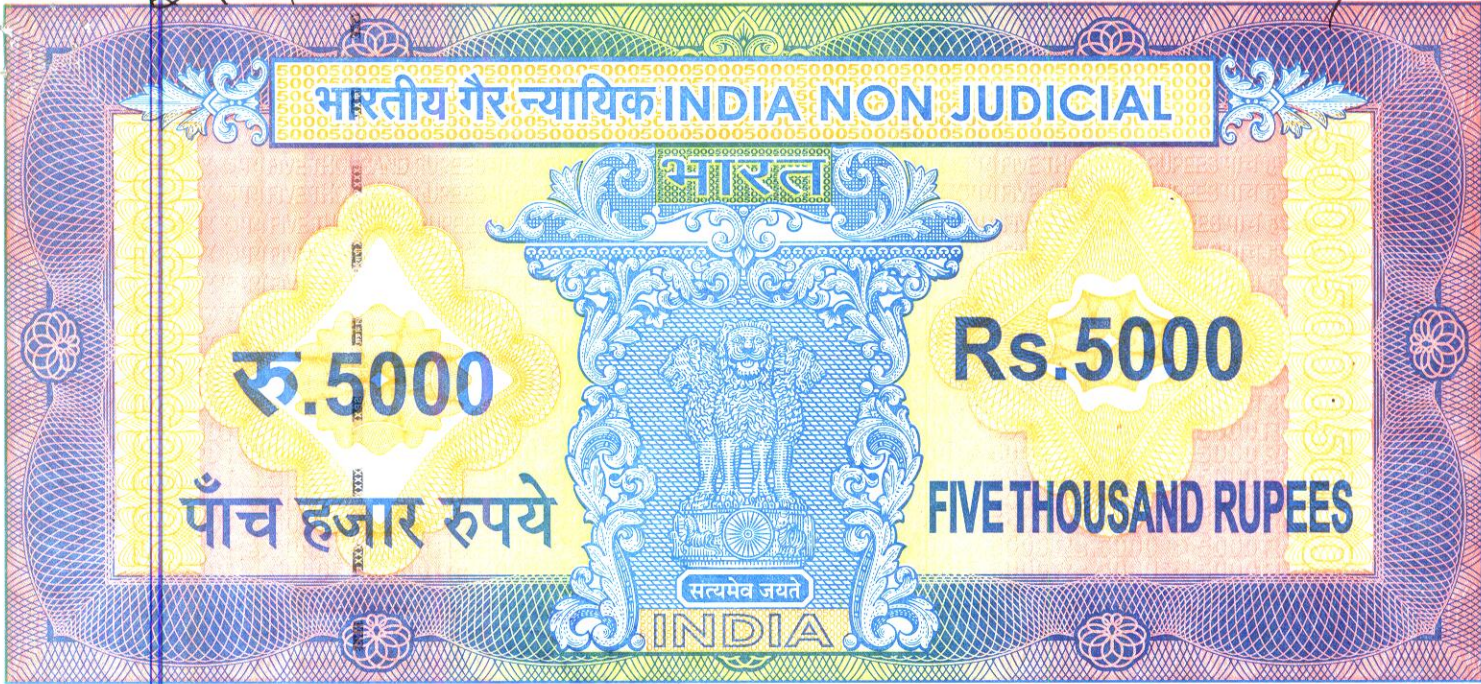


3291

P-3405/23.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 742456

1.18 pm
12.09.23
A.C. Chatterjee 943812/23

Certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
gements Attached with this
Documents are the Part of the
Document

A.D.S.R. Dargam
Tardua

18 APR 2023

DEVELOPMENT
AGREEMENT

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE
12th DAY OF APRIL, 2023 .

Contd...P/2

A.C. Chatterjee Adv.

SI No. 854 Date 12/04/2023
Sold to Sandipen Bhowmik 80th
Address DM-2
Value of Stamp 5000
Date of Purchase of the stamp
Paper from Treasury
Name of the Treasury from

21 APR 2023

Chatterjee

Somnath Chatterjee
Clamp Vendor
A.D.S.R. Office, Durgapur-10
Licence No.-1/2016-17



Adul. Dist. Sub-Registrar
Durgapur-Paschim Bardhaman

12 APR 2023

1. **MR. SANDIPAN BHOWMICK** [PAN-ALEPB8610J] S/o. Late Nirmal Chandra Bhowmick, by Faith Hindu, by occupation-Business, resident of 5B/18, Parijat Apartment, Sukanta Pally, Dhandabag, P.O.-Amrai, P.S.-Durgapur, District.-Paschim Bardhaman, West Bengal, PIN-713203;

2. **MRS. SOMA BHOWMICK** [PAN-AHYPB9145L] w/o. Sandipan Bhowmick, by Faith Hindu, by occupation-Business, resident of 5B/18, Parijat Apartment, Sukanta Pally, Dhandabag, P.O.-Amrai, P.S.-Durgapur, District.-Paschim Bardhaman, West Bengal, PIN-713203;

HEREINAFTER referred to and called as "LANDOWNER(s)" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his, her, their, heirs, representatives, executors, administrators, successors and assigns) of the FIRST PART.

AND

S.S.B. Developers [PAN-AEVFS1502G] a Partnership Firm, having its office at Sukanta Pally, Dhandabag, P.O.-Amrai, P.S.-Durgapur, District.-Paschim Bardhaman, West Bengal, PIN-713203, W.B. represented by its Partners

1. **MR. SANDIPAN BHOWMICK** [PAN-ALEPB8610J] S/o. Nirmal Chandra Bhowmick, by Faith Hindu, by occupation-Business, resident of 5B/18, Parijat Apartment, Sukanta Pally, Dhandabag, P.O.-Amrai, P.S.-Durgapur, District.-Paschim Bardhaman, West Bengal, PIN-713203;

2. **MR. BIDYUT PAL** [PAN-AXAPP3261D] S/o. Mihir Kumar Pal, by Faith Hindu, by occupation-Business, resident of Paigara, P.O.-Paigara, P.S.-Khairasole, District.-Birbhum, West Bengal, PIN-731133; presently residing at Sukanta Pally, Dhandabag, P.O.-Durgapur-03, P.S.-Durgapur, District-Paschim Bardhaman, W.B., Pin-713203;

3. **MR. SUKUMAR GHOSH** [PAN-ATOPG9318G] S/o. Shyamal Ghosh, by Faith Hindu, by occupation-Business, resident of Dhandabag, P.O.-Amrai, P.S.-Durgapur, District.-Paschim Bardhaman, West Bengal, PIN-713203;

HEREINAFTER referred to and called as "DEVELOPER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the SECOND PART.

Whereas the present landowners are owning and possessing of a land measuring about more or less 13.74 Decimal under Mouza-Dhandabag, J.L. No. 118, R.S. Plot no. 735, L.R. Plot No. 347, L.R. Khatian No. 5555, 5733, 6145, Classification of land – Bastu, under the jurisdiction of Durgapur Municipal Corporation, District.-Paschim Bardhaman By the way of Deed of Sale being No. I-3124/2020, I-3126/2020 & I-7914/2021 at A.D.S.R. Office - Durgapur, W.B. and the below mentioned schedule property has been duly recorded in L.R. settlement of present land owners.

WHEREAS the Second Part herein has approached to the First Part to enter into a development agreement and the First part has accepted the proposal of Second Part.

AND WHEREAS the Second Part has undertaken to take the necessary permission from the Authorised Officer, appointed under the State laws and municipalities in relation to the development and construction of the multi-storied building and to comply with all other provisions of law, both Central and State.

NOW, THEREFORE, THESE PRESENTS WITNESSETH and the parties hereby agree as follows:

1. The First PART would hand over vacant possession of the said land to the SECOND PART and entrust the work and the right to develop the said property.
2. The FIRST PART hereby gives licence and permission to the SECOND PART to enter upon the land with full right and authority with men and material to commence carry on and complete development and construction thereon of the multi-storied building in accordance with the particulars given in the schedule annexed hereto.

K.C. Chakravarty

Adv.
R.C. Chatterjee

3. In consideration of the LAND OWNERS / FIRST PART handed over the land/premises (described schedule below property as mentioned) to the DEVELOPER / SECOND PART and after the completion of the said project the land owner shall get 39% Share of total super built up area and developer shall get 61% Share of total super built up area including parking area and other allied constructed parts.
4. The SECOND PART will develop the said land and construct the multi-storied building and complete the same in every respect at his own costs, expenses and risks and on his own account.
5. The FIRST PART shall however on request by the SECOND PART sign and execute the applications, plans and other documents necessary in relation to the said development and construction and the costs and expenses thereof would be borne by the SECOND PART.
6. In accordance with law and as required by the authorities concerned including the Municipal Corporation the SECOND PART shall bear all costs, charges and expenses, carry out the work of development of the said property and construction and completion of the said multi-storied building, including the drainage system, laying of cables, water pipes and obtaining connections for electricity as might be necessary and required under the plans, sanctions, permissions of the authorities concerned and would make the said property fit for occupation and use.
7. The SECOND PART shall be entitled to make advertisements, hung up advertisement boards upon the said property of their own and do such other things as might be required for the purpose of sale of the flats under 61% of share in the said premises to be constructed without in any way prejudicing the interests of the FIRST PART.
8. The SECOND PART shall pay and discharge all taxes, rates and other levies on or in relation to the said land and building and payable by the FIRST PART or occupier thereof.

R.C. Chakravarty Adv.

9. That the FIRST PART also agreed that they give full authority & development power to Second Part to do & execute all lawful acts, deeds things for the owners and on their behalf in respect of all activities related to developing and construction of a housing complex on The said land i.e. receive sanctioned plan from the D.M.C, such other statutory authority or authorities, received No objection certificate, from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc. to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed by the owners and the owners shall agree to ratify all acts and things lawfully done by the developer
10. The agreement to sell or allot flats or units that might be entered into by the SECOND PART shall be in accordance with the laws applicable and the rules and regulations governing the said building and flats and allow any of the parties to occupy any of the flats or dwelling units without affecting any right of the FIRST PART under these presents.
11. It will be the sole responsibility of the SECOND PART to deal with the authorities concerned and to comply with the rules and regulations of the said multi-storied building and transfer thereof to the intending purchasers of the flats at his own costs and expenses and that the First PART shall not be responsible in any manner whatsoever.

K.C. Chohan Adv.

12. The SECOND PART agrees and declares that he has made searches and enquiries and has satisfied himself that the said land is free from encumbrances or restrictions and that it is suitable for construction of the said multi-storied building and the laws applicable thereto permit the sale of flats and to carry out the purposes and object of these presents.
13. The FIRST PART agrees to execute conveyances or sale deeds or join in the execution thereof in favour of the prospective purchasers of flats in the said building to be constructed without affecting any rights of the First Part. The Stamp Duty and Registration charges and all formalities in connection therewith will be paid and borne by the Second Part and/or the Purchasers and that the FIRST PART shall have no responsibility whatsoever in respect thereof. The SECOND PART shall arrange for payment of Stamp Duty and registration of Sales Deeds or Conveyances and arrange for payment of all expenses including the lawyer's fees.
14. The SECOND PARTY shall take any type of loan for the development of land and construction thereon, However any kind of loan may be taken by the prospective buyer of the flats.
15. Without causing prejudice to the rights of FIRST PART, the SECOND PART will be at liberty to enter into separate contracts in his own name, with a building contractor, architect and others including the prospective purchasers.
16. This agreement is made for a period of 24 twenty four month from the date of it become effective with a grace period of 06 six month date of effectiveness means from the date of getting all the statutory permission from the all concerned authorities. Be it mentioned that the Second Party will start the construction work of the building within one month from the date of sanction of all permission.
17. The First Part have every right to cancel and/or rescind this agreement after 24 months, if the Developer shall unable to handed over their share as per this agreement.

K.C. Chatterjee
Adv.

18. The Second part have right to cancel and /or rescind this agreement if Second part unable to sanctioned plan from Durgapur Municipal Corporation with in area and for that Second part shall handed over the physical possession to the First part.
19. That in case of any Public Loan taken by the SECOND PARTY for the development of the said land all responsibilities to pay it goes to the SECOND PARTY.
20. There will be a separate mechanism of dispute resolution between the PARTIES hereto as to any matter based on the process of conciliation, mediation and arbitration.
21. The Second Party / Developer have agreed to pay an advance of Rs.1,00,000/- (Rupees one lakh) only to the First Party/Land Owner before starting the construction work over the said land/before Bhumi Puja. These advances shall be adjusted/returned after completion of work. If the work is not completed in time of the Second Party leave the works in unfinished position, the amount of advance shall be forfeited.
22. Separate allocation of flats of the said multistoried building shall be made as mutually agreed by both the parties after the approval of the plan of the Project/before starting the construction work.
23. a) The First Party/Land Owner shall be at liberty to transfer/allot flats or apartments of his own share to anyone by the way of deed of agreement/deed of sale.
b) the Second Party shall also be at liberty to sell or allot flats or apartments of their own share in the said building to be constructed on the said land and to enter in the agreement with the prospective buyers or allotted individually or collectively on such terms and conditions as might think fit and proper.
24. The First Party / land owner has not any liability or responsibility for Second Party/Developer's loan and project loan or any other loan regarding the project work.

25. The First Party/Land Owner has power to sell out their allocation share without any information of builders.

**Schedule above referred to
(Description of Land)**

All that piece and parcel of a land measuring about more or less 13.74 Decimal under Mouza-Dhandabag, J.L. No. 117, , L.R. Khatian No. 5555, 5733 & 6145 Classification of Land – Bastu, under the jurisdiction of Durgapur Municipal Corporation, P.S.-Durgapur, District.-Paschim Bardhaman.

1. R.S. Plot No. 735, L.R. Plot No. 347, Bastu Measuring area 7.74 Decimal, Khatian No. LR-5555.
2. R.S. Plot No. 735, L.R. Plot No. 347, Bastu Measuring area 2 Decimal, Khatian No. LR-5733.
3. R.S. Plot No. 735, L.R. Plot No. 347, Bastu Measuring area 4 Decimal, Khatian No. LR-6145.

Total land measuring an area 13.74 Decimal. This property will be used for Commercial Housing purpose.

Butted and Bounded by:

North	:	R.S. Plot No. 735;
South	:	R.S. Plot No. 735;
East	:	R.S. Plot No. 735;
West	:	16' Ft. Wide Metal Road;

M. G. Chakraborty Adv.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

WITNESSESS:

1. Krishna Ceopal Chakraborty
S/o: Tarun Kir. Chakraborty
P/o: Laudaha,
Paschim Borokhaman

SIGNED AND DELIVERED by the OWNERS /FIRST PART

Sandipan Bhattacharya

Soma Bhattacharya

[Signature of the Land Owner]

2. Ajoy Kumar Dhibar
S/o Naru Gopal Dhibar
Baridpur, Durgapur -13,

SIGNED AND DELIVERED by the DEVELOPER/SECOND PART

S S B DEVELOPERS
Sandipan Bhattacharya

S S B DEVELOPERS Partner

Bidyut Das
Partner

S S B DEVELOPERS

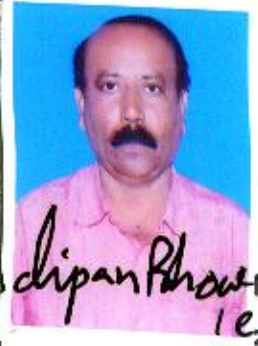
Sukumar Ghosh
Partner

[Signature of the Developer]

Drafted by
Krishna Ceopal Chakraborty
Advocate, Durgapur Court
EHL No: F-148-2014.

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Sandipan Bhowmik
ck

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর
Signature Sandipan Bhowmik

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



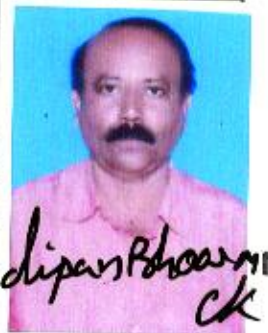
Soma Bhowmik

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর
Signature Soma Bhowmik

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Sandipan Bhowmik
ck

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর
Signature Sandipan Bhowmik
SSB DEVELOPERS

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



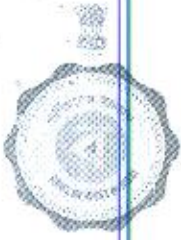
Sandip Paul
Partner

SSB DEVELOPERS

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর
Signature Sandip Paul
Partner



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



192023240014980491

GRN Details

GRN:	192023240014980491	Payment Mode:	Online Payment
GRN Date:	12/04/2023 11:46:01	Bank/Gateway:	State Bank of India
BRN :	CKW6298272	BRN Date:	12/04/2023 11:46:50
GRIPS Payment ID:	120420232001498048	Payment Init. Date:	12/04/2023 11:46:01
Payment Status:	Successful	Payment Ref. No:	2000943813/2/2023
			[Query No./Query Year]

Depositor Details

Depositor's Name:	KRISHNA GOPAL GHATAK
Address:	DURGAPUR COURT
Mobile:	8695775415
Contact No:	8348100777
Depositor Status:	Advocate
Query No:	2000943813
Applicant's Name:	Mr KRISHNA GOPAL GHATAK
Identification No:	2000943813/2/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	12/04/2023
Period To (dd/mm/yyyy):	12/04/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000943813/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	2011
2	2000943813/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	1014
			Total	3025

IN WORDS: THREE THOUSAND TWENTY FIVE ONLY.

PAID

হস্তাক্ষর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by

স্বাক্ষর
Signature **Sukumar Ghosh**

S S B DEVELOPERS
Partner

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

ফটো Photo

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by

স্বাক্ষর
Signature

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

ফটো Photo

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by

স্বাক্ষর
Signature

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

ফটো Photo

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by

স্বাক্ষর
Signature



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



180420232001871448

GRIPS Payment Detail

GRIPS Payment ID:	180420232001871448	Payment Init. Date:	18/04/2023 15:27:51
Total Amount:	33000	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	IK0CEYRKD3	BRN Date:	18/04/2023 15:29:05
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: KRISHNA GOPAL GHATAK
Mobile: 8348100777

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240018714491	Directorate of Registration & Stamp Revenue	33000
Total			33000

IN WORDS: THIRTY THREE THOUSAND ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID

Major Information of the Deed



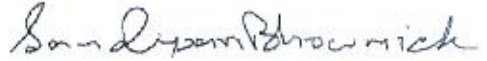



Deed No :	I-2306-03405/2023	Date of Registration	18/04/2023
Query No / Year	2306-2000943813/2023	Office where deed is registered	
Query Date	12/04/2023 7:56:53 AM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	KRISHNA GOPAL GHATAK DURGAPUR COURT, CITY CENTRE, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 8348100777, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 1,73,12,400/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,011/- (Article:48(g))	Rs. 1,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Dhandabagh),
Mouza: Dhandabagh, JI No: 118, Pin Code : 713203

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details	
L1	LR-347 (RS :-735)	LR-5555	Other Commercial Usage	Vastu	7.74 Dec	1/-	97,52,400/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	LR-347 (RS :-735)	LR-5733	Other Commercial Usage	Vastu	2 Dec	1/-	25,20,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L3	LR-347 (RS :-735)	LR-6145	Other Commercial Usage	Vastu	4 Dec	1/-	50,40,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
TOTAL :					13.74Dec	3 /-	173,12,400 /-	
Grand Total :					13.74Dec	3 /-	173,12,400 /-	



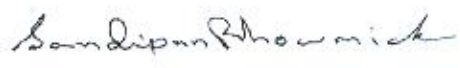


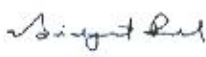



Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Sandipan Bhowmick Son of Mr Nirmal Chandra Bhowmick Executed by: Self, Date of Execution: 12/04/2023 , Admitted by: Self, Date of Admission: 18/04/2023 ,Place : Office</p>	<p>Photo</p>  <p>18/04/2023</p>	<p>Finger Print</p>  <p>LTI 18/04/2023</p>	<p>Signature</p>  <p>18/04/2023</p>
<p>Sukanta Pally, Dhandabag, City:- Durgapur, P.O:- Amrai, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: alxxxxx0j,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/04/2023 , Admitted by: Self, Date of Admission: 18/04/2023 ,Place : Office</p>				
2	<p>Name</p> <p>Mrs Soma Bhowmick Wife of Mr Sandipan Bhowmick Executed by: Self, Date of Execution: 12/04/2023 , Admitted by: Self, Date of Admission: 18/04/2023 ,Place : Office</p>	<p>Photo</p>  <p>18/04/2023</p>	<p>Finger Print</p>  <p>LTI 18/04/2023</p>	<p>Signature</p>  <p>18/04/2023</p>
<p>Sukanta Pally, Dhandabag, City:- Durgapur, P.O:- Amrai, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ahxxxxx5l,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/04/2023 , Admitted by: Self, Date of Admission: 18/04/2023 ,Place : Office</p>				



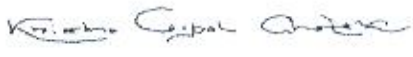
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>S S B Developers Sukanta Pally, Dhandabag, City:- Durgapur, P.O:- Amrai, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203 , PAN No.:: aexxxxxx2G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Sandipan Bhowmick Son of Nirmal Chandra Bhowmick Date of Execution - 12/04/2023, , Admitted by: Self, Date of Admission: 18/04/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Apr 18 2023 2:36PM</p>	<p>Finger Print</p>  <p>LTI 18/04/2023</p>	<p>Signature</p>  <p>18/04/2023</p>
<p>Sukanta Pally, Dhandabag, City:- Durgapur, P.O:- Amrai, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: alxxxxxx0j, Aadhaar No: 34xxxxxxxx2329 Status : Representative, Representative of : S S B Developers (as Partner)</p>				
2	<p>Name</p> <p>Mr Bidyut Pal (Presentant) Son of Mihir Kumar Pal Date of Execution - 12/04/2023, , Admitted by: Self, Date of Admission: 12/04/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Apr 12 2023 5:00PM</p>	<p>Finger Print</p>  <p>LTI 12/04/2023</p>	<p>Signature</p>  <p>12/04/2023</p>
<p>Paigara, City:- Not Specified, P.O:- Paigara, P.S:-Khayrasol, District:-Birbhum, West Bengal, India, PIN:- 731133, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: axxxxxx1d, Aadhaar No: 29xxxxxxxx3012 Status : Representative, Representative of : S S B Developers (as Partner)</p>				
3	<p>Name</p> <p>Mr Sukumar Ghosh Son of Shyamal Ghosh Date of Execution - 12/04/2023, , Admitted by: Self, Date of Admission: 12/04/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Apr 12 2023 5:01PM</p>	<p>Finger Print</p>  <p>LTI 12/04/2023</p>	<p>Signature</p>  <p>12/04/2023</p>
<p>Dhandabag, City:- Durgapur, P.O:- Amrai, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: atxxxxxx8g, Aadhaar No: 29xxxxxxxx0057 Status : Representative, Representative of : S S B Developers (as Partner)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Krishna Gopal Ghatak Son of Mr T K Ghatak Laudoha, City:- Durgapur, P.O:- Laudoha, P.S:-Faridpur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713385</p>			
	12/04/2023	12/04/2023	12/04/2023

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sandipan Bhowmick	S S B Developers-3.87 Dec
2	Mrs Soma Bhowmick	S S B Developers-3.87 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Soma Bhowmick	S S B Developers-2 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs Soma Bhowmick	S S B Developers-4 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Dhandabagh),
Mouza: Dhandabagh, JI No: 118, Pin Code : 713203

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 347, LR Khatian No:- 5555	Owner:সন্দীপন ভৌমিক, Gurdian:নির্মল চন্দ্র ভৌমিক, Address:সুকান্তপাড়া 713203 , Classification:বাইদ, Area:0.10700000 Acre,	Mr Sandipan Bhowmick
L2	LR Plot No:- 347, LR Khatian No:- 5733	Owner:সোমা ভৌমিক, Gurdian:সন্দীপন , Address:নিজ , Classification:বাস্ত, Area:0.02000000 Acre,	Mrs Soma Bhowmick
L3	LR Plot No:- 347, LR Khatian No:- 6145	Owner:সোমা ভৌমিক, Gurdian:সন্দীপন , Address:নিজ , Classification:বাস্ত, Area:0.04000000 Acre,	Mrs Soma Bhowmick

On 12-04-2023

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

Presented for registration at 13:18 hrs on 12-04-2023, at the Office of the A.D.S.R. DURGAPUR by Mr Bidyut Pal ,

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 1,73,12,400/-

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

Execution is admitted on 12-04-2023 by Mr Bidyut Pal, Partner, S S B Developers, Sukanta Pally, Dhandabag, City:- Durgapur, P.O:- Amrai, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203

Identified by Mr Krishna Gopal Ghatak, , Son of Mr T K Ghatak, Laudoha, P.O: Laudoha, Thana: Faridpur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713385, by caste Hindu, by profession Advocate

Execution is admitted on 12-04-2023 by Mr Sukumar Ghosh, Partner, S S B Developers, Sukanta Pally, Dhandabag, City:- Durgapur, P.O:- Amrai, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203

Identified by Mr Krishna Gopal Ghatak, , Son of Mr T K Ghatak, Laudoha, P.O: Laudoha, Thana: Faridpur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713385, by caste Hindu, by profession Advocate

Payment of Fees

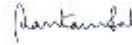
Certified that required Registration Fees payable for this document is Rs 1,014.00/- (B = Rs 1,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by by online = Rs 1,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/04/2023 11:46AM with Govt. Ref. No: 192023240014980491 on 12-04-2023, Amount Rs: 1,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW6298272 on 12-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,011/- and Stamp Duty paid by by online = Rs 2,011/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/04/2023 11:46AM with Govt. Ref. No: 192023240014980491 on 12-04-2023, Amount Rs: 2,011/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW6298272 on 12-04-2023, Head of Account 0030-02-103-003-02



Santanu Pal

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR

Paschim Bardhaman, West Bengal

On 18-04-2023

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

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

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

Execution is admitted on 18/04/2023 by 1. Mr Sandipan Bhowmick, Son of Mr Nirmal Chandra Bhowmick, Sukanta Pally, Dhandabag, P.O: Amrai, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession Business, 2. Mrs Soma Bhowmick, Wife of Mr Sandipan Bhowmick, Sukanta Pally, Dhandabag, P.O: Amrai, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession Business

Identified by Mr Krishna Gopal Ghatak, , Son of Mr T K Ghatak, Laudoha, P.O: Laudoha, Thana: Faridpur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713385, by caste Hindu, by profession Advocate

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

Execution is admitted on 18-04-2023 by Mr Sandipan Bhowmick, Partner, S S B Developers, Sukanta Pally, Dhandabag, City:- Durgapur, P.O:- Amrai, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203

Identified by Mr Krishna Gopal Ghatak, , Son of Mr T K Ghatak, Laudoha, P.O: Laudoha, Thana: Faridpur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713385, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,014.00/- (B = Rs 1,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 0/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/04/2023 3:29PM with Govt. Ref. No: 192023240018714491 on 18-04-2023, Amount Rs: 0/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CEYRKD3 on 18-04-2023, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,011/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 33,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 854, Amount: Rs.5,000.00/-, Date of Purchase: 12/04/2023, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/04/2023 3:29PM with Govt. Ref. No: 192023240018714491 on 18-04-2023, Amount Rs: 33,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CEYRKD3 on 18-04-2023, Head of Account 0030-02-103-003-02

Santanu Pal

Santanu Pal

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2023, Page from 57863 to 57882

being No 230603405 for the year 2023.



Digitally signed by SANTANU PAL
Date: 2023.04.18 17:03:00 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2023/04/18 05:03:00 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)