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Documents not to be submitted for registration. The signature sheet / sheets & the endorsement sheet / sheets attached with this document to the name of this document.


Sub-District 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
 ২০১৯ তারিখ..... মূল্য
 স্টাম্প হোল্ডার নাম..... S.S. DEVI
 ঠিকানা..... OF - Sukchari 209 Baraksh Nagar
 পানা. Khardaha, জেলা. 29 P.S. (M)
 স্টাম্প হোল্ডারের স্বাক্ষর.....
 প্রাতিসন্ধান ডিস্ট্রিক সাব রেজিষ্ট্রার
 জমিদার-নৈহাতি ২৪ পরগণা (উঃ)



বি সীল
 স্টাম্প হোল্ডারের নাম : স্বামী ০
 রেজিষ্ট্রার নাম : বারাকপুর
 ডি.ডি. নম্বর -
 স্টাম্প খরিদ করা হইয়াছে 5000/-
 স্টাম্প খরিদের তারিখ 13/02/19



Additional District Sub Registrar
 Baraksh Nagar, West Bengal
 7 FEB 2019

Soumendria Nath Samanta
 OF - Sukchari

B E T W E E N

SRI SUNIL NARAYAN ROY CHOWDHURY (PAN. AGDPR0276L), son of Lt. Manindra Narayan Roy Chowdhury, by faith: Hindu, by nationality: Indian, by occupation: Business, 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 his 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 Sd. 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**.

Sd. K. Naha

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

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Additional District Sud-Registrar
Soneour, North 24. Varganas

7 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, Land Owner 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 Chowdhury, 2. Sri Sudhindra Narayan Roy Chowdhury, 3. Sri Sunil Narayan Roy Chowdhury & 4. Smt. Dipti Roy Chowdhury 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 Chowdhury & 2 others, therein referred to as the Donors of the one part and Sri Sunil Narayan 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 3428 to 3451 Being Deed No. 10169 For the year 2008, said 1. Sri Sudhir Narayan Chowdhury, 2.

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Additional District Sub-Registrar
Sodepur, North 24 Parganas

7 FEB 2014

Sri Sudhindra Narayan Roy Chowdhury, & 3. Smt. Dipti Roy Chowdhury gifted, transferred and conveyed their undivided 3/4th share in respect of a plot of land measuring 02 Katha 6 Chitaks 27 Sq.ft. more or less together with one storied building measuring 415 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, 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 Sri Sunil Narayan Roy Chowdhury, Land Owner herein.

AND WHEREAS, by virtue of gift and by way of inheritance, Sri Sunil Narayan Roy Chowdhury, Land Owner herein, became sole and absolute owner of plot of land measuring 02 Katha 6 Chitaks 27 Sq.ft. more or less together with one storied building measuring 415 Sq.Ft. standing thereon morefully mentioned in the First schedule written hereunder, and duly mutated the same in his name in the records of Panihati Municipality. And Holding No. 9, Narasingha Dutta Ghat Road, ward No. 1, within the limits of Panihati Municipality, has been registered in his name.

AND WHEREAS, Sri Sunil Narayan 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 02 Katha 6 Chitaks 27 Sq.ft. more or less together with one storied building measuring 415 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. 9, 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 Barrackpore now Sodepur, fully mentioned in the First schedule hereunder written, and same is free from all sorts of encumbrances.

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17/08/2019

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.

S.S. Naha
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..

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

ARTICLE - I, DEFINITION

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Additional District Sub-Registrar
Sodepur, North 24-Parganas

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1.1 **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.

1.2 **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.

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

a. The Land owner will get following :

i. In **Ground Floor**, one **East Facing Garage** measuring **165 Sq. Ft.** more or less. And one **South Facing Shop** measuring **100 Sq. Ft.** more or less

ii. In **First Floor**, **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 maintenance charges more particularly mentioned in the Third Schedule written hereunder.

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- b. Apart from said allocated area, The First Part of this agreement will get a sum of ₹ 1,50,000/- (Rupees One Lac Fifty Thousand) only on this day of execution of this agreement.

1.4 **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.

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

1.6 **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.

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

1.8 **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.

1.9 **SUPER BUILT UP AREA** : shall means the covered area of the said flat/unit/office/space/shop/garage in addition with the proportionate

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Additional District Sub-Registrar
Sodepur, North 24 Parganas

common area and 20% extra on it which shall be determined by the Developer in its absolute discretion.

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

1.11 **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.

1.12 **ROOF** : shall mean 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.

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Additional District Sub Registrar
Sodepur, West Bengal
12 FEB 2018

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

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**Additional District Sub-Registrar
Sodepur, North 24-Parganas**

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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.

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- (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.

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7 FEB 2013

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

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सुदूरपश्चिम प्रदेश, कैलाली जिल्ला, सप्तरी जिल्ला

7 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

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Additional District Sub-Registrar
Sodapur, North 24 Parganas

2 FEB 2019

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

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development work as stated above until delivery of owner's allocation as mentioned in clause 1.3 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

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Additional District Suo-Registrar
Sodepur, North 24 Parganas

12 FEB 2010

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.

FIRST SCHEDULE ABOVE REFERRED TO

(The Land propose to be Developed)

ALL THAT piece and parcel of land measuring **02 (Two) Katha 6 (Six) Chitaks 27 (Twenty seven)** Sq.ft. more or less together with one storied

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Registrar General, Guyana
Georgetown, Guyana
7 FEB 2019

building measuring 415 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. 9, 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, 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

(Cost of maintenance for common areas)

1. The expenses of maintaining, repairing redecorating etc. of the building and in particulars 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

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Additional District Sub-Registrar
Sodepur, North 24 Parganas
12 FEB 2019

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 with Geyser Point.
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.
7. **WINDOWS** : Leaf window with Anodized Aluminum channel and sun reflected glass fittings and safety grill.
8. **PAINTING** : Inside wall of the flat will be finished with plaster of Paris.

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Additional District Sub-Registrar
Sodepur, North 24 Parganas

7 FEB 2019

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 ₹ 1,50,000/- (Rupees One Lakh Fifty Thousand) only from the Developer by the following manner :

Date	Bank	Cash/Cheque No.	Amount
26.02.2019	N.A.	Cash	₹ 1,50,000/-
Total			₹ 1,50,000/-

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সেতের অতিরিক্ত ডিস্ট্রিক্ট সাব রেজিস্ট্রার
সোদেপুর, উত্তর ২৪ পরগণা, পশ্চিমবঙ্গ, ভারত

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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. Krishna Roy chowdhury .
N.S.D. Ghat Road .
Sukchar .

Sunil Narayan Ray chowdhury .
Signature of The 1st Part/Land Owner.

2. Soumendra Nath Samanta S.S. DEVELOPERS
OF - Sukchar Mitra Naha
Partner

S.S. DEVELOPERS
Uttam Kumar Naha
Partner

Signature of The 2nd Part/Developer.

Drafted, Prepared
&
Type by:

[Handwritten Signature]

Mr. S. Kumar Biswas
Advocate
101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1




357622



Sodopu, North 24 Pergamos

12 FEB 2019

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Sunil Narayan Raj Choudhury

Name

Signature *Sunil Narayan Raj Choudhury*

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Mita Naha

Name

Signature *Mita Naha*

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Uttam Kumar Naha

Name

Signature *Uttam Kumar Naha*



Additional District Sub Registrar
Sodepur, North 24 Parganas




7 FEB 2019

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUNIL RAYCHOUDHURY
M N RAYCHOUDHURY
10/06/1949
Permanent Account Number
AGDPR0276L

Sunil Narayan Raychoudhury
Signature



Sunil Narayan Raychoudhury

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADRFS6209F



नाम / Name
S. S. DEVELOPERS

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

20/06/2018

S.S. DEVELOPERS
Mita Naha
Partner

S.S. DEVELOPERS
Uttam Kumar Naha
Partner

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



10/01/2015

Uttam Kumar Naha

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

GRN: 19-201819-036300314-1
GRN Date: 26/02/2019 22:31:28
BRN : 302034877

Payment Mode Online Payment
Bank : AXIS Bank
BRN Date: 26/02/2019 22:33:22

DEPOSITOR'S DETAILS

Id No. : 15240000322575/7/2019
(Query No./Query Year)

Name : S S Developers

Contact No. :

E-mail :

Address :

Applicant Name : Mr D K Saha

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks :

Mobile No. : +91 9831324760

Sale, Development Agreement or Construction agreement
Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15240000322575/7/2019	Property Registration- Stamp duty	0030-02-103-003-02	21
2	15240000322575/7/2019	Property Registration- Registration Fees	0030-03-104-001-16	1521
Total				1542

In Words : Rupees One Thousand Five Hundred Forty Two only

Major Information of the Deed

Deed No :	I-1524-01127/2019	Date of Registration	27/02/2019
Query No / Year	1524-0000322575/2019	Office where deed is registered	
Query Date	25/02/2019 12:28:53 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	D K Saha Bkp Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9831324760, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,50,000/-]		
Set Forth value	Market Value		
Rs. 1,50,000/-	Rs. 29,71,032/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 1,521/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Narasingha Ghat Road, Mouza: Sukhchar, Ward No: 1, Holding No:9 Pin Code : 700115

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-1826/2888	RS-2179	Bastu	Bastu	2 Katha 6 Chatak 27 Sq Ft	1,00,000/-	26,59,782/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
Grand Total :					3.9806Dec	1,00,000 /-	26,59,782 /-	

Structure Details :



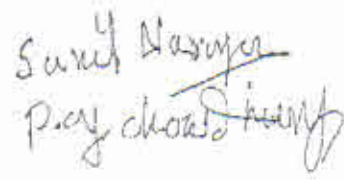
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	415 Sq Ft.	50,000/-	3,11,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 415 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		415 sq ft	50,000 /-	3,11,250 /-	



Major Information of the Deed :- I-1524-01127/2019-27/02/2019

08/03/2019 Query No:-15240000322575 / 2019 Deed No : I - 152401127/2019 Document is digitally signed.







Lord Details :

Name,Address,Photo,Finger print and Signature				
Sl No	Name	Photo	Signature	
1	Mr Sunil Narayan Roy Chowdhury (Presentant) Son of Late Manindra Narayan Roy Chowdhury Executed by: Self, Date of Execution: 27/02/2019 , Admitted by: Self, Date of Admission: 27/02/2019 ,Place : Office	 <small>27/02/2019</small>	 <small>LTI 27/02/2019</small>	 <small>27/02/2019</small>
Narasingha Dutta Ghat 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.:: AGDPR0276L, Status :Individual, Executed by: Self, Date of Execution: 27/02/2019 , Admitted by: Self, Date of Admission: 27/02/2019 ,Place : Office				

Developer Details :

Name,Address,Photo,Finger print and Signature	
Sl No	Name,Address,Photo,Finger print and Signature
1	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

Representative Details :

Name,Address,Photo,Finger print and Signature				
Sl No	Name	Photo	Signature	
1	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	 <small>Feb 27 2019 1:57PM</small>	 <small>LTI 27/02/2019</small>	 <small>27/02/2019</small>
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)				
2	Mrs Mita Naha Wife of Mr Goutam Kumar Naha Date of Execution - 27/02/2019, , Admitted by: Self, Date of Admission: 27/02/2019, Place of Admission of Execution: Office	 <small>Feb 27 2019 1:57PM</small>	 <small>LTI 27/02/2019</small>	 <small>27/02/2019</small>

Major Information of the Deed :- I-1524-01127/2019-27/02/2019

Opal Chatterjee Road, P.O.- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal,
 India, PIN - 700115, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No...
 AJPPN3044B Status : Representative, Representative of : S S Developers (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Soumendra Nath Samanta Son of Mr. 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 Mr Sunil Narayan Roy Chowdhury, Mr Uttam Kumar Naha, Mrs Mita Naha

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sunil Narayan Roy Chowdhury	S S Developers-3.98063 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Sunil Narayan Roy Chowdhury	S S Developers-415.00000000 Sq Ft

Endorsement For Deed Number : I - 152401127 / 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 29,71,032/-



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

On 27-02-2019

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

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



Major Information of the Deed :- I-1524-01127/2019-27/02/2019

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

48

ented for registration at 13:14 hrs on 27-02-2019, at the Office of the A.D.S.R. SODEPUR by Mr Sunil Narayan
Joy Chowdhury, Executant.

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

Execution is admitted on 27/02/2019 by Mr Sunil Narayan Roy Chowdhury, Son of Late Manindra Narayan Roy
Chowdhury, Narasingha Dutta Ghat Road, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL,
India, PIN - 700115, by caste Hindu, by Profession Business

Indetified by Mr Soumendra Nath Samanta, , Son of Mr J Samanta, Sukchar, P.O: Sukchar, Thana: Khardaha, , North
24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession Business

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

Execution is admitted on 27-02-2019 by Mr Uttam Kumar Naha, partner, S S Developers (Partnership Firm), Joy
Prakash Nagar, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700115

Indetified by Mr Soumendra Nath Samanta, , Son of Mr J Samanta, Sukchar, P.O: Sukchar, Thana: Khardaha, , North
24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession Business

Execution is admitted on 27-02-2019 by Mrs Mita Naha, partner, S S Developers (Partnership Firm), Joy Prakash
Nagar, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700115

Indetified by Mr Soumendra Nath Samanta, , Son of Mr J Samanta, Sukchar, P.O: Sukchar, Thana: Khardaha, , North
24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,521/- (B = Rs 1,500/- ,E = Rs 21/-) and
Registration Fees paid by Cash Rs 0/-, by online = Rs 1,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/02/2019 10:33PM with Govt. Ref. No: 192018190363003141 on 26-02-2019, Amount Rs: 1,521/-, Bank:
AXIS Bank (UTIB0000005), Ref. No. 302034877 on 26-02-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 5,000/-
by online = Rs 21/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 820, Amount: Rs.5,000/-, Date of Purchase: 22/02/2019, Vendor name: S Dey

2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/02/2019 10:33PM with Govt. Ref. No: 192018190363003141 on 26-02-2019, Amount Rs: 21/-, Bank:
AXIS Bank (UTIB0000005), Ref. No. 302034877 on 26-02-2019, Head of Account 0030-02-103-003-02

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-1524-01127/2019-27/02/2019

Category of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1524-2019, Page from 45022 to 45055
being No 152401127 for the year 2019.



Digitally signed by INDRADIP GHOSH
Date: 2019.03.08 13:27:56 +05:30
Reason: Digital Signing of Deed.

(Indradip Ghosh) 08-03-2019 13:24:24
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed)

