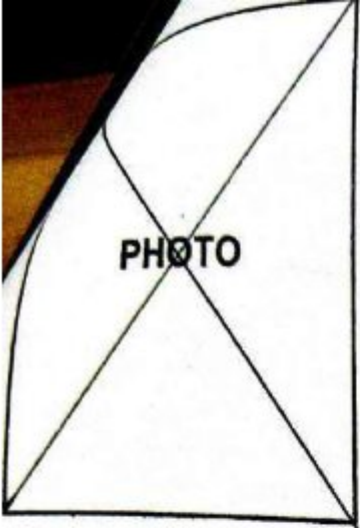
(Rupees Four Lakh and Fifty Thousand only)

WITNESSES :

1. *Soma Dasgupta*

Sankhined Dasgupta
Signature of the Land Owner

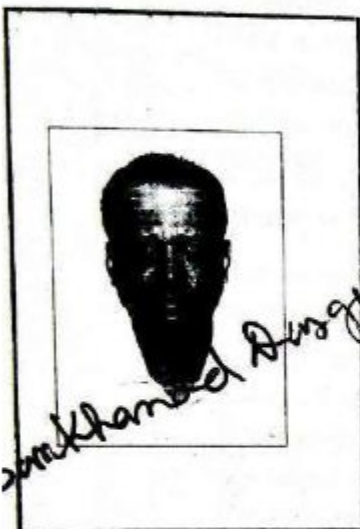
2. *Sy. P. Dasgupta*,
Adv.



		1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....

Signature.....



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name *Sankhamal Dasgupta*.....

Signature *Sankhamal Dasgupta*.....



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name *Snigdha Saha*.....

Signature *Snigdha Saha*.....









Government of West Bengal

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

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16052000002054/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri SANKHANAD DASGUPTA 1E/7A, Chittaranjan Colony, City:- , P.O:- Jadavpur University, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032	Land Lord			Sankhanad Dasgupta 11/01/22
2	Smt SNIGDHA SAHA J/27, Baghajatin Pally, City:- , P.O:- Jadavpur University, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032	Representative of Developer [S.S. ENTERPRISE]			Snigdha Saha 11/01/2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Surya Prasad Datta Roy Son of Late S K Datta Roy Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Shri SANKHANAD DASGUPTA, Smt SNIGDHA SAHA			Surya Prasad Datta Roy 11/01/2022

(Rita Lepcha)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
ALIPORE

South 24-Parganas, West
Bengal

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

GRN Details

GRN: 192021220157006161
GRN Date: 07/01/2022 03:11:13
BRN : IK0BLWEUY0
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 07/01/2022 03:01:00
Payment Ref. No: 2000002054/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: SURYA PRASAD DATTA ROY
Address: 63, E-Block East, Baghajatin Station Road, Kolkata 700086
Mobile: 9831832151
Depositor Status: Advocate
Query No: 2000002054
Applicant's Name: Mr SURYA PRASAD DATTA ROY
Identification No: 2000002054/2/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000002054/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	6071
2	2000002054/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	4528
			Total	10599

IN WORDS: TEN THOUSAND FIVE HUNDRED NINETY NINE ONLY.

INCOME DEPARTMENT
भारत सरकार
GOVT OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card
AGKPD6774C

नाम / Name
SANKHANAD DASGURTA

पिता / पिता / Father's Name
ANIL DASGURTA

14/12/19

Signature



Sankhanad Dasgupta



Government of India



Sankhanad Dasgupta

Father: Anil Dasgupta

DOB: 14/12/1969

Male

3836 7531 9320



मेरा आधार. मेरी पहचान



भारतीय पहचान आधिकारण

Unique Identification Authority of India

Address: S/O Anil Dasgupta,
1E/7A, chittaranjan Colony,
Jadavpur, Jadavpur University,
Kolkata, Jadavpur University,
West Bengal, 700032

3836 7531 9320



1947



help@uidai.gov.in

www

www.uidai.gov.in

Sankhanad Dasgupta



Government of India



Sankhanad Dasgupta

Father : Anil Dasgupta

DOB: 14/12/1969

Male

3836 7531 9320



मेरा आधार. मेरी पहचान



भारतीय अद्वितीय पहचान आधार

Unique Identification Authority of India

Address: S/O Anil Dasgupta,
1E/7A, chittaranjan Colony,
Jadavpur, Jadavpur University,
Kolkata, Jadavpur University,
West Bengal, 700032

3836 7531 9320



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Sankhanad Dasgupta

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ARSPS6953K



नाम / Name
SNIGDHA SAHA

पिता का नाम / Father's Name
HARIPADA ACHARYA

जन्म की तारीख / Date of Birth
18/01/1967

Snigdha Saha

हस्ताक्षर / Signature



27/07/2017

Snigdha Saha



Government of India

শিখা সাহা
SNIGDHA SAHA
পিতা: হরিপদ আচার্য
Father: Haripada Acharya

জন্মতারিখ/DOB: 18/01/1987
লিঙ্গ / Female



6109 7694 6708

আধার - সাধারণ মানুষের অধিকার



আধার

ভারত সরকারের অধীনস্থ প্রতিষ্ঠান
Unique Identification Authority of India

ঠিকানা: মে/ বাঘাজতিন পল্লী
যাদবপুর বিশ্ববিদ্যালয়
যাদবপুর ইউনিভার্সিটি, কোলকাতা
পশ্চিম বঙ্গ,

Address: J/27, BAGHAJATIN
PALLY, Jadavpur University,
Jadavpur University, Kolkata,
West Bengal, 700032

6109 7694 6708

1947
1000 300 1947

help@uidai.gov.in

www.uidai.gov.in

Snigdha Saha



IDENTITY CARD
ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)
KOLKATA - 700 027

PHONE : CIVIL : 2479-9335/7330, CRIMINAL : 2479-1477

Card No. : I/C/846



Name SURYA PRASAD DATTA ROY Advocate

Father's/Husband's name Late Samir Kumar Datta Roy.

Address Datta - Villa : 63 Baghajatin E. Block East

Baghajatin Station Road Kolkata-700 086

Ph. No. 98318 32151/94332 13723/2425-9830 *Sudranil Banerjee*

W.B. Bar Council Enrolment No. WB/753/2002 SECRETARY

Surya Prasad D. Roy
Adv.

Major Information of the Deed

No. / Year	I-1605-00064/2022	Date of Registration	14/01/2022
Date	1605-2000002054/2022	Office, where deed is registered	
Applicant Name, Address Other Details	01/01/2022 10:56:41 PM	1605-2000002054/2022	
Transaction	SURYA PRASAD DATTA ROY Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831832151, Status : Advocate		
[0110] Sale, Development Agreement or Construction agreement	Additional Transaction [4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 4,50,000/-]		
Set Forth value Rs. 2/-	Market Value Rs. 49,27,501/-		
Stampduty Paid(SD) Rs. 7,071/- (Article:48(g))	Registration Fee Paid Rs. 4,528/- (Article:E, E, E,)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chittaranjan Colony, , Premises No: 54, , Ward No: 102 Pin Code : 700032

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	3 Katha 2 Chatak	1/-	33,75,001/-	Width of Approach Road: 16 Ft.,
Grand Total :				5.1563Dec	1 /-	33,75,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2300 Sq Ft.	1/-	15,52,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2300 sq ft	1 /-	15,52,500 /-	

Details :

Name,Address,Photo,Finger print and Signature

Shri SANKHANAD DASGUPTA

Son of Late Anil Dasgupta 1E/7A, Chittaranjan Colony, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: AGxxxxxx4C, Aadhaar No: 38xxxxxxxx9320, Status :Individual, Executed by: Self, Date of Execution: 11/01/2022
 Admitted by: Self, Date of Admission: 11/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution 11/01/2022
 Admitted by: Self, Date of Admission: 11/01/2022 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S.S. ENTERPRISE J/27, Baghajatin Pally, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: ARxxxxxx3K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt SNIGDHA SAHA (Presentant) Wife of Shri Sumantra Saha J/27, Baghajatin Pally, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:: ARxxxxxx3K, Aadhaar No: 61xxxxxxxx6708 Status : Representative, Representative of : S.S. ENTERPRISE (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Surya Prasad Datta Roy Son of Late S K Datta Roy Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			

Identifier Of Shri SANKHANAD DASGUPTA, Smt SNIGDHA SAHA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SANKHANAD DASGUPTA	S.S. ENTERPRISE-5.15625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri SANKHANAD DASGUPTA	S.S. ENTERPRISE-2300.00000000 Sq Ft

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

for registration at 16 10 hrs on 11-01-2022, at the Private residence by Smt. SNIGDHA SAHA, .

of Market Value(WB PUV) rules of 2001)

that the market value of this property which is the subject matter of the deed has been assessed at Rs

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

Execution is admitted on 11/01/2022 by Shri SANKHANAD DASGUPTA, Son of Late Anil Dasgupta, 1E/7A, Chhatranjan Colony, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business

Identified by Mr Surya Prasad Datta Roy, ., Son of Late S K Datta Roy, Alipore Judges Court, P.O: Alipore, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 11-01-2022 by Smt SNIGDHA SAHA, Proprietor, S.S. ENTERPRISE (Sole Proprietorship), J/27, Baghajatin Pally, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Identified by Mr Surya Prasad Datta Roy, ., Son of Late S K Datta Roy, Alipore Judges Court, P.O: Alipore, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Rita Lepcha

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal**

On 13-01-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,528/- (B = Rs 4,500/- ,E = Rs 28/-) and Registration Fees paid by by online = Rs 4,528/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/01/2022 3:14AM with Govt. Ref. No: 192021220157006161 on 07-01-2022, Amount Rs: 4,528/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BLWEUY0 on 07-01-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,071/- and Stamp Duty paid by by online = Rs 6,071/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/01/2022 3:14AM with Govt. Ref. No: 192021220157006161 on 07-01-2022, Amount Rs: 6,071/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BLWEUY0 on 07-01-2022, Head of Account 0030-02-103-003-02

Rita Lepcha

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal**

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

for registration at 16:10 hrs on 11-01-2022, at the Private residence by Smt SNIGDHA SAHA ,,

Rate of Market Value(WB PUVI rules of 2001)

that the market value of this property which is the subject matter of the deed has been assessed at Rs

27,501/-

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

Execution is admitted on 11/01/2022 by Shri SANKHANAD DASGUPTA, Son of Late Anil Dasgupta, 1E/7A, Chittaranjan Colony, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business

Identified by Mr Surya Prasad Datta Roy, , Son of Late S K Datta Roy, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 11-01-2022 by Smt SNIGDHA SAHA, Proprietor, S.S. ENTERPRISE (Sole Proprietorship), J/27, Baghajatin Pally, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Identified by Mr Surya Prasad Datta Roy, , Son of Late S K Datta Roy, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Rita Lepcha

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

South 24-Parganas, West Bengal

On 13-01-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,528/- (B = Rs 4,500/- ,E = Rs 28/-) and Registration Fees paid by by online = Rs 4,528/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/01/2022 3:14AM with Govt. Ref. No: 192021220157006161 on 07-01-2022, Amount Rs: 4,528/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BLWEUY0 on 07-01-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,071/- and Stamp Duty paid by by online = Rs 6,071/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/01/2022 3:14AM with Govt. Ref. No: 192021220157006161 on 07-01-2022, Amount Rs: 6,071/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BLWEUY0 on 07-01-2022, Head of Account 0030-02-103-003-02

Rita Lepcha

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

South 24-Parganas, West Bengal

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

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

of Stamp Duty

that required Stamp Duty payable for this document is Rs. 7,071/- and Stamp Duty paid by Stamp Rs 1,000/-
of Stamp
Stamp: Type: Impressed, Serial no 1126, Amount: Rs.1,000/-, Date of Purchase: 03/01/2022, Vendor name: Samiran



Rita Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2022, Page from 3917 to 3958

being No 160500064 for the year 2022.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2022.01.19 16:11:44 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2022/01/19 04:11:44 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)