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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AS 351779

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Certified that the document is admitted in registration. The signature stands with the official seal of the Registrar with the document and the date of the document.


District Sub-Registrar-II
Alipore, South 24-parganas

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this the 24th day of August, Two Thousand and Twenty Four (2024).

BETWEEN

25 JUL 2024

23524

No. Rs. 100/- Date

Name :

Address :

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27



DISTRICT SUB REGISTRAR
SOUTH 24 PGS. ALIPORE

27 AUG 2024

SURENDRA NATH MONDAL)
ADVOCATE
HIGH COURT, CALCUTTA
Enrol. No. WB/ 1094 /2004

(1) **SRI SAURENDRA NATH MUKHERJEE, (PAN: AHTPM1732B), (AADHAAR NO: 367658657971)**, son of Late Pulin Behari Mukherjee, by Nationality-Indian, by faith-Hindu, by Occupation-Retired Person, (2) **SRI BIPRENDRA NATH MUKHERJEE, (PAN: ADNPM0388F), (AADHAAR NO:386628299475)**, son of Late Pulin Behari Mukherjee, by Nationality-Indian, by faith-Hindu, by Occupation-Retired Person, (3) **SRI NRIPENDRA NATH MUKHERJEE, (PAN: ADPPM6017P), (AADHAAR NO:257585840829)**, son of Late Pulin Behari Mukherjee, by Nationality-Indian, by faith-Hindu, by Occupation-Retired Person, (4) **SMT. BHABANI CHATTERJEE, (PAN: AMPPC5009E), (AADHAAR NO: 903044725732)**, daughter of Late Pulin Behari Mukherjee and wife of Late Hrishikesh Chatterjee, by Nationality-Indian, by faith-Hindu, by Occupation-House wife, (5) **SMT. MADHABI CHOWDHURY, (PAN: AOSPC1052N), (AADHAAR NO: 411485116779)**, daughter of Late Pulin Behari Mukherjee and wife of Late Dulal Chowdhury, by Nationality-Indian, by faith-Hindu, by Occupation-House wife, all are residing at 129/1, Swinhoe Lane, Police Station – Kasba, Kolkata-700042, Dist. South 24 Parganas, (6) **SRI RATHIN MUKHERJEE, (PAN: BJAPM1028E), (AADHAAR NO: 217035375408)**, son of Late Satish Chandra Mukherjee, by Nationality -Indian, by faith-Hindu, by Occupation-Retired Person, (7) **SMT. RUMA MUKHERJEE, (PAN: BDLPM8895E), (AADHAAR NO: 918489980515)**, wife of late Ashok Mukherjee, by Nationality-Indian, by faith-Hindu, by Occupation-House wife, (8) **MISS. PIYASA MUKHERJEE, (PAN: DKZPM8090J), (AADHAAR NO: 892805930842)**, daughter of late Ashok Mukherjee, by Nationality-Indian, by faith-Hindu, by Occupation-Engineer, (9) **MRS. POULAMI MUKHERJEE, (PAN: BVOPM4764R), (AADHAAR NO: 819578265630)**, daughter of late Ashok Mukherjee, by Nationality-Indian, by faith-Hindu, by Occupation-Engineer, Sl.No.6 to 9, all are residing at residing at 129/1A, Swinhoe Lane, Police Station – Kasba, Kolkata-700042, (10) **SRI AMRITA GHOSHAL, (PAN: ADPPG0257K), (AADHAAR NO: 321152747209)**, Son of late

Mrityunjoy Ghoshal, by Nationality-Indian, by faith-Hindu, by Occupation-Service, (11) **SRI APURBA GHOSHAL, (PAN: AWYPG9991J), (AADHAAR NO: 220020134446)**, Son of late Mrityunjoy Ghoshal, by Nationality-Indian, by faith-Hindu, by Occupation-Service, and (12) **SRI AMIT GHOSHAL, (PAN: AKWPG5642E), (AADHAAR NO: 969547847574)**, Son of late Mrityunjoy Ghoshal, by Nationality-Indian, by faith-Hindu, by Occupation-Service, Sl.No.10 to 12, all are residing at Vill-Kharamba, Bhojerhat, Police Station – Bhangar, Dist. South 24 Parganas, West Bengal, Pin-743502, hereinafter jointly called and referred to as the **"OWNERS"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs executors, administrators, legal representatives, and/or assigns) of the **FIRST PART.**

AND

M/S. SHIV TECH, (PAN AJGPP0336F), having its registered office at 96/5, K. N. Sen Lane, Police Station – Kasba, Kolkata – 700042, represented by its Proprietor, **SMT. SUNITI PRADHAN, (PAN AJGPP0336F, AADHAAR NO. 949797259476)**, wife of Sri Tapan Kumar Pradhan, by Nationality –Indian, by faith-Hindu, by occupation business, residing at 96/5, K. N. Sen Lane, Police Station – Kasba, Kolkata – 700042, hereinafter referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor, successors-in-office executors, administrators, legal representatives and/or assigns) of the **SECOND PART.**

WHEREAS one Sri Pulin Behari Mukherjee and Sri Satish Chandra Mukherjee, jointly Purchased of ALL THAT Piece & Parcel land area measuring 4 Cottahs 15 Chittaks 30 sq.ft. lying & situated Mouza- Kasba, Dihi- Panchannagram, Division-V, Sub-Division-L, Holding No. 113, Touzi No. 1298/2833, within the

limits of The Kolkata Municipal Corporation, being K.M.C. Premises No.129/1, Swinhoe Lane, Registry office ADSR Sealdah, in the District of the then 24-Parganas, now South 24-Parganas, by virtue of a registered sale deed dated 29.06.1962, which was registered in the office of the Joint Sub-Registrar, Alipore Sadar, 24-Parganas and recorded in Book No. I, Volume No.94, Pages from 110 to 116, Deed No.5609, for the year 1962, from then the owner Sri Bhutnath Roy, of 46, Kasba Road, Kolkata-700042.

AND WHEREAS said Sri Pulin Behari Mukherjee and Sri Satish Chandra Mukherjee, while jointly in possession & enjoyed of ALL THAT Piece & Parcel land area measuring 4 Cottahs 15 Chittaks 30 sq.ft. physical land area measuring 4 Cottahs 12 Chittaks 0 sq.ft. with Partly Three Storied Building after widening of the Passage lying & situated Mouza- Kasba, Dihi-Panchannagram, Division-V, Sub-Division-L, Holding No. 113, Touzi No. 1298/2833, Dag No. 466 & 467, within the limits of The Kolkata Municipal Corporation, being K.M.C. Premises No.129/1, Swinhoe Lane, Kolkata-700042, Registry office ADSR Sealdah, in the District of the then 24-Parganas, now South 24-Parganas, they jointly mutated their names in the records of the Kolkata Municipal Corporation.

AND WHEREAS by virtue of Deed of Partition dated 14th July, 1978 said Pulin Behari Mukherjee and Satish Chandra Mukherjee by meets and bounds partitioned their joint property including Premises No. 129/1, Swinhoe Lane, Kolkata-700042, along with other properties and ALL THAT Piece & Parcel of Land area measuring 2 Cottahs 6 Chittaks, with Partly Three Storied Building allotted to Pulin Behari Mukherjee out of said physical land area measuring 4 Cottahs 12 Chittaks 0 sq.ft. with Partly Three Storied Building, lying & situated at Portion of Premises No. 129/1, Swinhoe Lane, Ward No.67, Police Station – Kasba, Kolkata-700042, Dist. South 24Parganas, which is morefully demarcated as "A" in the plan annexed in the said partition deed and ALL

THAT Piece & Parcel of Land area measuring 2 Cottahs 6 Chittaks, with Partly Three Storied Building allotted to Satish Chandra Mukherjee out of said physical land area measuring 4 Cottahs 12 Chittaks 0 sq.ft. with Partly Three Storied Building, lying & situated at Portion of Premises No. 129/1, Swinhoe Lane, Ward No.67, Police Station – Kasba, Kolkata-700042, Dist. South 24Parganas, which is morefully demarcated as "B" in the plan annexed in the said partition deed, which was registered in the office of S. R. Alipore, and recorded in Book No.1, Volume No.78, Pages 135 to 149, Being No. 3037 for the year 1978.

AND WHEREAS by virtue of Deed of Partition dated 14th July, 1978 said Pulin Behari Mukherjee, became absolute owner of ALL THAT Piece & Parcel of Land area measuring 2 Cottahs 6 Chittaks, with Partly Three Storied Building along with all easement right lying & situated at Portion of Premises No. 129/1, Swinhoe Lane, Ward No.67, Police Station – Kasba, Kolkata-700042, Dist. South 24Parganas and he duly mutated his name in the records of the Kolkata Municipal Corporation and got Premises No. 129/1, Swinhoe Lane, Ward No.67, being Assessee No. 210672102546, Police Station – Kasba, Kolkata-700042, Dist. South 24Parganas.

AND WHEREAS by virtue of Deed of Partition dated 14th July, 1978 said Satish Chandra Mukherjee, became absolute owner of ALL THAT Piece & Parcel of Land area measuring 2 Cottahs 6 Chittaks, with Structure along with all easement right lying & situated at Portion of Premises No. 129/1, Swinhoe Lane, Ward No. 67, Police Station – Kasba, Kolkata-700042, Dist. South 24Parganas and he duly mutated his name in the records of the Kolkata Municipal Corporation and got Premises No. 129/1A, Swinhoe Lane, Ward No.67, being Assessee No. 210672106849, Police Station – Kasba, Kolkata-700042, Dist. South 24Parganas.

AND WHEREAS said Pulin Behari Mukherjee, while in possession & enjoyed of ALL THAT Piece & Parcel of Land area measuring 2 Cottahs 6 Chittaks, with Structure along with all easement right lying & situated at Premises No. 129/1, Swinhoe Lane, Ward No.67, being Assessee No. 210672102546, Police Station – Kasba, Kolkata-700042, Dist. South 24Parganas, he died intestate on 24.12.1995, leaving behind his wife Smt. Sushila Mukherjee and three sons namely Saurendra Nath Mukherjee, Biprendra Nath Mukherjee and Nripendra Nath Mukherjee, and two married daughters namely Smt. Bhabani Chatterjee and Smt. Madhabi Chowdhury as his only legal heirs & successors of his above mentioned property.

AND WHEREAS said Sushila Mukherjee, died intestate on 26.12.2007, leaving behind her three sons namely Saurendra Nath Mukherjee, Biprendra Nath Mukherjee and Nripendra Nath Mukherjee, and two married daughters namely Smt. Bhabani Chatterjee and Smt. Madhabi Chowdhury as her only legal heirs & successors of her undivided share in the above mentioned property.

AND WHEREAS after demised of said Late Pulin Behari Mukherjee and Sushila Mukherjee, said Saurendra Nath Mukherjee, Sri Biprendra Nath Mukherjee, Sri Nripendra Nath Mukherjee, Smt. Bhabani Chatterjee and Smt. Madhabi Chowdhury, became the absolute Joint owners of ALL THAT Piece & Parcel of Land area measuring 2 Cottahs 6 Chittaks, with Structure along with all easement right lying & situated at Premises No. 129/1, Swinhoe Lane, Ward No.67, being Assessee No. 210672102546, Police Station – Kasba, Kolkata-700042, Dist. South 24Parganas and they duly mutated their names in the records of the Kolkata Municipal Corporation.

AND WHEREAS said Satish Chandra Mukherjee, while in possession & enjoyed of ALL THAT Piece & Parcel of Land area measuring 2 Cottahs 6

Chittaks, with Structure along with all easement right lying & situated at Premises No. 129/1A, Swinhoe Lane, Ward No.67, being Assessee No. 210672106849, Police Station – Kasba, Kolkata-700042, Dist. South 24Parganas, he died intestate on 26.11.1996, leaving behind his wife Basanti Mukherjee and three sons Rathin Mukherjee, Sri Dilip Kumar Mukherjee, Sri Ashok Mukherjee and two daughters namely Smt. Ila Ghoshal and Miss Shila Mukherjee as his only legal heirs & successors of his above mentioned property.

AND WHEREAS after demise of said Satish Chandra Mukherjee, his unmarried daughter Miss Shila Mukherjee, died intestate on 30.10.2010, who was bachelor during her life time leaving behind her mother Smt. Basanti Mukherjee, three brothers namely Rathin Mukherjee, Sri Dilip Kumar Mukherjee and Sri Ashok Mukherjee and One married sister namely Smt. Ila Ghoshal as her only legal heirs & successors of her undivided share in the above mentioned property.

AND WHEREAS after demise of said Satish Chandra Mukherjee & Shila Mukherjee, said Basanti Mukherjee, died intestate on 29.09.2011, leaving behind her three sons Rathin Mukherjee, Sri Dilip Kumar Mukherjee and Sri Ashok Mukherjee and only married daughter namely Smt. Ila Ghoshal as her only legal heirs & successors of her undivided share in the above mentioned property and each having undivided $\frac{1}{4}$ th share in the above mentioned property.

AND WHEREAS after demise of said Satish Chandra Mukherjee, Shila Mukherjee, & Basanti Mukherjee, said Ila Ghoshal, wife of late Mrityunjoy Ghoshal, died intestate on 13.06.2014, leaving behind her three sons namely Sri Amrita Ghoshal, Sri Apurba Ghoshal and Sri Amit Ghoshal as her only legal

heirs & successors of her undivided 1/4th share in the above mentioned property.

AND WHEREAS after demise of said Satish Chandra Mukherjee, Shila Mukherjee, Basanti Mukherjee & Ila Ghoshal, said Dilip Kumar Mukherjee, died intestate on 08.05.2015, who was bachelor during his life time leaving behind his two brothers namely Sri Rathin Mukherjee, and Sri Ashok Mukherjee as his only legal heirs & successors of his undivided 1/4th share in the above mentioned property.

AND WHEREAS after demise of said Satish Chandra Mukherjee, Shila Mukherjee, Basanti Mukherjee, Ila Ghoshal, & Dilip Kumar Mukherjee, said Ashok Mukherjee, who died intestate on 23.08.2023, leaving behind his wife Smt. Ruma Mukherjee and two daughters namely Miss. Piyasa Mukherjee and Mrs. Poulami Mukherjee, as his only legal heirs & successors of his undivided share in the above mentioned property.

AND WHEREAS after demise of said Satish Chandra Mukherjee, Shila Mukherjee Basanti Mukherjee, Dilip Kumar Mukherjee, Ila Ghoshal and Ashok Mukherjee, said Sri Rathin Mukherjee, Smt. Ruma Mukherjee, Miss. Piyasa Mukherjee, Mrs. Poulami Mukherjee, Sri Amrita Ghosahl, Sri Apurba Ghoshal and Sri Amit Ghoshal, became the absolute Joint owners of ALL THAT Piece & Parcel of Land area measuring 2 Cottahs 6 Chittaks, with Structure alongwith all easement right lying & situated at Premises No. 129/1A, Swinhoe Lane, Ward No.67, being Assessee No. 210672106849, Police Station – Kasba, Kolkata-700042, Dist. South 24Parganas and they duly mutated their names in the records of the Kolkata Municipal Corporation.

AND WHEREAS said Saurendra Nath Mukherjee, Sri Biprendra Nath Mukherjee, Sri Nripendra Nath Mukherjee, Smt. Bhabani Chatterjee and Smt.

Madhabi Chowdhury, is the absolute Joint owners of ALL THAT Piece & Parcel of Land area measuring 2 Cottahs 6 Chittaks, with Structure along with all easement right lying & situated at Premises No. 129/1, Swinhoe Lane, Ward No.67, being Assessee No. 210672102546, Police Station – Kasba, Kolkata-700042, Dist. South 24Parganas.

AND WHEREAS said Sri Rathin Mukherjee, Smt. Ruma Mukherjee, Miss. Piyasa Mukherjee, Mrs. Poulami Mukherjee, Sri Amrita Ghoshal, Sri Apurba Ghoshal and Sri Amit Ghoshal, is the absolute Joint owners of ALL THAT Piece & Parcel of Land area measuring 2 Cottahs 6 Chittaks, with Structure along with all easement right lying & situated at Premises No. 129/1A, Swinhoe Lane, Ward No.67, being Assessee No. 210672106849, Police Station – Kasba, Kolkata-700042, Dist. South 24Parganas.

AND WHEREAS said Saurendra Nath Mukherjee, Sri Biprendra Nath Mukherjee, Sri Nripendra Nath Mukherjee, Smt. Bhabani Chatterjee and Smt. Madhabi Chowdhury, owners of Premises No. 129/1, Swinhoe Lane, Ward No.67, being Assessee No. 210672102546, Police Station – Kasba, Kolkata-700042, Dist. South 24Parganas **and** said Sri Rathin Mukherjee, Smt. Ruma Mukherjee, Miss. Piyasa Mukherjee, Mrs. Poulami Mukherjee, Sri Amrita Ghoshal, Sri Apurba Ghoshal and Sri Amit Ghoshal owners of Premises No. 129/1A, Swinhoe Lane, Ward No.67, being Assessee No. 210672106849, Police Station – Kasba, Kolkata-700042, Dist. South 24Parganas, decided to amalgamated two Premises in to a single Premises for construction of a multistoried building.

AND WHEREAS said Saurendra Nath Mukherjee, Sri Biprendra Nath Mukherjee, Sri Nripendra Nath Mukherjee, Smt. Bhabani Chatterjee and Smt. Madhabi Chowdhury, the Party of the First Part therein and said Sri Rathin Mukherjee, Smt. Ruma Mukherjee, Miss. Piyasa Mukherjee, Mrs. Poulami

Mukherjee, Sri Amrita Ghoshal, Sri Apurba Ghoshal and Sri Amit Ghoshal the Party of the Second Part therein, executed a registered Deed of Amalgamation dated 26.07.2024, which was registered in the Office of the D.S.R.-III, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1603-2024, Pages from 323716 to 323748, being No. 160312485 for the year 2024.

AND WHEREAS by virtue of the above mentioned Deed of Amalgamation dated 26.07.2024, said Saurendra Nath Mukherjee, Sri Biprendra Nath Mukherjee, Sri Nripendra Nath Mukherjee, Smt. Bhabani Chatterjee, Smt. Madhabi Chowdhury, Sri Rathin Mukherjee, Smt. Ruma Mukherjee, Miss. Piyasa Mukherjee, Mrs. Poulami Mukherjee, Sri Amrita Ghoshal, Sri Apurba Ghoshal and Sri Amit Ghoshal, became the joint owners of **ALL THAT** piece and parcel of Land area measuring 4 cottahs 12 chittacks 0 square feet be the same a little more or less, with Structure along with all easement right lying & situated at Premises No. 129/1, Swinhoe Lane, Ward No. 67, being Assessee No. 210672102546, Police Station – Kasba, Kolkata-700042, Dist. South 24 Parganas and Premises No. 129/1A, Swinhoe Lane, Ward No. 67, being Assessee No. 210672106849, Police Station – Kasba, Kolkata-700042, Dist. South 24 Parganas.

AND WHEREAS said Saurendra Nath Mukherjee, Sri Biprendra Nath Mukherjee, Sri Nripendra Nath Mukherjee, Smt. Bhabani Chatterjee, Smt. Madhabi Chowdhury, Sri Rathin Mukherjee, Smt. Ruma Mukherjee, Miss. Piyasa Mukherjee, Mrs. Poulami Mukherjee, Sri Amrita Ghoshal, Sri Apurba Ghoshal and Sri Amit Ghoshal and they applied for amalgamation/mutation of the above mentioned two Premises into a single Premises before the Kolkata Municipal Corporation and K.M.C. authority approved their application and allotted Premises No. 129/1, Swinhoe Lane, Ward No. 67, being Assessee No. 210672102546, Police Station – Kasba, Kolkata-700042, Dist. South 24 Parganas in respect of their land of **ALL THAT** piece and parcel of Land

area measuring 4 cottahs 12 chittacks 0 square feet be the same a little more or less, with Structure more fully described in the Third Schedule hereunder written.

AND WHEREAS said Saurendra Nath Mukherjee, Sri Biprendra Nath Mukherjee, Sri Nripendra Nath Mukherjee, Smt. Bhabani Chatterjee, Smt. Madhabi Chowdhury, Sri Rathin Mukherjee, Smt. Ruma Mukherjee, Miss. Piyasa Mukherjee, Mrs. Poulami Mukherjee, Sri Amrita Ghoshal, Sri Apurba Ghoshal and Sri Amit Ghoshal, while in jointly possessed of **ALL THAT** piece and parcel of Land area measuring 4 cottahs 12 chittacks 0 square feet be the same a little more or less, with Structure lying & situated at Premises No. 129/1, Swinhoe Lane, Ward No. 67, being Assessee No. 210672102546, Police Station – Kasba, Kolkata-700042, Dist. South 24Parganas, decided to develop their property through a Developer.

AND WHEREAS the Owners/First Party desire to erect New Building upon the same demised land by way of KMC building plan but being unable to implement their said desire due and technical knowledge, sought for the help of Developer/Second Party.

AND WHEREAS the **OWNERS** in the First Part have agreed to deliver vacant possession of the property hereinafter referred as the premises which is in their occupation and possession to the **DEVELOPER** simultaneously after the sanction of the building plan of the said premises.

AND WHEREAS the Developer herein in response to the announcement of seeking help by the Owners as aforesaid agreed to cause Development of **ALL THAT** piece and parcel of Land area measuring 4 cottahs 12 chittacks 0 square feet be the same a little more or less, with Structure lying & situated at Premises No. 129/1, Swinhoe Lane, Ward No. 67, being Assessee No.

210672102546, Police Station – Kasba, Kolkata-700042, Dist. South 24Parganas, at its own cost on terms as appearing hereinafter, according to building plan to be sanctioned by the Kolkata Municipal Corporation in terms of the Municipality Building rule and rules and regulations formed there under as amended upto date.

NOW THIS AGREEMENT WITNESSETH that the parties hereto have agreed to abide by the terms and conditions of this agreement appearing hereunder and the terms hereunder unless excluded by or repugnant to the subject or context shall mean the following :-

OWNERS : (1) SRI SAURENDRA NATH MUKHERJEE, (PAN: AHTPM1732B), (AADHAAR NO: 367658657971), son of Late Pulin Behari Mukherjee, by Nationality-Indian, by faith-Hindu, by Occupation-Retired Person, (2) **SRI BIPRENDRA NATH MUKHERJEE, (PAN: ADNPM0388F), (AADHAAR NO:386628299475),** son of Late Pulin Behari Mukherjee, by Nationality-Indian, by faith-Hindu, by Occupation-Retired Person, (3) **SRI NRIPENDRA NATH MUKHERJEE, (PAN: ADPPM6017P), (AADHAAR NO:257585840829),** son of Late Pulin Behari Mukherjee, by Nationality-Indian, by faith-Hindu, by Occupation-Retired Person, (4) **SMT. BHABANI CHATTERJEE, (PAN: AMPPC5009E), (AADHAAR NO: 903044725732),** daughter of Late Pulin Behari Mukherjee and wife of Late Hrishikesh Chatterjee, by Nationality-Indian, by faith-Hindu, by Occupation-House wife, (5) **SMT. MADHABI CHOWDHURY, (PAN: AOSPC1052N), (AADHAAR NO: 411485116779),** daughter of Late Pulin Behari Mukherjee and wife of Late Dulal Chowdhury, by Nationality-Indian, by faith-Hindu, by Occupation-House wife, all are residing at 129/1, Swinhoe Lane, Police Station – Kasba, Kolkata-700042, Dist. South 24 Parganas, (6) **SRI RATHIN MUKHERJEE, (PAN: BJAPM1028E), (AADHAAR NO: 217035375408),** son of Late Satish Chandra Mukherjee, by Nationality -

Indian, by faith-Hindu, by Occupation-Retired Person, (7) **SMT. RUMA MUKHERJEE, (PAN: BDLPM8895E), (AADHAAR NO: 918489980515)**, wife of late Ashok Mukherjee, by Nationality-Indian, by faith-Hindu, by Occupation-House wife, (8) **MISS. PIYASA MUKHERJEE, (PAN: DKZPM8090J), (AADHAAR NO: 892805930842)**, daughter of late Ashok Mukherjee, by Nationality-Indian, by faith-Hindu, by Occupation-Engineer, (9) **MRS. POULAMI MUKHERJEE, (PAN: BVOPM4764R), (AADHAAR NO: 819578265630)**, daughter of late Ashok Mukherjee, by Nationality-Indian, by faith-Hindu, by Occupation-Engineer, Sl.No.6 to 9, all are residing at residing at 129/1A, Swinhoe Lane, Police Station – Kasba, Kolkata-700042, (10) **SRI AMRITA GHOSHAL, (PAN: ADPPG0257K), (AADHAAR NO: 321152747209)**, Son of late Mrityunjoy Ghoshal, by Nationality-Indian, by faith-Hindu, by Occupation-Service, (11) **SRI APURBA GHOSHAL, (PAN: AWYPG9991J), (AADHAAR NO: 220020134446)**, Son of late Mrityunjoy Ghoshal, by Nationality-Indian, by faith-Hindu, by Occupation-Service, and (12) **SRI AMIT GHOSHAL, (PAN: AKWPG5642E), (AADHAAR NO: 969547847574)**, Son of late Mrityunjoy Ghoshal, by Nationality-Indian, by faith-Hindu, by Occupation-Service, Sl.No.10 to 12, all are residing at Vill-Kharamba, Bhojerhat, Police Station – Bhangar, Dist. South 24 Parganas, West Bengal, Pin-743502.

DEVELOPER: M/S. SHIV TECH, (PAN AFQPP7212J), having its registered office at 96/5, K. N. Sen Lane, Police Station – Kasba, Kolkata – 700042, represented by its Proprietor **SMT. SUNITI PRADHAN, (PAN AJGPP0336F)**, wife of Sri Tapan Kumar Pradhan, by occupation business, residing at 96/5, K.N. Sen Lane, Police Station – Kasba, Kolkata – 700042, District- South 24-Parganas.

PROPERTY : ALL THAT piece and parcel of Land area measuring 4 cottahs 12 chittacks 0 square feet be the same a little more or less, with Structure lying & situated at Premises No. 129/1, Swinhoe Lane, Ward No. 67, being

Assessee No. 210672102546, Police Station – Kasba, Kolkata-700042, Dist. South 24 Parganas.

DEVELOPMENT AGREEMENT : The instant Agreement made between the Owners and the Developer.

BUILDING : Proposed residential building to be constructed by the Developer on the said property as per sanctioned plan duly sanctioned by the municipal authority.

PLAN : The building plan to be sanctioned by the Kolkata Municipal Corporation Authority in the name of the owners, at the cost of the developer.

ARCHITECT/L.B.S : The person and/or firm to be appointed by the developer for supervising the said building during the construction period.

OWNERS' ALLOCATION : said Saurendra Nath Mukherjee, Sri Biprendra Nath Mukherjee, Sri Nripendra Nath Mukherjee, Smt. Bhabani Chatterjee, Smt. Madhabi Chowdhury, Sri Rathin Mukherjee, Smt. Ruma Mukherjee, Miss. Piyasa Mukherjee, Mrs. Poulami Mukherjee, Sri Amrita Ghoshal, Sri Apurba Ghoshal and Sri Amit Ghoshal, shall be entitled :

- 1) 2(Two) Nos. Car parking space on western side in the ground floor.
- 2) 50% of construction area of the First Floor on western side of the Proposed G+ Three Storied Building together with the proportionate undivided share of the land and premises along with all sorts of common rights, benefits, facilities, amenities, utilities of the Proposed G+ Three Storied Building
- 3) Entire Third Floor construction area of the Proposed G+ Three Storied Building together with the proportionate undivided share of the land and premises along with all sorts of common rights, benefits, facilities, amenities, utilities of the Proposed G+ Three Storied Building, as per sanctioned Building Plan.

4) Three families shifting charges in the same locality shall bear by the Developer, which is more fully and particularly described in the second schedule hereunder written.

DEVELOPER'S ALLOCATION : shall be entitled :

- 1) Rest of Car parking space/other Spaces in the ground floor after providing 2(Two) Nos. Car parking space as Owner's allocation.
- 2) 50% of construction area of the First Floor of the Proposed G+ Three Storied Building together with the proportionate undivided share of the land and premises along with all sorts of common rights, benefits, facilities, amenities, utilities of the Proposed G+ Three Storied Building .
- 3) Entire Second Floor construction area of the Proposed G+ Three Storied Building together with the proportionate undivided share of the land and premises along with all sorts of common rights, benefits, facilities, amenities, utilities of the Proposed G+ Three Storied Building, as per sanctioned Building Plan, which is more fully and particularly described in the Third schedule hereunder written.

SALEABLE PORTION : All the portion in the building save and except Owners' share of allocation pertaining to developer's allocation as described in the Third Schedule.

COMMON SERVICE AREAS : All the common service facilities to be enjoyed by both the Owners and the developer of the building (more fully and particularly described in the fourth schedule hereunder written).

TRANSFERORS : In context of this agreement the Owners herein in respect of the undivided proportionate share of land pertaining to the developer's allocation after completion of construction of proposed building as per sanctioned plan.

TRANSFeree : The Purchaser who will purchase flat/space in the building.

TRANSFER : Transfer of proportionate undivided share/interest of land in property by the Owners attributable to the developer's allocation and Owners' allocation against which developer will construct the building where there will be both Owners and developers allocation.

CONSIDERATION : Owners' allocation will be constructed at the cost of the developer against which the Owners will transfer the undivided proportionate share of land in the property attributable to the Developer's allocation.

DELIVERY OF POSSESSION OF LAND : In the context shall mean, the Owners will hand over to the developer the peaceful well demarcated physical possession of the property with the execution of the agreement for the construction purposes.

TIME : The developer will complete the building and deliver the peaceful vacant physical possession of the Owners' allocation within 24 (Twenty Four) months from date of Sanction Building Plan from K.M.C. The time may be extended due to unavoidable circumstances arises if any, by mutual consent of both the parties.

POWER OF ATTORNEY : The Owners will execute a registered power of attorney appointing the developer or their nominee as their lawful constituent attorney to do the acts stipulated hereunder.

COMMON EXPENSES : The expenses and cost of maintaining the common parts of the new building which will be borne or paid proportionately by the Owners and the developer and or their respective nominees (more fully and particularly described in the schedule hereunder written).

UNDIVIDED SHARE OF LAND : The undivided proportionate share or interest in the land of the property attributable to the flat pertaining to the Developer's allocation and the Owners' allocation.

MANNER OF WORK AND SPECIFICATIONS : The materials and accessories which are to be used for construction of the building (more fully and particularly described in the Sixth Schedule hereunder written .

PROJECT : The work of development of the said property undertaken by the Developer.

UNIT : Any independent flat in the building, which is capable of being exclusively owned, used and/or enjoyed by any unit Owners and which is not the common portion.

UNIT OWNERS : Any person who acquires, holds and/or owns and/or agrees to acquire hold and/or own any unit in the building and shall include the Owners and the developer for the units held by them from time to time.

ARTICLE-II

OWNERS represent as follows :-

- a) The Owners are the joint Owners in respect of the property more fully described in the First Schedule hereunder written.
- b) There is no suits, litigations or legal proceedings in respect of the property.
- c) No person other than the Owners have any title of any nature whatsoever in the property or any part thereof.
- d) The right, title and interest of the Owners in the property are free from all encumbrances and the Owners have a marketable title thereto.
- e) The premises or any part thereof is at present not affected by any requisitions or acquisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or conic to the notice of the Owners.
- f) Neither the property nor any part thereof has been attached and/or is liable to be attached due to Income Tax Revenue or any other public demand.

- g) The Owners have not in any way deal with the property whereby the right, title and interest of the Owners as to the Ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever.
- h) The Owners shall pay or adjusted from their allocation all tax liabilities of KMC and Separation/Mutation expenses bear by the Developer.

ARTICLE – III OWNERS’ RIGHT

The Owners will get the Owners’ allocation described in the second schedule hereunder written without any hindrance from the developer.

ARTICLE - IV OWNERS’ OBLIGATION

- a) The Owners shall answer and comply with all requisitions made by the advocate of the developer for establishing the title of the Owners in respect of the property and shall make out a marketable title, if encumbered any manner. The

Owners shall remain liable to rectify all latent defects in the title, if any at their costs and expenses. The Owners will make delivery of peaceful, vacant physical possession of the said property to the developer execution of this agreement free from all encumbrances.

- b) The Developer will be authorized to construct and complete the building in accordance with the sanction of the building plan at its cost and as per specification as mentioned herein without any interference or hindrance from the side of the Owners.

ARTICLE V : DEVELOPER’S RIGHT

- a) The Developer will have the exclusive right to build and complete the building at its own cost within the stipulated time as aforesaid

subject to its getting the vacant possession of the entire land in the said premises part by part with joint effort of the Owners and the Developer.

- b) In the event of any dispute, both the parties will amicably settle the matter.
- c) The Developer will have the exclusive right to commercially exploit the developer's allocation. The developer will have full right and absolute authority to enter into any sale

agreement/sale with any intending purchaser/purchasers or transfer the said project to any third party in respect of the said Developer's share of allocation (Save and except Owners' share of allocation) at any price of its discretion and receive advance/consideration in full thereof.

The Developer will be entitled to occupy and use the property SUBJECT TO the terms of this agreement, for the duration of the project. The Developer will be entitled to use the said premises for setting up a temporary site office and/or quarters for its guard and other staff and shall further be entitled to put up sign boards and advertisement in the project and post its watch and ward staffs after getting possession of the said property from the Owners.

- d) Upon being inducted into the premises, the Developer will be at liberty to do all works as be required for the project and to utilize the existing electricity and water, if any, in the property, at its costs and expenses. The Developer will have the right to obtain temporary connection of utilities for the project and the Owners shall sign and execute all papers and documents necessary therefore by the concerned authorities for such utilities required.

- e) The Developer will be entitled to receive, collect and realise all money out of the developer's allocation from the intending purchaser in respect of the units/ spaces/car parking spaces appertaining to the developer's allocation without creating any personal and/or financial liability upon the Owners.
- f) The Developer will cause such changes to be made in the plans as the architect may approve and/or shall be required by the concerned authorities, from time to time with the written consent of the Owners.
- g) The Developer will be authorized so far as it necessary to apply for and obtain quota of cement, sleek brick and other building materials for construction of the building.
- h) The developer will be entitled to deliver unit pertaining to the developer's allocation to the intending purchaser/ purchasers.
- i) The developer will be entitled to transfer the undivided proportionate share of land in the premises together with proposed flats attributable to the developer's allocation by virtue of the Power of Attorney to be given by the Owners to the developer or its nominee after getting the sanctioned building plan from the Kolkata Municipal Corporation.
- j) The developer will be entitled to make publicity and advertisement in all possible manners for the benefit of commercial exploitation of the Developer's allocation as well as Owners' allocation.
- k) The Owners shall give such co-operation to the developer and sign all papers, confirmation and/or authorities as may be reasonably required by the developer from time to time, for the project, at the cost and expenses of the developer.

- l) The Developer will bear all the taxes and impositions on the property and/or part thereof till the date of delivery of possession of the owners allocation to the owners.

ARTICLE VI : DEVELOPER'S OBLIGATION

- a) The developer will deliver the Owners' allocation in complete in all respect including electrical connection, water pump, municipal water, sewerage, drainage connection, plumbing, sanitary, overhead and underground water tanks i.e. habitable condition to the Owners within 24 (Twenty Four) months from date of Sanction of Building Plan from KMC. Notwithstanding the developer will be entitled to extend time for completion the project. In the event of any disputes regarding vacant possession, both the parties will amicably settle the matter according to situation.
- b) All costs, charges, expenses and responsibility for construction of the building and/or the development of the said premises shall be borne and paid by the developer exclusively. The developer will complete the Owners' allocation with the specification annexed hereto.
- c) The Developer will construct the building with standard materials available in the market.
- d) The Developer will bear all cost arising out of the construction of the building.
- e) The Developer will bear all liabilities and impositions in respect of the premises and/or part thereof from the date of taking possession of the premises till it delivers the Owners' allocation to the Owners. The Developer will meet up the following liability exclusively with the help of the Owners.

ARTICLE - VII : INDEMNITY

- a) The Developer indemnifies the Owners against all claims, accidents actions, suits and proceedings arising out of any acts of the Developer in connection with the construction of the building. The Owner in no way will be responsible.
- b) The Developer will indemnify and keep the Owners indemnified in respect of all costs, expenses, liabilities, claims, and/or proceedings arising out of any acts done in pursuance of the authorities as aforesaid.
- c) The Developer will keep the Owners saved harmless and indemnified in respect of any loss, damages, costs, claims, charges and proceedings that may arise in pursuance hereof.
- d) The Developer indemnifies the Owners against all claims or demand that may be made due to anything done by the developer during development of the said premises and the construction of the new building including the claim by the adjoining properties for damages their building.
- e) The Developer indemnifies the Owners against all claim and demands of the suppliers, contractors, workmen and agents of the developer on the account whatsoever including any accident of other loss. The Developer indemnities the Owners against any demand and/or claim made by the unit holder in respect of the developer's allocation.
- f) The Developer indemnifies the Owners against any action taken by the Municipality and/or other authority for any illegal or faulty construction or otherwise of the building.
- g) The Developer hereby agrees with the Owners not to do any act deed or things whereby the Owners will be prevented from

with the parties hereto, but the same shall be in accordance with the practices prevailing in respect of Ownership flat buildings in Kolkata.

- d) The Developer will be entitled to all such money's receivable in respect of the developer's allocation **PROVIDED HOWEVER** that the money's payable and/or deposits for common purposes and common expenses shall be receivable only by the developer from all the unit Owners' till formation of the society or /or Owners' Association of the unit Owners.
- e) The Developer will provide electricity connection for the said building including the Owners' allocation and provide one meter in each flat of Owners' allocation and the cost of obtaining meter from C.E.S.C shall bear by the developer.
- f) Upon completion of the building, all flat Owners shall proportionately pay all costs, charges, expenses and outgoings in respect of the maintenance and management of the said building.
- g) If so required by the Developer, the Owners shall join and/or cause such persons as may be necessary to join as a

confirming parties in any documents conveyance and/or any other documents of transfer that the Developer may enter into with any person who desire to acquire units comprised in the developer's allocation and similarly, the Developer will join in respect of the Owners' allocation.

ARTICLE VIII : COMMON RESTRICTIONS

- a) Neither party shall use or permit to use of their respective allocation or any portion of the new building for carrying any trade or activity detrimental to the peaceful living of the other occupiers of the building.

enjoying, selling, disposing, assigning of any of Owners allocation in the property.

ARTICLE VII : COMMON UNDERSTANDINGS

- a) In case it is required to pay any outstanding dues to the municipality or any other outgoings and liabilities in respect of the premises, the Developer shall pay such dues and bear the costs and expenses thereof. In other word, the Developer will pay the municipal rates and taxes and electricity bills as outstanding dues of the said premises till the date of handing over possession of the Owners' allocation to the Owners.
- b) The Owners shall be solely and exclusively entitled to the Owners' allocation and the Developer will be solely and exclusively entitled to the developer's allocation in the newly constructed building along with common service area as per sanctioned plan.
- c) The Developer's allocation of the building shall be constructed by the Developer for and on behalf of itself. The Owners and the Developer will be entitled absolutely to their respective allocation and shall be at liberty to deal therewith in any manner they deem, fit and proper **SUBJECT TO HOWEVER** the general restrictions for mutual advantage inherent in the Owners' allocation. They will also be at liberty to enter into

agreement for sale of their respective allocation **SAVE THAT** insofar as the same relates to common areas (as described in the fourth schedule hereto) common expenses (as described in the fifth schedule hereto) and other matter of common interest, the Owners and the Developer will adopt the same covenants and restrictions. The form of such agreement to be utilized by the parties shall be such as be drawn by the advocates in consultation

- b) Neither party shall demolish or permit to demolish any wall or make any Structural alteration to the building.
- c) Both parties shall abide by all laws, bye-laws, rules and regulations of the competent authority in enjoying the occupation of the building.
- d) Both parties will jointly form a committee to look after the maintenance of the building. But with the Owners take possession of the Owners' allocation and the developer sell major parts of its allocation, the developer will have no liability to the said committee and/or any association to be formed.
- e) Neither party shall use or permit to usage of their respective allocation or any portion of the said building for storing articles which may be detrimental to the free ingress and egress to the building or part thereof.
- f) Both parties will allow the said association or the common person to enter into their respective allocation for maintenance of the building upon giving notice in writing.
- g) Both parties will bear proportionate tax, maintenance cost, day to day expenditure of their respective allocation after completion and delivery of possession of the building.

ARTICLE IX : MISCELLANEOUS

- a) The Owners and the developer have entered into this agreement purely on independent status and nothing herein shall deem to construct a partnership between the parties in any manner whatsoever.
- b) Save and except this agreement no agreement and/or oral representation between the portions hereto exists or will have any validity.

ARTICLE X : FORCE MAJURE

The developer will complete the Owners' allocation within the stipulated period subject to the circumstances which may not be found beyond control of the Developer.

ARTICLE XII : JURISDICTION

The court under which jurisdiction the property under this agreement lies will have the exclusive jurisdiction over this agreement.

FIRST SCHEDULE ABOVE REFERRED TO
(ENTIRE PROPERTY)

ALL THAT piece and parcel of Land area measuring 4 cottahs 12 chittacks 0 square feet be the same a little more or less, along with all easement right lying & situated Mouza- Kasba, Dihi- Panchannagram, Division-V, Sub-Division-L, Holding No. 113, Touzi No. 1298/2833, Dag No. 466 & 467, within the limits of the Kolkata Municipal Corporation being K.M.C. Premises No. 129/1, Swinhoe Lane, Ward No. 67, being Assessee No. 210672102546, Police Station – Kasba, Kolkata-700042, Dist. South 24 Parganas, which is butted and bounded as follows:-

ON THE NORTH	: 12 ft. wide Common Passage	
ON THE SOUTH	: Premises No. 129/2, Swinhoe Lane ,	
ON THE EAST	: Premises No. 94/3, K. N. Sen Road.	
ON THE WEST	: Premises No. 129B, Swinhoe Lane	

SECOND SCHEDULE ABOVE REFERRED TO
(OWNERS' ALLOCATION)

Sri Saurendra Nath Mukherjee, Sri Biprendra Nath Mukherjee, Sri Nripendra Nath Mukherjee, Smt. Bhabani Chatterjee, Smt. Madhabi Chowdhury, Sri Rathin Mukherjee, Smt. Ruma Mukherjee, Miss.

Piyasa Mukherjee, Mrs. Poulami Mukherjee, Sri Amrita Ghoshal, Sri Apurba Ghoshal and Sri Amit Ghoshal, jointly shall be entitled as follows:

- 1) 2 (Two) Nos. Car parking space on western side in the ground floor.
- 2) 50% of construction area of the First Floor on western side of the Proposed G+ Three Storied Building together with the proportionate undivided share of the land and premises along with all sorts of common rights, benefits, facilities, amenities, utilities of the Proposed G+ Three Storied Building
- 3) Entire Third Floor construction area of the Proposed G+ Three Storied Building together with the proportionate undivided share of the land and premises along with all sorts of common rights, benefits, facilities, amenities, utilities of the Proposed G+ Three Storied Building, as per sanctioned Building Plan.
- 4) Three family's shifting charges in the same locality shall bear by the Developer.

THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

The Developer will be entitled:

- 1) Rest of Car parking space/other Spaces in the ground floor after providing 2 (Two) Nos. Car parking space as Owner's allocation.
- 2) 50% of construction area of the First Floor of the Proposed G+ Three Storied Building together with the proportionate undivided share of the land and premises along with all sorts of common rights, benefits, facilities, amenities, utilities of the Proposed G+ Three Storied Building .
- 3) Entire Second Floor construction area of the Proposed G+ Three Storied Building together with the proportionate undivided share of the land and

premises along with all sorts of common rights, benefits, facilities, amenities, utilities of the Proposed G+ Three Storied Building.

FOURTH SCHEDULE ABOVE REFERRED TO
(COMMON AREA AND FACILITIES)

1. Stair Case and light in the Stair Case.
2. Septic Tank.
3. Boundary Walls.
4. Underground Water Reservoir.
5. R.C.C. Overhead Water Tank.
6. Sub-mercible Pump for lifting water from the underground reservoir to the overhead tank, water pipe lines, plumbing.
7. All sanitary and sewerage lines and systems.
8. Electric Wirings.
9. Electric Meter Room.
10. Roof of the Building common use.
11. Lift (4-passanger) (installed by Birds Elevator)

FIFTH SCHEDULE ABOVE REFERRED TO
(COMMON EXPENSES)

- 1) All expenses of maintenance operating replacing white washing, painting, and rebuilding, reconstructing decorating redecorating and lighting the common parts, Lift maintenance, roof and the outer walls of the said building.
- 2) Municipal taxes and other outgoing save those as are separately assessed on the respective unit.
- 3) Costs and charges of establishment for maintenance of the said building.

- 4) All expenses referred above shall be borne and paid proportionately by the Owners and Developer and/or their respective nominees on and from the date of making over possession of their respective portion.
- 5) Cost of Security fees for common meter of C.E.S.C. shall be borne and paid proportionately by the Owners and Developer and/or their respective nominees.

SIXTH SCHEDULE ABOVE REFERRED TO

[PARTICULARS OF CONSTRUCTION AND FITTING
AND FIXTURES TO BE PROVIDED 1ST CLASS MATERIALS]

- | | | |
|-----------------|---|---|
| 1) Cement | : | Ambuja/Ultratec/L&T, O.P.C./ Slag Cement. |
| 2) Sand | : | Medium Coarse/Full Coarse. |
| 3) Stone chips | : | 3/4 Pure / 5/8 Pure |
| 4) Steel | : | TMT Bars TATA, Durgapur (ISO)/ Captain or SRMB. |
| 5) Plumbing | : | Pipe – PVC pipe (Supreme/Oriplast). |
| 6) Fittings | : | Tap, Showers, Hindware/ Paryware. |
| 7) Steel Grills | : | Steel 19mm x 5.5mm or 10mmx100mm sq bar. |
| 8) Main Door | : | ISO branded waterproof & termite proof Flush Door with tick wood (door in skiing) finish. |

- 9) Other Door : ISO branded waterproof & termite proof Flush Door & PVC Door (for toilet and W.C.)
- 10) Stair : Marble finish
- 11) Electrical Wires & Cable : Copper wire
- 12) Switch & Plug Points : Anchor or similar brands
- 13) Window : Anodised Aluminium Glass Sliding.
- 14) Flooring : All Floors (Bed Room/ Verandah/Kitchen/Bathroo) Marble tiles (18"x24")/ floor tiles (24"x24") with skirting and Toilet/W.C. wall tiles upto 6ft.height, 3ft.height wall tiles above the kitchen counter.
- 15) Plastering : Inside and outside with cement mortar in (6:1).
- 16) Brick Works : 8", 5" and 3" thick brick works will be done on outside and inside walls with 1st Class bricks in Cement Mortar in (5:1).
- 17) Internal Door: All door frames will be Sal wood and commercial solid flush doors.
- 18) Internal Wall : shall be finished with Plaster of Parish.
- 19) Verandah : up to 3ft. brick work with tiles topping.
- 20) outside Painting : Outside of the building to be finished by Weather Coat paint.
- 21) Extra Work : Any extra work other than out of this specification shall be extra charged as decided by our

Engineer and such amount shall be deposited before the execution of such work.

Electrical specifications

- Bed Rooms :** 2 Light Points and 1 Ceiling Fan Point, 1 Plug Point.
- Dining cum kitchen :** 2 Light Points and 1 Ceiling Fan Points, 1 Plug Point (3 and 5 Amp. Common), 1 Plug point for T.V., 1 Plug Point for Refrigerator, 1 Plug Point for Washing Machine, 1 Point for calling bell.
- Drawing-cum-Dining :** 2 Light Points and 2 Ceiling Fan Points, 1 Plug Point (3 and 5 Amp. Common), 1 Plug point for T.V., 1 Plug Point for Refrigerator, 1 Plug Point for Washing Machine, 1 Point for calling bell.
- Kitchen :** 2 Light Points, 1 Plug Point for water Ionization (such as Aquaguard), 1 Plug Point for other Electronic Gazette (such as Microwave, Mixers etc.), 1 Exhaust Fan point.
- Toilet :** 1 Light Point, 1 exhaust Fan Point, 15 amp. Point.
- W.C. :** 1 Light Point, 1 exhaust Fan Point.
- Verandah :** 1 Light Point.
- AC Point :** 1 point (for 1BHK) and 2 point (for 2BHK) as per required space.
- Staircase :** 1 Light Point and switch in every landing.

Sanitary and Plumbing

- Toilet :** 1 white commode with cistern and cover as required along with a commode shower; 1 tap beside commode; 1 CP head shower; 1 tap for basin and 1 white wash basin.
- W.C. :** 1 white commode with cistern and cover as required along with a commode shower; 1 tap beside commode.
- Kitchen :** Granite stone cooking platform; 1 Steel sink, 1 long neck tap over sink; 1 tap under sink for dish washing.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED
at Kolkata in the presence of :

WITNESSES :-

1. Surgit Manna
18, Bose Pukur Road
Kolkata-42-

2. Neteri Ch. Mondal
101, Kabir Kanta Road
Kolkata-73

Surendra Nath Mukherjee

Biprendranath Mukherjee
Asitendra Nath Mukherjee

Shalpani Chatterjee
Madhulish Choudhury

A.C. Ugr Mukherjee

Ruma Mukherjee

Piyasa Mukherjee

Poulami Mukherjee

Amrita Ghoshal

Apurba Ghoshal

Amit Ghoshal

Signature of the Owners

SHIV TECH

Suniti Pradhan
Proprietor

Signature of the Developer

Drafted by me as information
Provided by the Parties:

(SURENDRA NATH MONDAL)

Advocate

High Court, Calcutta
Enroll. No. WB/1094/2004.

SPECIMEN FORM FOR TEN FINGERPRINTS

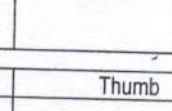
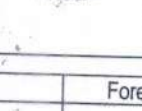
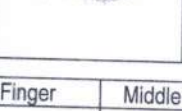
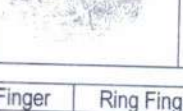


Sanderfor Nath Mukherjee

Sambha Nath Mukherjee	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Superintendent Myk Sangi

Bismillah	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						



Verfahren nach Muldinger

<i>Handwritten name</i>	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
<i>Handwritten name</i>	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Pharmaceuticals

Prabhu Chandra	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						

SPECIMEN FORM FOR TEN FINGERPRINTS



Medhali Chaudhary

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Jatin Mukherjee

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Rima Mukherjee

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Pooja Mukherjee

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SPECIMEN FORM FOR TEN FINGERPRINTS



Poulam Dubergar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



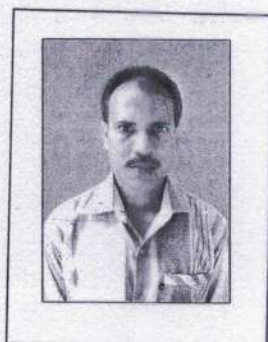
Ananta Ghoshal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Apurba Ghoshal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Amit Ghoshal

Right Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

SPECIMEN FORM FOR TEN FINGERPRINTS



Sivithi Pradhan

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Major Information of the Deed

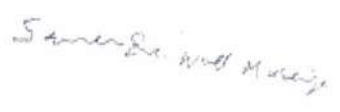
Deed No :	I-1603-14640/2024	Date of Registration	27/08/2024
Query No / Year	1603-2002178441/2024	Office where deed is registered	
Query Date	13/08/2024 1:42:13 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SURENDRA NATH MONDAL HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8584056827, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 2,70,74,996/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

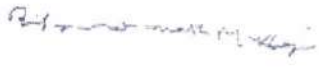
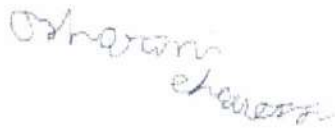
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Swinhoe Lane, Premises No: 129/1, , Ward No: 067 Pin Code : 700042

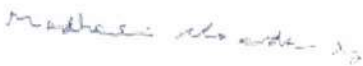
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		4 Katha 12 Chatak	1/-	2,70,74,996/-	Width of Approach Road: 12 Ft.,
Grand Total :					7.8375Dec	1 /-	270,74,996 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SAURENDRA NATH MUKHERJEE Son of Late PULIN BEHARI MUKHERJEE Executed by: Self, Date of Execution: 27/08/2024 , Admitted by: Self, Date of Admission: 27/08/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	27/08/2024		LTI 27/08/2024	27/08/2024

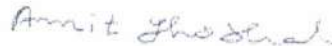
129/1,SWINHOE LANE, City:- Not Specified, P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.: AHxxxxxx2B, Aadhaar No: 36xxxxxxxx7971, Status :Individual, Executed by: Self, Date of Execution: 27/08/2024
 , Admitted by: Self, Date of Admission: 27/08/2024 ,Place : Office

2	Name Mr BIPRENDRA NATH MUKHERJEE Son of Late PULIN BEHARI MUKHERJEE Executed by: Self, Date of Execution: 27/08/2024 , Admitted by: Self, Date of Admission: 27/08/2024 ,Place : Office	Photo  27/08/2024	Finger Print  LTI 27/08/2024	Signature  27/08/2024
129/1,SWINHOE LANE, City:- Not Specified, P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.: ADxxxxxx8F, Aadhaar No: 38xxxxxxxx9947, Status :Individual, Executed by: Self, Date of Execution: 27/08/2024 , Admitted by: Self, Date of Admission: 27/08/2024 ,Place : Office				
3	Name Mr NRIPENDRA NATH MUKHERJEE Son of Late PULIN BEHARI MUKHERJEE Executed by: Self, Date of Execution: 27/08/2024 , Admitted by: Self, Date of Admission: 27/08/2024 ,Place : Office	Photo  27/08/2024	Finger Print  LTI 27/08/2024	Signature  27/08/2024
129/1,SWINHOE LANE, City:- Not Specified, P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.: ADxxxxxx7P, Aadhaar No: 25xxxxxxxx0829, Status :Individual, Executed by: Self, Date of Execution: 27/08/2024 , Admitted by: Self, Date of Admission: 27/08/2024 ,Place : Office				
4	Name Mrs BHABANI CHATTERJEE Daughter of Late PULIN BEHARI MUKHERJEE Executed by: Self, Date of Execution: 27/08/2024 , Admitted by: Self, Date of Admission: 27/08/2024 ,Place : Office	Photo  27/08/2024	Finger Print  LTI 27/08/2024	Signature  27/08/2024
129/1,SWINHOE LANE, City:- Not Specified, P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.: AMxxxxxx9E, Aadhaar No: 90xxxxxxxx5732, Status :Individual, Executed by: Self, Date of Execution: 27/08/2024 , Admitted by: Self, Date of Admission: 27/08/2024 ,Place : Office				

5	Name Mrs MADHABI CHOWDHURY Daughter of Late PULIN BEHARI MUKHERJEE Executed by: Self, Date of Execution: 27/08/2024 , Admitted by: Self, Date of Admission: 27/08/2024 ,Place : Office	Photo  27/08/2024	Finger Print  Captured LTI 27/08/2024	Signature  27/08/2024
129/1, SWINHOE LANE, City:- Not Specified, P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX4 , PAN No.: AOxxxxxx2N, Aadhaar No: 41xxxxxxxx6779, Status :Individual, Executed by: Self, Date of Execution: 27/08/2024 , Admitted by: Self, Date of Admission: 27/08/2024 ,Place : Office				
6	Name Mr RATHIN MUKHERJEE Son of Late SATISH CHANDRA MUKHERJEE Executed by: Self, Date of Execution: 27/08/2024 , Admitted by: Self, Date of Admission: 27/08/2024 ,Place : Office	Photo  27/08/2024	Finger Print  Captured LTI 27/08/2024	Signature  27/08/2024
129/1A, SWINHOE LANE, City:- Not Specified, P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth: XX-XX-1XX4 , PAN No.: BJxxxxxx8E, Aadhaar No: 21xxxxxxxx5408, Status :Individual, Executed by: Self, Date of Execution: 27/08/2024 , Admitted by: Self, Date of Admission: 27/08/2024 ,Place : Office				
7	Name Mrs RUMA MUKHERJEE Wife of Late ASHOK MUKHERJEE Executed by: Self, Date of Execution: 27/08/2024 , Admitted by: Self, Date of Admission: 27/08/2024 ,Place : Office	Photo  27/08/2024	Finger Print  Captured LTI 27/08/2024	Signature  27/08/2024
129/1A SWINHOE LANE, City:- Not Specified, P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX8 , PAN No.: BDxxxxxx5E, Aadhaar No: 91xxxxxxxx0515, Status :Individual, Executed by: Self, Date of Execution: 27/08/2024 , Admitted by: Self, Date of Admission: 27/08/2024 ,Place : Office				

8	Name Miss PIYASA MUKHERJEE Daughter of Late ASHOK MUKHERJEE Executed by: Self, Date of Execution: 27/08/2024 , Admitted by: Self, Date of Admission: 27/08/2024 ,Place : Office	Photo  27/08/2024	Finger Print  Captured LTI 27/08/2024	Signature  27/08/2024
129/1A,SWINHOE LANE, City:- Not Specified, P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: DKxxxxxx0J, Aadhaar No: 89xxxxxxxx0842, Status :Individual, Executed by: Self, Date of Execution: 27/08/2024 , Admitted by: Self, Date of Admission: 27/08/2024 ,Place : Office				
9	Name Mrs POULAMI MUKHERJEE Daughter of Late ASHOK MUKHERJEE Executed by: Self, Date of Execution: 27/08/2024 , Admitted by: Self, Date of Admission: 27/08/2024 ,Place : Office	Photo  27/08/2024	Finger Print  Captured LTI 27/08/2024	Signature  27/08/2024
129/1A,SWINHOE LANE, City:- Not Specified, P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: BVxxxxxx4R, Aadhaar No: 81xxxxxxxx5630, Status :Individual, Executed by: Self, Date of Execution: 27/08/2024 , Admitted by: Self, Date of Admission: 27/08/2024 ,Place : Office				
10	Name Mr AMRITA GHOSHAL Son of Late MRITYUNJOY GHOSH Executed by: Self, Date of Execution: 27/08/2024 , Admitted by: Self, Date of Admission: 27/08/2024 ,Place : Office	Photo  27/08/2024	Finger Print  Captured LTI 27/08/2024	Signature  27/08/2024
VILL-KHARAMBA,BHOJERHAT, City:- Not Specified, P.O:- BHOJERHAT, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: ADxxxxxx7K, Aadhaar No: 32xxxxxxxx7209, Status :Individual, Executed by: Self, Date of Execution: 27/08/2024 , Admitted by: Self, Date of Admission: 27/08/2024 ,Place : Office				

11	Name Mr APURBA GHOSHAL Son of Late MRITYUNJOY GHOSHAL Executed by: Self, Date of Execution: 27/08/2024 , Admitted by: Self, Date of Admission: 27/08/2024 ,Place : Office	Photo  27/08/2024	Finger Print  Captured LTI 27/08/2024	Signature  27/08/2024
VILL-KHARAMBA, BHOJERHAT, City:- Not Specified, P.O:- BHOJERHAT, P.S:-Bhangar, District:- South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.: AWxxxxxx1J, Aadhaar No: 22xxxxxxxx4446, Status :Individual, Executed by: Self, Date of Execution: 27/08/2024 , Admitted by: Self, Date of Admission: 27/08/2024 ,Place : Office				

12	Name Mr AMIT GHOSHAL Son of Late MRITYUNJOY GHOSHAL Executed by: Self, Date of Execution: 27/08/2024 , Admitted by: Self, Date of Admission: 27/08/2024 ,Place : Office	Photo  27/08/2024	Finger Print  Captured LTI 27/08/2024	Signature  27/08/2024
VILL-KHARAMBHA, BHOJERHAT, City:- Not Specified, P.O:- BHOJERHAT, P.S:-Bhangar, District:- South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.: AKxxxxxx2E, Aadhaar No: 96xxxxxxxx7574, Status :Individual, Executed by: Self, Date of Execution: 27/08/2024 , Admitted by: Self, Date of Admission: 27/08/2024 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MS SHIV TECH 96/5, K N SEN ROAD, City:- Not Specified, P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Date of Incorporation:XX-XX-1XX1 , PAN No.: AJxxxxxx6F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs SUNITI PRADHAN (Presentant) Wife of Mr TAPAN KUMAR PRADHAN Date of Execution - 27/08/2024, , Admitted by: Self, Date of Admission: 27/08/2024, Place of Admission of Execution: Office	Photo  Aug 27 2024 12:22PM	Finger Print  Captured LTI 27/08/2024	Signature  27/08/2024

96/5, K N SEN ROAD, City:- Not Specified, P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1, PAN No.: AJxxxxxx6F, Aadhaar No: 94xxxxxxxx9476 Status : Representative, Representative of : MS SHIV TECH (as PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURENDRA NATH MONDAL Son of Late SARAT KUMAR MONDAL HIGH COURT CALCUTTA, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	27/08/2024	27/08/2024	27/08/2024

Identifier Of Mr SAURENDRA NATH MUKHERJEE, Mr BIPRENDRA NATH MUKHERJEE, Mr NRIPENDRA NATH MUKHERJEE, Mrs BHABANI CHATTERJEE, Mrs MADHABI CHOWDHURY, Mr RATHIN MUKHERJEE, Mrs RUMA GHOSHAL, Mr AMIT GHOSHAL, Mrs SUNITI PRADHAN

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SAURENDRA NATH MUKHERJEE	MS SHIV TECH-0.653125 Dec
2	Mr BIPRENDRA NATH MUKHERJEE	MS SHIV TECH-0.653125 Dec
3	Mr NRIPENDRA NATH MUKHERJEE	MS SHIV TECH-0.653125 Dec
4	Mrs BHABANI CHATTERJEE	MS SHIV TECH-0.653125 Dec
5	Mrs MADHABI CHOWDHURY	MS SHIV TECH-0.653125 Dec
6	Mr RATHIN MUKHERJEE	MS SHIV TECH-0.653125 Dec
7	Mrs RUMA MUKHERJEE	MS SHIV TECH-0.653125 Dec
8	Miss PIYASA MUKHERJEE	MS SHIV TECH-0.653125 Dec
9	Mrs POULAMI MUKHERJEE	MS SHIV TECH-0.653125 Dec
10	Mr AMRITA GHOSHAL	MS SHIV TECH-0.653125 Dec
11	Mr APURBA GHOSHAL	MS SHIV TECH-0.653125 Dec
12	Mr AMIT GHOSHAL	MS SHIV TECH-0.653125 Dec

Endorsement For Deed Number : I - 160314640 / 2024

On 27-08-2024

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

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

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

Presented for registration at 11:15 hrs on 27-08-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mrs SUNITI PRADHAN .

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 2,70,74,996/-.

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

Execution is admitted on 27/08/2024 by 1. Mr SAURENDRA NATH MUKHERJEE, Son of Late PULIN BEHARI MUKHERJEE, 129/1,SWINHOE LANE, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Retired Person, 2. Mr BIPRENDRA NATH MUKHERJEE, Son of Late PULIN BEHARI MUKHERJEE, 129/1,SWINHOE LANE, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Retired Person, 3. Mr NRIPENDRA NATH MUKHERJEE, Son of Late PULIN BEHARI MUKHERJEE, 129/1,SWINHOE LANE, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Retired Person, 4. Mrs BHABANI CHATTERJEE, Daughter of Late PULIN BEHARI MUKHERJEE, 129/1,SWINHOE LANE, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife, 5. Mrs MADHABI CHOWDHURY, Daughter of Late PULIN BEHARI MUKHERJEE, 129/1,SWINHOE LANE, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife, 6. Mr RATHIN MUKHERJEE, Son of Late SATISH CHANDRA MUKHERJEE, 129/1A,SWINHOE LANE, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Retired Person, 7. Mrs RUMA MUKHERJEE, Wife of Late ASHOK MUKHERJEE, 129/1A SWINHOE LANE, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife, 8. Miss PIYASA MUKHERJEE, Daughter of Late ASHOK MUKHERJEE, 129/1A,SWINHOE LANE, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Others, 9. Mrs POULAMI MUKHERJEE, Daughter of Late ASHOK MUKHERJEE, 129/1A,SWINHOE LANE, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Others, 10. Mr AMRITA GHOSHAL, Son of Late MRITYUNJOY GHOSHAL, VILL-KHARAMBA,BHOJERHAT, P.O: BHOJERHAT, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession Service, 11. Mr APURBA GHOSHAL, Son of Late MRITYUNJOY GHOSHAL, VILL-KHARAMBA,BHOJERHAT, P.O: BHOJERHAT, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession Service, 12. Mr AMIT GHOSHAL, Son of Late MRITYUNJOY GHOSHAL, VILL-KHARAMBA,BHOJERHAT, P.O: BHOJERHAT, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession Service

Identified by Mr SURENDRA NATH MONDAL, , Son of Late SARAT KUMAR MONDAL, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 27-08-2024 by Mrs SUNITI PRADHAN, PROPRIETOR, MS SHIV TECH (Sole Proprietorship), 96/5,K N SEN ROAD, City:- Not Specified, P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042

Identified by Mr SURENDRA NATH MONDAL, , Son of Late SARAT KUMAR MONDAL, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/08/2024 5:28PM with Govt. Ref. No: 192024250178315588 on 25-08-2024, Amount Rs: 21/-, Bank: SBI
EPay (SBIPay), Ref. No. 8542871417655 on 25-08-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 23524, Amount: Rs.100.00/-, Date of Purchase: 25/07/2024, Vendor name: S DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/08/2024 5:28PM with Govt. Ref. No: 192024250178315588 on 25-08-2024, Amount Rs: 39,920/-, Bank: SBI EPay (SBlePay), Ref. No. 8542871417655 on 25-08-2024, Head of Account 0030-02-103-003-02



Debasish Dhar

DISTRICT SUB-REGISTRAR

**OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS**

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 375024 to 375069
being No 160314640 for the year 2024.



Digitally signed by Debasish Dhar
Date: 2024.08.27 13:43:27 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 27/08/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.