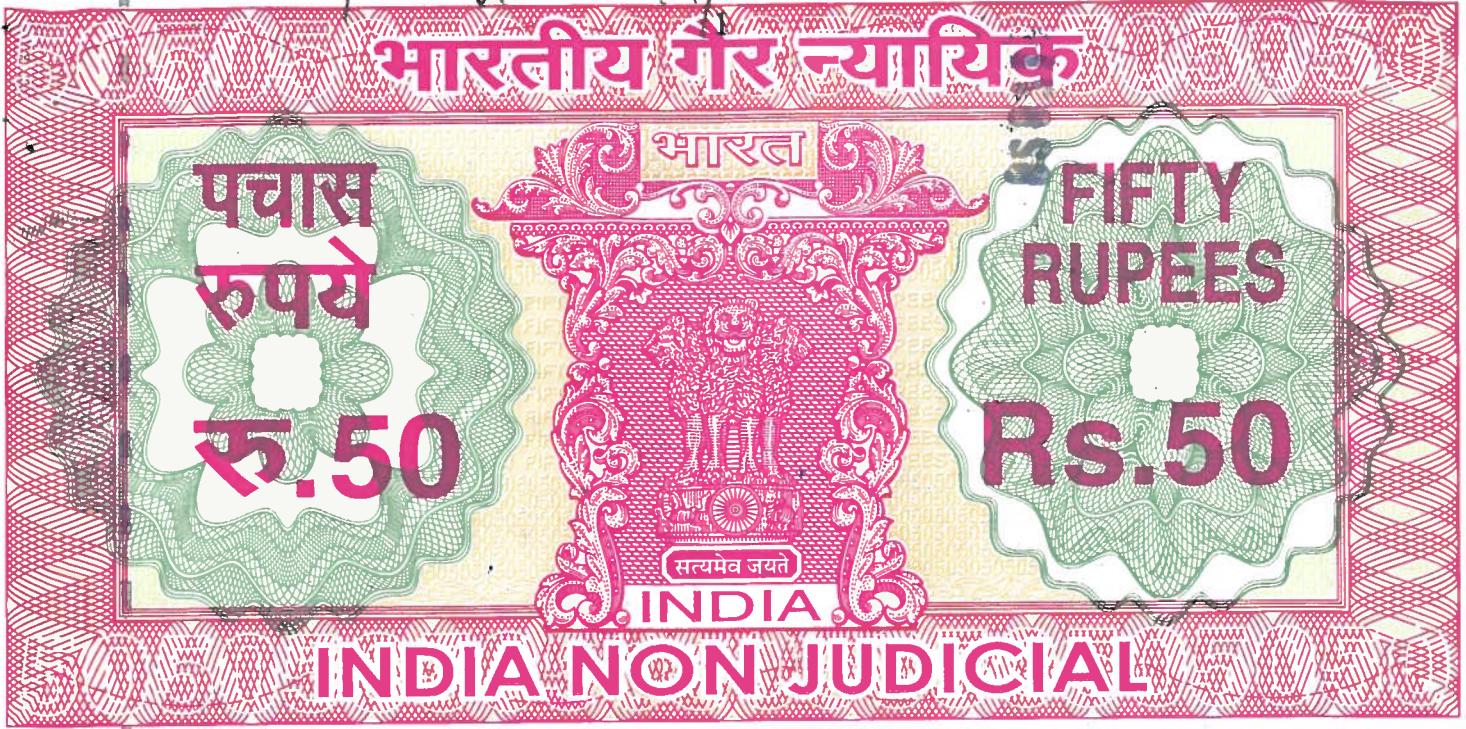


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 556863

15.12.22
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Certified that the documents is delivered to
the Registrar. The Registrar has
checked the documents and
the documents are correct and
correctly signed and sealed with the
document. The Registrar of this document.

[Signature]
District Sub-Register-III
Alipore, South 24-parganas

15-12-22

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 15th day of December, Two
Thousand Twenty Two (2022) BETWEEN

Contd.....2

82871

ANUBRATA DHAR
(Advocate)
C.M. M. Court Kol - 1
DATE.....
SOLD TO.....
OF.....
RS.....
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
NO 351R92016

16 NOV 2022

16 NOV 2022

✓ Chinmoy Datta

  15826

SUKHER NEER

Chinmoy Datta
Proprietor

 15827

- Ruma Mukherjee



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SOUTH 24 PGS., ALIPORE
15 DEC 2022

 15828

- Ruma Mukherjee

 15829

- Abantee Chatterjee

 15830

- Purnima Mukherjee

2.T.O

(1) **SMT. KRISHNA MUKHERJEE, (PAN – BSEPM3188G), AADHAAR NO. 3893 2169 5621**, wife of Late Pranab Kumar Mukherjee, by faith- Hindu, by Nationality – Indian, by occupation – Housewife, residing at 125/3, Santoshpur Avenue, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700 075, District- South 24 Parganas, (2) **SMT. ARPITA MUKHERJEE, (PAN – APAPM5207J), AADHAAR NO. 2420 8792 2225**, daughter of Late Pranab Kumar Mukherjee, by faith- Hindu, by Nationality – Indian, by occupation – Service, residing at 125/3, Santoshpur Avenue, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700 075, District- South 24 Parganas, (3) **SMT. ABANTEE CHATTERJEE, (PAN- ADRPC8766D), AADHAAR NO. 4700 5252 2908**, wife of Sri Gouranga Chatterjee and also daughter of Late Prabir Kumar Mukherjee, by faith-Hindu, by Nationality – Indian, by occupation - Service, residing at HA -203, Sector – III, P.O. Purbachal, P.S. Bidhannagar (S), Kolkata – 700 097, District- North 24 Parganas, (4) **SRI PINAKI MUKHERJEE, (PAN – AOLPM8184N), AADHAAR NO. 8887 1063 5112**, son of Late Pabitra Kumar Mukherjee, by faith- Hindu, by Nationality – Indian, by occupation - Service, residing at AG- 67, Sector - 2, Baisakhi, Salt Lake, P.O. Sech Bhavan, P.S. Bidhannagar (East), Kolkata – 700 091, District - North 24 Parganas, (5) **SMT. BRATATI BHATTACHARYA, (PAN- AHTPB7134J), AADHAAR NO. 8873 1763 1867**, wife of Sri Bimal Bhattacharya and also daughter of Late Srikrishna Banerjee and Late Aparna Banerjee, by faith-Hindu, by Nationality – Indian, by occupation - Housewife, residing at 162/C/5, Lake Gardens, P.O. Lake Gardens, P.S. Lake, Kolkata – 700 045, District- South 24 Parganas, (6) **SMT. JONAKI BANERJEE, (PAN – ANFPB7369H), AADHAAR NO. 2568 9530 3032**, wife of Sri Anirban Roy and also daughter of Late Paritosh Banerjee and Late Alaka Banerjee by faith-Hindu, by Nationality – Indian, by occupation - Service, residing at 391/N, Jaigir Ghat Road, Paschim Barisha, P.O. Thakurpukur, P.S. Thakurpukur, Kolkata – 700 063, District- South 24 Parganas, (7) **SRI PUSAN KUMAR MUKHERJEE, (PAN – ATVPM3127G), AADHAAR NO. 4105 4647 5742**, son of Late Pradosh Kumar Mukherjee, by faith- Hindu, by Nationality – Indian, by occupation - Service, residing at 125/3, Santoshpur Avenue, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700 075, District- South 24 Parganas and (8) **SMT. DIPANWITA DATTA, (PAN- BANPD4916N), AADHAAR NO. 4408 4233 3111**, wife of Sri Chinmoy Datta, by faith-Hindu, by occupation - Housewife, residing at 433, Rashmoni Bagan, P.O. Santoshpur, P.S. Survey Park, Kolkata 700075, District South 24 Parganas, hereinafter jointly called and referred to as the **LANDLORDS/ OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrator, legal representatives and assigns) of the **FIRST PART**.

A N D.

SUKHER NEER, a Proprietorship Concern having its Registered Office at 433, Rashmoni Bagan, P.O. Santoshpur, P.S. Survey Park, Kolkata 700075 represented by its sole proprietor namely **SRI CHINMOY DATTA, (PAN- ANMPD3472A), AADHAAR NO 5124 0906 8377**, son of Late Keshablal Datta, by faith Hindu, by Occupation Business, residing at 433, Rashmoni Bagan, P.O. Santoshpur, P.S. Survey Park, Kolkata 700075, District South 24 Parganas, hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrator, legal representatives and assigns) of the **SECOND PART**.



15831

Bratati Bhattacharya



15832

Jonaki Banerjee



15833

Pusan Kumar Mukherjee

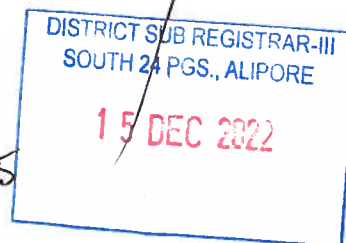


15834

Dipnarita Ratha



15835



Syamed Gyn
Galt P.C. Gyn
Subhasgomi, Nalimpully
P.O. Subhasgomi
P.S. Sonapur
Kal-147 Bm

WHEREAS one **SMT. TARULATA MUKHERJEE**, wife of Sri Prafulla Kumar Mukherjee, purchased the **ALL THAT** piece and parcel of Bastu land measuring **3 Cottahs 8 Chittacks 00 Sq.ft. more or less** lying or situate in the District of South 24 Parganas, Pargana- Khaspur, Sub- Registry Office then Alipore, now A.D.S.R. Sealdah, D.S.R. Alipore, Police Station formerly Tollygunge then Jadavpur then Kasba thereafter Purba Jadavpur, at present Survey Park, of Mouza – Santoshpur, at present within the Kolkata Municipal Corporation Ward No.104, Touzi No. 151, J.L. No. 22, comprised in C.S. Dag No. 474, appertaining to C.S. Khatian No. 199, land measuring **2 Cottahs 10 Chittacks 00 Sq.ft. more or less** and under C.S. Dag No. 475, appertaining to C.S. Khatian No. 278, under R.S. Khatian No. 218, land measuring **14 Chittacks 00 Sq.ft. more or less**, from the then Owner namely **Sri Dwijendra Nath Maitra**, son of Late Jnanendra Nath Maitra, for a valuable consideration by virtue of Deed of Conveyance (Bengali Kobala) dated 05.02.1965, the said Deed of Conveyance was registered in the Office of the Sub-Registrar Alipore, 24 Parganas and recorded in Book No. I, Volume No. 26, in Pages 191 to 195, Being No. 914, for the year 1965.

AND WHEREAS while the said **SMT. TARULATA MUKHERJEE**, seized and possessed the aforesaid land she made a 2 storied building on the said plot of land on the Ground Floor Flat measuring **1056 Sq.ft. more or less** and on the First Floor Flat measuring **1056 Sq.ft. more or less** and resided with her family members and mutated her name with the records of the Kolkata Municipal Corporation and being numbered as **K.M.C. Premises No. 72, Santoshpur Avenue, Kolkata – 700 075**, being Assessee No. **31-104-35-0072-0** and mailing address at 125/3, Santoshpur Avenue, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700 075, District- South 24 Parganas and paid taxes regularly.

AND WHEREAS while the said **TARULATA MUKHERJEE**, seized and possessed the aforesaid land with her family members she died intestate on 26.02.1996, leaving behind her 6 sons namely (1) **PRANAB KUMAR MUKHERJEE (since deceased)**, (2) **PRABIR KUMAR MUKHERJEE (since deceased)**, (3) **SRI PABITRA KUMAR MUKHERJEE**, (4) **PRADIP KUMAR MUKHERJEE (since deceased)**, (5) **PALLAB KUMAR MUKHERJEE (since deceased)**, and (6) **PRADOSH KUMAR MUKHERJEE (since deceased)** and 3 daughters namely (1) **KALPANA MUKHERJEE (since deceased)**, (2) **APARNA BANERJEE (since deceased)** and (3) **ALAKA BANERJEE (since deceased)** as her heirs, successors, as per Law of Hindu Succession Act, and they became absolute owners of the aforesaid land. It is hereby noted that the husband of said **TARULATA MUKHERJEE**, namely **PRAFULLA KUMAR MUKHERJEE**, predeceased her earlier on 14.10.1969.

AND WHEREAS said **PRANAB KUMAR MUKHERJEE**, died intestate on 16.10.2011, leaving behind him his wife namely **SMT. KRISHNA MUKHERJEE** and one married daughter namely **SMT. ARPITA MUKHERJEE**, as his heirs, successors, as per Law of Hindu Succession Act, and they became the owners of portion of the aforesaid land left by said Late **PRANAB KUMAR MUKHERJEE**.

AND WHEREAS said **PRABIR KUMAR MUKHERJEE**, died intestate on 15.11.2020, leaving behind him his only married daughter namely **SMT. ABANTEE CHATTERJEE**, wife of Sri Gouranga Chatterjee, as his heir, successor, as per Law of Hindu Succession Act, and she became the owner of portion the aforesaid land left by said Late **PRABIR KUMAR MUKHERJEE**. It hereby noted that the wife of



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Late **PRABIR KUMAR MUKHERJEE**, namely **APARNA MUKHERJEE**, predeceased him earlier on 03.09.2009.

AND WHEREAS said **KALPANA MUKHERJEE**, died intestate on **05.05.1995**, as deceased spinster leaving behind her 6 brothers namely (1) **PRANAB KUMAR MUKHERJEE** (since deceased), (2) **PRABIR KUMAR MUKHERJEE** (since deceased), (3) **SRI PABITRA KUMAR MUKHERJEE** (since deceased), (4) **PRADIP KUMAR MUKHERJEE** (since deceased), (5) **PALLAB KUMAR MUKHERJEE** (since deceased), and (6) **PRADOSH KUMAR MUKHERJEE** (since deceased) and 2 sisters namely (1) **APARNA BANERJEE** (since deceased) and (3) **ALAKA BANERJEE** (since deceased), as her heirs, successors, as per Law of Hindu Succession Act, and she became the owner of portion of the aforesaid land left by said Late **KALPANA MUKHERJEE**.

AND WHEREAS said **APARNA BANERJEE**, wife of Srikrishna Banerjee died intestate on 11.08.1998, leaving behind her husband namely **SRIKRISHNA BANERJEE** and one married daughters namely (1) **SMT. BRATATI BHATTACHARYA**, wife of Sri Bimal Bhattacharya, as her heir, successor, as per Law of Hindu Succession Act, and they became the owners of portion of the aforesaid land left by said Late **APARNA BANERJEE**. It hereby noted that thereafter said husband wife of Late **APARNA BANERJEE**, namely **SRIKRISHNA BANERJEE**, died intestate on 10.10.2013, leaving behind him his one married daughters namely **SMT. BRATATI BHATTACHARYA**, wife of Sri Bimal Bhattacharya, as his heirs, successors, as per Law of Hindu Succession Act, and she became the owner of portion of the aforesaid land left by said Late **APARNA BANERJEE** and Late **SRIKRISHNA BANERJEE**.

AND WHEREAS said **ALAKA BANERJEE**, wife of Partosh Banerjee died intestate on 11.03.2008, leaving behind her husband namely **PARITOSH BANERJEE** and one married daughter namely **SMT. JONAKI BANERJEE**, wife of Sri Anirban Roy as her heirs, successors, as per Law of Hindu Succession Act, and they became the owners of portion of the aforesaid land left by said Late **ALAKA BANERJEE**. It hereby noted that thereafter said husband of Late **ALAKA BANERJEE**, namely **PARITOSH BANERJEE**, died intestate on 14.11.2011, leaving behind him his only married daughters namely **SMT. JONAKI BANERJEE**, wife of Sri Anirban Roy as his heir, successor, as per Law of Hindu Succession Act, and she became the owner of portion of the aforesaid land left by said Late **ALAKA BANERJEE** and Late **PARITOSH BANERJEE**.

AND WHEREAS said **PRADIP KUMAR MUKHERJEE**, died intestate on 24.09.1999, leaving behind him his wife namely **SMT. SUDAKSHINA MUKHERJEE** and one son namely **SRI PATHIKRIT MUKHERJEE**, as his heirs, successors, as per Law of Hindu Succession Act, and they became the owners of portion of the aforesaid land left by said Late **PRADIP KUMAR MUKHERJEE**.

AND WHEREAS said **PALLAB KUMAR MUKHERJEE**, died intestate on 12.04.2017, leaving behind him his wife namely **SMT. MALLIKA MUKHERJEE** and two married daughters namely (1) **SMT. ANANYA MUKHERJEE**, wife of Sri Shantanu Pal and (2) **SMT. ANWESHA MUKHERJEE**, wife of Sri Anirbandeep Sen, as his heirs, successors, as per Law of Hindu Succession Act, and they



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became the owners of portion of the aforesaid land left by said Late **PALLAB KUMAR MUKHERJEE**.

AND WHEREAS said **PRADOSH KUMAR MUKHERJEE**, died intestate on 29.08.2007, leaving behind his wife namely **APARNA MUKHERJEE** and one son namely **SRI PUSAN KUMAR MUKHERJEE**, as his heirs, successors, as per Law of Hindu Succession Act, and he became the owner of portion of the aforesaid land left by said Late **PRADOSH KUMAR MUKHERJEE**. It hereby noted that thereafter said wife of Late **PRADOSH KUMAR MUKHERJEE**, namely **APARNA MUKHERJEE**, died intestate on 07.03.2014, leaving behind her only son namely **SRI PUSAN KUMAR MUKHERJEE**, as her heir, successor, as per Law of Hindu Succession Act, and he became the owner of portion of the aforesaid land left by said Late **PRADOSH KUMAR MUKHERJEE** and Late **APARNA MUKHERJEE**.

AND WHEREAS said **PABITRA KUMAR MUKHERJEE**, died intestate on 28.07.2021, leaving behind him his only son namely **SRI PINAKI MUKERJEE**, as his heir, successor, as per Law of Hindu Succession Act, and he became the owner of portion the aforesaid land left by said Late **PABITRA KUMAR MUKHERJEE**. It hereby noted that the wife of Late **PABITRA KUMAR MUKHERJEE**, namely **REBA MUKHERJEE**, predeceased him earlier on 28.04.1990.

AND WHEREAS by virtue of inheritance, the following persons namely (1) **SMT. KRISHNA MUKHERJEE**, (2) **SMT. ARPITA MUKHERJEE**, (3) **SMT. ABANTEE CHATTERJEE**, (4) **SRI PINAKI MUKERJEE**, (5) **SMT. BRATATI BHATTACHARYA**, (6) **SMT. JONAKI BANERJEE**, (7) **SRI PUSAN KUMAR MUKHERJEE**, (8) **SMT. SUDAKSHINA MUKHERJEE**, (9) **SRI PATHIKRIT MUKHERJEE**, (10) **SMT. MALLIKA MUKHERJEE**, (11) **SMT. ANANYA MUKHERJEE** and (12) **SMT. ANWESHA MUKHERJEE**, became the joint owners of land with building at **K.M.C. Premises No. 72, Santoshpur Avenue, Kolkata – 700 075**, being Assessee No. **31-104-35-0072-0** and mailing address at 125/3, Santoshpur Avenue, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700 075, District- South 24 Parganas.

AND WHEREAS by virtue of inheritance, the said owners therein were fully seized and possessed of **ALL THAT** piece and parcel of Bastu land measuring **3 Cottahs 8 Chittacks 00 Sq.ft. more or less** lying or situate in the District of South 24 Parganas, Pargana- Khaspur, Sub- Registry Office then Alipore, now A.D.S.R. Sealdah, D.S.R. Alipore, Police Station formerly Tollygunge then Jadavpur then Kasba thereafter Purba Jadavpur, at present Survey Park, of Mouza – Santoshpur, at present within the Kolkata Municipal Corporation Ward No.104, Touzi No. 151, J.L. No. 22, comprised in C.S. Dag No. 474, appertaining to C.S. Khatian No. 199, land measuring **2 Cottahs 10 Chittacks 00 Sq.ft. more or less** and under C.S. Dag No. 475, appertaining to C.S. Khatian No. 278, under R.S. Khatian No. 218, land measuring **14 Chittacks 00 Sq.ft. more or less**, togetherwith old 2 storied building on the Ground Floor Flat measuring **1056 Sq.ft. more or less** and on the First Floor Flat measuring **1056 Sq.ft. more or less** standing thereon, lying or situate in the District of South 24 Parganas, Sub- Registry Office then Alipore, now A.D.S.R. Sealdah, D.S.R. Alipore, at present within the Kolkata Municipal Corporation Ward No.104, presently known as **K.M.C. Premises No. 72, Santoshpur Avenue, Kolkata – 700 075**, being Assessee No. **31-104-35-0072-0** and mailing address at 125/3, Santoshpur Avenue, P.O. Santoshpur, P.S. Survey



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Park, Kolkata – 700 075, District- South 24 Parganas, free from all encumbrances, charges, liens and/or lispens etc. more fully described in the First Schedule hereunder hereafter called "Said Premises".

AND WHEREAS thereafter 5 owners namely (1) **SMT. SUDAKSHINA MUKHERJEE**, wife of Late Pradip Kumar Mukherjee, (2) **SREE PATHIKRIT MUKHOPADHYAY**, son of Late Pradip Kumar Mukherjee, (3) **SMT. MALLIKA MUKHERJEE**, wife of Late Pallab Kumar. Mukherjee, (4) **SMT. ANANYA MUKHERJEE**, wife of Sri Shantanu Pal and also daughter of Late Pallab Kumar. Mukherjee and (5) **SMT. ANWESHA MUKHERJEE**, wife of Sri Anirbandeep Sen and also daughter of Late Pallab Kumar. Mukherjee, out of aforesaid total owners have sold, conveyed and transferred their undivided **ALL THAT 2/8th** undivided share of total piece and parcel of bastu land measuring about **3 Cottahs 8 Chittacks 0 Sq.ft.** be the same a little more or less together with total 2 storied building on the Ground Floor Flat measuring **1056 SQ ft** more or less and on the First Floor Flat measuring **1056 SQ ft** more or less standing thereon , (cemented floor) (i.e. undivided sold area of land measuring about **14 Chittacks 0 Sq.ft.** and undivided **2/8th** share of 2 storied building measuring **264 Sq.ft.** on the Ground Floor and measuring **264 Sq.ft.** on the First Floor standing thereon) lying or situate in the District of South 24 Parganas, Pargana Khaspur, Sub – Registrar Office then Alipore, now A D S R Sealdah, D R S Alipore, Police station formerly Tollygunge thereafter Jadavpur thereafter Kasba thereafter Purba Jadavpur at present Survey Park, of Mouza – Santoshpur, at present within the Kolkata Municipal Corporation , Ward No 104, Touzi No 151, J L No 22 comprised in C S Dag No 474, appertaining to C S Khatian No 199, land measuring 2 Cottahs 10 Chittacks 00 SQ ft more or less under C S Dag No 475, appertaining to C S Khatian No 278, under R S Khatian No. 218, land measuring 14 Chittacks 00 SQ ft more or less , together with old 2 storied building on the Ground Floor Flat measuring 1056 SQ ft more or less and on the First Floor Flat measuring 1056 SQ ft more or less standing thereon , lying or situate in the District of South 24 Parganas, Sub – Registrar Office then Alipore, now A D S R Sealdah, D S R Alipore , at present within Kolkata Municipal Corporation Ward No 104, presently known as portion of K. M. C. Premises No 72, Santoshpur Avenue, Kolkata 700075, being Assessee No 31-104-35-0072-0 and mailing address at 125/3, Santoshpur Avenue, P.O. Santoshpur, P.S. Survey Park, Kolkata 700075, District South 24 Parganas, to the then Purchaser namely **SRI CHINMOY DATTA**, son of Late Keshablal Datta, by faith-Hindu, by occupation-Business, residing at 433, Rashmoni Bagan, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075, on 02.05.2022, by a registered Deed of Conveyance, which was registered in the office of the D.S.R. III, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1603-2022, Pages from 236044 to 236085, Being No. 160306628 for the year 2022, for a valuable consideration mentioned therein.

AND WHEREAS thereafter the said **SRI CHINMOY DATTA**, became one of the joint owners of landed property mentioned in the First Schedule hereunder written.

AND WHEREAS thereafter owners therein entered into a Development Agreement dated 19.05.2022, with the then Developer namely **SUKHER NEER**, a Proprietorship Concern having its Registered Office at 433, Rashmoni Bagan, P.O. Santoshpur, P.S. Survey Park, Kolkata 700075 represented by its sole proprietor namely **SRI CHINMOY DATTA**, (**PAN- ANMPD3472A**), **AADHAAR NO 5124 0906 8377**, son of Late Keshablal Datta , by faith Hindu, by Occupation Business, residing at 433, Rashmoni Bagan, P.O. Santoshpur, P.S. Survey Park, Kolkata



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700075, District South 24 Parganas, the said Development Agreement was registered in the office of the D.S.R.III, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1603-2022, Pages from 269866 to 269914, Being No. 160307791 for the year 2022, with certain terms and conditions mentioned therein.

AND WHEREAS after execution of the aforesaid registered Deed of Conveyance it was revealed that there are some inadvertent mistakes in typing has been done in Page No. 3, 2nd Para 8th Line as C.S. Dag No. 474 and in 10th Line as C.S. Dag No. 475, in Page No. 9, 1st Para 6th Line C.S. Dag No. 474 and in 8th Line as C.S. Dag No. 475, in Page No. 10, 1st Para 10th Line C.S. Dag No. 474 and in 11th Line as C.S. Dag No. 475, in Page No. 11, 19th Line C.S. Dag No. 474 and in 21st Line as C.S. Dag No. 475, in Page No. 13, 12th Line C.S. Dag No. 474 and in 13th Line as C.S. Dag No. 475, in Page No. 16, in Schedule "A" in 7th Line C.S. Dag No. 474 and in 8th Line as C.S. Dag No. 475, in Page No. 17, in Schedule "B" in 13th Line C.S. Dag No. 474 and in 14th Line as C.S. Dag No. 475, but not mentioned in place of correct C.S. Dag No. 474, corresponding to R.S. Dag No. 536, L.R. Dag No. 536, appertaining to C.S. Khatian No. 199, L.R. Khatian No. 344 and C.S. Dag No. 475, corresponding to R.S. Dag No. 539, L.R. Dag No. 539, appertaining to C.S. Khatian No. 278, L.R. Khatian No. 1046, accordingly the said **SRI CHINMOY DATTA**, made a registered Declaration dated 03.08.2022, to rectify those mistakes done in the aforesaid Deed of Conveyance by a registered Declaration which was registered in the office of the D.S.R. -III, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1603-2022, Pages from 424239 to 424254, Being No. 160311943 for the year 2022.

AND WHEREAS thereafter said **SRI CHINMOY DATTA**, has gifted and transferred his undivided **ALL THAT 2/8th** undivided share of total piece and parcel of bastu land measuring about 3 Cottahs 8 Chittacks 0 Sq.ft. be the same a little more or less together with total 2 storied building on the Ground Floor Flat measuring 1056 SQ ft more or less and on the First Floor Flat measuring 1056 SQ ft more or less standing thereon, (cemented floor) (i.e. undivided gifted area of land measuring about 14 Chittacks 0 Sq.ft. and undivided 2/8th share of 2 storied building measuring 264 Sq.ft. on the Ground Floor and measuring 264 Sq.ft. on the First Floor standing thereon) lying or situate in the District of South 24 Parganas, Pargana Khaspur, Sub – Registrar Office then Alipore, now A.D.S.R. office at Sealdah, D.S.R. office at Alipore, Police station formerly Tollygunge thereafter Jadavpur thereafter Kasba thereafter Purba Jadavpur at present Survey Park, of Mouza – Santoshpur, at present within the Kolkata Municipal Corporation, Ward No 104, Touzi No 151, J L No 22 comprised in **R.S. Dag No. 536, appertaining to R.S. Khatian No. 76, L.R. Dag No. 536, appertaining L.R. Khatian No. 344**, land measuring 2 Cottahs 10 Chittacks 00 SQ ft more or less under **R.S. Dag No. 539, appertaining to R.S. Khatian No. 218, L.R. Dag No. 539, appertaining to L.R. Khatian No. 1046**, land measuring 14 Chittacks 00 SQ ft more or less, together with old 2 storied building on the Ground Floor Flat measuring 1056 SQ ft more or less and on the First Floor Flat measuring 1056 SQ ft more or less standing thereon, lying or situate in the District of South 24 Parganas, Sub – Registrar Office then Alipore, now A D S R Sealdah, D S R Alipore, at present within Kolkata Municipal Corporation Ward No 104, presently known as portion of K. M. C. Premises No 72, Santoshpur Avenue, Kolkata 700075, being Assessee No 31-104-35-0072-0 and mailing address at 125/3, Santoshpur Avenue, P.O. Santoshpur, P.S. Survey Park, Kolkata - 700075, District South 24 Parganas, to the then Donee namely **SMT. DIPANWITA DATTA**, wife of Sri Chinmoy Datta, by faith-Hindu, by occupation - Housewife, residing at



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433, Rashmoni Bagan, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075, on 09.09.2022, by a registered Deed of Gift, which was registered in the office of the D.S.R. III, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1603-2022, Pages from 480897 to 480925, Being No. 160314065 for the year 2022, for a valuable consideration mentioned therein.

AND WHEREAS thereafter the said **SMT. DIPANWITA DATTA**, became one of the joint owners of landed property mentioned in the First Schedule hereunder written.

AND WHEREAS by virtue of inheritance and aforesaid Deed of Gift, the owners herein are fully seized and possessed of the land measuring about **3 Cottahs 8 Chittack 0 Sq.ft.** more or less, togetherwith one 2 storied building on the Ground Floor Flat measuring **1056 SQ ft** more or less and on the First Floor Flat measuring **1056 SQ ft** more or less standing thereon being K. M. C. Premises No 72, Santoshpur Avenue, Kolkata 700075, being Assessee No 31-104-35-0072-0 and mailing address at 125/3, Santoshpur Avenue, P.O. Santoshpur, P.S. Survey Park, Kolkata 700075, District South 24 Parganas, free from all encumbrances, charges, liens and/or lispens etc. more fully described in the First Schedule hereunder hereafter called "Said Premises".

AND WHEREAS thereafter due to some unavoidable owners therein and owners No. 1 to 7 herein and also **SRI CHINMOY DATTA**, son of Late Keshablal Datta, entered into a cancellation of Development Agreement dated 15.12.2022, with the then Developer namely **SUKHER NEER**, a Proprietorship Concern having its Registered Office at 433, Rashmoni Bagan, P.O. Santoshpur, P.S. Survey Park, Kolkata 700075 represented by its sole proprietor namely **SRI CHINMOY DATTA**, son of Late Keshablal Datta, by faith Hindu, by Occupation Business, residing at 433, Rashmoni Bagan, P.O. Santoshpur, P.S. Survey Park, Kolkata 700075, District South 24 Parganas, the said Cancellation Development Agreement was registered in the office of the D.S.R.III, Alipore, South 24 Parganas and recorded in Book No. I, Being No. 160319567 for the year 2022, with certain terms and conditions mentioned therein.

AND WHEREAS the owners the First Part herein are desirous to develop and promote the First Schedule land after demolishing the old two storied building in joint venture by construction **G + 3** storied residential building with several flats and car parking space on ownership as per sanction plan to be sanctioned by the Kolkata Municipal Corporation on the said property more fully and particularly described in the **FIRST SCHEDULE** below and as such the **FIRST PARTY** herein approached the **SECOND PARTY** herein to raise such construction at their cost and/or at the cost of their nominee on the **FIRST SCHEDULE** property as per the plan to be sanctioned by the Kolkata Municipal Corporation for the benefit of the parties to this Agreement.

AND WHEREAS the Second Party being the Developer herein after considering the proposal of the First Party – the Owners, herein has agreed to raise a **G + 3** storied residential building as per sanction plan to be sanctioned by the Kolkata Municipal Corporation at their own costs and/or their nominees' cost on the property described in the First Schedule below on certain terms and conditions to which the parties herein agreed.

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AND WHEREAS in consideration of the said offer and acceptance the parties herein executed this agreement with the terms and conditions whereas as follows:-

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-

ARTICLE – 1- DEFINATIONS.

Unless in these presents there is some thing in the context or subject inconsistent or repugnant:

- 1) OWNERS shall mean (1) **SMT. KRISHNA MUKHERJEE**, (2) **SMT. ARPITA MUKHERJEE**, (3) **SMT. ABANTEE CHATTERJEE**, (4) **SRI PINAKI MUKHERJEE**, (5) **SMT. BRATATI BHATTACHARYA**, (6) **SMT. JONAKI BANERJEE**, (7) **SRI PUSAN KUMAR MUKHERJEE** (8) **SMT. DIPANWITA DATTA** and their heirs, legal representatives, executors, administrators and assigns.
- 2) DEVELOPER shall mean the said **SUKHER NEER**, sole proprietor namely **Sree Chinmoy Datta** and his successor or successors in Office and assigns.
- 3) ENTIRE PREMISES shall mean the said **K.M.C. Premises No. 72, Santoshpur Avenue, Kolkata – 700 075**, being Assessee No. **31-104-35-0072-0** and mailing address at **125/3, Santoshpur Avenue, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700 075, District- South 24 Parganas**, containing admeasurements **3 Cottahs 8 Chittacks 00 SQ ft** more or less (more fully and particularly described in the First Schedule hereinafter written)
- 4) BUILDING shall mean the building to be constructed on the said premises in accordance with the plan to be sanctioned by the **Kolkata Municipal Corporation**.
- 5) COMMON FACILITES AND AMENITIES shall include corridors, hallways, stair cases, passage ways, lift shafts, lifts, driveways, common lavatories, provided by the Developer, pump room, overhead water tank, water pump and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment location enjoyment maintenance and/or management of the building.
- 6) SALEABLE SPACE shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required therefor.
- 7) OWNER'S ALLOCATION shall mean **50%** of the total sanctioned/ constructed in the building including proportional share in the common facilities to be constructed , erected and completed by the developer by and under these presents to be exclusively allocated to the Owners as part of the consideration for permitting the Developer to develop the said premises .
- 8) DEVELOPER'S ALLOCATION shall mean the remaining **50%** of the constructed area in the said building including proportional share in the common facilities which shall be exclusively allocated in the Developer after providing for the Owner's allocation as aforesaid together with the absolute right on the part of the Developer to enter into agreement for sale, transfer, lease, rent, or in any way deal with the same as the absolute owner thereof being empowered under a General Power of Attorney from the Owners.
- 9) ARCHITECT shall mean such person or persons who may be appointed by the Developer for designing and planning of the building.



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- 10) BUILDING PLAN shall mean the plan prepared by the Architect for the construction of the building and to be submitted to the Kolkata Municipal Corporation for sanction.
- 11) TRANSFER with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in multi-storied building to purchasers thereof although the same may not amount to a transfer of law.
- 12) TRANSFEREE shall mean a person , firm, limited company association of persons to whom any space in the building has been transferred.
- 13) WORDS IMPORTING singular shall include plural and vice versa.
- 14) WORDS IMPORTING masculine gender shall include feminine and neuter genders, likewise words importing feminine genders shall include masculine and neuter genders and similarly words in writing neuter gender shall include masculine and feminine genders.

ARTICLE – II – COMMENCEMENT.

- 1) This agreement shall be deemed to have commenced with effect from the date of signing of this presents in respect of the proposed construction on the First Schedule land and the work shall be completed within 18 months from the date of sanctioned building plan to be sanctioned by the K.M.C. always subject to bonafide force majeure circumstances beyond the control of the Developer. Time is the essence of this contract.

ARTICLE – III – OWNER'S RIGHTS & REPRESENTATIONS.

- 1) The owners are absolutely seized and possessed of and/or well and sufficiently entitled to the said property.
- 2) No other than the owners have any claim , right, title and/or demand over and in respect of the said premises and/or any portion thereof.
- 3) There is no excess vacant land at the said premises within the meaning of the Urban Land (Ceiling & Regulation) Act 1976.
- 4) The owners are in possession of the entirety of the said premises and have agreed to make over and deliver vacant possession thereof together with two storied building thereon to the Developer for the purpose of development of the said premises on the terms and condition hereafter appearing.
- 5) The Owners have a good, clear absolute marketable title to enter into this Agreement with developer.
- 6) The owners names are to be mutated in the records of Kolkata Municipal Corporation and all costs, charges, expenses for the mutation and separation shall be borne by the developer.
- 7) That there is no suit or proceeding pending regarding title or effecting the title deed in respect of the said property or any part thereof.
- 8) The owners have not entered into any agreement for sale, development, lease, transfer or any agreement with any other person or persons for the development of the above premises.
- 9) The developer is entering into this agreement relying on the aforesaid representation and/or assurances made and/or contained on the part of the Owners and acting on the faith thereof.
- 10) No notice of acquisition or requisition has been received or has been served upon the Owners , nor the owners have any knowledge or are aware of any



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such notice or orders of acquisition or requisition in respect of the said property or any part thereof.

ARTICLE – IV – DEVELOPER'S RIGHT.

- 1) The owners hereby grant subject to what has been hereunder provided exclusive right to the Developer to build upon the said premises by demolishing the existing building and structure situated thereon and construct new building thereon in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or caused to be made by the parties hereto according to law.
- 2) All application Plans and other papers and documents as may be required by the developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owners at his own cost and expenses and the Developer shall pay and bear all fees including Architect's fees, charges and expenses required to be paid or deposited for exploitation of the said premises.
- 3) Immediately upon the Developer obtaining the vacant possession of the entire property along with the entire structure of the building thereon the Developer shall be entitled to demolish the existing structure through its contractor at the cost of the Developer and all salvage materials arising therefrom shall belong to the Developer.

ARTICLE – V – DEPOSITS.

- 1) In consideration of the owners having agreed to permit the Developer to construct, erect and complete the building in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation, the Developer shall, at the time of signing this agreement, take over the possession of the said premises..
- 2) The Developer has agreed to allocate a space in the new building to be constructed on the said premises in the manner hereinafter provided and the said Owners' allocation shall be constructed, erected and completed by the developer for on behalf of and on account of the owners and the Developer shall make payment and incur all costs, charges and expenses for construction, erection and completion of the said Owner's allocation together with their proportionate share in the common parts and facilities in the said new building which shall belong absolutely to the Owners subject however to the terms and conditions hereinafter appearing.

ARTICLE – VI – APPARENT CONSIDERATION.

- A. For the purpose of the development of the said premises and/or this Development Agreement the apparent consideration shall be and shall include and form part of the apparent consideration:
 1. Space allocation to the Owners;
 2. Costs, charges and expenses incurred for construction, erection and completion of the new building on the said premises;
 3. Costs, charges and expenses on account of causing the map or plan prepared and sanctioned by the Kolkata Municipal Corporation;



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4. Costs, charges and expenses incurred for installation of lift and other sewerage drainage and other connection;
5. Fees payable to Kolkata Municipal Corporation;
6. Legal expenses incurred and paid for this Development Agreement and other expenses and charges for the purpose of development of the said premises;
7. Cost of supervision of construction of Owners Allocation at the said premises.

ARTICLE – VII – PROCEDURE

1. The Owners shall grant to the Developer and/or its nominee or nominees a Development Power of Attorney as may be required for the purpose of obtaining sanction of plan and all necessary permission and sanction from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the Kolkata Municipal Corporation and other authorities and to deal with its allocated developed portion except the portion of common facilities.
2. The Developer is carrying on the business as a Developer and shall be entitled to enter into agreements for construction of various portions for the various persons intending to own the constructed space and for the purpose of proper enjoyment of the Developer's allocation or the persons with whom the Developer shall enter into any agreement for construction the Developer shall be entitled to nominate such person or persons for the purpose of obtaining the transfer of the undivided proportionate share in the said premises in respect of the Developer's allocation and the Owners hereby agree to execute the deed of conveyance or to transfer of such undivided proportionate share in the land comprised in the said premises directly in favour of such person or persons it being expressly agreed that the Owners shall not be entitled to claim any further consideration for such sale and transfer and this agreement for developer by itself will be the consideration for sale and transfer of such undivided proportionate share . Upon completion of the building.

ARTICLE – VIII – SPACE ALLOCATION.

1. Immediately after the Plans are sanctioned by the Kolkata Municipal Corporation the Developer shall allocate for the Owners , the Owners' allocation in the ratio that **50% of the total** constructed area in the new building including the car parking spaces together with the proportionate share in the common areas and other facilities in the Building shall belong to the Owners absolutely (Owners shall have jointly allotted three self contained flats in the 1st, 2nd and 3rd Floor , South Western side of the premises and two car parking spaces in the ground floor South- West side) and the remaining 50% of the constructed area including the car parking space together with the proportionate share in the common areas and other facilities in the new building shall belong to the developer absolutely;
2. It is hereby recorded and confirmed that a tentative plan is being prepared for being submitted to the Kolkata Municipal Corporation and the Owner's allocation and the Developer's allocation respectively have been shown in the said map or plan and if any modification or alteration shall be made



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therein, there will be a corresponding change or alteration in the Owners' allocation and Developer's allocation.

3. The Developer shall on completion of the said building put the Owners in undisputed possession of the Owners' allocation together with all rights in common to the common portion.
4. The Owners shall be entitled to transfer or otherwise deal with the Owners' allocation even before completion of construction.
5. The Developer shall be exclusively entitled to the Developer's allocation with exclusive right to enter into agreement for sale or transfer or dispose of the same without any right, claim or interest therein whatsoever of the Owners and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation; and no further consent shall be required and this agreement by itself shall be deemed to be the consent of the Owners.
6. In so far as necessary all dealings by the Developer in respect of the said building for the purpose of constructing the building shall be in the names of the Owners for which purpose the Owners undertake to give the Developer and its nominee or nominees Power of Attorney in a form or manner reasonably required by the Developer it being understood however that such dealings shall not in any manner fasten or create any financial liability upon the Owners and such Power of Attorney will not be cancelled or revoked without the consent of the Developer in writing it being understood however that such dealing shall not in any manner fasten or create any financial liability upon the Owners.
7. The Owners shall execute the deed of conveyance or deeds of conveyances in favour of the Developer or its nominee or nominees in such part or parts as shall be required by the Developer.
8. The Owners agree if required by the Developer for sale or transfer of Developer's allocation and agree to execute a deed of conveyance or transfer in respect of the undivided proportionate share attributable to the Developer's allocation in favour of the transfer or its nominee or nominees and in default thereof the Developer is hereby authorised and shall be at liberty to sign and execute the same for and on behalf of and in the name of the Owners as its Constituted Attorney.
9. The Developer shall arrange two self contained rental flats for the owners for the consequences of shifting and the said rent shall be payable per month **Rs. 14,000/- (Rupees Fourteen Thousand only) in total** by the Developer to the said Owners herein will be settled amicably between them from the date of execution of this Agreement till the possession of the said flats to the Owners after the completion of the said proposed building.

ARTICLE -IX - BUILDING.

1. The Developer shall at its own costs, construct, erect and complete the said building at the said premises in accordance with the sanctioned Plan with good and standard materials as may be specified by the Architect from time to time.
2. The Developer shall install erect in the said building at its own costs lift as per the specification and drawing provided by the Architect ,pump, water storage tank, overhear reservoirs , electrification, permanent electric connection from the Calcutta Electric Supply Corporation (C E S C) and until permanent electric connection is obtain temporarily electric connection shall be provided and other facilities as are required to be provided in a



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residential and/or multi-storied building in Kolkata having self contained apartments and constructed space for sale of flats therein on ownership basis and as mutually agreed.

3. The Developer shall at his own costs and expenses and without creating any financial or other liability on the owners construct and complete the said building and/or apartment therein in accordance with the sanctioned building plan and any amendment thereto or modification thereof made or caused to be made by the Developer, provided however that no alteration or modification shall be made in the owners' allocation without prior consent of the owners in writing.
4. All costs, charges and expenses including Architect's fees shall discharged by the Developer and the owners shall bear no responsibility in this context.

ARTICLE – X – COMMON FACILITES.

1. Developer shall pay and bear all property taxes and other dues and out goings in respect of Owners allocation in the new building accruing due as and from the date of the Owners handing over vacant possession of the said premises to the Developer.
2. As soon as the building is completed, the developer shall give written Notice to the owners requesting the owners to take possession of the Owners allocation in the building and there being no dispute regarding the completion of the building in terms of the Agreement and according to the specification and plan thereof and certificate of the Architect being produced to the effect then after 30 days from the date of service of such Notice and at all times thereafter the Owners shall be exclusively responsible for payment of all Municipal and property taxes , rates, duties, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as " the said rates") payable in respect of the Owners' allocation, the said rates to be apportioned pro – rata with reference to the saleable space in the building if they are levied on the building as a whole.
3. The owners and the Developer shall punctually and regularly pay for their respective allocations the said rates and taxes to the concerned authorities or other wise as may be mutually agreed upon between the owners and the Developer and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either or them as the case may be consequent upon a default by the owners or the Developer in this behalf and/or by their transferees.
4. As and from the date of service of notice the owners shall also be responsible to pay and bear and shall forthwith pay on demand to the Management of the building the service charges for the common facilities in the said building payable with respect to the owners' allocation and charges to include proportionate share of the premium for the insurance of the building , water, fire, and scavenging charges and taxes, lights, sanitation, and lift , maintenance, operation, repair, and renewal charges for bill collection and management of the common facilities , renovation, replacement , repair, maintenance charges and expenses for the building and of all common wiring , pipes, electrical and mechanical equipment , switchgear, pumps, motors and other electrical and mechanical installations, appliances and equipments, stairways, corridors, passageways, lifts shafts, parkways and other common facilities whatsoever as may be mutually



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agreed from time to time PROVIDED THAT if additional insurance premium is required to be paid for the insurance of the building by virtue of any particular usages in the accommodation within the respective allocation or any part thereof or any additional maintenance or repair is required by virtue thereof respective parties shall be exclusively liable to pay and bear the additional premium and/or maintenance or repair charges as the case may be.

5. Any transfer of any part of the owners allocations in the new building shall be subject to the other provisions hereof and the transferees from the owners shall thereafter be responsible in respect of the space transferred to pay the said rates and service charges for their proportionate share in the common spaces and facilities , similarly , the Developer as well as its transferee shall be liable to pay the aforesaid dues in proportion to their respective shares in the common space and common facilities.
6. The owners shall not do any act, deeds or things whereby the Developer shall be prevented from constructing and completion of the said building.

ARTICLE – XI – COMMON RESTRICTIONS:

1. The owners allocation in the building shall be subject to the same restrictions or transfer and use as are applicable to the Developer's allocation in the said building.
2. Neither of the parties shall sell, transfer, or convey or grant lease in respect of their respective allocation unless : (a) such party shall have observed and performed all terms and conditions on their or its respective part to be observed and performed, (b) the proposed transferee shall have given written undertaking to be bound by the terms and conditions hereof and to duly and promptly pay all and whatsoever shall be payable in relation to the area in his/her possession and for common spaces and facilities proportionately.
3. Both the parties shall abide by all laws, bye laws, rules and regulations of the Government, local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye laws, rules and regulations, provided that the Developer also will be responsible and liable during the period of construction.
4. The prospective allottee shall keep the interior walls, sewers, drains pipes and other fittings and fixtures and appurtenances and floor and ceiling etc in each of their respective allocation in the new building in good working condition and repair and in particular so as not cause any damage in the building or any other space or accommodation therein and shall keep other occupiers of the building indemnified from and against the consequences of any branch.
5. Neither party shall do or cause or permit to be done any act or thing which may render void or voidable any insurance of the building or any part thereof and shall keep the Developer or owners as the case may be and the other occupiers of the said building harmless and indemnified from and against the consequences of any breach.
6. No goods or other items shall be kept by either of the parties for display or otherwise in the corridors or other places of common use in the building and no hindrances shall be caused in any manner in the free movement in the corridors and other places of common use in the building and in any case



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any such hindrances is caused the Developer/ Owners shall be entitled to remove the same at the risk and cost of the Owners/Developer.

7. Neither party shall throw or accumulate any dirt, rubbish, waste, or refuse or permit the same to be thrown or accumulated in or about the new building or in the compounds , corridors, or any other portion or portions of the building.
8. The owners/Developer shall permit the Developer/Owners and its servants and agents with or without workman and others at all reasonable times to enter into and upon the Owners/Developer's allocation and every part thereof for the purpose of maintenance or repairing any part of the building ,cleaning, lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintenance , repairing and testing drains, gas, and water pipes and electric wire and for any similar purpose.

ARTICLE – XII – OWNER'S OBLIGATION:

1. The Owners hereby agree and covenants with the Developer not to cause any interferences or hindrances in the construction of the said building at the said property by the Developer.
2. The owners shall discharge and pay all liabilities on account of the shares of municipal rates taxes and other out goings in respect of the said premises and all statutory liabilities in respect of the said premises and in the event of any default on the part of the owners in making payment of the said liabilities the Developer shall be entitled and is hereby authorised to make payment of the same to the authorities concerned and the same shall be treated as further deposit.

ARTICLE – XIII – OWNERS INDEMNITY:

1. The owners hereby undertake that the Developer shall be entitled to the said Developer's allocation without any interference and/or disturbance provided the Developer performs and fulfils all the terms and conditions herein contained and/or its part be observed and performed.

ARTICLE – XIV – DEVELOPER'S INDEMNITY:

1. The Developer hereby undertakes to keep the owners indemnified against all third party claims and actions arising out of any sort of act or commission /omission of the Developer in or relative to the construction of the said building.
2. The Developer hereby undertakes to keep the owners indemnified against all actions suits costs proceedings and claims that may arise out of the Developer's allocation with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect therein.

ARTICLE – XV – TITLE DEEDS:

1. The original Title Deeds shall be handed over to the Developer by the Owners at the time of execution of this Agreement.



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ARTICLE – XVI – MISCELLANEOUS:

1. The Developer shall be entitled and is hereby authorised by the Owners to demolish the existing structure at the cost of the Developer, and the Developer shall be entitled to all materials etc to come up after dismantlement of the existing building without any claim and demand of the owners.
2. The owners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construe as partnership between the Developer and the owners or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitute as an Association of persons.
3. It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters, and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the owners and various applications and other documents may be required to be signed or made by the owners relative to which specified provisions may not have been mentioned herein , the owners hereby undertakes to do all such acts , deeds, matters, and the owners shall execute any such additional power of attorney and/or authorisation as may be required by the Developer for the purpose and the owners also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such acts deeds matters and things do not in any way infringe on the rights of the owners and/or go against the spirit of the agreement.
4. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the owners if delivered by hand and duly acknowledged or sent by pre-paid registered post with acknowledgment due and shall likewise be deemed to have been served on the Developer if delivered by the hand or sent by pre-paid registered post to the registered office of the developer.
5. The name of the building shall be as per mutually settled by the Developer and the owners .
6. In the event of the Kolkata Municipal Corporation and other authorities concerned permitting any further vertical or horizontal extension or construction in the said building then in the event the same shall be absolutely belongs to the Developer and the Owners in their proportionate share.
7. The roof of the building to be constructed shall belong to the Developer and owners in their proportionate share.

ARTICLE – XVII – FORCE MEASURE:

1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations is prevented by the existence of the force measure and shall be suspended from the obligation during the duration of the force measure.
2. Force measure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, legal dispute, suits, lockout, and/or any other act or commission on beyond the control of the parties hereto.



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ARTICLE – XIX – JURISDICTION:

The Courts at Calcutta alone shall have the jurisdiction to entertain , try, and determine all actions suits and proceedings arising out of these presents between the parties hereto.

ARTICLE – XX – SCHEDULE ABOVE REFERRED TO.:

ALL THAT piece and parcel of Bastu land measuring 3 Cottahs 8 Chittacks 00 SQ ft more or less lying or situate in the District of South 24 Parganas, Pargana Khaspur, Sub – Registrar Office then Alipore, now A.D.S.R. office at Sealdah, D.S.R. office at Alipore, Police station formerly Tollygunge thereafter Jadavpur thereafter Kasba thereafter Purba Jadavpur at present Survey Park, of Mouza – Santoshpur, at present within the Kolkata Municipal Corporation , Ward No 104, Touzi No 151, J L No 22 comprised in R.S. Dag No. 536, appertaining to R.S. Khatian No. 76, L.R. Dag No. 536, appertaining to previous L.R. Khatian No. 344 at present L.R. Khatian Nos. 1898, 1899, 1900, 1901, 1902, 1903, 1904 & 1906 land measuring 2 Cottahs 10 Chittacks 00 SQ ft more or less under R.S. Dag No. 539, appertaining to R.S. Khatian No. 218, L.R. Dag No. 539, appertaining to previous L.R. Khatian No. 1046 at present L.R. Khatian Nos. 1898, 1899, 1900, 1901, 1902, 1903, 1904 & 1906, land measuring 14 Chittacks 00 SQ. ft more or less , together with old 2 storied building on the Ground Floor Flat measuring 1056 SQ ft more or less and on the First Floor Flat measuring 1056 SQ ft more or less standing thereon , lying or situate in the District of South 24 Parganas, Sub – Registrar Office then Alipore, now A D S R Sealdah, D S R Alipore , at present within Kolkata Municipal Corporation Ward No 104, presently known as K. M. C. Premises No 72, Santoshpur Avenue, Kolkata 700075, being Assessee No 31-104-35-0072-0 and mailing address at 125/3, Santoshpur Avenue, P.O. Santoshpur, P.S. Survey Park, Kolkata - 700075, District South 24 Parganas which is butted and bounded by :

ON THE NORTH : 125/2/B, Santoshpur Avenue.

ON THE SOUTH : 15 Feet Wide K M C Road.

ON THE EAST : 125/4, Santoshpur Avenue.

ON THE WEST : 125/2, Santoshpur Avenue.

**THE SECOND SCHEDULE ABOVE REFERRED TO
OWNERS' ALLOCATION**

ALL THAT 50% of sanctioned F.A.R. which includes one Flat on the First floor South – West side, one Flat on the Second floor South – West side, one Flat on the Third floor South – West side and 2 Nos. Car Parking Spaces on the Ground Floor South- West side in the proposed new G + 3 storied residential building together with undivided impartible proportionate share of the land and premises as stated in the First Schedule hereinbefore stated having common rights of the common parts of the building and common amenities of the said building of K.M.C. Premises No. 72, Santoshpur Avenue, Kolkata – 700 075 and mailing address at 125/3, Santoshpur Avenue, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700 075, District- South 24 Parganas. In addition to above the Owners herein will get the 50% value of one Car Parking Space which will be paid by the Developer to the Owners herein at the time of possession of Owners' Allocation.



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THE THIRD SCHEDULE ABOVE REFERRED TO
(Developers' Allocation)

ALL THAT remaining constructed area (save and except the owners' allocation mentioned in the Second Schedule) will be the Developer's area including undivided proportionate share of land along with the common areas and facilities in the proposed new building at **K.M.C. Premises No. 72, Santoshpur Avenue, Kolkata – 700 075** and mailing address at 125/3, Santoshpur Avenue, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700 075, District- South 24 Parganas.

THE FOURTH SCHEDULE ABOVE REFERRED TO
CONSTRUCTION SPECIFICATION

- | | | |
|---------------------|---|--|
| Number of floors | : | G + 3 storied building. |
| General | : | The building shall be RCC framed structure
CBW pillar walls with inside and outside
cement plaster. |
| Brick wall | : | All exterior brick work shall be 8"/10" thick with
CM (1:6) all partitions shall be 3" thick with
bricks in CM (1:4). |
| Flooring & skirting | : | All rooms, verandah and Kitchen are laid with
Vitrified Tiles floor and skirting of 4" height.

To toilets marble floor and 6'-0" high glazed
tiles at walls.

In kitchen Vitrified Tiles floor and 2'-6" to 3'
high glazed tiles over green Marble table top. |
| Plaster | | The outside of the building will have plaster $\frac{3}{4}$ "
thick (average) whereas the inside and the
ceiling plaster will be $\frac{1}{2}$ " thick (average) with a
final coat of plaster of Paris. |
| Doors & windows | : | Flush door with painted both sides. Wooden
Frame of Sal wood(Malyasian)
Sliding Aluminium windows with glass fittings
& steel grill (inside) |
| Toilets & kitchen | : | <u>On Bath</u>
a) One commode or Orissa type pan.
b) Shower
c) Wash basin
d) Two taps.
e) One Geyser (water pipe provision only)
<u>Kitchen</u>
a) 5'-0" x 1'-6" table top made by black
stone & Green Marble Top to be
provided at kitchen.
b) One sink |



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

15 DEC 2022

c) Two Taps.

Staircase

: Staircase room will be provided with Aluminium window for light and ventilation as per design and staircase will be marble.

Cabin for 3 Phase electricity motor pump set.

Roof

: 1" (average) thick IP will be provided over roof slab.

3'-0" high parapet wall will be provided all round the roof slab.

Suitable PVC rain water pipe for proper drainage of water from roof.

Electrical installation

- : a) Separate meter for each flat (extra cost).
- b) 3 light points, 2 fan points one 5Amp plug point on switch board, one 5 Amp TV point(without wire) one telephone point(without wire) and a call bell point on living room.
- c) 1 fan point, 2 light points, Two 5 Amp plug point in bedroom. A.C. Point (1 No.).
- d) 1 light point, one 15Amp plug point and 1 exhaust fan point in Big size toilet.
- e) 1 light point, 1 plug point and 1 exhaust fan point in small size toilet.
- f) 2 light points, one 15Amp plug point, one Acquaguard point and 1 exhaust fan point in Kitchen.
- g) All wiring will be as per existing regulation concealed type with standard wiring.
(Cable, main switch and switches will be ISI standard)

Water supply

- : a) Overhead reservoir will be provided at roof.
- b) Suitable electrical pump with 3 phase motor will be installed at ground floor to deliver water to overhead reservoir from under ground reservoir. Pump point will be at Pump room.

LIFT

: Four Passengers Capacity standard quality.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
15 DEC 2022

EXTRA WORK : Any extra work other than the standard specification and those agreed by Developer shall be entertained and charged at a rate as will be decided by the Developer before starting execution of the said work. No outside contractor will be allowed to execute the work. Payment of such work shall be made before the work is started.

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

WITNESSES :

1. Kartick Majumder
11, Avenue South
Kolkata - 700025.

2. Shyamal Gayen
Subhasganga, Naktipalli
Kolkata - 700147

Prishma Mukherjee

Arpita Mukherjee
Abantee Chatterjee
Jonaki Banerjee

Pusan Kumar Mukherjee
Brahat. Bhattacharya
Ramesh Mukherjee

Dipansika Datta

SIGNATURE OF THE OWNERS

SUKHER NEEI

Chinmoy Datta
Proprietor

Drafted by :

Pameli Chatterjee
AM 383183.

Advocate

Alipore Criminal Court

Kolkata- 700 027.

Typed by :

Shyamal Gayen

Shyamal Gayen
22, Janata Road,

Santoshpur, Kolkata - 75.

SIGNATURE OF THE DEVELOPER

✓



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
15 DEC 2022

PRESENTANT/
EXECUTANT



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

NAME KRISHNA MUKHERJEE
SIGNATURE Krishna Mukherjee

PRESENTANT/
EXECUTANT



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

NAME ARPITA MUKHERJEE
SIGNATURE Arpita Mukherjee

PRESENTANT/
EXECUTANT



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

NAME ABANTEE CHATTERJEE
SIGNATURE Abantee Chatterjee



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
15 DEC 2022

**PRESENTANT/
EXECUTANT**



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

NAME

JONAKI BANERJEE

SIGNATURE

Jonaki Banerjee

**PRESENTANT/
EXECUTANT**



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

NAME

PUSAN KUMAR MUKHERJEE

SIGNATURE

Pusan Kumar Mukherjee

**PRESENTANT/
EXECUTANT**



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

NAME

BRATATI BHATTACHARYA

SIGNATURE

Bratati Bhattacharya



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
15 DEC 2022

**PRESENTANT/
EXECUTANT**



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

NAME PINAKI MUKHERJEE
SIGNATURE Pinaki Mukherjee

**PRESENTANT/
EXECUTANT**



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

NAME CHINMOY DATTA
SIGNATURE Chinmoy Datta

**PRESENTANT/
EXECUTANT**



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

NAME DIPANWITA DATTA
SIGNATURE Dipanwita Datta



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
15 DEC 2022

**PRESENTANT/
EXECUTANT**



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

NAME _____

SIGNATURE _____

**PRESENTANT/
EXECUTANT**



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

NAME SHYAMAL GAYEN

SIGNATURE Shyamal Gayen

**PRESENTANT/
EXECUTANT**



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

NAME _____

SIGNATURE _____



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
15 DEC 2022

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



ভালিকাভুক্তির নম্বর/Enrolment No.: 2017/25009/22835

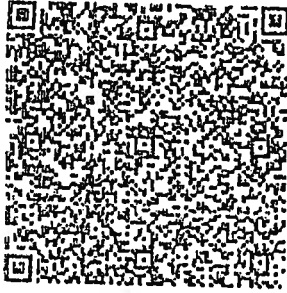
Shyamal Kumar Gayen (শ্যামল কুমার গায়েন)

S/O: Poresh Chandra Gayen, NATUN PALLY
KALIBARI ROAD, Rajpur Sonarpur(M), South 24
Parganas.

West Bengal - 700147

আপনার Aadhaar সংখ্যা/ Your Aadhaar No.:

9733 0420 3056



আমার আধার, আমার পরিচয়



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Signature valid

Digitally signed by CS CHAKRA
IDENTIFICATION AUTHORITY OF INDIA 01
Date: 2016.06.19 15:42:56 IST

- আধার সারা দেশে মান্য
- আধারের জন্য আপনার একবারই ভালিকাভুক্তি করার
আবশ্যকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা
পরিবর্তন করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ
হবে।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address.
This will help you to avail various services in future.

भारत सरकार
GOVERNMENT OF INDIA

শ্যামল কুমার গায়েন
Shyamal Kumar Gayen
জন্মতারিখ/ DOB: 15/04/1977
পুরুষ / MALE



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

এস/ও: পুরেশ চন্দ্র গায়েন,
নতুন পল্লী কালিবাড়ি রোড,
রাজপুর সোনারপুর (এম),
দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 700147

Address:

S/O: Poresh Chandra Gayen,
NATUN PALLY KALIBARI ROAD,
Rajpur Sonarpur(M), South 24
Parganas,
West Bengal - 700147

9733 0420 3056

আমার আধার, আমার পরিচয়

9733 0420 3056

MERA AADHAAR, MERI PEHACHAN



Major Information of the Deed

Deed No :	I-1603-19568/2022	Date of Registration	16/12/2022
Query No / Year	1603-2003535593/2022	Office where deed is registered	
Query Date	14/12/2022 9:40:10 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Shyamal Gayen 22, Janata Road,Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 9874954060, Status :Deed Writer		
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. 2/-		Rs. 1,27,65,599/-	
Stampduty Paid(SD)		Reglstration Fee Paid	
Rs. 20,020/- (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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Santoshpur Avenue, , Premises No: 72, , Ward No: 104 Pin Code : 700075

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		3 Katha 8 Chatak	1/-	1,13,39,999/-	Width of Approach Road: 15 Ft.,
Grand Total :					5.775Dec	1 /-	113,39,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2112 Sq Ft.	1/-	14,25,600/-	Structure Type: Structure
Gr. Floor, Area of floor : 1056 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1056 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2112 sq ft	1 /-	14,25,600 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt Krishna Mukherjee Wife of Late Pranab Kumar Mukherjee 125/3, Santoshpur Avenue, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bsxxxxx8g,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Pvt. Residence
2	Smt Arpita Mukherjee Daughter of Late Pranab Kumar Mukherjee 125/3, Santoshpur Avenue, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: apxxxxx7j,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Pvt. Residence
3	Smt Abantee Chatterjee Wife of Smt Gouranga Chatterjee HA 203, SEC III, City:- , P.O:- PURBACHAL, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700097 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: adxxxxx6d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Pvt. Residence
4	Shri Pinaki Mukherjee Son of Late Pabitra Kumar Mukherjee Ag 67, Sec 2, Bikash Bhaban, Salt Lake, City:- , P.O:- Sech Bhavan, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: aoxxxxx4n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Pvt. Residence
5	Smt Bratati Bhattacharya Wife of Shri Bimal Bhattacharya 162/c/5, Lake Garden, City:- , P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ahxxxxx4j,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Pvt. Residence
6	Smt Jonaki Banerjee Wife of Shri Anirban Roy 391/N, Jaigir Ghat Road, Paschim Barisha, City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: anxxxxx9h,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Pvt. Residence



7	Shri Pusan Kumar Mukherjee Son of Late Pradosh Kumar Mukherjee 125/3, Santoshpur Avenue, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: atxxxxxx7g,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Pvt. Residence
8	Smt Dipanwita Datta Wife of Shri Chinmoy Datta 433, Rashmoni Bagan, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: baxxxxxx6n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Pvt. Residence

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SUKHER NEER 433, RASHMONI BAGAN, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: ANxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Chinmoy Datta (Presentant) Son of Late Keshab Lal Datta 433, Rashmoni Bagan, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: anxxxxxx2a,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SUKHER NEER (as proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Shyamal Gayen Son of Late P C Gayen Subhasgram, Natunpally, City:- , P.O:- Subhasgram, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700147			
Identifier Of Smt Krishna Mukherjee, Smt Arpita Mukherjee, Smt Abantee Chatterjee, Shri Pinaki Mukherjee, Smt Bratati Bhattacharya, Smt Jonaki Banerjee, Shri Pusan Kumar Mukherjee, Smt Dipanwita Datta, Shri Chinmoy Datta			



.Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Krishna Mukherjee	SUKHER NEER-0.721875 Dec
2	Smt Arpita Mukherjee	SUKHER NEER-0.721875 Dec
3	Smt Abantee Chatterjee	SUKHER NEER-0.721875 Dec
4	Shri Pinaki Mukherjee	SUKHER NEER-0.721875 Dec
5	Smt Bratati Bhattacharya	SUKHER NEER-0.721875 Dec
6	Smt Jonaki Banerjee	SUKHER NEER-0.721875 Dec
7	Shri Pusan Kumar Mukherjee	SUKHER NEER-0.721875 Dec
8	Smt Dipanwita Datta	SUKHER NEER-0.721875 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Krishna Mukherjee	SUKHER NEER-264.00000000 Sq Ft
2	Smt Arpita Mukherjee	SUKHER NEER-264.00000000 Sq Ft
3	Smt Abantee Chatterjee	SUKHER NEER-264.00000000 Sq Ft
4	Shri Pinaki Mukherjee	SUKHER NEER-264.00000000 Sq Ft
5	Smt Bratati Bhattacharya	SUKHER NEER-264.00000000 Sq Ft
6	Smt Jonaki Banerjee	SUKHER NEER-264.00000000 Sq Ft
7	Shri Pusan Kumar Mukherjee	SUKHER NEER-264.00000000 Sq Ft
8	Smt Dipanwita Datta	SUKHER NEER-264.00000000 Sq Ft



On 15-12-2022

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

Presented for registration at 20:15 hrs on 15-12-2022, at the Private residence by Shri Chinmoy Datta ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,27,65,599/-

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

Execution is admitted on 15/12/2022 by 1. Smt Krishna Mukherjee, Wife of Late Pranab Kumar Mukherjee, 125/3, Santoshpur Avenue, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 2. Smt Arpita Mukherjee, Daughter of Late Pranab Kumar Mukherjee, 125/3, Santoshpur Avenue, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service, 3. Smt Abantee Chatterjee, Wife of Smt Gouranga Chatterjee, HA 203, SEC III, P.O: PURBACHAL, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL India, PIN - 700097, by caste Hindu, by Profession Service, 4. Shri Pinaki Mukherjee, Son of Late Pabitra Kumar Mukherjee, Ag 67, Sec 2, Bikash Bhaban, Salt Lake, P.O: Sech Bhavan, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession Service, 5. Smt Bratati Bhattacharya, Wife of Shri Bimal Bhattacharya, 162/c/5, Lake Garden, P.O: Lake Gardens, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 6. Smt Jonaki Banerjee, Wife of Shri Anirban Roy, 391/N, Jaigir Ghat Road, Paschim Barisha, P.O: Thakurpukur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Service, 7. Shri Pusan Kumar Mukherjee, Son of Late Pradosh Kumar Mukherjee, 125/3, Santoshpur Avenue, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service, 8. Smt Dipanwita Datta, Wife of Shri Chinmoy Datta, 433, Rashmoni Bagan, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife

Indetified by Shri Shyamal Gayen, , , Son of Late P C Gayen, Subhasgram, Natunpally, P.O: Subhasgram, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Business

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

Execution is admitted on 15-12-2022 by Shri Chinmoy Datta, proprietor, SUKHER NEER (Sole Proprietorship), 433, RASHMONI BAGAN, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Shri Shyamal Gayen, , , Son of Late P C Gayen, Subhasgram, Natunpally, P.O: Subhasgram, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Business



Debasish Dhar

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 16-12-2022

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.

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 15/12/2022 11:19AM with Govt. Ref. No: 192022230216414628 on 15-12-2022, Amount Rs: 21/-, Bank: SBI EPay (SBIEPay), Ref. No. 5538444645140 on 15-12-2022, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 19,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 82871, Amount: Rs.50.00/-, Date of Purchase: 16/11/2022, Vendor name: J Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2022 11:19AM with Govt. Ref. No: 192022230216414628 on 15-12-2022, Amount Rs: 19,970/-, Bank: SBI EPay (SBIPay), Ref. No. 5538444645140 on 15-12-2022, 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 1603-2022, Page from 623047 to 623081
being No 160319568 for the year 2022.**



Dhar

Digitally signed by Debasish Dhar
Date: 2022.12.16 18:51:53 +05:30
Reason: Digital Signing of Deed.

**(Debasish Dhar) 2022/12/16 06:51:53 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.**

(This document is digitally signed.)