

9264

1

1-9318/23



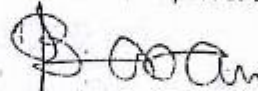
22/6/23

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

3/165995/23

AN 794372

Certified that the document is admitted to registration. The  and the endorsement of  attached with this document are the part of this documents.



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

22 JUN 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 22nd day of June, 2023
of Christian Era.

BY AND BETWEEN

18015

21 JUN 2023

NO. DATE
SOLD TO..... *Srujan Chakraborty*
ADDRESS..... *AF-358 Sarat Sarani*
RS..... *21 JUN 2023 100, Harapara, Bagmati, KOL-102*

CODE NO. (1067)
LICENCED NO.
20 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (O.S.)
HIGH COURT, KOLKATA.

21 JUN 2023



Additional District Sub-Registrar,
Rajarhat, New Town, North 24 Pgs

22 JUN 2023

(1) SHRI NIHAR RANJAN MUKHERJEE (PAN BQOPM6861J) (AADHAAR No. 6021 9652 8715) son of late Nanigopal Mukherjee, by faith Hindu, by Nationality- Indian, by occupation- Retired Serviceman, residing at Bhatenda, Post Office- Rajarhat, Police Station- Rajarhat, District- North 24 Parganas, Pin-700135;

(2) SHRI SWAPAN KUMAR MUKHERJEE (PAN AECPM8618Q) (AADHAAR No. 8846 7779 8679), son of late Nanigopal Mukherjee, by faith Hindu, by Nationality- Indian, by occupation- Retired Serviceman, residing at Bhatenda, Post Office- Rajarhat, Police Station- Rajarhat, District- North 24 Parganas, Pin-700135;

(3) SHRI NILOTPAL MUKHOPADHYAY (PAN No. ALBPM1767C) (AADHAAR NO. 5638 0641 1266), son of Shri Nihar Ranjan Mukhopadhyay, by faith Hindu, by nationality-Indian, by occupation-Business, residing at Bhatenda, Post Office- Rajarhat, Police Station- Rajarhat, District- North 24 Parganas, Pin-700135;

(4) SHRI NILADRI MUKHERJEE (PAN NO. AVRPM8866E) (AADHAAR NO. 2974 7317 2559), son of Shri Swapan Kumar Mukherjee, by faith Hindu, by Nationality-Indian, by occupation- Business, residing at Bhatenda, Post Office- Rajarhat, Police Station- Rajarhat, District- North 24 Parganas, Pin-700135;

(5) SMT. PRIYANKA MUKHOPADHYAY (PAN NO. BQOPM6859C) (AADHAAR NO. 6456 5660 1827) wife of Shri Nilotpall Mukhopadhyay, by faith Hindu, by nationality-Indian, by occupation-Business, residing at

Bhatenda, Post Office- Rajarhat, Police Station- Rajarhat, District- North 24 Parganas, Pin-700135;

(6) **SMT. RITUPARNA MUKHERJEE (PAN NO. CXFPM7301E) (AADHAAR NO. 4628 9943 9896)** wife of Shri Niladri Mukherjee, by faith Hindu, by Nationality-Indian, by occupation- Housewife, residing at Bhatenda, Post Office- Rajarhat, Police Station- Rajarhat, District- North 24 Parganas, Pin-700135;

(7) **SHRI BISWAJIT RAY (PAN NO. ACTPR6737J) (AADHAAR NO. 9317 1645 6398)** son of late Kalikinkor Roy, by faith Hindu, by Nationality-Indian, by occupation- Ex Serviceman, residing at 9 Bangur Avenue, Block A, Post Office- Laketown, Police Station- Laketown, District- North 24 Parganas, Pin-700055;

(8) **SMT. JHUMA RAY (PAN NO. ANBPR0881J) (AADHAAR NO. 6910 8471 8153)** wife of Shri Biswajit Ray, by faith Hindu, by Nationality-Indian, by occupation- Housewife, residing at 9 Bangur Avenue, Block A, Post Office- Laketown, Police Station- Laketown, District- North 24 Parganas, Pin-700055;

(9) **SHRI ABHIJIT ROY (PAN NO. BRJPR7031M) (AADHAAR NO. 2306 9960 7470)** son of Shri Biswajit Ray, by faith Hindu, by Nationality-Indian, by occupation- service, residing at 9 Bangur Avenue, Block A, Post Office- Laketown, Police Station- Laketown, District- North 24 Parganas, Pin-700055; hereinafter called and referred to as the **LANDOWNERS** {which shall wherever the context so requires or admits means and includes his heirs, executors, administrators and gassings} of the **FIRST PART**.

AND

CHAKRABORTY NIRMAN PVT. LTD. (having Pan **AAECC1411G**), 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**), 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-700102, District North 24-Parganas, hereinafter referred to as the **DEVELOPER** (which expression shall whenever the context so requires or admits and includes his heirs, executors, administrators and assigns) of the **ANOTHER PART**.

1. Subject matter of the **Development Agreement**:

Property: **ALL THAT** piece and parcel of bastu land measuring about as per Deed **49.13 decimals i.e. 29 kothas 11 chittacks 24 Sq.Ft**, and as per Physical measurement **42.03 decimals i.e. 25 kothas 06 chittacks 41 Sq.Ft** be the same more or less alongwith two Tiles Shed, kaccha structures measuring about 100 Sq.ft. each lying and situated at **Mouza- Bhatenda**, comprised in J.L.No.28, Re. sa. No. 50, Touzi No. 2998 Hal 10, C.S. Khatian

No. 146, L.R. Khatian Nos. 351, 753, 2583, 2584, 5044, 5048, 5065, 5071, 5274, 5052 & 5257, C.S. Dag No. 403, corresponding to **R.S. & L.R. Dag Nos.438**, District- North 24 Parganas, Police Station- Rajarhat, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat (hereafter called and referred to as "Schedule Property", and morefully described in First Schedule hereunder written) by constructing a G+3 storied building consisting of several units such as Residential Flats, commercial space, Shop space etc. in accordance with Building Plan which was sanctioned by Appropriate Authority.

BACKGROUND REGARDING TITLE OF SCHEDULE PROPERTY:

WHEREAS one Nanigopal Mukhopadhyay and one Makhan Lal Mukhopadhyay jointly seized and possessed ALL THAT piece and parcel of basta land measuring about **110 decimals** be the same little more or less along with other properties lying and situated at Mouza Bhatenda, comprised in J.L.No.28, Re. sa. No. 50, Touzi Nos. 2998 Hal 10; C.S. Khatian No.146, C.S. Dag No. 403, corresponding to R.S. Dag No.438, District- North 24 Parganas, Police Station- Rajarhat, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat.

AND WHEREAS said Nanigopal Mukhopadhyay and Makhan Lal Mukhopadhyay while in possession of the abovementioned property, one of the shareholder of the total property said Nanigopal Mukhopadhyay died instate leaving behind his wife Smt. Kamala Bala Mukhopadhyay; Three Sons namely Nihar Ranjan Mukhopadhyay, Swapan Kumar Mukhopadhyay,

Shyamal Kumar Mukhopadhyay and Five daughters namely Kalpana Mukhopadhyay, Arati Mukhopadhyay, Malati Mukhopadhyay, Sandhya Mukhopadhyay, Minati Mukhopadhyay as his legal heirs and successors as per The Hindu Succession act 1956.

AND WHEREAS subsequently the legal heirs of late Nanigopal Mukhopadhyay, namely Smt. Kamala Bala Mukhopadhyay, Nihar Ranjan Mukhopadhyay, Swapan Kumar Mukhopadhyay, Shyamal Kumar Mukhopadhyay, Kalpana Mukhopadhyay, Arati Mukhopadhyay, Malati Mukhopadhyay, Sandhya Mukhopadhyay and Minati Mukhopadhyay became absolute owners and seized and possessed of late Nanigopal Mukhopadhyay's share of the total property.

AND WHEREAS subsequently the legal heirs of late Nanigopal Mukhopadhyay while in possession of the abovementioned property executed a deed of partition, duly registered and executed on 30/05/1979 in the office of (Sub-Registrar) S.R. Cossipore Dum Dum, in Book No. 1, Volume No. 60, Pages from 249 to 255, Being No. 4007 for the year 1979 along with another shareholder of the total property i.e., said Makhan Lal Mukhopadhyay.

AND WHEREAS consequently after the execution of the abovementioned deed of partition the legal heirs of late Nanigopal Mukhopadhyay namely Smt. Kamala Bala Mukhopadhyay, Nihar Ranjan Mukhopadhyay, Swapan Kumar Mukhopadhyay, Shyamal Kumar Mukhopadhyay, Kalpana Mukhopadhyay, Arati Mukhopadhyay, Malati Mukhopadhyay, Sandhya Mukhopadhyay and Minati Mukhopadhyay became the absolute owners and seized and possessed of **ALL THAT** piece and parcel of bastu land measuring about **49.13**

decimals be the same a little more or less lying and situated at Mouza-Bhatenda, comprised in J.L.No.28, Re. sa. No. 50, Touzi Nos. 2998 Hal 10, C.S. Khatian No.146, C.S. Dag No. 403, corresponding to R.S. Dag No.438, District- North 24 Parganas, Police Station- Rajarhat, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and recorded their names respectively in the record of rights and obtained L.R. Khatian No. 712 in favour of Shri Shyamal Mukherjee, L.R. Khatian No. 351 in favour of Shri Nihar Ranjan Mukhopadhyay, L.R. Khatian No. 753 in favour of Shri Swapan Kumar Mukhopadhyay and L.R. Khatian No. 104 in favour of Smt. Kamala Bala Mukhopadhyay.

AND WHEREAS by virtue of the abovementioned deed of Partition SHRI NIHAR RANJAN MUKHERJEE and SHRI SWAPAN KUMAR MUKHERJEE herein became absolute owners and seized and possessed of and otherwise well and sufficiently entitled to 2/9th share of the total land measuring about 49.13 decimals a little more or less i.e., **ALL THAT** piece and parcel of bastu land measuring about **10.92 decimals** be the same a little more or less (individually 5.46 decimals be the same a little more or less each respectively) lying and situated at Mouza Bhatenda, comprised in J.L.No.28, Re. sa. No. 50, Touzi Nos. 2998 Hal 10, C.S. Khatian No.146, corresponding to L.R. Khatian Nos. 351 and 753, C.S. Dag No. 403, corresponding to R.S. & L.R. Dag Nos.438, District- North 24 Parganas, Police Station- Rajarhat, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayat and enjoying the right, title and interest thereof free from all encumbrances.

AND WHEREAS by virtue of a deed of Gift one Minati Banerjee, daughter of late Nanigopal Mukherjee gifted her 1/9th share of the total property i.e., **ALL THAT** piece and parcel of bastu land measuring about **5.46 decimals** be the same a little more or less, alongwith a tiles shed, kaccha structure measuring about 100 sq. ft. lying and situated at Mouza Bhatenda, comprised in J.L.No.28, Re. sa. No. 50, Touzi Nos. 2998 Hal 10, C.S. Khatian No.146, corresponding to L.R. Khatian Nos. 351,753, 712 & 104, C.S. Dag No. 403, corresponding to R.S. & L.R. Dag Nos.438, District- North 24 Parganas, Police Station- Rajarhat, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat in favour of SHRI NIHAR RANJAN MUKHERJEE and SHRI SWAPAN KUMAR MUKHERJEE duly executed and registered on 06/10/2020 at the office of A.D.S.R. Rajarhat, Book No. 01, Volume No. 1523-2020, Pages No. 334025 to 334057, Being No. 152308203 for the year 2020 and enjoying the right, title and interest thereof free from all encumbrances:

AND WHEREAS the said SHRI NIHAR RANJAN MUKHERJEE and SHRI SWAPAN KUMAR MUKHERJEE became absolute owners and seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of bastu land measuring about **16.38 decimals** be the same a little more or less, alongwith a tiles shed, kaccha structure measuring about 100 sq. ft. lying and situated at Mouza Bhatenda, comprised in J.L.No.28, Re. sa. No. 50, Touzi Nos. 2998 Hal 10, C.S. Khatian No.146, corresponding to L.R. Khatian Nos. 351 and 753, C.S. Dag No. 403, corresponding to R.S. & L.R. Dag Nos. 438, District- North 24 Parganas, Police Station- Rajarhat, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and entitled to

the same free from all encumbrances, charges, liens, impendences, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

AND WHEREAS by virtue of a deed of Gift Kamala Bala Mukhopadhyay, wife of late Nanigopal Mukherjee gifted her 1/9th share of the total property i.e., **ALL THAT** piece and parcel of bastu land measuring about **5.45 decimals** be the same a little more or less lying and situated at Mouza Bhatenda, comprised in J.L.No.28, Re. sa. No. 50, Touzi Nos. 2998, C.S. Khatian No.146, C.S. Dag No. 403, corresponding to R.S. & L.R. Dag Nos.438, L.R. Khatian No. 104, District- North 24 Parganas, Police Station- Rajarhat, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat in favour of SHRI NILOTPAL MUKHOPADHYAY and SHRI NILADRI MUKHERJEE, executed and registered on 10/08/2003 at the office of D.S.R. II of North 24 Parganas, Book No. 1, Volume No.18, Pages No. 2221 to 2239, Being No. 09008 for the year 2007 and enjoying the right, title and interest thereof free from all encumbrances.

AND WHEREAS the said SHRI NILOTPAL MUKHOPADHYAY and SHRI NILADRI MUKHERJEE became the absolute owners and seized and possessed of **ALL THAT** piece and parcel of bastu land measuring about **5.45 decimals** be the same little more or less lying and situated at Mouza Bhatenda, comprised in J.L.No.28, Re. sa. No. 50, Touzi Nos. 2998, C.S. Khatian No.146, C.S. Dag No. 403, corresponding to R.S. & L.R. Dag Nos.438, corresponding

L.R. Khatian Nos. 2583 and 2584, District- North 24 Parganas, Police Station- Rajarhat, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and otherwise well and sufficiently entitled to free from all encumbrances, charges, liens, impendences, demands, claims, hindrances, attachments debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

AND WHEREAS by virtue of a deed of conveyance Shri Shyamal Mukherjee, son of late Nanigopal Mukherjee, Smt. Sandhya Banerjee wife of late Ranjit Banerjee, Smt. Malati Bhattacharya wife of Sambhu Bhattacharya, Smt. Arati Chatterjee wife of Abani Chatterjee, Smt. Anindita Chatterjee, wife of Bidyut Chatterjee sold **ALL THAT** piece and parcel of bastu land measuring about **27.30 decimals** be the same little more or less lying and situated at Mouza Bhatenda; comprised in J.L.No.28, Re. sa. No. 50, Touzi Nos. 2998 Hal 10, C.S. Khatian No.146, L.R. Khatian Nos. 351,753,712 & 104, C.S. Dag No. 403, corresponding to R.S. & L.R. Dag Nos.438, District- North 24 Parganas, Police Station- Rajarhat, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat in favour of Shri Ardhendu Nath son of Shri Tarapada Nath executed and registered on 13/08/2008 at the office of A.D.S.R. Bidhannagar, Book No. 1, C.D. Volume No.10, Pages No. 8471 to 8488, Being No. 10654 for the year 2008 and enjoying the right, title and interest thereof free from all encumbrances.

AND WHEREAS said Ardhendu Nath by virtue of a deed of Conveyance sold **ALL THAT** piece and parcel of undivided bastu land measuring about **18.21 decimals** out of 27.30 decimals lying and situated at Mouza Bhatenda, comprised in J.L.No.28, Re. sa. No. 50, Touzi Nos. 2998 Hal 10, C.S. Khatian No.146, L.R. Khatian No. 3159, C.S. Dag No. 403, corresponding to R.S. & L.R. Dag Nos.438, District- North 24 Parganas, Police Station- Rajarhat, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat in favour of SHRI NILOTPAL MUKHOPADHYAY and SMT. PRIYANKA MUKHOPADHYAY **[obtained 8.69 decimals be the same a little more or less out of 18.21 decimals]** AND SHRI NILADRI MUKHERJEE and SMT. RITUPARNA MUKHERJEE **[obtained 9.52 decimals be the same a little more or less out of 18.21 decimals]** executed and registered on 07/07/2021 at the office of A.D.S.R. Rajarhat, Book No. I, Volume No.1523-2021, Pages No. 292666 to 292696, Being No. 152306947 for the year 2021 and enjoying the right, title and interest thereof free from all encumbrances.

AND WHEREAS said SHRI NILOTPAL MUKHOPADHYAY, SMT. PRIYANKA MUKHOPADHYAY, SHRI NILADRI MUKHERJEE & SMT. RITUPARNA MUKHERJEE became absolute joint owners and seized and possessed of **ALL THAT** piece and parcel of undivided bastu land measuring about **18.21 decimals** be the same more or less lying and situated at Mouza Bhatenda, comprised in J.L.No.28, Re. sa. No. 50, Touzi Nos. 2998, C.S. Khatian No.146, L.R. Khatian Nos. 5044, 5048, 5065 & 5071 (Coming from L.R. Khatian No. 3159) C.S. Dag No. 403, corresponding to R.S. & L.R. Dag Nos.438, District- North 24 Parganas, Police Station- Rajarhat, within the local limits of Rajarhat

Bishnupur I No. Gram Panchayat and otherwise well and sufficiently entitled to free from all encumbrances, charges, liens, impendences, demands, claims, hindrances, attachments debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

AND WHEREAS said Ardhendu Nath by virtue of a deed of Conveyance sold **ALL THAT** piece and parcel of remaining undivided bastu land measuring about **9.09 decimals** be the same a little more or less out of 27.30 decimals alongwith a Tiles Shed, kaccha structure measuring about 100 Sq.ft. lying and situated at Mouza Bhatenda, comprised in J.L.No.28, Re. sa. No. 50, Touzi Nos. 2998 Hal 10, C.S. Khatian No.146, L.R. Khatian No. 3159, C.S. Dag No. 403, corresponding to R.S. & L.R. Dag Nos.438, District- North 24 Parganas, Police Station- Rajarhat, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat in favour of Shri Biswajit Ray, Smt. Jhuma Ray & Shri Abhijit Roy, executed and registered on 16/07/2021 at the office of A.D.S.R. Rajarhat, Book No. I, Volume No. 1523-2021, Pages from 303920 to 303947, Being No.152307249 for the year 2021 and enjoying the right, title and interest there of free from all encumbrances.

AND WHEREAS said SHRI BISWAJIT RAY, SMT. JHUMA RAY & SHRI ABHIJIT ROY became absolute joint owners and seized and possessed of **ALL THAT** piece and parcel of undivided bastu land measuring about **9.09 decimals** be the same a little more or less alongwith, a Tiles Shed, kaccha structure measuring about 100 Sq.ft. lying and situated at Mouza Bhatenda,

comprised in J.L.No.28, Re. sa. No. 50, Touzi Nos. 2998 Hal 10, C.S. Khatian No.146, L.R. Khatian Nos. 5274,5052 & 5257(coming from L.R. Khatian No.3159), C.S. Dag No. 403, corresponding to R.S. & L.R. Dag Nos. 438, District- North 24 Parganas, Police Station- Rajarhat, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat and otherwise well and sufficiently entitled to free from all encumbrances, charges, liens, impendences, demands, claims, hindrances, attachments debts, dues, acquisitions and requisitions whatsoever without any interference , disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

AND WHEREAS for their better enjoyment as per share of the Four groups of Owners /Parties, herein intend to amalgamate their aforesaid respective share into a **single plot**, more fully and particularly described in the First Schedule hereto and accordingly for avoiding future litigations about the same, all the Parties herein jointly execute a Deed of Amalgamation dated 22nd day of June, 2023 and duly executed before the A.D.S.R. Rajarhat, New Town, recorded as Book No. I, being No. 152309311 for the year 2023.

3.Desire of Development of the schedule property and acceptance:

AND WHEREAS the LANDOWNERS herein decided to develop the Scheduled Property by constructing a G+3 storied building but due lack of knowledge and insufficiency of Fund were not able to start the construction work according to the sanctioned building plan on the Schedule Property; So, they

Buy
Business

let the public know that they shall enter into a Development Agreement with any intending Developer.

NOW THIS AGREEMENT WITNESSES THAT in pursuance of this agreement the Developer hereto agreed for development and construction of a proposed G+3 storied building on the said property with 60% share of allocation for Developer and 40% share of allocation for LANDOWNERS and it is hereby agreed to and declared by and between the Parties hereto as follows;

ARTICLE-1

DEFINITION

Under the context or subject otherwise requires words or expression contained in this agreement shall have the following:

1.1. LANDOWNERS shall mean (1) **SHRI NIHAR RANJAN MUKHERJEE (PAN BQOPM6861J) (AADHAAR No. 6021 9652 8715)** son of late Nanigopal Mukherjee, by faith Hindu, by Nationality- Indian, by occupation- Retired Serviceman, residing at Bhatenda, Post Office- Rajarhat, Police Station- Rajarhat, District- North 24 Parganas, Pin-700135;

(2) **SHRI SWAPAN KUMAR MUKHERJEE (PAN AECPM8618Q) (AADHAAR No. 8846 7779 8679)**, son of late Nanigopal Mukherjee, by faith Hindu, by Nationality- Indian, by occupation- Retired Serviceman, residing at Bhatenda,

Post Office- Rajarhat, Police Station- Rajarhat, District- North 24 Parganas,
Pin-700135;

(3) SHRI NILOTPAL MUKHOPADHYAY (PAN No. ALBPM1767C) (AADHAAR NO. 5638 0641 1266), son of Shri Niher Ranjan Mukhopadhyay, by faith Hindu, by nationality-Indian, by occupation-Business, residing at Bhatenda, Post Office- Rajarhat, Police Station- Rajarhat, District- North 24 Parganas, Pin-700135;

(4) SHRI NILADRI MUKHERJEE (PAN NO. AVRPM8866E) (AADHAAR NO. 2974 7317 2559), son of Shri Swapan Kumar Mukherjee, by faith Hindu, by Nationality-Indian, by occupation- Business, residing at Bhatenda, Post Office- Rajarhat, Police Station- Rajarhat, District- North 24 Parganas, Pin-700135;

(5) SMT. PRIYANKA MUKHOPADHYAY (PAN NO. BQOPM6859C) (AADHAAR NO. 6456 5660 1827) wife of Shri Nilotpal Mukhopadhyay, by faith Hindu, by nationality-Indian, by occupation-Business, residing at Bhatenda, Post Office- Rajarhat, Police Station- Rajarhat, District- North 24 Parganas, Pin-700135;

(6) SMT. RITUPARNA MUKHERJEE (PAN NO. CXFPM7301E) (AADHAAR NO. 4628 9943 9896) wife of Shri Niladri Mukherjee, by faith Hindu, by Nationality-Indian, by occupation- Housewife, residing at Bhatenda, Post

~~Office~~- Rajarhat, Police Station- Rajarhat, District- North 24 Parganas, Pin- 700135;

(7) **SHRI BISWAJIT RAY (PAN NO. ACTPR6737J) (AADHAAR NO. 9317 1645 6398)** son of late Kalikinkor Roy, by faith Hindu, by Nationality-Indian, by occupation- Ex Serviceman, residing at 9 Bangur Avenue, Block A, Post Office- Laketown, Police Station- Laketown, District- North 24 Parganas, Pin- 700055;

(8) **SMT. JHUMA RAY (PAN NO. ANBPR0881J) (AADHAAR NO. 6910 8471 8153)** wife of Shri Biswajit Ray, by faith Hindu, by Nationality-Indian, by occupation- Housewife, residing at 9 Bangur Avenue, Block A, Post Office- Laketown, Police Station- Laketown, District- North 24 Parganas, Pin- 700055;

(9) **SHRI ABHIJIT ROY (PAN NO. BRJPR7031M) (AADHAAR NO. 2306 9960 7470)** son of Shri Biswajit Ray, by faith Hindu, by Nationality-Indian, by occupation- service, residing at 9 Bangur Avenue, Block A, Post Office- Laketown, Police Station- Laketown, District- North 24 Parganas, Pin- 700055; including their heirs, heiress, legal representative, executor, administrator and assigns.

1.2. **DEVELOPER** shall mean **CHAKRABORTY NIRMAN PVT. LTD.** (having Pan No. **AAECC1411G**), a Private Limited Company and represented by its Managing Director **SRI SURAJIT CHAKRABORTY**, including its heirs, heiress, legal representative, executor, administrator and assigns.

1.3. **SCHEDULE PROPERTY** shall mean **AND ALL THAT** piece and parcel of bastu land measuring about as per Deed **49.13 decimals i.e. 29 kothas 11 chittacks 24 Sq.Ft**, and as per Physical measurement **42.03 decimals i.e. 25 kothas 06 chittacks 41 Sq.Ft** be the same more or less alongwith two Tiles Shed, kaccha structures measuring about 100 Sq.ft. each lying and situated at **Mouza- Bhatenda**, comprised in J.L.No.28, Re. sa. No. 50, Touzi No. 2998 Hal 10, C.S. Khatian No. 146, L.R. Khatian Nos. 351, 753, 2583, 2584, 5044, 5048, 5065, 5071, 5274, 5052 & 5257, C.S. Dag No. 403, corresponding to R.S. & L.R. Dag Nos.438, District- North 24 Parganas, Police Station- Rajarhat, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat; more fully and particularly mentioned in First Schedule hereunder;

1.4. **BUILDING** shall mean and include the new proposed G+3 storied building to be constructed consisting ownership several residential flats shops, car parking spaces and other facilities on the said Schedule Property thereof according to the building plan which will sanctioned by the competent authority;

1.5. **COMMON PARTS** shall mean and included the entrance corridor, lobbies, landings, staircase, lift, passages of the building ways and all the open space including other common area, spaces etc. of the building as may require for the beneficial use and enjoyment of the premises.

1.6. **FLOOR AREA RATIO** shall mean the maximum floor area ratio available for construction on the schedule property according to the prevalent rules and

regulations, laws and bylaws of the Panchayat and/or other statutory authorities.

1.7. SALEABLE SPACE shall mean space in the building forming part of LANDOWNERS' and Developer's allocation available for independent use and occupation after making the due provisions for common facilities and the space required thereof.

1.8. COVERED AREA shall mean and include the built-up area measured at floor level of any unit taking the external dimension of the unit including the built-up area of Balconies/ Varandhas save and excepting the walls separating one unit from other.

1.9. SUPER BUILT UP AREA shall mean and include the covered area of the flat/unit with the proportionate share of lift, staircase, lobby, landing and meter space of the said building to be measured on covered area.

1.10. UNDIVIDED INTEREST shall mean the undivided, proportionate, indivisible and impartible share in the Land comprised in the Common Areas of the Project and the land underneath the building;

1.11. ROOF shall mean and include entire open space of the roof and /or top of the building excluding the space required for the installation of lift, overhead water tank, staircase cover, etc.

1.12. ARCHITECT shall mean experienced, reputed and qualified person/ persons or firm/ firms having proper requisite and valid license as building architect to be appointed and/ or nominated by the developer as the architect/ architects to the building on the said premises.

1.13. LANDOWNERS' ALLOCATION shall mean the consideration against the project by the LANDOWNERS, more fully described in Second Schedule hereunder written.

1.14. DEVELOPER'S ALLOCATION shall mean all the remaining area of the proposed G+3 storied building excluding Owner's allocation including proportionate share of common facilities, common parts and common amenities of the building which is morefully described in Third Schedule.

1.15. TRANSFEREE/ PURCHASER shall mean the person, firm, limited company, association of persons to whom any space in proposed building has been transferred.

1.16. WORD IMPARTING shall mean singular shall include plural vice-versa.

1.17. WORDS shall mean masculine gender shall include feminine and neuter genders, likewise words imparting feminine genders shall include masculine and neuter genders and similarly words imparting neuter gender shall include masculine and feminine genders.

ARTICLE-2

COMMENCEMENTS

2.1. This agreement shall be deemed to have commenced on and with effect from the execution of these presents.

2.2. Construction of the building in accordance with the sanctioned plan shall be completed within 42 (Forty-Two) months from the date of sanctioned plan of the said property. It is also agreed that in case the construction work

if the building is delayed due to any act of God or anything beyond the control of the developer the time of completion of the construction work will be extended another 6 (six) months but not beyond 42+6= 48 months.

If construction work is stopped due to any territorial or ownership dispute, the shutdown period will be deducted from the above-mentioned time period.

If completion of the construction is extended beyond 48 months, then the Developer shall be liable to pay Rs.50,000/- (Fifty Thousand) per month to the LANDOWNERS as compensation.

ARTICLE -3

LANDOWNERS' REPRESENTATION, TITLE AND INDEMNITY

The LANDOWNERS have confirmed to the Developer regarding the following:

3.1. The LANDOWNERS are seized and possessed of or otherwise sufficiently entitled as absolute joint owner in respect of the schedule property more fully described in the First Schedule hereunder written.

3.2. The schedule property is not affected by any scheme or proceeding, Thika, notice, acquisition, requisition, alignment by the Central or State Government or local bodies or Panchayat authorities.

3.3. The LANDOWNERS do not hold vacant land in excess of the provision of ULC Act, 1976 and the schedule property is not affected by the provision of ULC Act, 1976 however the Developer shall be liable to obtain clearance from

~~the urban~~ land ceiling authorities in respect of the schedule property on behalf of the LANDOWNERS if required under the law.

3.4. The LANDOWNERS and their predecessor have not deposited title deed in respect of the schedule property with any person or party with an intention to create equitable mortgage or as security for performance of any act or payment of any money.

3.5. There is no impediment of any nature in the development of the schedule property in the manner as herein agreed and/ or the construction of the said building as per the sanctioned plan.

3.6. The LANDOWNERS after the execution of the agreement and during pendency of the same, shall not in any manner encumber, mortgage, sale, transfer, let out, demise or otherwise deal with or dispose of the schedule property or any part or portion hereof excepting in the manner as expressly provided in this agreement.

3.7. The LANDOWNERS shall give license and permissions to the developer to enter into the said land/ premises and other authority to commence, carry on and complete development thereof, (including drainage, sewerage, water pipes and electric cables) in accordance with the said sanctioned building plan.

3.8. The LANDOWNERS shall at the request of the Developer sign and execute from time to time any amended plan that may be required and other applications for construction of any authorities provided that all costs and

charges and expenses incurred in this connection shall be borne and paid by the Developer.

3.9. That all original documents relating to the Schedule property shall always remain with the Developer except original title deed and the Developer after fulfillment purpose of the said original documents shall hand over to the Association of the building which will set up after transfer all saleable area of the proposed new Building.

ARTICLE -4

DEVELOPMENT WORK

4.1. The LANDOWNERS hereby appoint the Second party as the developer and/ or the builder in respect of the said Schedule Property.

4.2. The Developer hereby accept the appointment as the developer and/ or builder in respect of the schedule property and further agrees to undertake the work of development and/ or construction of the said new building in the manner and on the terms and conditions herein recorded i.e., Schedule/ Articles.

ARTICLE- 5

DEVELOPER'S OBLIGATION AND COVENANTS

5. 1. The Developer shall apply for and obtaining necessary Revised plan (if required), duly approved by the competent authority and all necessary modifications and/ or rectification of the sanctioned plan as may from time to time be required for the development of the schedule property.

5.2 The costs, charges and expenses as may be required to be paid and/ or incurred for and on account of development/ construction of the said building shall be borne by the Developer solely.

5.3. The Development of the schedule property and/or the construction of the said building shall be made complete in perfectly good and habitable condition including electrical fittings, lifts, wiring etc. water pumps, sewerage and drainage connection, underground water tanks, Gym, Community Hall, Children playground etc.

5.4. The Developer shall be entitled to deliver possession of the Developer's allocation to any of its transferee except those belonging to Islamic faith after handing over the LANDOWNERS' Allocation.

5.5. The Landowners shall not pay for all the amenities and charges for Landowners' self-occupied portions and such amenities charges shall be payable by all other purchasers.

5.6 The Developer shall install mother meter/ Transformer and Power back up system (such amount shall be borne by all occupiers later on proportionally) but the Landowners shall not bear the charges of Mother meter/ Transformer and Power backup systems for self-occupied portions of Landowners and further individual meter charges will also be borne by purchasers.

5.7. The Developer shall be at the liberty to enter into agreements for sale of the flats in the building in respect of Developer's Allocation (more fully and particularly mentioned in the Third Schedule hereinafter) to be constructed

on the said vastu land to any party or parties on such price and terms that may be imposed by authorities. All such allotments shall be made by the developer at their own risks and the Developer shall be individually liable and responsible to the intending purchaser/ allottees / transferees of the Developer's allocation in connection with all dealing between them and such purchasers or allottees for which actions the LANDOWNERS shall bear no liability.

5.8. The Developer shall be liable for any constructional and technical damage for the proposed building. If the building breaks down and/or damages due to technical and architectural fault or other than any natural calamity on such occasion the Developer shall be sole responsible for that and he will also liable to reimburse all affected individuals.

5.9 The Developer shall be able to execute the conveyances or allot the flats in the building in respect of Developer's Allocation to other intending purchasers only after handing over physical possession of the Landowners' allocation.

5.10. Any expenses subsequent to the agreement related to the construction will be borne by the Developer like legal expenses etc.

5.11. **REFUNDABLE SECURITY DEPOSIT**: The Developer shall pay a sum of Rs. 50,00,000/- (Rupees Fifty Lakhs) only to the LANDOWNERS (an amount of Rs. 25,00,000/- shall be paid at the time of execution of this development agreement and the rest amount of Rs. 25,00,000/- shall be paid after sanctioning of the building plan) and this amount will be immediately

transferred to the Developer after physical handover of the agreed flats of
Landowner's portion to the LANDOWNERS.

ARTICLE-6

LANDOWNERS' OBLIGATIONS AND COVENANTS

6.1. The LANDOWNERS shall render his best co-operation and assistance to the developer in the matter of development of the property and/ or construction of the said building.

6.2. The LANDOWNERS at the time of execution of this agreement shall hand over all original documents regarding schedule property such as Deed of Conveyance, linkage/ chain deed, etc. along with photocopies of all necessary documents to the Developer.

6.3. The LANDOWNERS shall prepare Land related all necessary documents and papers, B.L. & L.R.O. mutation, upto date Khajna and mutation of concerned Panchayat with upto date tax of the said Land.

6.4. The LANDOWNERS shall not to do or cause any disturbance and/ or interference in the development of the schedule property and/ or the construction of the said building subject however that such construction proceeds strictly according to the sanctioned plan.

6.5. The LANDOWNERS shall sign and execute all necessary papers, applications, revised plan (if any), sketches, maps, designs and other documents as may time to time be required for mutation, obtaining sanction from competent authorities and/ or obtaining of necessary sanctions, permissions, approvals, No Objection Certificate from the appropriate

~~present~~ authorities and/ or departments with regard to the proposed construction of the new building of the said premises and for obtaining water connection, sewerage connections, electric connections and all other facilities as may be necessary for the beneficial use and occupation of the said building and/ or premises thereat upon the prior satisfaction of the LANDOWNERS as the legality, feasibility and/ or bona fide requirements of signing the same. The LANDOWNERS shall get photocopy of all applications as mentioned hereinabove.

6.6. The LANDOWNERS shall as from time to time be necessary sign, execute and deliver all application paper, documents and declarations to enable the developer to apply for and obtain electricity, sewerage, drainage and water connection and other essential and public utility services in/ or upon the part of the property and/ or the building.

6.7. The LANDOWNERS shall vacate and deliver peaceful, vacant possession of the schedule property in regard to the area presently under his occupation.

6.8. The LANDOWNERS simultaneously with the execution of these presents/ agreement herein shall grant/ execute a Development Power of Attorney in favour of the Developer and authorizing and/ or empowering it/ him to appear before and represent the LANDOWNERS before the local Panchayat office, and other appropriate government authorities and further to apply for and obtain revised plan in connection with the construction of the said building as also to obtain all necessary sanctions, approval, permissions and No Objection Certificate as may be required for carrying out the said development work of the said building and also authorizing the

Developer to apply for and to have necessary mutation of the LANDOWNERS' name in the records of the Panchayat and other appropriate authorities and also empowering him to institute and/ or defend all/ or any suits, appeals, revisions, complaints and other legal proceedings and / or obligations and/ or litigations by or against the LANDOWNERS concerning or relating to the schedule property and/ or the development work and/ or construction of the said building and to compromise all or any dispute and/ or legal proceeding on agreed along with sell, transfer, convey the Developer's Allocation as mentioned in the Third Schedule.

6.9. In consideration of the developer having agreed to undertake construction of the said new building and having agreed to incur all costs charges and expenses in respect thereof, the developer shall be entitled to retain for itself all that the Developer's Allocation mentioned above.

In case, the Developer is unable to fulfill its obligation within the specific period due to circumstances beyond his control or act of God reason of, then in such event the time for performance of its obligation under this agreement may be extended accordingly till such force majeure period.

6.10. The LANDOWNERS herein doth hereby expressly allow grant and authorize and shall always grant and authorize the developer herein exclusive right, power and authority to sell, convey and/ or transfer by dispose of the flat/ flats of the said building in the said bastu land as also in the common areas and facilities thereto forming the developer's allocation defined herein to enter into agreement or agreements for sale intending purchaser/ purchasers at such prices and such terms and conditions as the developer

~~may deem~~ fit and proper to accept earnest money and subsequently to sell, ~~transfer~~, convey, assign and assure and /or dispose of the said developer's allocation or any part thereof by executing and registering one or more conveyance or conveyances in favour of the intending purchaser or purchasers and for consideration as may be fixed or decided by the developer at its sole executive discretion without any interference or intervention of the LANDOWNERS and / or any one claiming through the LANDOWNERS, herein above provided. The same right is also applicable for the LANDOWNERS for their respective allocation.

6.11. The Developer also expressly undertakes, agrees and declare that the LANDOWNERS shall have exclusive unfettered right, title, interest, power and authority whatsoever and howsoever in respect of the property comprised in the LANDOWNERS' Allocation and neither the developer, nor anyone claiming through or under him nor any of the intending purchaser/ transferees in respect of the flats comprised in the Developer's Allocation shall ever interfere, obstruct, impede, affect or disturb such unfettered right of the LANDOWNERS upon the LANDOWNERS' Allocation.

6.12 The LANDOWNERS shall be bound to execute supplementary development agreement and development power of attorney for proper LANDOWNERS' allocation after the sanctioning of the building plan.

ARTICLE- 7

CONSTRUCTION

7.1. The developer herein shall be entitled to employ such experienced ~~mestras~~, ~~mistries~~, engineers, contractors, and other employee for carrying out the said development work of the building as the developer may decide.

7.2. The developer herein shall be liberty to retain and appoint such architect, engineers and contractors and the same at such remuneration and terms as the developer shall think fit and proper.

ARTICLE- 8

RATES, TAXES AND MAINTENANCE

8.1. It is agreed between both party that the Deveioper shall bear to pay the Panchayat taxes and other rates and out goings whatsoever concerning or relating to the schedule property from the date of execution of this agreement upto the date of completion of the said new building and/ or handing over of possession of the LANDOWNERS' Allocation to and unto the LANDOWNERS in terms of these presents.

8.2. The LANDOWNERS shall pay all arrear, Panchayat taxes, B.L.& L.R.O. arrear along with interest and penalty due and payable in respect of the premises which have to be deposited for the purpose of mutation and the LANDOWNERS shall also pay all costs and expenses for obtaining mutation of the LANDOWNERS' name in the records of the Panchayat and concern B.L.& L.R.O.

THE LANDOWNERS herein shall be responsible for payment of Panchayat rates and other rates and outgoings whatsoever concerning or relating to the LANDOWNERS' Allocation on and from the delivery or possession of LANDOWNERS' Allocation in terms of these presents.

8.4. On and from the date of completion of the construction as also LANDOWNERS having received part of the LANDOWNERS' Allocation in all respect as per this agreement, the LANDOWNERS, the Developer and their respective transferees/ intending purchasers jointly herein shall look after, manage and administer the day to day maintenance of the building and also common parts, amenities and facilities of the building by forming a society amongst the flat LANDOWNERS or otherwise as may be agreed by and between the said persons.

ARTICLE- 9

COMMON RESTRICTIONS

9.1. The LANDOWNERS/Developer and/ or their respective transferees/ intending purchasers shall not demolish or permit demolition of any wall or other structures respectively in the LANDOWNERS' Allocation and in the developer's allocation or any portion thereof or make any structural alterations therein without the previous consent of the architect of the building and of the Panchayat.

9.2. The LANDOWNERS / Developer / or their respective transferees/ intending purchasers shall keep the interior, walls, sewerage, drainage, pipes and other fitting and fixtures of the floors and ceiling etc. respectively in

LANDOWNERS' Allocation and developer's allocation in the building in good, ~~working~~ and proper condition and in particular as not to cause any damage to the building or any space or accommodation herein.

9.3. No goods or other items shall be kept by the LANDOWNERS or the developer or their respective transferees for display or otherwise in the corridors or other places of common use in the new building and no hindrance or obstruction shall be caused in any manner for the free movement in the corridor or other places of common use.

9.4. The LANDOWNERS/ Developer and/ or their respective transferees/ intending purchasers shall not do any act, deed or thing or obstruct the construction and completion of the said building in any manner whatsoever or howsoever.

9.5. The LANDOWNERS/ Developer and/ or their respective transferees/ intending purchasers shall not throw dirt, rubbish or other refuse or permit the same to be thrown or accumulated in the said building and/ or compound or any portion of the building.

9.6. The LANDOWNERS/ Developer and/ or their respective transferees/ intending purchasers shall not store or bring and allow to store or bring inflammable substances in the said premises.

9.7. The LANDOWNERS/ Developer and/ or their respective transferees/ intending purchasers shall not hang from or attach to the beams or rafters any articles any machinery which are heavy or likely to affect or endanger or damage the construction of the building or any part thereof.

9.8. The LANDOWNERS/ Developer and/ or their respective transferees/ intending purchasers shall not do or cause anything to be done in or around the said flat which may cause or tend to cause or effect any damage to any flooring or ceiling of their respective flat/ flats or those adjacent thereto or to do the said premises or in any manner interfere with the use and rights and enjoyment thereof or any open passage or amenities available for common use.

9.9. The LANDOWNERS/ Developer and/ or their respective transferees/ intending purchasers shall not damage or demolish the said premises or any part thereof or the fitting and fixtures affixed thereto.

9.10. The LANDOWNERS/ Developer and/ or their respective transferees/ intending purchasers shall not close or permit the closing of verandahs or balconies or lobbies and common parts and also not alter or permit any alteration in the elevation and outside colour scheme or the exposed walls of the verandah or any external walls or the fences of external doors and windows including grills of the said premises which differs from the colour scheme of the building or is in deviation therefrom or which in the opinion of the developer may affect the elevation in respect of the exterior walls of the said building.

9.11. The LANDOWNERS/ Developer and/ or their respective transferees/ intending purchasers shall not install grills, the designs of which have not suggested or approved by the architect of the new building.

9.12. The LANDOWNERS/ Developer and/ or their respective transferees/ intending purchasers shall not do or permit to be done any act or thing which

~~may~~ void or make voidable any insurance in respect of the said unit or ~~any~~ part of the said building or cause increased premium to be payable in respect thereof if the building is insured.

9.13. The LANDOWNERS/ Developer and/ or their respective transferees/ intending purchasers shall not make in the said premises any structural addition and/ or alteration such beams, columns, partition walls etc. or improvement of a permanent nature except with the prior approval of the Panchayat.

9.14. To abide by such building rules and regulations as may be made applicable by the LANDOWNERS and developer jointly before the formation of the Flat Owners' Association, if any and after the Flat owners' Association is incorporated, to comply with and/ or adhere to the building rules and regulations of such Flat Owner's Association.

ARTICLE-10

FORCE MAJEURE

10. "Force Majeure Events" shall include the following:

- i. Act of war, hostilities (whether war be declared or not), invasion, act of foreign enemies, armed conflict blockade, embargo, revolution, riot, insurrection, civil commotion, act of terrorism or sabotage whether inside or directly involving India or outside and/or not directly involving India;

ii. ~~Rebellion~~, terrorism, revolution, insurrection, military or usurped power or civil war;

iii. Riot, commotions or other civil disorders;

iv. Any act, restraint or regulation of any Governmental Instrumentality including any local, State, or central government of India or any department, instrumentality or agency thereof including:

v. Any act, regulation or restraint constituting a change in law;

vi. Any failure by a competent authority to grant or renew any license, permit or clearance within reasonable time (other than for cause) after application having been duly made; or

vii. the imposition of any material condition on the issuance or renewal or continuance of any approval from a competent authority.

viii. Flood, cyclone, lightning, earthquake, drought, storm or any other effect of natural elements;

ix. Epidemic, famine or plague;

x. Radioactive contamination or ionizing radiation;

xi. Fire, explosion or accident leading to breakage of facilities, plant or equipment or chemical contamination thereof;

xii. Strike, lockout or other labour difficulties; or

xiii. Legal proceedings or any other order, rule or notification issued by competent authorities effecting the development of the Project.

ARTICLE-11**ARBITRATION**

11.1. The LANDOWNERS and the Developer shall make all assurances to settle amicably all dispute and differences which may arise out of or in connection with or within the field of this agreement.

11.2. If amicable settlement is not reached then any dispute or difference arising out of or in connection with or within the field of this agreement, then it shall be referred to Arbitration in accordance with the new Arbitration and Conciliation Act, 1996.

ARTICLE--12**DOCUMENTATION**

12.1. All agreements, contracts, deeds, documents for sale and disposal of the LANDOWNERS' Allocation by the LANDOWNERS' and Developer's allocation by the developer shall be identical containing the same terms and conditions as may be mutually approved by the party on the basis of this agreement.

ARTICLE-13**GENERAL CONDITIONS**

13.1. All appendices and/ or annexure mentioned in this agreement are integral parts of this agreement.

13.2. All amendments and agenda to this agreement are valid only if made in writing and signed by both the party.

13.3. All communications in writing or whatsoever nature under this agreement LANDOWNERS and the developer shall be, made in English language or between the persons nominated in writing by the party hereto for such purpose.

13.4. That the respective heirs, successors, executors, administrators, legal representatives and assigns as applicable as mentioned herein of the party hereto shall always be deemed to have been included in the term LANDOWNERS and developer and this agreement shall always be binding on them.

FIRST SCHEDULE

(Description of the Schedule Property)

FIRST SCHEDULE OF THE SAID LAND

AND ALL THAT piece and parcel of bastu land measuring about as per Deed 49.13 decimals i.e. 29 kothas 11 chittacks 24 Sq.Ft. and as per Physical measurement 42.03 decimals i.e. 25 kothas 06 chittacks 41 Sq.Ft be the same more or less alongwith two Tiles Shed, kaccha structures measuring about 100 Sq.ft. each lying and situated at Mouza- Bhatenda, comprised in J.L.No.28, Re. sa. No. 50, Touzi No. 2998 Hal 10, C.S. Khatian No. 146, L.R. Khatian Nos. 351, 753, 2583, 2584, 5044, 5048, 5065, 5071, 5274, 5052 & 52 57, C.S. Dag No. 403, corresponding to R.S. & L.R. Dag Nos.438, District-

North 24 Parganas, Police Station- Rajarhat, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat.

which is butted and bounded as follows:

ON THE NORTH: By 12 feet common passage

ON THE SOUTH: By R.S. & L.R. DAG NO. 426

ON THE EAST: By R.S. & L.R. DAG NO. 438

ON THE WEST: By R.S & L.R DAG NO. 438

SECOND SCHEDULE

(LANDOWNERS' Allocation)

The LANDOWNERS hereto in consideration for allowing the Development of the Schedule Property as stated in the First Schedule herein above by raising the construction of proposed G+3 storied building over and above the same will be entitled to have the allocation as 40% (Forty Percent) of the constructed area TOGETHER WITH undivided right over and in respect of the roof of the said building and other open spaces on the ground floor together with the undivided share in the common parts and portions and also the undivided proportion share in the land as described in the First Schedule hereinabove.

THIRD SCHEDULE

(Developer's Allocation)

ALL THAT remaining portion of the total Sanction area in the proposed G+3 storied building (excluding LANDOWNERS' allocation) entitled to have the allocation as 60% (Sixty Percent) of the constructed area including the proportionate share of common facilities common parts and common amenities of the building and the said Schedule Property absolute shall be the property of the Developer after providing the LANDOWNERS' allocation as aforesaid and together with the absolute right of the part of the developer to enter into agreement for sale with intending purchaser/ purchasers, teamsters, by and mode of Transfer of Property Act and / or less, let out, or in any manner may with the same.

FOURTH SCHEDULE

(SPECIFICATIONS)

During the period of construction work, the Contractor will use the following materials:

1. **STRUCTURE**: Building designed with R.C.C. framed structure which rest on individual column, design approved by the competent Authority.

2. EXTERNAL WALL: 8"/5" thick brick wall and plastered with cement mortar.
3. INTERNAL WALL: 5"/3" thick brick wall and plastered with cement mortar; wall between two rooms will be 3".
4. FLOORING: Flooring is of Vitrified Tiles with 4" Skirting (all Bed Rooms, drawings, dinning space and verandah).
5. BATH ROOM: Bath Room fitted upto 6' height with designer glazed tiles of standard brand. One Indian style Lavatory, Bath Room floor. Vitrified Tiles. (2' ~~X~~ 2').
6. KITCHEN: Cooking platform and sink will be of Black Stone and fitted up to 3' height with glazed standard tiles above the platform to protect the oil spot and flooring- Vitrified Tiles (2' ~~X~~ 2').
7. TOILET: Two Toilets including attached toilet of white commode of standard brand with standard P.V.C. Cistern. All fittings are standard type. One Wash hand basin is in dinning space of each flat up to 6'-0" height glazed tiles of standard brand will be fitted from floor.
8. DOORS: All doors are of good quality wooden frame and all door commercial flash door shutter, be of Sal wood frame and wooden

Review file
 Rung

door with standard lock and peep hole on the main entrance door, anodized aluminium tower bolt in all doors.

9. WINDOWS: Aluminium window frame with fully glass panel of good quality will be provided in the windows.

10. WATER SUPPLY: Water supply round the clock is assured for which necessary deep tube well will be installed.

11. PLUMBING: Toilet concealed wiring with two bib cock, one shower, all fittings are of standard quality.

12. OTHER WORKS:

a) full concealed wiring with copper conduct.

b) In Bed room two light points, one 5 Amp plug point, one fan point and one tube light point.

c) Living/Dining Room: three light points, two fan points, one 5/15 Amp plug and one T.V. point.

d) Kitchen: One light point, one exhaust fan point and one 15 Amp plug point and one tube light point.

e) Toilet: one light point, one 15 Amp plug point for geyser and one exhaust fan point.

f) Verandah: one light point and one plug point.

g) One light point at main entrance.

h) Calling Bell: One calling bell point at the main entrance and switch at the entrance of the flat.

i) One A.C. point in Master Bed room only.

13. ELECTRIC: The Developer shall install mother meter/ Transformer and Power back up system (such amount shall be borne by all occupiers later on proportionally) but the Landowners shall not bear the charges of Mother meter/ Transformer and Power backup systems for self-occupied portions of Landowners and further individual meter charges will also be borne by Landowners.

14. PAINTING:

a) Inside wall of the flat will be finished with putty and external wall with weathercoat.

b) All doors and windows frames and shutter will be painted with two coats white primer.

15. LIFT: One four passengers capacity lift will be provided.

16. EXTRA WORK: Any work other than specified above would be regarded as extra work for which separate payment is required to be paid.

IN WITNESSES WHEREOF both the parties hereto have set their respective hand the day month and year first hereinabove written.

Signed and delivery by the within

Name Developer and LANDOWNERS

In presence of,

WITNESSES:-

1. ~~Siraj Bhai~~
S/o Late
Ankan Bhai
Kamla Devi
Purbanagar
Nadia

- ① Nikhat Ranjan Mukherjee
- ② Surojit Kumar Mukherjee
- ③ Nilotpal Mukhopadhyay
- ④ Niladri Mukherjee
- ⑤ Priyanka Mukhopadhyay
- ⑥ Rituparna Mukherjee
- ⑦ Biswasjit Ray
- ⑧ Jharna Dasg
- ⑨ Abhigat Ray

2. Gopal Bhattacharyya
S/o Late
Ajit Bhattacharyya

Rockjany - P.O. & P.S. -

Royal/ht. COL - 135

Signature of the LANDOWNERS

ABORTY NIRMAL PVT. LTD.

Sreeraj Choudhary

Managing Director

Signature of the DEVELOPER

Drafted By:

Sumita Roy

SUMITA ROY

Advocate

High Court, Calcutta

Enrollment No. F/293/143/2012

REFUNDABLE DEPOSIT

An amount of **Rs. 25,00,000/- (Twenty Five Lakhs Only)** is to be paid to the LANDOWNERS and this amount will be immediately refunded to the Developer after handover physical Possession of flats of owner's portion and will be forfeited if not completed within the contracted period as per agreement.

MEMO

DATE	BANK NAME	LAND OWNER	DD NO	AMOUNT
20.06.2023	SBI	NIHAR RANJAN MUKHERJEE	398063	340278/-
20.06.2023	SBI	SWAPAN KUMAR MUKHERJEE	398066	340278/-
20.06.2023	SBI	NILOTPAL MUKHOPADHYAY	398062	340278/-
20.06.2023	SBI	NILADRI MUKHERJEE	398064	340278/-
20.06.2023	SBI	PRIYANKA MUKHOPADHYAY	398061	340278/-
20.06.2023	SBI	RITUPARNA MUKHERJEE	398065	340278/-
20.06.2023	SBI	BISWAJIT RAY	398060	152777/-
20.06.2023	SBI	JHUMA RAY	398067	152777/-
20.06.2023	SBI	ABHIJIT RAY	398068	152777/-
TOTAL AMOUNT				2500000/-

WITNESSES:-

1. *Sanjay Biswas*
 - ① Nihar Ranjan Mukherjee
 - ② Swapan Kumar Mukherjee
 - ③ Nilotpala Mukhopadhyay
2. *Gopal Bhattacharya*
 - ④ Niladri Mukherjee
 - ⑤ Priyanka Mukhopadhyay
 - ⑥ Rituparna Mukherjee
 - ⑦ Biswajit Ray
 - ⑧ Jhuma Ray
 - ⑨ Abhijit Ray

SIGNATURE OF THE LANDOWNERS

SPECIMEN FORM FOR TEN FINGERPRINTS



Nikhar Rajee Mukherjee

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



Dr. Anupam Kumar Das

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



Arindam Mukherjee

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



Nimish 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



Priganka Mukhopadhyay

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



Rataparna Mukherjee

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



Biswajit Ray

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



Trina Ray

	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



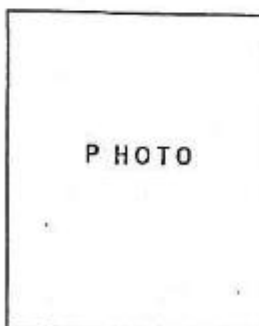
<i>Abhijit Ray</i>	Left Hand					
	Right Hand					



<i>Susmit Chandra Datta</i>	Left Hand					
	Right Hand					



	Left Hand					
	Right Hand					



	Left Hand					
	Right Hand					



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 12 / 080 / 252504

পরিচয় পত্র



Elector's Name

নির্বাচকের নাম

Biswas Sanjay

বিশ্বাস সঞ্জয়

Father/Mother/
Husband's Name

পিতা/মাতা/স্বামীর নাম

Shanker

শঙ্কর

Sex

লিঙ্গ

M

পুং

Age as on 1.1.1995

১.১.১৯৯৫-এ বয়স

19

১৯

Address

Kamalpur Madhyapara, Mouja-Kamalpur, Dhantala,
Nadia.

ঠিকানা

কামালপুর মধ্যপাড়া, মৌজা-কামালপুর,
ধানতলা, নদীয়া।

Facsimile Signature
Electoral Registration Officer

নির্বাচন-নিবন্ধন অধিকারিক

For 080 - Ranaghat East (S.C.)

Assembly Constituency

০৮০ রাণাঘাট পূর্ব (এস.সি.)

বিধানসভা নির্বাচন জেলা

Place

Ranaghat

স্থান

রাণাঘাট

Date

28.10.95

তারিখ

২৮.১০.৯৫

Sanjay Biswas

Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240106341751

GRN Details

GRN:	192023240106341751	Payment Mode:	Online Payment
GRN Date:	21/06/2023 19:41:48	Bank/Gateway:	State Bank of India
BRN :	IK0CHPSKW2	BRN Date:	21/06/2023 19:42:30
GRIPS Payment ID:	210620232010634174	Payment Init. Date:	21/06/2023 19:41:48
Payment Status:	Successful	Payment Ref. No:	3001605995/3/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	CHAKRABORTY NIRMAN PVT. LTD.
Address:	KRISHNAPUR
Mobile:	9836206079
Contact No:	7980663180
Depositor Status:	Buyer/Claimants
Query No:	3001605995
Applicant's Name:	Mr SUMITA ROY
Identification No:	3001605995/3/2023
Remarks:	Sale, Development Agreement or Construction agreement Payment No 3
Period From (dd/mm/yyyy):	21/06/2023
Period To (dd/mm/yyyy):	21/06/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3001605995/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	74921
2	3001605995/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	25021
Total				99942

IN WORDS: NINETY NINE THOUSAND NINE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1523-09318/2023	Date of Registration	22/06/2023
Query No / Year	1523-3001605995/2023	Office where deed is registered	
Query Date	21/06/2023 7:27:02 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SUMITA ROY HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7980663180, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 25,00,000/-]		
Set Forth value	Market Value		
Rs. 13/-	Rs. 3,24,53,527/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 25,021/- (Article:E, E, B)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, JI No: 28, Pin Code : 700135

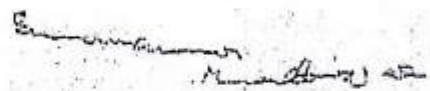
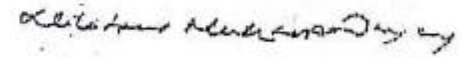
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (in Rs.)	Market Value (In Rs.)	Other Details
L1	LR-438 (RS :-)	LR-351	Bastu	Bastu	8.21 Dec	1/-	54,08,194/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-436 (RS :-)	LR-753	Bastu	Bastu	8.21 Dec	1/-	54,08,194/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L3	LR-438 (RS :-)	LR-2583	Bastu	Bastu	2.72 Dec	1/-	17,91,752/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L4	LR-438 (RS :-)	LR-2584	Bastu	Bastu	2.72 Dec	1/-	17,91,752/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L5	LR-438 (RS :-)	LR-5044	Bastu	Bastu	4.34 Dec	1/-	28,58,899/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L6	LR-438 (RS :-)	LR-5048	Bastu	Bastu	4.34 Dec	1/-	28,58,899/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L7	LR-438 (RS :-)	LR-5065	Bastu	Bastu	4.76 Dec	1/-	31,35,567/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,

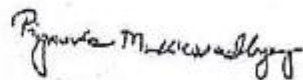
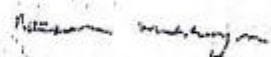
L8	LR-438 (RS :-)	LR-5071	Bastu	Bastu	4.76 Dec	1/-	31,35,567/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L9	LR-438 (RS :-)	LR-5274	Bastu	Bastu	3.02 Dec	1/-	19,89,372/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L10	LR-438 (RS :-)	LR-5052	Bastu	Bastu	3.02 Dec	1/-	19,89,372/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L11	LR-438 (RS :-)	LR-5257	Bastu	Bastu	3.03 Dec	1/-	19,95,959/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		TOTAL :			49.13Dec	11 /-	323,63,527 /-	
		Grand Total :			49.13Dec	11 /-	323,63,527 /-	

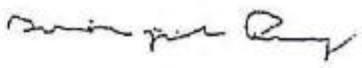
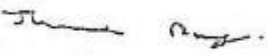
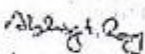
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	45,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L2	100 Sq Ft.	1/-	45,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	2 /-	90,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri NIHAR RANJAN MUKHERJEE Son of Late NANIGOPAL MUKHERJEE Executed by: Self, Date of Execution: 22/06/2023 , Admitted by: Self, Date of Admission: 22/06/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	22/06/2023	LTI 22/06/2023	22/06/2023	
,BHATENDA, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BQxxxxxx1J, Aadhaar No: 60xxxxxxxx8715, Status :Individual, Executed by: Self, Date of Execution: 22/06/2023 , Admitted by: Self, Date of Admission: 22/06/2023 ,Place : Office				
2	Name Shri SWAPAN KUMAR MUKHERJEE Son of Late NANIGOPAL MUKHERJEE Executed by: Self, Date of Execution: 22/06/2023 , Admitted by: Self, Date of Admission: 22/06/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	22/06/2023	LTI 22/06/2023	22/06/2023	
,BHATENDA, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx8Q, Aadhaar No: 88xxxxxxxx8679, Status :Individual, Executed by: Self, Date of Execution: 22/06/2023 , Admitted by: Self, Date of Admission: 22/06/2023 ,Place : Office				
3	Name Shri NILOTPAL MUKHOPADHYAY Son of Shri NIHAR RANJAN MUKHOPADHYAY Executed by: Self, Date of Execution: 22/06/2023 , Admitted by: Self, Date of Admission: 22/06/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	22/06/2023	LTI 22/06/2023	22/06/2023	
,bHATENDA, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx7C, Aadhaar No: 56xxxxxxxx1266, Status :Individual, Executed by: Self, Date of Execution: 22/06/2023 , Admitted by: Self, Date of Admission: 22/06/2023 ,Place : Office				

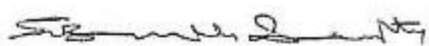
4	Name Shri NILADRI MUKHERJEE Son of Shri SWAPAN KUMAR MUKHERJEE Executed by: Self, Date of Execution: 22/06/2023 , Admitted by: Self, Date of Admission: 22/06/2023 ,Place : Office	Photo  22/06/2023	Finger Print  LTI 22/06/2023	Signature  22/06/2023
,BHATENDA, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: avxxxxxx6e, Aadhaar No: 29xxxxxxxx2559, Status :Individual, Executed by: Self, Date of Execution: 22/06/2023 , Admitted by: Self, Date of Admission: 22/06/2023 ,Place : Office				
5	Name Smt PRIYANKA MUKHOPADHYAY Wife of Shri NILOTPAL MUKHOPADHYAY Executed by: Self, Date of Execution: 22/06/2023 , Admitted by: Self, Date of Admission: 22/06/2023 ,Place : Office	Photo  22/06/2023	Finger Print  LTI 22/06/2023	Signature  22/06/2023
,BHATENDA, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BQxxxxxx9C, Aadhaar No: 64xxxxxxxx1827, Status :Individual, Executed by: Self, Date of Execution: 22/06/2023 , Admitted by: Self, Date of Admission: 22/06/2023 ,Place : Office				
6	Name Smt RITUPARNA MUKHERJEE Wife of Shri NILADRI MUKHERJEE Executed by: Self, Date of Execution: 22/06/2023 , Admitted by: Self, Date of Admission: 22/06/2023 ,Place : Office	Photo  22/06/2023	Finger Print  LTI 22/06/2023	Signature  22/06/2023
,BHATENDA, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CXxxxxxx1E, Aadhaar No: 46xxxxxxxx9896, Status :Individual, Executed by: Self, Date of Execution: 22/06/2023 , Admitted by: Self, Date of Admission: 22/06/2023 ,Place : Office				

7	Name Shri BISWAJIT RAY Son of Late KALIKINKOR ROY Executed by: Self, Date of Execution: 22/06/2023 , Admitted by: Self, Date of Admission: 22/06/2023 ,Place : Office	Photo  22/06/2023	Finger Print  LTI 22/06/2023	Signature  22/06/2023
, 9 BANGUR AVENUE, Block/Sector: A, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ACxxxxxx7J, Aadhaar No: 93xxxxxxxx6398, Status :Individual, Executed by: Self, Date of Execution: 22/06/2023 , Admitted by: Self, Date of Admission: 22/06/2023 ,Place : Office				
8	Name Smt JHUMA RAY Wife of Shri BISWAJIT RAY Executed by: Self, Date of Execution: 22/06/2023 , Admitted by: Self, Date of Admission: 22/06/2023 ,Place : Office	Photo  22/06/2023	Finger Print  LTI 22/06/2023	Signature  22/06/2023
, 9 BANGUR AVENUE, Block/Sector: A, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North24-Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ANxxxxxx1J, Aadhaar No: 69xxxxxxxx8153, Status :Individual, Executed by: Self, Date of Execution: 22/06/2023 , Admitted by: Self, Date of Admission: 22/06/2023 ,Place : Office				
9	Name Shri ABHIJIT ROY (Presentant) Son of Shri BISWAJIT RAY Executed by: Self, Date of Execution: 22/06/2023 , Admitted by: Self, Date of Admission: 22/06/2023 ,Place : Office	Photo  22/06/2023	Finger Print  LTI 22/06/2023	Signature  22/06/2023
, 9 BANGUR AVENUE, Block/Sector: A, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BRxxxxxx1M, Aadhaar No: 23xxxxxxxx7470, Status :Individual, Executed by: Self, Date of Execution: 22/06/2023 , Admitted by: Self, Date of Admission: 22/06/2023 ,Place : Office				

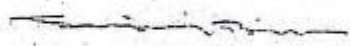
Developer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	CHAKRABORTY NIRMAN PRIVATE LIMITED SUJAN HEIGHTS BMC-110, BARNA PARICHOY SARANI CHRISTIAN PARA, City:- , P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 , PAN No.: AAxxxxxx1G, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SURAJIT CHAKRABORTY Son of Late NANI GOPAL CHAKRABORTY Date of Execution - 22/06/2023, , Admitted by: Self, Date of Admission: 22/06/2023, Place of Admission of Execution: Office	Photo  Jun 22 2023 4:58PM	Finger Print  LTI 22/06/2023	Signature  22/06/2023
, AF 358, SARAT SARANI HANAPARA, City:- , P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx4B, Aadhaar No: 50xxxxxxxx1143 Status : Representative, Representative of : CHAKRABORTY NIRMAN PRIVATE LIMITED (as MANAGING DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SANJAY BISWAS Son of Late SHANKAR BISWAS ,KAMALPUR PURBANOWPARA, City:- , P.O:- DHANTALA, P.S:-Dhantala, District:-Nadia, West Bengal, India, PIN:- 741501	 22/06/2023	 22/06/2023	 22/06/2023
Identifier Of Shri NIHAR RANJAN MUKHERJEE, Shri SWAPAN KUMAR MUKHERJEE, Shri NILOTPAL MUKHOPADHYAY, Shri NILADRI MUKHERJEE, Smt PRIYANKA MUKHOPADHYAY, Smt RITUPARNA MUKHERJEE, Shri BISWAJIT RAY, Smt JHUMA RAY, Shri ABHIJIT ROY, Shri SURAJIT CHAKRABORTY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri NIHAR RANJAN MUKHERJEE	CHAKRABORTY NIRMAN PRIVATE LIMITED-8.21 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Smt JHUMA RAY	CHAKRABORTY NIRMAN PRIVATE LIMITED-3.02 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Shri ABHIJIT ROY	CHAKRABORTY NIRMAN PRIVATE LIMITED-3.03 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri SWAPAN KUMAR MUKHERJEE	CHAKRABORTY NIRMAN PRIVATE LIMITED-8.21 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri N ILOTPAL MUKHOPADHYAY	CHAKRABORTY NIRMAN PRIVATE LIMITED-2.72 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Shri NILOTPAL MUKHOPADHYAY	CHAKRABORTY NIRMAN PRIVATE LIMITED-2.72 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Shri NILOTPAL MUKHOPADHYAY	CHAKRABORTY NIRMAN PRIVATE LIMITED-4.34 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Smt PRIYANKA MUKHOPADHYAY	CHAKRABORTY NIRMAN PRIVATE LIMITED-4.34 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Shri NILADRI MUKHERJEE	CHAKRABORTY NIRMAN PRIVATE LIMITED-4.76 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Smt RITUPARNA MUKHERJEE	CHAKRABORTY NIRMAN PRIVATE LIMITED-4.76 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Shri BISWAJIT RAY	CHAKRABORTY NIRMAN PRIVATE LIMITED-3.02 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri NIHAR RANJAN MUKHERJEE	CHAKRABORTY NIRMAN PRIVATE LIMITED-11.11111111 Sq Ft
2	Shri SWAPAN KUMAR MUKHERJEE	CHAKRABORTY NIRMAN PRIVATE LIMITED-11.11111111 Sq Ft
3	Shri NILOTPAL MUKHOPADHYAY	CHAKRABORTY NIRMAN PRIVATE LIMITED-11.11111111 Sq Ft
4	Shri NILADRI MUKHERJEE	CHAKRABORTY NIRMAN PRIVATE LIMITED-11.11111111 Sq Ft
5	Smt PRIYANKA MUKHOPADHYAY	CHAKRABORTY NIRMAN PRIVATE LIMITED-11.11111111 Sq Ft
6	Smt RITUPARNA MUKHERJEE	CHAKRABORTY NIRMAN PRIVATE LIMITED-11.11111111 Sq Ft
7	Shri BISWAJIT RAY	CHAKRABORTY NIRMAN PRIVATE LIMITED-11.11111111 Sq Ft
8	Smt J HUMA RAY	CHAKRABORTY NIRMAN PRIVATE LIMITED-11.11111111 Sq Ft
9	Shri ABHIJIT ROY	CHAKRABORTY NIRMAN PRIVATE LIMITED-11.11111111 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Shri NIHAR RANJAN MUKHERJEE	CHAKRABORTY NIRMAN PRIVATE LIMITED-11.11111111 Sq Ft
2	Shri SWAPAN KUMAR MUKHERJEE	CHAKRABORTY NIRMAN PRIVATE LIMITED-11.11111111 Sq Ft
3	Shri NILOTPAL MUKHOPADHYAY	CHAKRABORTY NIRMAN PRIVATE LIMITED-11.11111111 Sq Ft

4	Shri NILADRI MUKHERJEE	CHAKRABORTY NIRMAN PRIVATE LIMITED-11.11111111 Sq Ft
5	Smt PRIYANKA MUKHOPADHYAY	CHAKRABORTY NIRMAN PRIVATE LIMITED-11.11111111 Sq Ft
6	Smt RITUPARNA MUKHERJEE	CHAKRABORTY NIRMAN PRIVATE LIMITED-11.11111111 Sq Ft
7	Shri BISWAJIT RAY	CHAKRABORTY NIRMAN PRIVATE LIMITED-11.11111111 Sq Ft
8	Smt JHUMA RAY	CHAKRABORTY NIRMAN PRIVATE LIMITED-11.11111111 Sq Ft
9	Shri ABHIJIT ROY	CHAKRABORTY NIRMAN PRIVATE LIMITED-11.11111111 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, JI No: 28, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 438, LR Khatian No:- 351	Owner:নীহার মুখার্জী, Gurdian:ননী গোপাল, Address:নিজ , Classification:বাস্ত, Area:0.05000000 Acre,	Shri NIHAR RANJAN MUKHERJEE
L2	LR Plot No:- 438, LR Khatian No:- 753	Owner:স্বপন মুখার্জী, Gurdian:ননী গোপাল, Address:নিজ , Classification:বাস্ত, Area:0.06000000 Acre,	Shri SWAPAN KUMAR MUKHERJEE
L3	LR Plot No:- 438, LR Khatian No:- 2583	Owner:নীলোৎপল মুখোপাধ্যায়, Gurdian:নীহার , Address:নিজ , Classification:বাস্ত, Area:0.03000000 Acre,	Shri NILOTPAL MUKHOPADHYAY
L4	LR Plot No:- 438, LR Khatian No:- 2584	Owner:নীলদ্রি মুখোপাধ্যায়, Gurdian:স্বপন , Address:নিজ , Classification:বাস্ত, Area:0.02000000 Acre,	Shri NILADRI MUKHERJEE
L5	LR Plot No:- 438, LR Khatian No:- 5044	Owner:নীলোৎপল মুখোপাধ্যায়, Gurdian:নীহার রত্ন, Address:নিজ , Classification:বাস্ত, Area:0.04000000 Acre,	Shri NILOTPAL MUKHOPADHYAY
L6	LR Plot No:- 438, LR Khatian No:- 5048	Owner:প্রিয়ঙ্কা মুখোপাধ্যায়, Gurdian:নীলংপল , Address:নিজ , Classification:বাস্ত, Area:0.04000000 Acre,	Smt PRIYANKA MUKHOPADHYAY
L7	LR Plot No:- 438, LR Khatian No:- 5065	Owner:নীলদ্রি মুখার্জী, Gurdian:স্বপন কুমার মুখার্জী, Address:নিজ , Classification:বাস্ত, Area:0.05000000 Acre,	Shri NILADRI MUKHERJEE
L8	LR Plot No:- 438, LR Khatian No:- 5071	Owner:রিতুপর্ণা মুখার্জী, Gurdian:নীলদ্রি মুখার্জী, Address:নিজ , Classification:বাস্ত, Area:0.04000000 Acre,	Smt RITUPARNA MUKHERJEE

L9	LR Plot No:- 438, LR Khatian No:- 5274	Owner:বিশ্বজিত রায়, Gurdian:কালিকিংকর রায়, Address:নিজ , Classification:বাড়, Area:0.03000000 Acre,	Shri BISWAJIT RAY
L10	LR Plot No:- 438, LR Khatian No:- 5052	Owner:খুমা রায় , Gurdian:বিশ্বজিত , Address:নিজ , Classification:বাড়, Area:0.03000000 Acre,	Smt JHUMA RAY
L11	LR Plot No:- 438, LR Khatian No:- 5257	Owner:অভিজিৎ রায়, Gurdian:বিশ্বজিৎ রায়, Address:নিজ , Classification:বাড়, Area:0.03000000 Acre,	Shri ABHIJIT ROY

On 21-06-2023

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 3,24,53,527/-

Sanjoy Basak

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 22-06-2023

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 15:18 hrs on 22-06-2023, at the Office of the A.D.S.R. RAJARHAT by Shri ABHIJIT ROY, one of the Executants.

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

Execution is admitted on 22/06/2023 by 1. Shri NIHAR RANJAN MUKHERJEE, Son of Late NANIGOPAL MUKHERJEE, BHATENDA, P.O: RAJARHAT, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Retired Person, 2. Shri SWAPAN KUMAR MUKHERJEE, Son of Late NANIGOPAL MUKHERJEE, BHATENDA, P.O: RAJARHAT, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Retired Person, 3. Shri NILOTPAL MUKHOPADHYAY, Son of Shri NIHAR RANJAN MUKHOPADHYAY, BHATENDA, P.O: RAJARHAT, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 4. Shri NILADRI MUKHERJEE, Son of Shri SWAPAN KUMAR MUKHERJEE, BHATENDA, P.O: RAJARHAT, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 5. Smt PRIYANKA MUKHOPADHYAY, Wife of Shri NILOTPAL MUKHOPADHYAY, BHATENDA, P.O: RAJARHAT, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 6. Smt RITUPARNA MUKHERJEE, Wife of Shri NILADRI MUKHERJEE, BHATENDA, P.O: RAJARHAT, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 7. Shri BISWAJIT RAY, Son of Late KALIKINKOR ROY, 9 BANGUR AVENUE, Sector: A, P.O: LAKE TOWN, Thana: Lake Town, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Retired Person, 8. Smt JHUMA RAY, Wife of Shri BISWAJIT RAY, 9 BANGUR AVENUE, Sector: A, P.O: LAKE TOWN, Thana: Lake Town, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession House wife, 9. Shri ABHIJIT ROY, Son of Shri BISWAJIT RAY, 9 BANGUR AVENUE, Sector: A, P.O: LAKE TOWN, Thana: Lake Town, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Service

Indetified by Shri SANJAY BISWAS, , Son of Late SHANKAR BISWAS, KAMALPUR PURBANOWPARA, P.O: DHANTALA, Thana: Dhantala, Nadia, WEST BENGAL, India, PIN - 741501, by caste Hindu, by profession Others

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

Execution is admitted on 22-06-2023 by Shri SURAJIT CHAKRABORTY, MANAGING DIRECTOR, CHAKRABORTY NIRMAN PRIVATE LIMITED (Private Limited Company), SUJAN HEIGHTS BMC-110, BARNA PARICHOY SARANI CHRISTIAN PARA, City:-, P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102

Indetified by Shri SANJAY BISWAS, , Son of Late SHANKAR BISWAS, KAMALPUR PURBANOWPARA, P.O: DHANTALA, Thana: Dhantala, Nadia, WEST BENGAL, India, PIN - 741501, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25,021.00/- (B = Rs 25,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 25,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/06/2023 7:42PM with Govt. Ref. No: 192023240106341751 on 21-06-2023, Amount Rs: 25,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CHPSKW2 on 21-06-2023, Head of Account 0030-03-104-001-16

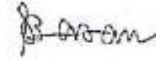
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 74,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 18015, Amount: Rs.100.00/-, Date of Purchase: 21/06/2023, Vendor name: Anjushree Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/06/2023 7:42PM with Govt. Ref. No: 192023240106341751 on 21-06-2023, Amount Rs: 74,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CHPSKW2 on 21-06-2023, Head of Account 0030-02-103-003-02



Sanjoy Basak

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2023, Page from 308401 to 308462

Deed No 152309318 for the year 2023.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2023.06.27 12:39:46 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2023/06/27 12:39:46 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)