

ANNEXURE 'A'**[Sec Rule 9]****AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE ("Agreement") executed on this -----day of -----
 - -----Two Thousand and Twenty Five (2025)

BY AND BETWEEN

(1) **SRI NIHAR RANJAN MUKHERJEE** (PAN – BQOPM6861J, Aadhaar No. 6021 9652 8715, D.O.B. -----), son of Late Nanigopal Mukherjee, by faith – Hindu, by Nationality – Indian, by Occupation – Retired Serviceman, residing at Bhatenda, P.O. Rajarhat, P.S. Rajarhat, Kolkata – 700 135, Dist. North 24-Parganas, (2) **SRI SWAPAN KUMAR MUKHERJEE** (PAN – AECPM8618Q, Aadhaar No. 8846 7779 8679, D.O.B. -----), son of Late Nanigopal Mukherjee, by faith – Hindu, by Nationality – Indian, by Occupation – Retired Serviceman, residing at Bhatenda, P.O. Rajarhat, P.S. Rajarhat, Kolkata – 700 135, Dist. North 24-Parganas, (3) **SRI NILOTPAL MUKHOPADHYAY** (PAN – ALBPM1767C, Aadhaar No. 5638 0641 1266, D.O.B. -----), son of Sri Nihar Ranjan Mukhopadhyay, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at Bhatenda, P.O. Rajarhat, P.S. Rajarhat, Kolkata – 700 135, Dist. North 24-Parganas, (4) **SRI NILADRI MUKHERJEE** (PAN – AVRPM8866E, Aadhaar No. 2974 7317 2559, D.O.B. -----), son of Sri Swapan Kumar Mukherjee, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at Bhatenda, P.O. Rajarhat, P.S. Rajarhat, Kolkata – 700 135, Dist. North 24-Parganas, (5) **SMT. PRIYANKA MUKHOPADHYAY** (PAN – BQOPM6859C, Aadhaar No. 6456 5660 1827, D.O.B. -----), wife of Sri Nilotpal Mukhopadhyay, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at Bhatenda, P.O. Rajarhat, P.S. Rajarhat, Kolkata – 700 135, Dist. North 24-Parganas, (6) **SMT. RITUPARNA MUKHERJEE** (PAN – CXFPM7301E, Aadhaar No. 4628 9943 9896, D.O.B. -----), wife of Sri Niladri Mukherjee, by faith – Hindu, by Nationality – Indian, by Occupation – Housewife, residing at Bhatenda, P.O. Rajarhat, P.S. Rajarhat, Kolkata – 700 135, Dist. North 24-Parganas, (7) **SRI BISWAJIT RAY** (PAN – ACTPR6737J, Aadhaar No. 9317 1645 6398, D.O.B. -----), son of Late Kalikinkor Roy, by faith – Hindu, by Nationality – Indian, by Occupation – Ex-Serviceman, residing at 9, Bangur Avenue, Block – A, P.O. Bangur Avenue, P.S. Lake Town, Kolkata – 700 055, Dist. North 24-Parganas, (8) **SMT. JHUMA RAY** (PAN – ANBPR0881J,

Aadhaar No. 6910 8471 8153, D.O.B -----), wife of Sri Biswajit Ray, by faith – Hindu, by Nationality – Indian, by Occupation – Housewife, residing at 9, Bangur Avenue, Block – A, P.O. Bangur Avenue, P.S. Lake Town, Kolkata – 700 055, Dist. North 24-Parganas and (9) **SRI ABHIJIT ROY (PAN – BRJPR7031M,**
Aadhaar No. 2306 9960 7470, D.O.B. -----), son of Sri Biswajit Ray, by faith – Hindu, by Nationality – Indian, by Occupation – Service, residing at 9, Bangur Avenue, Block – A, P.O. Bangur Avenue, P.S. Lake Town, Kolkata – 700 055, Dist. North 24-Parganas, hereinafter referred to and called as the “**VENDORS**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

The Vendors are represented by their Constituted Attorney - **CHAKRABORTY NIRMAN PVT. LTD. (PAN AAEC1411G, D.O.I. 23.09.2010),** a Private Limited Company registered under Companies Act. 1956, having its registered office at Sujan Heights, BMC-110, Barna Parichoy Sarani, Christian Para, Post Office – Krishnapur, Police Station – Baguiati, Kolkata – 700 102, District North 24-Parganas, in the State of West Bengal and represented by its Managing Director **SRI SURAJIT CHAKRABORTY (having Pan AFYPC5294B, Aadhaar No. 5050 6572 1143, D.O.B. 20.12.1977),** son of Late Nani Gopal Chakraborty, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at AF-358, Sarat Sarani, Hanapara, Post Office – Krishnapur, Police Station – Baguiati, Kolkata – 700 102, District North 24-Parganas, empowered and authorized by virtue of a registered Development Power of Attorney, duly registered before the A.D.S.R.O. Rajarhat and recorded in Book No. I, Volume No. 1523-2023, Pages from -----
 --- to -----, Being No. 15230 for the year 2023.

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CHAKRABORTY NIRMAN PVT. LTD. (PAN AAEC1411G, D.O.I. 23.09.2010), a Private Limited Company registered under Companies Act. 1956, having its registered office at Sujan Heights, BMC-110, Barna Parichoy Sarani, Christian Para, Post Office – Krishnapur, Police Station – Baguiati, Kolkata – 700 102, District North 24-Parganas, in the State of West Bengal and represented by its Managing Director **SRI SURAJIT CHAKRABORTY (having Pan AFYPC5294B, Aadhaar No. 5050 6572 1143, D.O.B. 20.12.1977),** son of Late Nani Gopal Chakraborty, by faith

– Hindu, by Nationality – Indian, by Occupation – Business, residing at AF-358, Sarat Sarani, Hanapara, Post Office – Krishnapur, Police Station – Baguiati, Kolkata
 – 700 102, District North 24-Parganas, hereinafter referred to and called as the “**DEVELOPER**” (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include all their successor or successors in interest, executors, administrators, representatives and / or assigns) of the **SECOND PART.**

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hereinafter referred to and called as the “**PURCHASER(S)/ALLOTTEE(S)**” (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include **his/her/their** legal heirs, executors, representatives, administrators and / or assigns) of the **THIRD PART.**

[Please insert details of other allottee(s), in case of more than one allottee]

The Promoter and Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

WHEREAS one Nanigopal Mukhopadhyay and one Makhan Lal Mukhopadhyay jointly seized and possessed ALL THAT piece and parcel of a plot of bastu land measuring an area of 110 Decimals be the same a little more or less along with other properties, lying and situated at Mouza – Bhatenda, J.L. No. 28, R.S. No. 50, Touzi No. 2998, Hal 10, comprised in C.S. Dag No. 403, corresponding to R.S. Dag No. 438, under C.S. Khatian No. 146, within the jurisdiction of Rajarhat Police Station, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS said Nanigopal Mukhopadhyay and Makhan Lal Mukhopadhyay while in possession of the abovementioned property, one of the share holder of the total property said Nanigopal Mukhopadhyay died intestate leaving behind his wife

