

1223/2019

T-0 1123/2019



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 314274

323.856/19

(অনুমোদিত) স্থানীয় সরকার
 (অনুমোদিত) বাস্তবায়ন
 (অনুমোদিত) ১৯৯১ / ১৯৯২ ও ১৯
 (অনুমোদিত) ১৯৯৩ / ১৯৯৪
 (অনুমোদিত) ১৯৯৫ / ১৯৯৬
 (অনুমোদিত) ১৯৯৭ / ১৯৯৮
 (অনুমোদিত) ১৯৯৯ / ২০০০

District Sub-Registrar
Sodepur, North 24 Parganas

7 FEB 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this 27th day of February 2019 (Two Thousand Nineteen) A.D.

Contd.....

22/02/19

5000/- Five Thousand only

ইউ.এস.ডি. নং.....

স্বাক্ষরকারীর নাম.....

Khordala (N) of Jagadehar Joy Prakash no 201

স্বাক্ষরকারীর নাম.....

উপস্থিত ডি.সি.এস. দাবি রেজিস্ট্রী

স্বাক্ষরকারীর ২৪ পরামর্শ (ডি.)

বি শীল

স্টাম্প দেওয়ার নাম : সারী

স্টাম্পের নাম : মারাকপুর

সি.ডি. নং -

স্টাম্প অফিসের নাম : ৫ ০০০০০০

স্টাম্প অফিসের তারিখ : 13/02/19



Registrar, Khordala District, Odisha
Socour, North 24.parganas

7 FEB 2019

Soumendra Nath Samanta
OF - Sukchar

B E T W E E N

SMT. DIPTI ROY CHOWDHURY (PAN. AYRPR3890E), widow of Lt. Sushil Kumar Roy Chowdhury, by faith: Hindu, by nationality: Indian, by occupation: House Hold Work, residing at: Narasingha Dutta Ghat Road, P.O.: Sukchar, P.S.: Khardah, District: North 24 Parganas, Kolkata - 700115, hereinafter called and referred as the '**LAND OWNER**' [which expression shall unless excluded by repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, representatives and assigns and nominee or nominees] of the **FIRST PART**.

A N D

'S.S. DEVELOPERS' (PAN. ADRFS6209F) a Partnership Firm having its office at: Municipal Holding No. 39 at Joy Prakash Nagar, P.S.: Khardah, District: North 24 Parganas, Kolkata - 700115, represented by its partners namely **1. SRI UTTAM KUMAR NAHA (PAN. AXOPN6734F)**, son of Sri Shyam Sundar Naha, & **2. SMT. MITA NAHA (PAN. AJPPN3044B)**, wife of Sri Goutam Kumar Naha, both by faith: Hindu, by nationality: Indian, by occupation: Business, both are residing at: Dr. Gopal Chatterjee Road, P.O.: Sukchar, P.S.: Khardah, District: North 24 Parganas, Kolkata - 700115, hereinafter called and referred to as the '**DEVELOPER**' [which expression shall unless excluded by or repugnant to the context be deemed to include its successor-in-business, executors, representatives, administrators and/or assigns etc.] of the **SECOND PART**.

WHEREAS, Smt. Sarshi Bala Roy Chowdhury, since deceased, wife of Lt. Manindra Narayan Roy Chowdhury, was well seized, possessed & absolute owner of a land measuring 16.5 Decimals corresponding to 10 Kathas more or less appertaining to Mouza - Sukchar, J.L. No. 09, Re. Sa. No. 14, Touzi

Contd.....



Additional District Registrar
Sodepur, North 24 Parganas

12 FEB 2019

No. 156, comprised and contained in R.S. Dag No. 1826/2888, under R.S. Khatian No. 2179, P.S.: Khardah, District: North 24 Parganas by virtue of Registered Deed of Sale Being Deed No. 6112 for the year 1949, as recorded in Book No. I, Volume No. 75, written in pages from 181 to 184 and the same was registered at the office of D.R. Alipore on 24.09.1949.

AND WHEREAS, after getting the aforesaid property, said Sarshi Bala Roy Chowdhury, duly mutated the same in her name in the records of Panihati Municipality and constructed a partly two storied building thereat.

AND WHEREAS, Smt. Sarshi Bala Roy Chowdhury, died intestate on 07.07.1991 leaving behind her four sons namely 1. Sushil Kumar Roy Chowdhury, 2. Sri Sudhir Narayan Chowdhury, 3. Sri Sudhindra Narayan Roy Chowdhury, & 4. Sri Sunil Narayan Roy Chowdhury as her only legal heirs & successors under the Hindu Succession Act 1956.

AND WHEREAS, said Sushil Kumar Roy Chowdhury died intestate on 22.04.1984 leaving behind his widow Smt. Dipti Roy Chowdhury as his only legal heir & successor. And after demise of Sarshi Bala Roy Chowdhury, 1. Sri Sudhir Narayan Roy Chowdhury, 2. Sri Sudhindra Narayan Roy Chowdhury, 3. Sri Sunil Narayan Roy Chowdhury & 4. Smt. Dipti Roy Chowdhury i.e. Land Owner herein, jointly inherited the estate left by the deceased Sarshi Bala Roy Chowdhury.

AND WHEREAS, by virtue of a Deed of Gift dated 06.11.2018, executed between Sri Sudhir Narayan Roy Chowdhury & 2 others, therein referred to as the Donors of the one part and Smt. Dipti Roy Chowdhury, Land Owner herein, therein referred to as the Donee of the other part and same was registered at the office of the A.D.S.R. Barrackpore, North 24 Parganas as recorded in Book No. I, C.D. Volume No. 34, Pages from 3381 to 3404 Being Deed No. 10167 For the year 2008, said 1. Sri Sudhir Narayan Roy

Contd.....



Additional District Sub Registrar
Soorepur, North 24 Parganas

12 FEB 2019

Chowdhury, 2. Sri Sudhindra Narayan Roy Chowdhury, & 3. Sri Sunil Narayan Roy Chowdhury gifted, transferred and conveyed their undivided 3/4th share in respect of a plot of land measuring 01 Katha 10 Chitaks 12.5 Sq.ft. more or less together with one storied building measuring 655 Sq.Ft. standing thereon out of aforesaid property appertaining to Mouza - Sukchar, J.L. No. 09, Re. Sa. No. 14, Touzi No. 156, comprised and contained in R.S. Dag No. 1826/2888, under Khatian No. 2179, within the limits of Panihati Municipality, P.S.: Khardah, District: North 24 Parganas and under the jurisdiction of Additional District Sub Registry Office at Barrackpore now Sodepur, Kolkata - 700115, in favour Smt. Dipti Roy Chowdhury, Land Owner herein.

AND WHEREAS, by virtue of gift and by way of inheritance, Smt. Dipti Roy Chowdhury, Land Owner herein, became sole and absolute owner of plot of land measuring 01 Katha 10 Chitaks 12.5 Sq.ft. more or less together with one storied building measuring 655 Sq.Ft. standing thereon morefully mentioned in the First schedule written hereunder, and duly mutated the same in her name in the records of Panihati Municipality. And Holding No. 8, Narasingha Dutta Ghat Road, ward No. 1, within the limits of Panihati Municipality, has been registered in her name.

AND WHEREAS, Smt. Dipti Roy Chowdhury, the Land owner herein is now well seized, possessed and absolute owner of all that land measuring an area of plot of land measuring 01 Katha 10 Chitaks 12.5 Sq.ft. more or less together with one storied building measuring 655 Sq.Ft. standing thereon appertaining to Mouza - Sukchar, J.L. No. 09, Re. Sa. No. 14, Touzi No. 156, comprised and contained in R.S. Dag No. 1826/2888, under Khatian No. 2179, situated at: Holding No. 8, Narasingha Dutta Ghat Road, ward No. 1, within the limits of Panihati Municipality, P.S.: Khardah, District: North 24 Parganas and under the jurisdiction of Additional District Sub Registry Office

Contd.....



Additional District Registrar
Sodepur, North 24 Parganas

12 FEB 2019

at Barrackpore now Sodepur, fully mentioned in the First schedule hereunder written, and same is free from all sorts of encumbrances.

AND WHEREAS, the Land Owner herein intends to develop the aforesaid land by erecting a Multistoried building on the said land in joint-venture system.

AND WHEREAS, the Second Part of this agreement i.e. '**S.S. DEVELOPERS**' a Partnership Firm having its office at: Municipal Holding No. 39 at Joy Prakash Nagar, P.S.: Khardah, District: North 24 Parganas, Kolkata - 700115, represented by its partners namely **1. Sri Uttam Kumar Naha**, son of **Sri. Shyam Sundar Naha**, & **2. Smt. Mita Naha**, wife of Sri Goutam Kumar Naha.,

U.K. Naha

AND WHEREAS, above named Land owner or the First Part herein is not in a position to materialize her desire as to effecting the development of the property as described in the First Schedule due to her financial stringency.

AND WHEREAS, the First Part or the Land owner of this Agreement, approached the Second Part of this agreement and authoresses them to build up a multistoried building on the under schedule land in joint-venture basis and/or system and the Second Part have expressed his consent to do the project as per the terms and conditions being amicably settled up between both the First and Second Part of this agreement.

AND WHEREAS, for brevity and precision of this agreement following clarifications constituting hereby part of this agreement have been made.

NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSETH as follows :

Contd.....



Additional District Registrar
Sodepur, North 24 Parganas

17 FEB 2019

ARTICLE - I, DEFINITION

1.1 **PREMISES** : shall mean landed area measuring 01 Katha 10 Chitaks 12.5 Sq.ft. more or less together with one storied building measuring 655 Sq.Ft. standing thereon fully mentioned in the First schedule hereunder written.

1.2 **BUILDING** : shall mean **Multi** storied building comprising of Several shop rooms, Garages and residential flats and other units so to be constructed according to the plan, so to be sanctioned at the instance of the Developer by the competent authority of Panihati Municipality and so to be constructed on the said premises of the landowner more fully described in the First Schedule written herein below.

1.3 **COMMON FACILITIES AND AMENITIES** : shall mean the area and amenities annexed to the said building to be erected over the first schedule of the property which includes proportionate share of land underneath and other facilities which may be required for enjoyment maintenance or management of the said building by all occupiers of the building, more fully mentioned in the Second schedule written hereunder.

1.4 **OWNER'S ALLOCATION** : shall mean

a. The Land owner will get following :

In **Second Floor**, Southern side **Covered area** measuring **2150 Sq. Ft.** more or less inclusive of stair case and Lift.

of the proposed Multistoried building along with right to use the common facilities and amenities more particularly mentioned in the Second Schedule written hereunder subject to payment of common

Contd.....



অতিরিক্ত জিলা রজিস্ট্রার
সোদেপুর, উত্তর ২৪ পরগণা

12 FEB 2019

maintenance charges more particularly mentioned in the Third Schedule written hereunder:

- b. Apart from said allocated area, The First Part of this agreement will get a sum of ₹ 30,000/- (Rupees Thirty Thousand) only on this day of execution of this agreement.

1.5 **DEVELOPER'S ALLOCATION** : shall mean the rest of the total constructed area together with proportionate share of land underneath the proposed building and with right of user of common facilities, common parts and common amenities of the proposed Multistoried Building together with roof right after allocating owners' Flat.

1.6 **ARCHITECT** : shall mean such person or persons being appointed by the Developer.

1.7 **BUILDING PLAN** : shall mean such plan for the construction of the Multi storied building which will be sanctioned by Panihati Municipal Authority in the name of the Land owner hereof including proportionate share of land of the said building for construction of the building, including its modification and amenities and alterations if made at the cost and expenses of the Developer.

1.8 **CONSTRUCTION AREA** : shall mean the total constructible area as may be sanctioned by the Panihati Municipality.

1.9 **UNIT AND APARTMENT** : shall means any self contained flat, shpos, office space, garage, godown and/or other space/s in the premises including all fittings and fixtures thereon and/or appurtenant thereto agreed to be constructed by the developer.



Additional District Registrar
Sodpur, North 24 Parganas

12 FEB 2019

1.10 **SUPER BUILT UP AREA** : shall means the covered area of the said flat/unit/office/space/shop/garage in addition with the proportionate common area and 20% extra on it which shall be determined by the Developer in its absolute discretion.

1.11 **FLOOR AREA RATION** : shall means the floor area ratio available for construction in the land more fully mentioned in the First Schedule written hereunder as per prevalent Municipal Law.

1.12 **SALEABLE SPACE** : shall mean the space within the building which is to be available as an unit/flat/shop/garage for independent use and occupation after making due provisions for Landowners' allocation, common facilities and space required thereof.

1.13 **ROOF** : shall means and includes the entire open space of the top floor of the building excluding the space required for installation of the overhead Water Tank, stair case cover and other facilities. And the Developer shall have exclusive right to use the same.

ARTICLE - II, COMMENCEMENT

2. This agreement shall be deemed to have been commenced on and with effect from 27th day of February 2019 (Two Thousand Nineteen).

ARTICLE - III, LAND OWNER'S RIGHT AND REPRESENTATION

3.1 **POSSESSION** : The Land owner is now seized and possessed of and/or otherwise well and sufficiently entitled to the property more fully mentioned in the First Schedule written hereunder and shall deliver physical as well as identical possession to the Developer to develop the said premises.

Contd.....



অতিরিক্ত জেলা উপ-রেজিস্ট্রার
সোদাপুর, উত্তর ২৪ পরগণা

12 FEB 2019

3.2 The said landed property free from all encumbrances and the Landowner has marketable title in respect of the said premises.

ARTICLE -IV, DEVELOPER'S RIGHTS

4.1 The Landowner hereby grant permission subject to what have been hereunder provided, exclusive right to the Developer to build and construct a Multi storied building upon the said premises of the Land owner in accordance with the building plan so to be sanctioned by Panihati Municipality at the costs and expenses of the Developer in the name of the Land owner with or without any amendment and/or modification to be made or caused to be made thereon by the Developer.

4.2 All applications, plans and other papers and documents that may be required by the Developer for the purpose of obtaining necessary sanction from the Panihati Municipality shall be prepared and submitted by the Developer on behalf of the Landowner and the Landowner shall sign all such plans, application, other papers and documents as and when necessary and all costs and expenses including plan sanctioning costs will be borne by the Developer.

4.3 It is made clear that all the flats/ shops/other units being the developer's allocation in the entire proposed building in all the floors and those will be property of the Developer herein and if the Developer so desires, the Developer can sell it to the prospective buyers at any consideration or price at the self discretion of the Developer.

4.4 Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the Landowner of the said premises or any part thereof to the Developer or as creating any right, title or interest in

Contd.....



অতিরিক্ত জেলা উপ রেজিস্ট্রার
Sodepur, North 24 Parganas

12 FEB 2019

respect thereof to the Developer other than exclusive license to the Developer to develop the same in terms hereof and to deal with the developer's allocation with interest to realize the amount invested with profit from the sell of Developer' allocation.

4.5 The Developer upon completion of the entire constructional work of the building shall obtain completion certificate from appropriate authorities at its own costs and expenses and shall handover the same to the Landowner after that it will be allowed for handing over possession of other buyers.

4.6 The Developer shall get existing building.

ARTICLE -V, CONSIDERATION

5.1 The Developer have agreed to build the said proposed Multi storied building on the said premises of the Land owner exclusively at its own costs and expenses and the Land owner shall not contribute any sum towards the cost of such construction of the said building or otherwise.

5.2 In consideration of the Land owner having agreed to grant exclusive right for developing the said premises in addition to the Landowner's allocation so provided herein above. The Developer has agreed to make and shall remain bound to make and bear several other necessary expenses as consideration for the purpose of development of the said premises and such consideration for all practical purposes will deemed to be apparent consideration which are as follows :

- (a) Costs, charges and expenses incurred for construction erection and completion of the said new building at the said premises.
- (b) Costs, charges and expenses on account of causing the plan or map prepared and to get the same sanctioned by the Panihati Municipality.

Contd.....



Additional District Sub Registrar
Sodepur, North 24 Parganas

১২ FEB ২০১৯

- (c) Costs, charges and expenses incurred for installation of water supply line, electricity service connection and main meter, sewerage, drainage and other connections.

ARTICLE -VI, PROCEDURE

6.1 The Landowner shall execute a Registered General Power of Attorney in favour of the Developer in respect of the above said property after the execution of this agreement.

6.2 It is categorically agreed by and between the parties hereof that, the Developer shall obtain the requisite sanctioned building plan from the authority of the Panihati Municipality and shall complete the entire constructional work of the building within the period of **30 (Thirty)** months from the date of obtaining sanctioned Building plan. But in the event of any dispute between the Developer and financier or supplier the construction remains suspended for that and the time of construction should be extended up to 1 year and if the Developer fails to complete construction within stipulated time, then the present agreement will be stand cancelled.

It is more perfectly stated that the above said **30 (Thirty)** months will be calculated from the date of obtaining sanctioned Building plan.

ARTICLE-VII, DEALING OF SPACE IN THE BUILDING

7.1 The Developer shall at its own costs and expenses and without creating any financial or other liability upon the Landowner shall construct and complete the said Multi storied building having several self contained flats and shops in accordance with the sanctioned building plan.

Contd.....



Additional Deputy Registrar
Sodepur, North 2 Parganas

12 FEB 2019

7.2 The Landowner will be entitled to transfer otherwise deal with the landowner's allocation in the said proposed building according to her discretion.

7.3 The Developer being the party of the Second Part shall be at liberty with exclusive right and authority to negotiate for the sale of floor/flats/shops/other Units together with proportionate share of land excluding the space provided under Landowner' allocation so mentioned hereinbefore of the said proposed building. It is clearly agreed and declared by the parties herein that the consideration money for such transfer as aforesaid including earnest money or initial payments or part payment and total consideration thereof shall be received by the Developer and the Landowner herein will have no right and share and will not be entitled to any portion thereof.

7.5 The Landowner hereto upon receiving delivery of Landowner's allocation, the Developer shall execute and register the necessary Deed of Conveyance unto and in favour of the purchaser or purchasers towards sale of flat or flats and/or units and spaces in the building as and when called for if necessary.

ARTICLE -VIII, COMMON RESTRICTIONS

8.0 The landowner's allocation in the proposed building shall be subject to the same restriction and use as is applicable to the developer's allocation in the building intended for common benefits of all occupiers of the building which shall include the followings.

8.1 Neither party hereof shall use their respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade

Contd.....



Additional District Registrar
Sodepur, North 24 Parganas.

12 FEB 2019

or activity nor shall use the same in such manner which might have cause any nuisance or hazard to the other occupiers of the building.

8.2 Neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the other in this behalf.

8.3 Both the Landowner and the Developer shall keep the interior walls, floors, sewers, drains, pipes and other fittings and fixtures of their respective allocation in the building in good habitable condition so the same may not cause any damage to the building.

8.4 No goods of other items shall be kept by the either party for display or otherwise in the corridors or other places of common use in the building and no hindrance shall be caused in any manner in the free movement of users of the corridors and other places of common use in the building.

8.5 Neither party shall throw or accumulate any dirt, rubbish waster and refuse or permit the same to be thrown or accumulated in or about the building or in the compounds corridors or any other portion or portions of the building.

8.6 Both the parties hereto shall permit other's agents workmen and representative at all reasonable time to enter into others allocation and every part thereof for the purpose of repairing, maintaining, rebuilding, cleaning and keeping the building and its common areas in good order and condition.

ARTICLE -IX, LANDOWNER'S OBLIGATION



অতিরিক্ত জিলা রজিস্ট্রার
সোদপুর, উত্তর ২ পর্গানা

১৭/২/২০১৩

9. The landowner do hereby agree and covenant with the Developer that during the subsistence of the agreement not to let out, grant, lease, mortgage and/or charge or part with possession of the said premises or any portion thereof to any third party.

9.1. The Landowner shall deliver all copies of deed and other papers and documents relating to the said premises simultaneously with the execution of these present to the Developer and the Original Documents to the said premises remains in the custody of the Land owner, in Case of verification or other purpose the original papers can shown to the competent Authority by the Land owner. And Land owners undertake that he shall not mortgage the Original Deed before any Bank or Financial Instauration or Third Party by executing an Under Taking in this behalf.

9.2 The Land owner deliver vacant possession of below schedule property in favour of the Developer after execution of this agreement.

9.3 After taking possession of owners' allocation from the Developer, Land owner/First part will have to pay common maintenance charges with privilege to use the common facilities and amenities written hereunder.

ARTICLE -X, DEVELOPER'S OBLIGATION

10.1 The Developer doth hereby agree and covenant with the Landowner to complete the constructional work of the said Multi storied building within **30 (Thirty)** months from date of obtaining sanctioned Building plan.

10.2 The Developer shall bear occupational charges (House Rent) of the First Part @ of ₹ 5,000/- (Rupees Five Thousand) per month during the period of

Contd.....



Additional District Registrar
Sohgaur, North 2 Parganas

12 FEB 2019

development work as stated above until delivery of owner's allocation as mentioned in clause 1.4 of this agreement.

10.3 The Developer shall have every right over the old structure on the above said and under mentioned First Schedule property.

10.4 The Developer hereby agrees and covenants with the Landowner not to transfer and/or assign the benefits of the present agreement or any portion thereof to any third party without the consent in writing of the Landowner.

ARTICLE -XI, MISCELLANEOUS

11.1 The Landowner and the Developer have entered into the present agreement purely as a contract and nothing contained herein shall be deemed to construct as a partnership between the Developer and the Landowner.

11.2 Any notice required to be given by the Developer to the Landowner shall without prejudice to any other mode of service available be deemed to have been served on the Landowner if delivered by hand and duly acknowledged or sent by registered post with due acknowledgment and shall likewise be deemed to have been served on the Developer by the Landowner if delivered by hand and acknowledged or sent by registered post with due acknowledgment to the registered office of the Developer.

11.3 The Developer and the Landowner shall mutually frame scheme for the management and the administration of the said building and/or common parts thereof. After the completion of the said building the Landowner hereby agree to abide by all the rules and regulations to be framed by any society/association/ holding organization and/or any other organization who will be in charge or such management of the affairs of the building and/or



Additional District Sub Registrar
Sodapur, North 24 Parganas

12 FEB 2019

common parts thereof and hereby given their consent to abide by such rules and regulations.

11.4 The name of the building shall be given by the Developer in course of the time and Landowner has no right or objection in this behalf.

11.5 As and from the date of completion of the building as well as upon delivery of possession, the Developer and/or its transferees and the Landowner and/or their transferees shall each be liable to pay and bear proportionate charges on account of Municipal rates and charges and other Government/Statutory taxes & outgoing payable in respect of their respective allocations.

ARTICLE -XII, FORCE MAJEURE

12.1 The parties hereto shall not be considered to be liable for any obligations performance of which would have been prevented by the existence of the force measures and shall be suspended from the obligations during the duration of the 'force majeure'.

12.2 Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act of commission beyond the control of the parties.



Additional District Registrar
Sodepur, North 24 Parganas

17 FEB 2019

FIRST SCHEDULE ABOVE REFERRED TO

(The Land propose to be Developed)

ALL THAT piece and parcel of land measuring **01 (One) Katha 10 (Ten) Chitaks 12.5 (Twelve point Five)** Sq.ft. more or less together with one storied building measuring 655 Sq.Ft. standing thereon appertaining to Mouza - Sukchar, J.L. No. 09, Re. Sa. No. 14, Touzi No. 156, comprised and contained in **R.S. Dag No. 1826/2888 (One Thousand Eight Hundred Twenty six Bata Two Thousand Eight Hundred Eighty Eight)**, under Khatian No. 2179, situated at: Municipal Holding No. 8, at 1, Narasingha Dutta Ghat Road, ward No. 1, within the limits of Panihati Municipality, P.S.: Khardah, District: North 24 Parganas and under the jurisdiction of Additional District Sub Registry Office at Sodepur, Kolkata - 700115.

SECOND SCHEDULE REFERRED TO ABOVE

(Common Areas.)

1. The foundation, columns, beams, support, corridors, lobbies, landings, entrance and exists for the said Apartment.
2. Main gate, all open space, Electrical Main line meter & meter room, common submersible pump and Plumbing installations, water pump, Drainage sewers and rain water pipes, septic Tank, underground reservoir & overhead tank, parapet, Boundary Wall.
3. Common Stair and lobbies, corridors, Lift & Lift room, top floor roof.
4. Such other common parts, areas, equipments, installations, fixtures fittings in or about the said building as are necessary of the building and other common areas.

THIRD SCHEDULE OF REFERRED TO ABOVE

Contd.....



Additional District Sub Registrar
Sonapur, North 24 Parganas

12 FEB 2019

(Cost of maintenance for common areas)

1. The expenses of maintaining, repairing redecorating etc. of the building and in particular roof water tap, Gutters and rain water pipes of the Building, water pipes and electric wires in under or upon the building enjoyed or used by the Land Owners in common with the other occupiers of said premises and the expenses for repairing the main entrance, passage of the Building.
2. The salary & Wages of Clerk, Bill collectors, Sweepers Watchmen etc.

FOURTH SCHEDULE REFERRED TO ABOVE(Specification of Work)

1. **STRUCTURE** : Building de-signed with R.C.C. Frame structure which rest on individual column, design approved by the competent authority.
2. **WALLS** : The outside walls of the building shall be made of 5 inches thick brick and internal partition walls shall be 3 inches thick brick.
3. **WALL FINISHES** : All internal surface shall be plastered and finished with Plaster of Paris.
4. **FLOORING & SKIRTING** : Flooring of flats will be of 2/2 Ft. vitrified Tiles.
5. **TOILET** : Toilet consisting of one Indian type commode, cistern, two-tap point and one shower point. Toilets will be provided with good quality fittings and wall tiles up to Six feet. Sanitary fittings will be white good quality fittings.
6. **DOORS** : Door frame will made of Sal wood and all others doors will be of good quality Flush door and bathroom will be provided PVC frame and PVC door.

Contd.....



Additional District Sud Registrar
Sodapur, North 2 Parganas

17 FEB 2019

7. **WINDOWS** : Leaf window with Aluminum channel and sun reflected glass fittings and safety grill.
8. **PAINTING** : Inside wall of the flat will be finished with plaster of Paris.
9. **ELECTRICAL** : Concealed wiring with good quality Copper wire with switches. In each bed room 3 plug points along with A.C. Point, in Dining Space 7 points including 3 plug points, in verandah/balcony 1 point, in kitchen 5 points, in toilet 2 point and one point of calling ball.
10. **PLUMBING** : in Toilet, concealed wiring with one bibcock, one shower, all fittings are standard quality. One Tap point at the balcony (in each Flat).
11. **KITCHEN** : Kitchen will be opened and wall tiles up to 2' ft. and cooking platform also will be black stone (6' ft. X 21" inch) with steel sink with two-tap point (in each Flat).
12. **WATER SUPPLY** : Water supply pump operated and overhead reservoir will be provided on ultimate roof.
13. **DINING** : One white Basin & One Tap point.

N.B. The layout and specification given above are tentative and subject to minor alterations/modifications on account of technical reasons without any reference.

MEMO OF CONSIDERATION

Received sum of ₹ 30,000/- (Rupees Thirty Thousand) only from the Developer by way of cash.

Contd.....



Additional District Registrar
Sonapur, North 24 Parganas

12 FEB 2019



Additional District Registrar
Sodpur, North 24 Parganas

17 FEB 2019

IN WITNESS WHEREOF the parties do hereby put their respective hands and signature in the presence of the following witnesses on this day, month and year first above written.

Signed, Sealed & Delivered in the presence of :

WITNESSES

1. Piyali Kundu
Old Calcutta Road,
Bank Park,
Barackpore -123

Dr. Roy Chandra

Signature of The 1st Part/Land Owner.

2. Susanta Kundu.
old Calcutta Road
Bank Park, Barabazar,
Kolkata-123

Mita Naha
Partner

Uttam Kumar Naha
Partner

Signature of The 2nd Part/Developer.

Drafted, Prepared &

Type by:












[Handwritten Signature]

[Faint typed text]














Additional District Registrar - Sodepur, North 24 Parganas

12 FEB 2019

		Thumb	1st finger	middle finger	ring finger	small finger
 Depti Poo Chandra	left hand					
	right hand					












Name

Signature Depti Poo Chandra

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

Name

Signature Mita Naha

		Thumb	1st finger	middle finger	ring finger	small finger
 Ubban Kumar Naha	left hand					
	right hand					

Name

Signature Ubban Kumar Naha

आयकर विभाग
INCOME TAX DEPARTMENT
DIPTI ROYCHOWDHURY
BIJOY KUMAR GHOSH



भारत सरकार
GOVT. OF INDIA



02/04/1944

Permanent Account Number

AYRPR3890E

Dipti Roy Chowdhury
Signature



*In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTTISI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
इस कार्ड के छाने/पाने पर कृपया सूचित करें/लौटाने :
आयकर पैन सेवा यूनिट, UTTISI
प्लॉट नं. 3, सेक्टर 11, नवी मुंबई, महाराष्ट्र
पिन संख्या-400 614*

Dipti Roy Chowdhury

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADRF56209F

नाम / Name
S. S. DEVELOPERS

निगमन / गठन की तारीख
Date of Incorporation / Formation
20/06/2018

2806-018

S. S. DEVELOPERS
Mita Naha

S. S. DEVELOPERS
Ujjwal Kumar Naha

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MITA NAHA
KHAGENDRANATH MONDAL
02/01/1980

Permanent Account Number

AJPPN3044B

Mita Naha
Signature



Mita Naha

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

UTTAM KUMAR NAHA

SHYAM SUNDAR NAHA

06/10/1978

Permanent Account Number

AXOPN6734F

Uttam K. Naha

Signature



16012015

Uttam Kumar Naha

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

319-0000000605-1

26/02/2019 22:39:17

30203-940

Payment Mode Online Payment

Bank : AXIS Bank

BRN Date: 26/02/2019 22:39:18

OFFER DETAILS

Id No. : 15240000323856/4/2019

[Query No./Query Year]

Contract No. S S Developers

Mobile No.: +91 9831324760

Address : Sukchar

Applicant Name : Mr D K Saha

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	15240000323856/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	21
2	15240000323856/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	321
Total				342

In Words : Rupees Three Hundred Forty Two only

Major Information of the Deed

I-1524-01123/2019	Date of Registration	27/02/2019
1524-0000323856/2019	Office where deed is registered	
25/02/2019 1:31:38 PM	A.D.S.R, SODEPUR, District: North 24-Parganas	
Name Address Details: D K Saha Bkp Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobil No. 9831324760, Status :Advocate		
Transaction: Sale, Development Agreement or Construction Agreement		Additional Transaction [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 30.0
Set Forth value		Market Value
Rs. 30,000/-		Rs. 23,01,954/-
Stamp duty Paid(SD)		Registration Fee Paid
Rs. 5,021/- (Article 48(g))		Rs. 321/- (Article E, E, B)
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(1 area)	

Land Details :

District: North 24-Parganas, P S:- Khardaha, Municipality: PANIHATI, Road: Narasingha Ghat Road, Mouza: Sukhchar, Ward No: 1, Holding No:8 Pin Code : 700115

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1826/2888	RS-2179	Bastu	Bastu	1 Katha 10 Chatak 12.5 Sq Ft	15,000/-	18,10,704/-	Width of Appr Road: 20 Ft., Adjacent to M Road.
Grand Total :					2.7099Dec	15,000 /-	18,10,704 /-	




Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	655 Sq Ft.	15,000/-	4,91,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 655 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type Pucca, Extent of Completion: Complete					
Total :		655 sq ft	15,000 /-	4,91,250 /-	

Major Information of the Deed - I-1524-01123/2019-27/02/2019



Photo Finger print and Signature

	Photo	Fingerprint	Signature
<p>Self, Date of Execution - 27/02/2019</p> <p>Admitted by: Self, Date of Admission: 27/02/2019, Place of Admission: Office</p>			
	27/02/2019	LTI 27/02/2019	27/02/2019
<p>Varasingha Dutta Ghat Road, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700115 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYRPR3890E, Status :Individual, Executed by: Self, Date of Execution: 27/02/2019</p> <p>, Admitted by: Self, Date of Admission: 27/02/2019 ,Place : Office</p>			

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>S S Developers Joy Prakash Nagar, P O:- Sukchar, P S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700115 , PAN No.:: ADRFS6209F, Status :Organization, Executed by: Representative</p>

Representative Details :



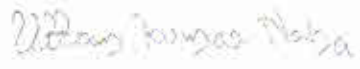


SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p>Mr Uttam Kumar Naha Son of Mr Shyam Sundar Naha Date of Execution - 27/02/2019, , Admitted by: Self, Date of Admission: 27/02/2019, Place of Admission of Execution: Office</p>			
		Feb 27 2019 2:00PM	LTI 27/02/2019	27/02/2019
<p>Dr Gopal Chatterjee Road, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXOPN6734F Status : Representative, Representative of : S S Developers (as partner)</p>				

Photo	Finger Print	Signature
		Mita Naha
Feb 27 2019 2:02PM	LTI 27/02/2019	27/02/2019

Office
 Office Address: Chatterjee Road, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal,
 PIN - 700115, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:
 Status: Representative, Representative of: S S Developers (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Soumendra Nath Samanta Son of Late J Samanta Sukchar, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700115			Soumendra Nath Samanta
	27/02/2019	27/02/2019	27/02/2019

Identifier Of Mrs Dipti Roy Chowdhury, Mr Uttam Kumar Naha, Mrs Mita Naha


Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mrs Dipti Roy Chowdhury	S S Developers-2.7099 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mrs Dipti Roy Chowdhury	S S Developers-655.00000000 Sq Ft

Endorsement For Deed Number : I - 152401123 / 2019

On 25-02-2019

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 23,01,954/-


 Indradip Ghosh
 ADDITIONAL DISTRICT SUB-REGISTRAR
 OFFICE OF THE A.D.S.R. SODEPUR
 North 24-Parganas, West Bengal



Major Information of the Deed :- I-1524-01123/2019-27/02/2019

under section 60 and Rule 69.

2019-2019 Page from 45552 to 45585
1123 for the year 2019.



Digitally signed by INDRADIP GHOSH
Date: 2019.03.08 14:19:43 +05:30
Reason: Digital Signing of Deed.

(Indradip Ghosh) 08-03-2019 14:15:49
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)

