

9079/22

D. 9089/2022



8 PM
24/6
पश्चिम बंगाल WEST BENGAL

AG 771633

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made at Kolkata on this the 27th day of June, Two Thousand and Twenty Two (2022);

BETWEEN

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

Dist. Registrar
Addl. District Sub-Registrar
Behala, South 24 Parganas

12 8 JUN 2022

10 JUN 2022

2176

NO. DATE RS. 100/-

NAME

ADDRESS

Mr. A. Das
Advocate
Alipore Judges' Court,
Kolkata-700027

ALIPORE JUDGES COURT
A. K. SAMAJPATI

SIGNATURE

Jouran

6483

AR CONSTRUCTION

Jouran
Partner



6484

AR CONSTRUCTION

Frederick
Partner

6486

- Mangunjee Mukherjee
@ Mangunji Mukherjee

6487

Suslipta Panda

A.D.S.R Behala

27 JUN 2022

Dist.- South 24 Pgs.

1) SMT. MANJUSREE MUKHERJEE @ MANJUSRI MUKHERJEE (PAN:CKMPMO108H)(AADHAAR NO. 5200 0590 5386) wife of Late Sambhu Nath Mukherjee, by Occupation - Housewife, 2) SRI SUPRIO MUKHERJEE (PAN: ANRPM3853B) (AADHAAR NO. 7990 3007 2767) son of Late Sambhu Nath Mukherjee, by Occupation - Business, both by Faith - Hindu, both by Nationality - Indian, both are residing at 9, J. K. Pal Road, Post: Sahapur, within Police Station: New Alipore, Kolkata-700038, in the District: 24 Parganas (South) West Bengal, India, 3) SMT. SUDIPTA PANDA. (PAN NO. APUPP6627D) (AADHAAR NO. 9647 7562 0331) wife of Sri Anupam Panda married daughter of Late Sambhu Nath Mukherjee, by Occupation - Housewife, by Faith - Hindu, by Nationality - Indian, residing at 257, Madurdaha Road, Post: Madurdaha, within Police Station: Madurdaha, Kolkata-700107, in the District: 24 Parganas (South) West Bengal, India, 4) SMT. SOOMA MUKHERJEE (PAN:AUXPM4186E) (AADHAAR NO. 8114 8769 3725) wife of Late Jayanta Kumar Mukherjee, by Occupation - Housewife, by Faith - Hindu, by Nationality - Indian, residing at 9, J. K. Pal Road, Post: Sahapur, within Police Station: New Alipore, Kolkata-700038, in the District: 24 Parganas (South) West Bengal, India, 5) SMT. SUCHARITA SANYAL (PAN: BLBPS1410D)(AADHAAR NO. 9668 0666 7518) wife of Sri Indranil Sanyal and married daughter of Late Jayanta Kumar Mukherjee, by Occupation - Housewife, by Faith - Hindu, by Nationality - Indian, residing at 175, Talpukur Road, Ghosh Para Bazar, Post: Sarsuna, within Police Station: Sarsuna, Kolkata-7000 61, in the District: 24 Parganas (South) West Bengal, India, 6) MR. RUPAK KISHORE MOOKERJEE (PAN: AITPM5261G)(AADHAAR NO. 8324 3004 3061) son of Late Swarup Kishore Mookerjee and husband of Late Sujaya Mookerjee, by Occupation - Service, 7) MISS. SURANJANA MOOKERJEE (PAN: FRCPM8467D) (AADHAAR NO. 7844 8859 6866) daughter of Mr. Rupak Kishore Mookerjee, by Occupation - Student, both by Faith - Hindu, both by Nationality - Indian, both are residing at 7/2U/1A, Jamir Lane, within Post & Police Station - Ballygunge, Kolkata - 700019, West Bengal, India, 8) SRI SRIRAJ KUMAR BANERJEE (PAN:ACZPB0689B) (AADHAAR NO. 4740 0563 4350) son of Late Dhiraj Kumar Banerjee and Late Geeta Banerjee by Occupation - Service, by Faith - Hindu, by Nationality - Indian, residing at 20, Kabi Sabitri Prasanna Chattopadhyay Road, Kalighat, Post - Rabindra Sarobar within Police Station: Rabindra Sarobar, Kolkata-700026, in the District: 24 Parganas (South) West Bengal, India, and 9) SRI MALABIKA CHAKRABORTY (PAN:AGBPC8467R)(AADHAAR NO. 3714 4103 7617) wife of Sri Ashish Chakraborty and married daughter of Late Geeta Banerjee, by Occupation - Housewife, by Faith - Hindu, by Nationality - Indian, residing at 23/11A, Gariahat Road, Post: Sarat Bose Road, within Police Station: Gariahat, Kolkata-700029, in the District: 24 Parganas (South) West Bengal, India, hereinafter jointly called and referred to as "OWNERS/FIRST PARTIES" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

M/S.A. R. CONSTRUCTION (PAN - ABHFA6895K) a **PARTNERSHIP FIRM** having its Office at 86, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata - 700038, West Bengal, India, represented by its Two Partners namely **MR. PRODIP BAG (PAN AGKPB4546N), (AADHAAR NO. 9815 9889 3459)(MOBILE NO. 98303 26498)** son of Late Becharam Bag, by Nationality - Indian, by religion - Hindu, by Occupation - Business, residing at 20, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata - 700038, West Bengal, India, and **MR. SOURAV ROY (PAN: ALHPR0226K), (AADHAAR NO. 4284 6400 6708)(MOBILE NO. 96746 75024)** son of Mr. Subrata Roy, by Nationality - Indian, by religion - Hindu, by Occupation - Business, residing at 67/1, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata - 700038, West Bengal, India, hereinafter called and referred to as the **"DEVELOPERS/SECOND PARTY"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, administrators, legal representatives, successors, successors-in-office and/or assigns) of the **OTHER PART**.

WHEREAS one **Sri Khirode Behari Mukherjee**, son of Late Banamali Mukherjee, originally purchased a landed property of **16 Cottahs 3 Chittacks 17½ Sq. Ft.** from Binapani Debi, Nilmoni Banerjee and Chintamani Banerjee by a Bengali Kobala dated 20.08.1953, registered and recorded in Book No. I, Volume No.26, Pages from 227 to 242, Being Deed No. 1786 for the year 1953 at Joint Sub-Registrar Office of Alipore at Behala, Dist. South 24-Parganas and became absolute owner of the said landed property.

AND WHEREAS said **Sri Khirode Behari Mukherjee**, during his lifetime sold a portion measuring **7 Cottahs 11 Chittacks 10 Sq. Ft.** on the south-western side of his land to **Radri Prasad Arora** and **Gopal Lal Arora** in the year 1967, which was duly registered on 08.03.1967, in the office of the Joint Sub-Registrar of Alipore at Behala, South 24-Parganas and recorded in Book No. I, Volume No.10, Pages from 235 to 263, Being No. 963, for the year 1967.

AND WHEREAS said **Sri Khirode Behari Mukherjee**, retained as absolute owner of the remaining rest portion of land, measuring about **8 Cottahs 8 Chittacks 7½ Sq. Ft.** since 1967 along with a two storied building standing thereon.

AND WHEREAS while seized and possessed of the said remaining land **8 Cottahs 8 Chittacks 7½ Sq. Ft.** with structure, the said **Sri Khirode Behari Mukherjee**, died intestate leaving behind him his Three Sons namely - **Sri Nirode Baran Mukherjee**, **Sri Jayanta Kumar Mukherjee**, **Sri Sambhu Nath Mukherjee** and One Daughter **Smt. Geeta Banerjee** and One Daughter-in-law **Smt. Kalyani Mukherjee**, wife of Late

Bliswanath Mukherjee as his legal heirs.

AND WHEREAS the aforesaid five heirs of the said Khirode Behari Mukherjee, since deceased thus became the absolute Joint Owners of the said Land and said Two Storied Building at Premises No. 6, Joy Krishna Paul Road (previously 126, Joy Krishna Pal Road), Kolkata - 700038, by way of inheritance as per the Dayabhaga Schools of Hindu Law of Succession Act, 1956 and they mutated their names before the South Suburban Municipality (S.S. Unit). It is stated that after physical measurement the said land is found to have an area of 8 Cottahs 34 Sq. Ft. after leaving common passage and drain.

AND WHEREAS by a Deed of Conveyance dated 16.04.2003, registered at the office of ADSR Behala, recorded in Book No. I, Volume No. 27, Pages from 133 to 144, Being No. 1357 for the year 2006 the said Sri Nirode Baran Mukherjee, Sri Jayanta Kumar Mukherjee, Sri Sambhu Nath Mukherjee, Smt. Geeta Banerjee and Smt. Kalyani Mukherjee sold, transferred and conveyed a **DEMARCATED PORTION** of land measuring more or less 1 Cottah 9 Chittacks out of their aforesaid total land measuring about 8 Cottahs 34 Sq. Ft. along with a kancha structure measuring 80 Sq. Ft. with right to use a 8 feet common passage situated and lying and forming part of West and South of Southern portion of the land at Premises No. 6, Joy Krishna Paul Road, Postal Address 9, Joy Krishna Pal Road (previously 126, Joy Krishna Pal Road), Kolkata - 700038, Ward No.119, under South Suburban Municipality in favour of one Sri Tapan Halder alias Tapan Kumar Halder son of Sri Chittaranjan Halder. It is pertinent to mention that in the Schedule of the said Deed the premises number wrongly was written as 6/9 instead of 8, Joy Krishna Pal Road.

AND WHEREAS thus the heirs of Khirode Behari Mukherjee, said Sri Nirode Baran Mukherjee, Sri Jayanta Kumar Mukherjee, Sri Sambhu Nath Mukherjee, Smt. Geeta Banerjee and Smt. Kalyani Mukherjee were seized and possessed of the remaining rest portion of Land measuring more or less 6 Cottahs 7 Chittacks 34 Sq.Ft. together with two storied building thereon, hereinafter called and referred to as the "said property".

AND WHEREAS while thus, seized and possessed of the said property of the aforesaid owners one owner namely Sri Sambhu Nath Mukherjee died Intestate on 25.02.2005, leaving behind him surviving his only wife Smt. Manjusree Mukherjee, one married daughter Smt. Sudipta Panda and one son Sri Suprio Mukherjee as his legal heirs and successors and they jointly became the owner of the said property in respect of 1/5th Share left behind by said Shambhu Nath Mukherjee, since deceased with others above named co-owners as per the Dayabhaga Schools of Hindu Law of Succession Act, 1956.

AND WHEREAS while thus, seized and possessed of the said property out of the aforesaid owners one owner namely - Sri Nirode Baran Mukherjee being a Hindu Bachelor throughout his life died Intestate on

14.05.2009 and after his death, his share have been devolved to his only surviving Brothers and Sister according to Under Section 8 (General rules of succession in the case of males) of the Hindu Law of Succession Act. 1956, who have become the joint owners of the said property, having their undivided and un-demarcated share therein.

AND WHEREAS while thus, seized and possessed of the said property of the aforesaid owners one owner namely Sri Jayanta Kumar Mukherjee died intestate on 16.06.2020, leaving behind him surviving his only wife Smt. Sooma Mukherjee, and two married daughters namely - Smt. SUJAYA MOOKERJEE and Smt. Sucharita Sanyal as his legal heirs and successors and they jointly became the owner of the said property in respect of 1/4th Share left behind by said Jayanta Kumar Mukherjee, since deceased with others above named co-owners as per the Dayabhaga Schools of Hindu Law of Succession Act. 1956.

AND WHEREAS while thus, seized and possessed of the said property of the aforesaid owners one owner namely Smt. SUJAYA MOOKERJEE died intestate on 03.01.2022, leaving behind her surviving husband Mr. Rupak Kishore Mookerjee, and one un-married daughter namely - Miss. Suranjana Mookerjee as her legal heirs and successors and they jointly became the owners of the said property in respect of the undivided Share left behind by said Smt. SUJAYA MOOKERJEE, since deceased with others above named co-owners according to Under Section 15 (General rules of succession in the case of female Hindus) of the Hindu Law of Succession Act. 1956.

AND WHEREAS while thus, seized and possessed of the said property of the aforesaid owners one owner namely Smt. Geeta Banerjee died intestate on 15.10.2019, leaving behind her surviving one son namely Sri Sriraj Kumar Banerjee, and one married daughter namely - Smt. Malabika Chakraborty as his her legal heirs and successors and they jointly became the owner of the said property in respect of 1/4th Share left behind by said Smt. Geeta Banerjee, since deceased with others above named co-owners as per the Dayabhaga Schools of Hindu Law of Succession Act. 1956.

AND WHEREAS while thus, seized and possessed of the said property one of the joint Owners namely, Smt. Kalyani Mukherjee, wife of Late Biswanath Mukherjee, daughter-in-law of Khirode Behari Mukherjee, having her undivided and un-demarcated share of the said premises No. 6, Joy Krishna Paul Road, Kolkata - 700038, and she used to reside in South-West Portion ground floor containing of one bed room, one bath and kitchen and one cover space.

AND WHEREAS while thus, seized and possessed of the said property, the said Owner namely Smt. Kalyani Mukherjee by a Deed of Conveyance dated 15th January, 2015 registered of the office at A.D.S.R. Alipore, 24-Parganas South, which was duly recorded in Book No. 1, C.D. Volume No. 2, Pages from 78 to 96,

Being No. 00231 for the year 2015, sold, transferred and conveyed her UNDIVIDED and UN-DEMARCATED 1/5th Share measuring about 1 Cottah 4 Chittacks 34 Sq. Ft. be a little more or less out of total land measuring about 6 Cottahs 7 Chittacks 34 Sq. Ft. along with 1/5th UNDIVIDED and UN-DEMARCATED share of Two-Storied Building measuring about 2000 Sq. Ft. (Ground Floor 1000 Sq. Ft. and First Floor 1000 Sq. Ft.) be a little more or less, lying and situated at premises No. 6, J. K. Pal Road, Kolkata-700038 having its Assessee No. 41-119-04-0006-6, and in favour of the said Sri Tapan Halder alias Sri Tapan Kumar Halder son of Sri Chittaranjan Halder.

AND WHEREAS in the manner as aforesaid as well as by way of aforesaid both purchase the said Sri Tapan Halder alias Sri Tapan Kumar Halder become the absolute owner of ALL THAT piece and parcel of demarcated and un-demarcated Bastu land measuring about 2 Cottahs 13 Chittacks 34 Sq. Ft. out of Total Land measuring about 8 Cottahs 34 Sq. Ft. be a little more or less, together with 1/5th Undivided and Un-demarcated Share in the said Two-Storied Building, standing thereon measuring about 2000 Sq. Ft. (Ground Floor 1000 Sq. Ft. and First Floor 1000 Sq. Ft.) be a little more or less, after mutation of the said premises known and numbered as Municipal Premises No. 6A, J.K. Pal Road, mailing address 9, J.K. Pal Road, P.S. New Alipore, Kolkata-700038, under K.M.C. Ward No.119, having its Assessee No. 41-119-04-0287-7 and has been enjoying, occupying the same as absolute owner thereof without any interference from any one in any manner whatsoever and he have been jointly enjoying, occupying and possessing the same as absolute owner with other Co-Owners of the said Total Property thereof.

AND WHEREAS in the manner as aforesaid as well as by way of aforesaid both sell process the said Smt. Manjusree Mukherjee, Sri Suprio Mukherjee, Smt. Sudipta Panda, Smt. Sooma Mukherjee, Smt. Sucharita Sanyal, Mr. Rupak Kishore Mookerjee, Miss. Suranjana Mookerjee, Sri Sriraj Kumar Banerjee, and Smt. Malabika Chakraborty, the parties of the First Part herein become the absolute joint owners of rest portion of the total property as ALL THAT piece and parcel of demarcated and un-demarcated Bastu land measuring about 5 Cottahs 3 Chittacks 00 Sq. Ft. out of Total Land measuring about 8 Cottahs 34 Sq. Ft. be a little more or less, together with rest Undivided and Un-demarcated Share in the said Two-Storied Building, standing thereon measuring about 2000 Sq. Ft. (Ground Floor 1000 Sq. Ft. and First Floor 1000 Sq. Ft.) be a little more or less, after mutation of the said premises known and numbered as Municipal Premises No. 6, J.K. Pal Road, mailing address 9, J.K. Pal Road, within Police Station: New Alipore, Kolkata-700038, under K.M.C. Ward No.119, having its Assessee No. 41-119-04-0006-6, in the District: 24 Parganas (South) and has been enjoying, occupying the same as absolute joint owners thereof without any interference from any one in any manner whatsoever and they have been jointly enjoying, occupying and possessing the same as absolute owner with other Co-Owners of the said Total Property thereof.

AND WHEREAS the said Smt. Manjusree Mukherjee, Sri Suprio Mukherjee, Smt. Sudipta Panda, Smt. Sooma Mukherjee, Smt. Sucharita Sanyal, Mr. Rupak Kishore Mookerjee, Miss. Suranjana Mookerjee, Sri Sriraj Kumar Banerjee, and Smt. Malabika Chakraborty, as undivided Shareholders and/or Co-Owners of the aforesaid Total Property and the First Parties herein decided to develop of the aforesaid property with fully support of other all co-owners of the said property by erecting new building on the said plot of land after demolishing the existing Building standing thereon as per Plan to be sanctioned and/or approved by the Kolkata Municipal Corporation.

AND WHEREAS accordingly Smt. Manjusree Mukherjee, Sri Suprio Mukherjee, Smt. Sudipta Panda, Smt. Sooma Mukherjee, Smt. Sucharita Sanyal, Mr. Rupak Kishore Mookerjee, Miss. Suranjana Mookerjee, Sri Sriraj Kumar Banerjee, and Smt. Malabika Chakraborty, as undivided Shareholder and/or Co-Owner of the aforesaid property and the First Parties herein approached the Developer herein to contact all others Surviving Legal Heirs of the aforesaid property and construct a new "MULTI STORIED BUILDING" on the property after demolition of existing Building standing thereon as mentioned in the Second Schedule hereto as per the Plan to be sanctioned and/or approved by the Kolkata Municipal Corporation.

AND WHEREAS accordingly the Owners herein approached the Developer herein to construct the "BUILDING" on the said property after obtaining the Building Plan to be sanctioned and/or approved by the Kolkata Municipal Corporation after demolition of the existing Building standing thereon.

AND WHEREAS the Developer after discussion with the Owners/First Parties have agreed to undertake the development work on the said plot of land as per Plan to be sanctioned and/or approved by The Kolkata Municipal Corporation after demolition of the Existing Building standing thereon.

AND WHEREAS to avoid future complications the parties hereto of this Development agreement have agreed and entered into this Development Agreement by incorporation the terms and conditions of the Development of the said premises which are as follows :

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

ARTICLE -1 DEFINITION

1. OWNERS - shall mean 1) SMT. MANJUSREE MUKHERJEE wife of Late Sambhu Nath Mukherjee, by Occupation - Housewife, 2) SRI SUPRIO MUKHERJEE son of Late Sambhu Nath Mukherjee, by Occupation -

Business, both by Faith - Hindu, both by Nationality - Indian, both are residing at 9, J. K. Pal Road, Post: Sahapur, within Police Station: New Alipore, Kolkata-700038, in the District: 24 Parganas (South) West Bengal, India, **3) SMT. SUDIPTA PANDA**, wife of Sri Anupam Panda married daughter of Late Sambhu Nath Mukherjee, by Occupation - Housewife, by Faith - Hindu, by Nationality - Indian, residing at 257, Madurdaha Road, Post: Madurdaha, within Police Station: Madurdaha, Kolkata-700107, in the District: 24 Parganas (South) West Bengal, India, **4) SMT. SOOMA MUKHERJEE** wife of Late Jayanta Kumar Mukherjee, by Occupation - Housewife, by Faith - Hindu, by Nationality - Indian, residing at 9, J. K. Pal Road, Post: Sahapur, within Police Station: New Alipore, Kolkata-700038, in the District: 24 Parganas (South) West Bengal, India, **5) SMT. SUCHARITA SANYAL** wife of Sri Indranil Sanyal and married daughter of Late Jayanta Kumar Mukherjee, by Occupation - Housewife, by Faith - Hindu, by Nationality - Indian, residing at 175, Talpukur Road, Ghosh Para Bazar, Post: Sarsuna, within Police Station: Sarsuna, Kolkata-700061, in the District: 24 Parganas (South) West Bengal, India, **6) MR. RUPAK KISHORE MOOKERJEE** son of Late Swarup Kishore Mookerjee and husband of Late Sujaya Mookerjee, by Occupation - Service, **7) MISS. SURANJANA MOOKERJEE**, daughter of Mr. Rupak Kishore Mookerjee, by Occupation - Student, both by Faith - Hindu, both by Nationality - Indian, both are residing at 7/20/1A, Jamir Lane, within Post & Police Station - Ballygunge, Kolkata - 700019, West Bengal, India, **8) SRI SRIRAJ KUMAR BANERJEE** son of Late Dhiraj Kumar Banerjee and Late Geeta Banerjee by Occupation - Service, by Faith - Hindu, by Nationality - Indian, residing at 20, Kabi Sabitri Prasanna Chattopadhyay Road, Kalighat, Post - Rabindra Sarobar within Police Station: Rabindra Sarobar, Kolkata-700026, in the District: 24 Parganas (South) West Bengal, India, and **9) SMT. MALABIKA CHAKRABORTY** wife of Sri Ashish Chakraborty and married daughter of Late Geeta Banerjee, by Occupation - Housewife, by Faith - Hindu, by Nationality - Indian, residing at 23/11A, Gariahat Road, Post: Sarat Bose Road, within Police Station: Gariahat, Kolkata-700029, in the District: 24 Parganas (South) West Bengal, India and their respective heirs, executors, administrators, legal representative and assigns.

2. DEVELOPER shall mean **M/S A. R. CONSTRUCTION** a **Partnership Firm** having its Office at 86, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata - 700038, West Bengal, India, represented by its **Two Partners** namely- **MR. PRODIP BAG** son of Late Becharam Bag, by Nationality - Indian, by religion - Hindu, by Occupation - Business, residing at 20, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata - 700038, West Bengal, India, and **MR. SOURAV ROY** son of Mr. Subrata Roy, by Nationality - Indian, by religion - Hindu, by Occupation - Business, residing at 67/1, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata - 700038, West Bengal, India, and their heirs, executors, administrators, legal representatives and assigns.

3. **THE SAID PROPERTY** - shall mean ALL THAT piece and parcel of demarcated and un-demarcated Bastu land measuring about 5 Cottahs 3 Chittacks 00 Sq. Ft. out of Total Land measuring about 8 Cottahs 34 Sq. Ft. be a little more or less, together with Undivided and Un-demarcated Share in the said Two-Storeied Building, standing thereon measuring about 2000 Sq. Ft. (Ground Floor 1000 Sq. Ft. and First Floor 1000 Sq. Ft.) be a little more or less, and Land comprised in C.S.Dag No. 200, R.S. Dag No. 305, under C.S. Khatian No. 332, R.S. Khatian No. 1500, in Mouza: Sahapur, J. L. No. 8, R. S. No. 179, Touzi Nos. 93 and 101, Pargana: Magura, Post & Police Station: Behala now New Alipore, and within the local limit of the then South Suburban Municipality (S. S. Unit) now under The Kolkata Municipal Corporation and known and numbered as Municipal Premises No. 6, J.K. Pal Road, mailing address 9, J.K. Pal Road, within Police Station: New Alipore, Kolkata-700038, under K.M.C. Ward No. 119, having its Assessee No.41-119-04-0006-6, in the District: 24 Parganas (South), which is morefully and particularly described in the SECOND SCHEDULE hereunder written.

4. **BUILDING** - shall mean the Multi Storied building to be constructed on the said premises in accordance with the building plan to be sanctioned by The Kolkata-Municipal Corporation (S.S Unit) by the said Developer with its own cost and effort.

5. **OWNERS' ALLOCATION** - The developer shall allot the OWNERS as OWNERS' allocation in the following manner after construction of Multi Storied Building on the said plot of land and after demolition of the existing Building standing thereon:-

- a) The said Smt. Manjusree Mukherjee, Sri Suprio Mukherjee, Smt. Sudipta Panda, Smt. Sooma Mukherjee, Smt. Sucharita Sanyal, Mr. Rupak Kishore Mookerjee, Miss. Suranjana Mookerjee, Sri Sriraj Kumar Banerjee, and Smt. Malabika Chakraborty, the Owners herein will get jointly one Flat measuring about 1700 Square feet, be the same a little more or less on the First Floor, another Flat measuring about 1700 Square feet, be the same a little more or less on the Second Floor, and another Flat measuring about 1700 Square feet, be the same a little more or less on the Third Floor, totaling about 5100 Square Feet Super Built-up Area along with 3 Car Parking Space measuring about 360 Square Feet gross total 5460 Square Feet Super Built-up Area as Total Owners Allocation of the total constructed F.A.R (as per sanctioned Plan from the K.M.C.) under the said proposed new Multi storied building together with all common facilities and amenities attached to the newly constructed Multi storied building to be constructed in the said premises with the undivided impartible proportionate share in land with all the common rights, Path, ways and easement thereto. The allocation of each flat shall be laid out in the manner that Smt. Manjusree Mukherjee, Sri Suprio Mukherjee, Smt. Sudipta Panda, shall be entitled to one Flat measuring about 1700 Sq. feet; Smt. Sooma Mukherjee, Smt. Sucharita Sanyal, Mr. Rupak Kishore

Mookerjee, Miss. Suranjana Mookerjee shall be entitled to another Flat measuring about 1700 Sq. Ft. and lastly, Sri Sriraj Kumar Banerjee, and Smt. Malabika Chakraborty shall be entitled to a Flat measuring about 1700 Sq. ft. and each flat owner(s) shall also be entitled to a 120 Sq. Ft. Car Parking Space Each, bringing the owner's allocation to approximately 5460 Sq. Ft. Super Built up Area along with access to all common facilities and passages as well as easements which may be enjoyed in the regular course of the ownership of the flats.

- b) It is further recorded that after completion of construction work of the aforesaid Property/Building the Owners herein will not claim or demand any further ratio or square feet of the said proposed new building on the aforesaid property except mentioned in above.
- c) After completed of the construction work of the said Flats if any area more than calculated area or less than calculated area of the F.A.R. shall be adjusted by financial consideration to be calculated later on.
- d) Except the above the OWNERS shall not claim or demand any area in the building to be constructed in the said premises or shall not demand any further amount for the sale or Flat/s, Other Spaces within the Developer's Allocation or the building to be constructed at the said premises.
- 6) "DEVELOPER'S ALLOCATION" shall mean save and except the Owners (Party of the First Part) allocation and (except other Co-owners allocation) the remaining all balance Portion of the total constructed F.A.R. (as per sanctioned from the K.M.C.) under the said proposed New Multi storied building together with all common facilities and amenities attached to the newly constructed Multi-storied building to be constructed in the said premises with the undivided impartible proportionate share of land with all the common rights, Path, entire roof rights, ways and easement.
- 7) "SHIFTING OF THE OWNERS" shall mean the Developer herein shall arrange to provide alternative accommodation (Standard 2BHK Flat) for the said Smt. Manjusree Mukherjee, one of the Owners herein, (Standard 2BHK Flat) for the said Sri Suprio Mukherjee, one of the Owners herein and Smt. Sooma Mukherjee one of the Owners herein from the date of vacating of the said property in favour of the Developer herein till date of handover of the possession of the aforesaid allocation in the Building to be constructed on the said premises to the said Smt. Manjusree Mukherjee, Sri Suprio Mukherjee and Smt. Sooma Mukherjee, the Owners/First Parties herein and rent of such accommodation shall be paid by the Developer herein.

8) **POSSESSION OF THE SAID BUILDING** - the Developer shall handover the possession of the **OWNERS'** allocation in the building to be constructed on the said Premises within **36 Months** from the date of sanction of Building Plan subject to getting vacant possession of the said property from the **Owners/First Parties** herein. The time is the essence of contract. Provided the sanction will be obtained within 6(Six) months from the date of this Agreement.

9) The Original copies of Title Deed, Tax Receipt of the K.M.C. including Mutation Certificate, Khajna Receipt and other related deed and documents in respect of the said property shall be delivered by the **Owners** to the **Developer** on proper receipt at the time of execution of this Development Agreement and the developer shall return the said Original Deeds and documents to the Owners at the time of handover the possession of the **OWNERS' Allocation**.

10) **ENGINEER/ARCHITECT** - Shall mean such person or persons who shall be appointed by the Developer for supervising the construction of the building and to act as per the Building Rules of the Kolkata Municipal Corporation.

11) **BUILDING PLAN** - Shall mean such plan prepared by the Architect appointed by the developer at Developer's cost to be sanctioned by The Kolkata Municipal Corporation and the cost of the Building Plan shall be borne by the Developer. The Developer shall prepare the Draft Plan of the proposed Building and submit the same to the **OWNERS** for approval before submission of the same to the Kolkata Municipal Corporation.

12) **COMMON EXPENSES** - Shall mean and include proportionate share of the cost, fees, charges and other outgoings charges and expenses for working maintenance upkeep repair and replacement of the common parts, common amenities in the Multi Storied Building from the date of possession thereof as well as registration of Deed of Conveyance of the respective flats.

13) **COMMON PORTION** - Shall mean the space available in the ground floor of the Multi storied Building will be included in the common space.

14) **COMMON AREAS AND COMMON FACILITIES** - Shall include stairways, passageways on the Ground Floor, roof, water, pump and motor, on the Ground floor and other facilities which may be mutually agreed upon between the parties hereto and required for the establishment, location, enjoyment provision, maintenance and/or management of the Multi storied building which shall always remain as joint property of the respective Owner and/or their nominee or nominees or legal heirs and the Developer and/or his nominee or nominees.

ARTICLE - II. COMMENCEMENT

1. This agreement shall be effective from the date hereof.

ARTICLE - III OWNERS' RIGHT AND REPRESENTATION

1. The **OWNERS** are jointly and absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said premises and have agreed to make over and deliver to the **Developer** the possession of the said premises for the purpose of the development (including Preliminary work) on the terms and conditions hereinafter stated.
2. The Owners have a good, clear absolute marketable title to enter into this Agreement with the Developer.
3. None else 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.
4. No notice of acquisition or requisition has been received or has been served upon the Owners nor are the Owners aware of any such notice or order of acquisition or requisition in respect of the said premises or property or any part thereof.
5. That there is no suit or proceedings pending regarding the title in respect of the said property or any part thereof before any Court within the jurisdiction or any court within the territory of India.
6. That the Owners are jointly responsible for handover the vacant possession of the said Premises to the Developer for construction purpose i.e. construction of the Building on the said premises.

ARTICLE - IV. DEVELOPER'S RIGHTS

1. The **OWNERS** hereby grant subject to what have been hereunder provided exclusive right to the developer to construct the **Multi-Storied Building** thereon in accordance with the building 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. All applications for sanction of plan, modification of plan if any and others papers and documents as may be necessary for sanction of Building plan and for modification if any and rectification of plan from appropriate authority shall be prepared and submitted by the **Developer** on behalf of the **OWNERS** at the Developer's 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 aforesaid purpose.

2. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said premises or any part thereof to the Developer or creating any right title or interest in respect thereof to the Developer other than an exclusive license for the purpose of development of the said premises in terms hereof and to deal with allocation after providing the Owners' allocation as per the terms of these presents.

ARTICLE - V. POSSESSION

1. Possession of the said premises shall be handed over by the Owners to the Developer on the date as per requisition in writing of the Developer only for construction purpose on the said plot of land and also as per the terms of this development Agreement.

2. The Developer after obtaining the possession of the said premises from the Owners shall issue a certificate for possession of the said premises from the Owners by the Developer free from all encumbrances whatsoever.

ARTICLE-VI. PROCEDURE

1. **DEVELOPMENT POWER OF ATTORNEY:** The Owners shall grant proper authority to the Developer by executing a Development Power of Attorney duly registered as may be required by the Developer for the purpose of the construction of the Multi-Storied Building on the said premises and represent the Owners for all purpose in connection with the construction work of the said building before the appropriate authorities along with execution and registration of Agreement for Sale and Deed of Conveyance of Flats and other spaces within the Developer's Allocation of the said Building provided the same shall not create any financial liabilities upon the Owners for construction of the Multi - Storied Building in any manner whatsoever.

2. **FURTHER ACTS:** Notwithstanding grant of the aforesaid Development Power of Attorney the Owners hereby undertake that the Owners will sign all papers, documents deeds etc. required for the construction of the Multi - Storied Building of the said premises and sanction of Building Plan at the Developer's cost as per requisitions of the developer.

ARTICLE-VII. BUILDING

1. The Developer shall at its own cost and expenses construct erect and complete the building at the said premises in accordance with the Building Plan duly sanctioned by the Kolkata Municipal Corporation Authority and in conformity with such specifications, with the best basic materials with an intent that the said building will be a decent and strong residential building with fittings and fixtures as are mentioned in the FIFTH SCHEDULE hereunder written.

2. Subject to the aforesaid the decision of the Architect engaged in the said project appointed by the Developer regarding the quality of the building materials shall be final and binding on the parties hereto.
3. The Developer shall at his own cost and expenses shall be authorized in the names of the Owners if necessary to apply and obtain quotas, and other allocations for cement, steel, bricks and other building materials, allocable to the Owners for the construction of the building and similarly apply to obtain temporary and permanent connection of water, electricity, gas, power if necessary and permanent drainage and sewerage connection to newly built up building and other inputs and facilities required for the construction and enjoyment of the building.
4. The Developer shall at his own cost, fees, charges and expenses construct and complete the said Multi storied building and various units and/or apartments there in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation provided the Developer shall get the vacant possession of the said premises from the Owners.

ARTICLE - VII. DEALING OF SPACE IN THE BUILDING

1. The Developer shall on completion of the Multi Storied Building put the Owners into undisputed possession of the Owners' allocation **TOGETHER WITH** the rights in proportionate share of land, common areas, facilities and amenities. The Owners' allocation shall be completed in all respects and shall be provided with the fixture and fittings and all amenities as set out in the **FIFTH SCHEDULE** hereinafter stated.
2. The Owners shall be entitled to transfer or otherwise deal with the Owners' allocation in the Multi-Storied Building to be constructed by the Developer after getting the Owners' allocation from the Developer.
3. The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same to a good person specifically Hindu without any prior information to the Owners herein and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.

ARTICLE - IX. COMMON FACILITIES

1. After completion of Multi - Storied Building as per Building Plan duly sanctioned by The Kolkata Municipal Corporation and specification the developer shall handover all allocation to the Owners as mentioned in the **SECOND SCHEDULE** hereto and the remaining Flats of the Building shall be the exclusive right of the Developer. The Owners and the Developer shall punctually and regularly pay the rates and

taxes for their respective portion to the appropriate authorities and both of them shall keep each other indemnified against all claim, action, demand, cost, charges and expenses whatsoever.

2. Any transfer/sell of any part of the **Owners 'Allocation in the Multi-Storied Building** by the **Owners** shall be subject to the provisions hereof and thereafter the said Party/Purchaser of the **Owners** be responsible to pay the said rates and service charges for the common facilities in respect of the space transferred to him/them, proportionately with the other Co-Owners of the said building.

ARTICLE - X. COMMON RESTRICTION

1. The **Owners 'Allocation in the building** shall be subject to the same restrictions and use as applicable to the **Developer's Allocation in the building** intending for common benefits of all the occupiers of the building, which shall include the following.

2. Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any illegal and immoral trade or activity or not to use for any purposes which may cause any nuisance or hazard to the other occupiers of the building.

3. Neither party shall demolish or permit to be demolished any wall or any structure in their respective allocation or any portion thereof or make any structural alteration either major or minor therein without the written consent of others.

4. Neither party shall transfer or permit to be transferred of his/her/their respective allocation or any portion thereof unless:-

(a) Such party shall observe and perform all terms and conditions on their respective parts to be observed and/or performed.

(b) The proposed transferee shall have given a written undertaking to that effect that such transferee shall remain bound by the terms and conditions of these presents and further that such transferee shall pay all and whatsoever shall be payable in respect to area in his/her/ their possession.

5. 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 deliration/violation and/or breach of any of the said laws, bye-laws, rules and regulations.

6. The respective allottee shall keep the interior walls, sewers, drains, pipes and other fittings and fixture and appurtenances, floor and ceiling etc. of the respective allocations in the building in good working conditions and repair and in particular not to cause any damage to the building or any other space or

accommodation therein.

7. Neither party shall do or cause or permit to be done any act or thing which may render voidable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any breach.

8. No goods or items shall be kept by any party for display or otherwise in the corridor or at any other place of common use and enjoyment in the building and no hindrance shall be caused in any manner in the free movement of the users in the corridors and other places of common use and enjoyment in the building.

9. Neither party shall throw or accumulate any dirt, rubbish or refuse or permit the same to be thrown or accumulate in or about in the Building or in the compound, corridors or any other portion of the building.

ARTICLE - XI. OWNERS' OBLIGATION

1. The Owners do hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from making Agreement for Sale and/or disposing Developer's allocation of the building or at the said premises.

2. The Owners do agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said building at the said premises to be constructed by the Developer excepting reasonable grounds.

3. The Owners do agree and covenant with the Developer not to let out, lease, mortgage and/or charge the said premises or any portion thereof without the consent in writing of the Developer during the period of construction and till the date of completion of the total transaction in pursuance of these presents.

4. The Owners will not be liable for or responsible for any financial obligation of the Developer towards any bank/financial institution or any individual in any manner whatsoever.

5. The Owners are liable to handover all papers and documents regarding mutation in K.M.C. and B.L. & L.R.O, T.M. Block, Behala.

ARTICLE-XII. DEVELOPER'S OBLIGATION

1. The Developer hereby agrees and covenants with the Owners to complete the construction work of the Building on said the premises as per Building Plan duly sanctioned by The Kolkata Municipal corporation within 36 Months from the date of sanction of Building Plan subject to getting vacant possession of the said

property from the **Owners/First Parties** herein by the **Developer** herein. Time is the essence of this contract.

2. The **Developer** hereby agrees and covenants that the **Developer** shall strictly follow the rules and regulation of the Building Rules of The Kolkata Municipal Corporation, Building Department during the construction and not do any act, deed or thing whereby the **Owners** are prevented from enjoying selling assigning and/or disposing of any of the **Owners'** allocation in the said premises.

3. The **Developer** shall not have any right, title and interest in the **Owners'** allocation together with the proportionate share of land, facilities and amenities which shall solely and exclusively belong and continue to belong to the **Owners**.

4. The **Developer** shall be entitled to deliver the possession of the **Owners'** allocation in the Building to be constructed on the said premises within **36 Months** and subsequently the **Developer** shall be entitled to deliver the possession of the other **Flats** within the **Developer's** allocation in the Building to be constructed on the said premises and shall also be entitled to enter into any **Agreement for sale and Deed of Conveyance for sale of Flats** within the **Developer's** allocation with any intending **Purchaser or Purchasers** and to receive the advance/booking money and/or consideration money for the sale of the same within the **Developer's** allocation. The **Developer** shall not be entitled to deal with the **Owners'** allocation of the Building to be constructed on the said premises and it is within the discretion of the **Owners**.

5. The **Developer** shall construct the building in accordance with the Building Plan to be sanctioned by the K.M.C., consequences of any deviation which may invite any objection from the appropriate authority/ies shall be the sole responsibility and/or liability of the **Developer**.

6. The **Developer** shall assign the benefits of this agreement to any person/body/firm but the **Developer** shall execute the construction work of the **Multi -Storied Building** to be constructed on the said premises by appointing **Engineer, Contractor, Supervisor** and workmen for completion of all works of the building to be constructed on the said premises.

7. That the **Developer** shall appoint an **Engineer or Architect** for the sanction of **Building Plan** in respect of the said plot of land and to supervise the construction work of the Building to be constructed on the said plot of land.

8. That the fees of the **Architect/Engineer** shall be borne by the **Developer** herein.

9. The Owners shall pay the rates and taxes for their said property up to the date of sanction of Building Plan and afterwards the Developer shall pay the rates and taxes for the said property till the date of handover of Owners' Allocation of the Building to the Owners/First Parties.

ARTICLE-XIII. OWNERS' INDEMNITY

The Owners do hereby undertake that the Developer shall be entitled to the said construction and shall enjoy their allocated Flat/Flats without any interference or disturbance from the Owners provided the Developer shall perform and fulfill all the terms and conditions herein contained and/or their part to be observed and performed.

ARTICLE - XIV. DEVELOPER'S INDEMNITY

The Developer doth hereby undertake to keep the Owners and their legal heirs and nominees indemnified against all actions cost suits and proceeding and claim that may arise out of the Developer's acts, deeds, matters, things, affairs, commission or otherwise with regard to development of the premises and/or in the matter of construction of the said building and/or defect therein.

ARTICLE - XV. MISCELLANEOUS

1. The Owners and the Developer has entered into this Development Agreement purely as Joint Venture basis and nothing contained herein shall be deemed to construe as a Partnership between the parties hereto in any manner whatsoever nor shall the parties hereto constitute an Association of persons within the meaning of law.

2. It is understood from time to time to facilitate uninterrupted construction of the building by the Developer various deeds, documents, matters and things not herein specified may be required to be done and various application and other documents may be required to be signed by the Owners relating to which specific provision may not have been mentioned herein the Owners hereby undertake to do all such acts, deeds, matters and things and the Owners hereby undertake to sign and execute all such additional application and other documents as the case may be provided that all such acts, deeds and things do not in any way infringe on the rights of the Owners and/or against the spirits of these presents. It is hereby made specifically clear that in case a fresh building plan will have to be submitted before the authority of the Kolkata Municipal Corporation with a view to obtaining sanction thereof the Owners hereby agree to put their signatures on such plan or plans and all applications, forms and papers etc. attached thereto, provided that this does not in any way infringe the rights of the Owners and/or against the spirit of these presents. However, the Owners shall not have any sort of financial liability or implication in any manner whatsoever.

3. The Owners shall not be liable for any Income-tax, property Tax or any other taxes in respect of the Developer's allocation which is the sole responsibility of the Developer and the Developer shall always keep the Owners indemnified against all actions/claims, suits proceedings, cost, charges and expenses in respect thereof.

4. Any notice required to be given by the Developer to the Owners shall without prejudice to any other mode of service available be deemed to have served on the Owners if delivered by hand and duly acknowledge or send by prepaid registered post with acknowledgement due to the Owners and vice-versa.

5. After getting possession of the Owners' allocation from the Developer and after getting mutation from the Developer of the respective Flats each party shall be liable to pay and bear proportionate share of rates and taxes in respect of each respective Flat/ Flats.

6. The Developer will strictly follow the time of completion of building as mentioned above and immediately after completion of building the developer shall give written notice either by hand and/or speed post with A/D. to the Owners regarding handing over of the Owners' allocation in the new building.

7. The building proposed to be constructed by the Developer shall be made at his own cost and expenses fully in accordance with the specification as mentioned and described in the FIFTH SCHEDULE hereunder written.

ARTICLE - XVI, LEGAL PROCEEDINGS

1. Save and except what have been specifically stated herein above all disputes and differences between the parties arising out of the meaning of the construction of the Agreement or its respective right and liabilities as per this agreement shall be right to sue in a competent court of law having proper jurisdiction.

2. NOTWITHSTANDING the foregoing provisions herein above the right to sue for specific performance of this contract or for damages by cancellation of this development Agreement as per penal clause by any of the Party against the other party as per terms of the Agreement shall remain unaffected.

ARTICLE - XVII, JURISDICTION

For adjudication of dispute and differences between the parties hereto in any manner relating to or arising out of these presents or in any way connected with the land and/or building the Ld. Court/ Consumer Forum having jurisdiction over the said property will be the actual forum.

ARTICLE - XVIII, FORCE MAJEURE

1. The parties hereto shall not be considered to be liable for any obligations hereunder written to the

1. The parties hereto shall not be considered to be liable for any obligations hereunder written to the extent in respect of existence of "Force Majeure".
2. Force Majeure shall mean Flood, Earthquake, Labour Strike, Local Problem, Tempest and/or other act or commissioner beyond the control of the parties hereto.
3. In case of Force Majeure, the time for completion of the construction of the Multi- Storied Building shall be extended mutually in writing.

THE FIRST SCHEDULE ABOVE REFERRED TO :

(SAID TOTAL PROPERTY)

ALL THAT piece and parcel of Bastu land measuring about 8 Cottahs 34 Sq. Ft. be a little more or less, together with a Two - Storied Building measuring about 2000 Sq. Ft. Land comprised in C.S.Dag No. 200, R.S. Dag No. 305, under C.S. Khatian No. 332, R.S. Khatian No. 1500, in Mouza: Sahapur, J. L. No. 8, R. S. No. 179, Touzi Nos. 93 and 101, Pargana: Magura, Post: Sahapur, within Police Station: New Alipore, and within the local limit of the then South Suburban Municipality (S. S. Unit) now under The Kolkata Municipal Corporation and known and numbered as Municipal Premises No.6, J.K. Pal Road, mailing address 9, J.K. Pal Road, P.S. New Alipore, Kolkata - 700038, under Municipal Ward No. 119, having its Assessee No. 41-119-04-0006-6, in the District of South 24 Parganas and the said property is butted and bounded in the following manner:

- ON THE NORTH** : By 10' Feet wide Common Passage of Dipankar Banerjee & Subhankar Banerjee;
- ON THE SOUTH** : By Land of Tapan Halder and 8' ft. Common Passage;
- ON THE EAST** : By 30' Feet wide J.K. Paul Road;
- ON THE WEST** : By Building of Satish Arora and Pradip Arora;

THE SECOND SCHEDULE ABOVE REFERRED TO :

(Undivided Property of Smt. Manjusree Mukherjee, Sri Suprio Mukherjee, Smt. Sudipta Panda, Smt. Sooma Mukherjee, Smt. Sucharita Sanyal, Mr. Rupak Kishore Mookerjee, Miss. Suranjana Mookerjee, Sri Sriraj Kumar Banerjee, And Smt. Malabika Chakraborty.)

ALL THAT piece and parcel of Bastu land measuring about 5 Cottahs 3 Chittaks 00 Square be a little more or less, together with undivided and un-demarcated share in Two - Storied Building measuring about 1000 Sq. Ft. (Ground Floor 500 Sq. Ft. And First Floor 500 Sq. Ft.) be a little more or less. Land comprised in C.S.Dag No. 200, R.S. Dag No. 305, under C.S. Khatian No. 332, R.S. Khatian No. 1500, in

Mouza: Sahapur, J. L. No. 8, R. S. No. 179, Touzi Nos. 93 and 101, Pargana: Magura, Post & Police Station: Behala now New Allpore, and within the local limit of the then South Suburban Municipality (S. S. Unit) now under The Kolkata Municipal Corporation and known and numbered as Municipal Premises No.6, J.K. Pal Road, mailing address 9, J.K. Pal Road, P.S. New Allpore, Kolkata - 700038, under Municipal Ward No. 119, having its Assessee No. 41-119-04-0006-6, in the District of South 24 Parganas and the said property is butted and bounded in the following manner:

ON THE NORTH : By 10' Feet wide Common Passage of Dipankar Banerjee & Subhankar Banerjee;
ON THE SOUTH : By Land of Tapan Halder and 8' ft. Common Passage;
ON THE EAST : By 30' Feet wide J.K. Paul Road;
ON THE WEST : By Building of Satish Arora and Pradip Arora;

THE THIRD SCHEDULE ABOVE REFERRED TO :

(ALLOTMENT OF ALLOCATION TO THE OWNERS & DEVELOPER AFTER DEVELOPMENT OF THE FIRST SCHEDULE PROPERTY)

OWNERS ALLOCATION - The developer shall allot the OWNERS as OWNERS allocation in the following manner after construction of Multi Storied Building on the said plot of land and after demolition of the existing Building standing thereon:-

The said Smt. Manjusree Mukherjee, Sri Suprio Mukherjee, Smt. Sudipta Panda, Smt. Sooma Mukherjee, Smt. Sucharita Sanyal, Mr. Rupak Kishore Mookerjee, Miss. Suranjana Mookerjee, Sri Sriraj Kumar Banerjee, and Smt. Malabika Chakraborty, the Owners herein will get jointly one Flat measuring about 1700 Square feet, be the same a little more or less on the First Floor, another Flat measuring about 1700 Square feet, be the same a little more or less on the Second Floor, and another Flat measuring about 1700 Square feet, be the same a little more or less on the Third Floor, totaling about 5100 Square Feet Super Built-up Area along with 3 Car Parking Space measuring about 360 Square Feet gross total 5460 Square Feet Super Built-up Area as Total Owners Allocation of the total constructed F.A.R (as per sanctioned Plan from the K.M.C.) under the said proposed new Multi storied building together with all common facilities and amenities attached to the newly constructed Multi storied building to be constructed in the said premises with the undivided impartible proportionate share in land with all the common rights, Path, ways and easement thereto. The allocation of each flat shall be laid out in the manner that Smt. Manjusree Mukherjee, Sri Suprio Mukherjee, Smt. Sudipta Panda, shall be entitled to one Flat measuring about 1700 Sq. feet; Smt. Sooma Mukherjee, Smt. Sucharita Sanyal, Mr. Rupak Kishore Mookerjee,

Sriraj Kumar Banerjee, and Smt. Malabika Chakraborty shall be entitled to a Flat measuring about 1700 Sq. ft. and each flat owner(s) shall also be entitled to a 120 Sq. Ft. Car Parking Space Each, bringing the owner's allocation to approximately 5460 Sq. Ft. Super Built up Area along with access to all common facilities and passages as well as easements which may be enjoyed in the regular course of the ownership of the flats.

It is further recorded that after completion of construction work of the aforesaid Property/Building the Owners herein will not claim or demand any further ratio or square feet of the said proposed new building on the aforesaid property except mentioned in above.

After completed of the construction work of the said Flats if any area more than calculated area or less than calculated area of the F.A.R. shall be adjusted by financial consideration to be calculated later on.

Except the above the OWNERS shall not claim or demand any area in the building to be constructed in the said premises or shall not demand any further amount for the sale or Flat/s, Other Spaces within the Developer's Allocation or the building to be constructed at the said premises

"DEVELOPER'S ALLOCATION" shall mean save and except the Owners (Party of the First Part) allocation and (except other Co-owners allocation) the remaining all balance Portion of the total constructed F.A.R (as per sanctioned from the K.M.C.) under the said proposed New Multi storied building together with all common facilities and amenities attached to the newly constructed Multistoried building to be constructed in the said premises with the undivided impartible proportionate share of land with all the common rights, Path, entire roof rights, ways and easement.

The Ultimate roof of the Building shall be the common for all occupants of Building including OWNERS. The Developer shall have right to enter into agreement for Sale/Agreement for sales or any type of transfer or in any way deal with the Developer's Allocation of the Building with the intending Purchaser/ Purchasers.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(Description of the Common Portion after construction of The New Building on the First Schedule Property)

- (I) **Areas:**
- a) Entrance and exits.
 - b) Boundary Walls and Main Gate of the Premises.
 - c) Staircase, staircase landing, stair head room and lobbies on all the floor of the building.
 - d) Entrance lobby.

(II) **Water, Pumping and Drainage:**

- a) Drainage and sewerage lines and together installations for the same (except only those as per installed within exclusive area of any Unit and/or exclusively for its use).
- b) Water supply system.
- c) Water pump, underground and overhead water reservoir together with all common plumbing installation for carriage of any unit/or exclusively for its use.

(III) **Electrical Installation:**

- a) Electric wiring and other fittings (excluding only those as are installed within the exclusive any unit and/or exclusively for us.
- b) Lighting of the common portions.
- c) Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.

(IV) **Others:** Such other common parts, areas, equipment's, installation, fittings, fixtures and spaces in or about the Premises and the New Building as are necessary for passage to and/or user of the units in common by the co-owner.

(V) **Roof:** Roof of the Building and open space on the Ground Floor of the Building shall be the sole property of all Flat **OWNERS** as common.

THE FIFTH SCHEDULE ABOVE REFERRED TO:

(Description of works specification in respect of the building to be Constructed on The First Schedule Property)

FOUNDATION AND STRUCTURE:

The building is designed for R.C.C frame structure with suitable isolated/combined footing foundation for the proposed Three Storied Building.

Walls :

All external walls shall be 200 mm brick with cement plaster as per sanctioned plan.

All internal partition wall will be 75 mm thick with both side plaster.

All inside wall will be coated with best quality wall care putty.

Flooring/Doors & Windows:

- a) All Bed rooms floors with Vitrified Tiles, Living / Dining room etc. and Kitchen will be finished with vitrified Tiles.

- b) Toilet floor will be of Marble and glazed ceramic tiles upto 6' Feet height on walls.
- c) Black Stone will be provided at Cooking Shelf/platform with 3'0" glazed tiles upon the cooking shelf with stainless steel sink.
- d) Bed rooms and living/dining/window base will provide with marble. All internal and bedroom doors will be made of flush door with necessary lock etc. bearing ISI Mark.
- e) Main door will be made up of flush door upto 4mm thick with water proof ply, handle etc.
- f) Doors frames will be made up of Sal Wood.
- g) Window will be of Aluminum sections fitted with suitable thick glass and with M.S Grill painted with ready mixed synthetic enameled painting of approved brand.

Electrification :

Concealed line will be provided in the flat with ISI Mark modular switches. Necessary Points will be provided in toilet and Kitchens. Exhaust fan point will be provided in kitchen. Geyser point in the bathroom, TV point, Telephone point in Living/Dining Room and master bed room Air conditioner point, Washing Machine Point, Light Point and Plug point, fan point, computer point.

Plumbing & Sanitary :

- a) Concealed water line of pipe be provided.
- b) Fittings i.e. Ceramic basin and water closet of reputed brand will be provided bearing I.S.I Marks.
- c) With drain board provided at kitchen.
- d) Low height PVC Cistern will be provided in all toilets.
- e) Low height bibcock for washing will be provided at kitchen.
- f) All fittings, i.e. bibcock, pillar cock, C.S Cock will be of C.P make.

Water: K.M.C Water

Exterior: To be finished with suitable weather proof ready mixed acrylic paint.

Cement : Ultratech, Ambuja, Lafarge.

Steel: Durgapur Fe-500, or Equivalent

Bricks : 1st class picked bricks / AAC BLOCKS

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

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:

1. Ambar Kumar
"OM APARTMENT"
257 Madhulala,
Flat No. 2B 2ND FLOOR
PO. EKT
KOIKALÉ-700107.
2. Jaydeep Bhattacharya
AT, N.C. Das Road,
Kt-3A

Manjusree Mukherjee @

Manjusrimukherjee

Sudipta Panda

Srinivas Banerjee

Sooma Mukherjee

Sucharita Sanyal

Rupali Kishore Mookerjee

Swarnjana Mookerjee

Malabika Chakraborty

Signature of the OWNERS/FIRST PARTIES

AR CONSTRUCTION

[Signature]

Partner

AR CONSTRUCTION

[Signature]

Partner

Signature of the DEVELOPERS/SECOND PART

Devised by me as per documents production
as referred to me by the Developer:-

[Signature]

Wade Das,

(Advocate)

Alipore Judge Court,
Kolkata-700 022.



	Thumb	First	Middle	Ring	Little
LEFT HAND:					
RIGHT HAND:					

Name: SMT. MANJUSREE MUKHERJEE

Manjusree mukherjee
Signature: Manjusree Mukherjee



LEFT HAND:					
RIGHT HAND:					

Name: SRI SUPRIO MUKHERJEE

Signature: Suprio Mukherjee



LEFT HAND:					
RIGHT HAND:					

Name: SMT. SUDIPTA PANDA

Signature: Sudipta Panda



LEFT HAND:					
RIGHT HAND:					

Name: SMT. SOOMA MUKHERJEE

Signature: Sooma Mukherjee



Name: EMT SUCHARITA SANYAL

Signature: Sucharita Sanyal



Name: MR. RUPAK KISHORE MOOKERJEE

Signature: Rupak Kishore Mookerjee



Name: MISS. SURANJANA MOOKERJEE

Signature: Suranjana Mookerjee



Thumb First Middle Ring Little

LEFT HAND: [Fingerprint] [Fingerprint] [Fingerprint] [Fingerprint] [Fingerprint]

RIGHT HAND: [Fingerprint] [Fingerprint] [Fingerprint] [Fingerprint] [Fingerprint]

Name: SRI SRIRAJ KUMAR BANERJEE

Signature: Sriraj K Banerjee



LEFT HAND: [Fingerprint] [Fingerprint] [Fingerprint] [Fingerprint] [Fingerprint]

RIGHT HAND: [Fingerprint] [Fingerprint] [Fingerprint] [Fingerprint] [Fingerprint]

Name: SMT. MALABIKACHAKRABORTY

Signature: Malabika Chakraborty



LEFT HAND: [Fingerprint] [Fingerprint] [Fingerprint] [Fingerprint] [Fingerprint]

RIGHT HAND: [Fingerprint] [Fingerprint] [Fingerprint] [Fingerprint] [Fingerprint]

Name: SRI PRADIP BAG

Signature: Pradip Bag



LEFT HAND: [Fingerprint] [Fingerprint] [Fingerprint] [Fingerprint] [Fingerprint]

RIGHT HAND: [Fingerprint] [Fingerprint] [Fingerprint] [Fingerprint] [Fingerprint]

Name: SRI SOURAV ROY

Signature: Sourav Roy



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

GRN Details

GRN:	192022230059754461	Payment Mode:	Online Payment
GRN Date:	27/06/2022 12:28:21	Bank/Gateway:	HDFC Bank
BRN :	1831868192	BRN Date:	27/06/2022 12:30:30
Payment Status:	Successful	Payment Ref. No:	2001935933/1/2022
			[Query No*/Query Year]

Depositor Details

Depositor's Name: SOURAV ROY
Address: 67/1, S N ROY ROAD KOLKATA 700038
Mobile: 9831109027
Depositor Status: Buyer/Claimants
Query No: 2001935933
Applicant's Name: Mr Deblina Banerjee
Identification No: 2001935933/1/2022
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 27/06/2022
Period To (dd/mm/yyyy): 27/06/2022

Payment Details

SL No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001935933/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	39020
2	2001935933/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				39041

IN WORDS: THIRTY NINE THOUSAND FORTY ONE ONLY.





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

GRN Details

GRN: 192022230060097851
GRN Date: 27/06/2022 16:08:44
BRN : 1832066305
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: HDFC Bank
BRN Date: 27/06/2022 16:10:01
Payment Ref. No: 2001935933/7/2022
[Query No**/Query Year]

Depositor Details

Depositor's Name: SOURAV ROY
Address: 67/1, S N ROY ROAD KOLKATA 700038
Mobile: 9831109027
Depositor Status: Buyer/Claimants
Query No: 2001935933
Applicant's Name: Mr Deblina Banerjee
Identification No: 2001935933/7/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 7
Period From (dd/mm/yyyy): 27/06/2022
Period To (dd/mm/yyyy): 27/06/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001935933/7/2022	Property Registration- Stamp duty	0030-02-103-003-02	900
Total				900

IN WORDS: NINE HUNDRED ONLY.





**Government of West Bengal
Directorate of Registration & Stamp Revenue**

e-Assessment Slip

Query No / Year	2001935933/2022	Office where deed will be registered
Query Date	27/06/2022 12:04:13 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Deblina Banerjee 23,Parui Daspara Road,S.S.Pally.,Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700061, Mobile No. : 7439615762, Status :Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 70,00,000/-	Rs. 2,03,09,812/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 40,020/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jaykrishna Paul Road, , Premises No: 6, , Ward No: 119 Pin Code : 700038

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	5 Katha 3 Chatak	20,00,000/-	1,53,09,812/-	Width of Approach Road: 30 Ft.,
Grand Total :				8.5594Dec	20,00,000 /-	153,09,812 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	50,00,000/-	50,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	50,00,000 /-	50,00,000 /-	



Query No: 2001935933 of 2022, Printed On : Jun 27 2022 3:57PM, Generated from Registration office

AS- 1 of 5



Scanned with OKEN Scanner

Lord Details :

No	Name & address	Status	Execution Admission Details :
1	Mrs Manjusree Mukherjee Wife of Late Sambhunath Mukherjee, 9 J K Paul Road, City:- Not Specified, P.O:- Sahapur, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. CKxxxxxx8H, Aadhaar No.: 52xxxxxxxx5386, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr Suprio Mukherjee Son of Late Sambhunath Mukherjee, 9 JK Paul Road, City:- Not Specified, P.O:- Sahapur, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ANxxxxxx3B, Aadhaar No.: 79xxxxxxxx2767, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mrs Sudipta Panda Wife of Mr Anupam Panda, 37 Banamali Naskar Road, City:- Not Specified, P.O:- Parnasree Pally, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. APxxxxxx7D, Aadhaar No.: 96xxxxxxxx0331, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Mrs Sooma Mukherjee Wife of Late Jayanta Kumar Mukherjee, 9 JK Paul Road, City:- Not Specified, P.O:- Sahapur, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AUxxxxxx6E, Aadhaar No.: 21xxxxxxxx3725, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	Mrs Sucharita Sanyal Wife of Mr Indranil Sanyal, 175 Talpukur Road, City:- Not Specified, P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BLxxxxxx0D, Aadhaar No.: 96xxxxxxxx7518, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	Mr Rupak Kishore Mookerjee Son of Rev Swarup Kishore Mookerjee, 7/2U/1A Jamir Lane, City:- Not Specified, P.O:- Ballygunj, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AXxxxxxx1G, Aadhaar No.: 83xxxxxxxx3061, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
7	Miss Suranjana Mookerjee Daughter of Mr Rupak Kishore Mookerjee, 7/2U/1A Jamir Lane, City:- Not Specified, P.O:- Ballygunj, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No. FBxxxxxx7D, Aadhaar No.: 78xxxxxxxx6866, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2001935933 of 2022, Printed On : Jun 27 2022 12:05PM, Generated from wbregristration.gov.in

	Mr. Sriraj Kumar Banerjee Son of Late Dhiraj Kumar Banerjee, 20 Kabi Sabitri Prasanna Chaitopadhyay Road, City:- Not Specified, P.O:- Kalighat, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ACxxxxxx9B, Aadhaar No.: 47xxxxxxxx4350, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
9	Mrs Malabika Chakraborty Wife of Mr Asish Chakraborty, 23/11 A Gariahat Road, City:- Not Specified, P.O:- Gariahat, P.S:-Gariahat, District:-South 24- Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AGxxxxxx7R, Aadhaar No.: 37xxxxxxxx7617, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	A R CONSTRUCTION (Partnership Firm) 86, S.N Roy Road, City:- Not Specified, P.O:- Sahapur, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 PAN No. ABxxxxxx5K, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Prodip Bag Son of Late Becharam Bag 20 S.N Roy Road, City:- Not Specified, P.O:- Sahapur, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx6N, Aadhaar No.: 98xxxxxxxx3459	A R CONSTRUCTION (as Partner)
2	Mr Sourav Roy Son of Mr Subrata Roy 67/1 S.N Roy Road, City:- Not Specified, P.O:- Sahapur, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALxxxxxx6K, Aadhaar No.: 42xxxxxxxx6708	A R CONSTRUCTION (as Partner)

Identifier Details :

Name & address
Mr Tapas Manna Son of Mr Golok Manna 2/1 Kedar Chatterjee Road, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mrs Manjusree Mukherjee, Mr Suprio Mukherjee, Mrs Sudipta Panda, Mrs Sooma Mukherjee, Mrs Sucharita Sanyal, Mr Rupak Kishore Mookerjee, Miss Suranjana Mookerjee, Mr Sriraj Kumar Banerjee, Mrs Malabika Chakraborty, Mr Prodip Bag, Mr Sourav Roy



Query No: 2001935933 of 2022, Printed On : Jun 27 2022 12:05PM, Generated from wbregistration.gov.in



Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Manjusree Mukherjee	A R CONSTRUCTION-0.951042 Dec
2	Mr Suprio Mukherjee	A R CONSTRUCTION-0.951042 Dec
3	Mrs Sudipta Panda	A R CONSTRUCTION-0.951042 Dec
4	Mrs Sooma Mukherjee	A R CONSTRUCTION-0.951042 Dec
5	Mrs Sucharita Sanyal	A R CONSTRUCTION-0.951042 Dec
6	Mr Rupak Kishore Mookerjee	A R CONSTRUCTION-0.951042 Dec
7	Miss Suranjana Mookerjee	A R CONSTRUCTION-0.951042 Dec
8	Mr Sriraj Kumar Banerjee	A R CONSTRUCTION-0.951042 Dec
9	Mrs Malabika Chakraborty	A R CONSTRUCTION-0.951042 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Manjusree Mukherjee	A R CONSTRUCTION-111.111 Sq Ft
2	Mr Suprio Mukherjee	A R CONSTRUCTION-111.111 Sq Ft
3	Mrs Sudipta Panda	A R CONSTRUCTION-111.111 Sq Ft
4	Mrs Sooma Mukherjee	A R CONSTRUCTION-111.111 Sq Ft
5	Mrs Sucharita Sanyal	A R CONSTRUCTION-111.111 Sq Ft
6	Mr Rupak Kishore Mookerjee	A R CONSTRUCTION-111.111 Sq Ft
7	Miss Suranjana Mookerjee	A R CONSTRUCTION-111.111 Sq Ft
8	Mr Sriraj Kumar Banerjee	A R CONSTRUCTION-111.111 Sq Ft
9	Mrs Malabika Chakraborty	A R CONSTRUCTION-111.111 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 27-07-2022) for e-Payment , Assessed market value & Query is valid for 30 days.(i.e. upto 27-07-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.



Query No: 2001935833 of 2022, Printed On: Jun 27 2022 12:05PM, Generated from wbregistration.gov.in

Property 2.199. If \mathcal{A} is a \mathcal{C}^* -algebra, then the \mathcal{C}^* -algebra generated by \mathcal{A} and the identity element 1 is $\mathcal{A} \oplus \mathbb{C}$. If \mathcal{A} is a \mathcal{C}^* -algebra, then the \mathcal{C}^* -algebra generated by \mathcal{A} and the identity element 1 is $\mathcal{A} \oplus \mathbb{C}$.

Fig. 10. Example of an early stage design task for a high-speed railway. The environment for the project was described through a knowledge-based system (KBS) [10].

[illegible]

1994-1995-1996-1997-1998-1999-2000-2001-2002-2003-2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-2618-2619-2620-2621-2622-2623-2624-2625-2626-2627-2628-2629-2630-2631-2632-2633-2634-2635-2636-2637-2638-2639-2640-2641-2642-2643-2644-2645-2646-2647-2648-2649-2650-2651-2652-2653-2654-2655-2656-2657-2658-2659-2660-2661-2662-2663-2664-2665-2666-2667-2668-2669-2670-2671-2672-2673-2674-2675-2676-2677-2678-2679-2680-2681-2682-2683-2684-2685-2686-2687-2688-2689-2690-2691-2692-2693-2694-2695-2696-2697-2698-2699-2700-2701-2702-2703-2704-2705-2706-2707-2708-2709-2710-2711-2712-2713-2714-2715-2716-2717-2718-2719-2720-2721-2722-2723-2724-2725-2726-2727-2728-2729-2730-2731-2732-2733-2734-2735-2736-2737-2738-2739-2740-2741-2742-2743-2744-2745-2746-2747-2748-2749-2750-2751-2752-2753-2754-2755-2756-2757-2758-2759-2760-2761-2762-2763-2764-2765-2766-2767-2768-2769-2770-2771-2772-2773-2774-2775-2776-2777-2778-2779-2780-2781-2782-2783-2784-2785-2786-2787-2788-2789-2790-2791-2792-2793-2794-2795-2796-2797-2798-2799-2800-2801-2802-2803-2804-2805-2806-2807-2808-2809-2810-2811-2812











Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue







OFFICE OF THE A.D.S.R. BEHALA, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16072001935933/2022







I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Manjusri Mukherjee Alias Mrs Manjusree Mukherjee 9 J K Paul Road, City:- Not Specified, P.O:- Sahapur, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038	Land Lord			Manjusree Mukherjee@ Manjusri mukherjee 27.6.22
2	Mr Suprio Mukherjee 9 JK Paul Road, City:- Not Specified, P.O:- Sahapur, P.S:-Behala, District:-South 24- Parganas, West Bengal, India, PIN:- 700038	Land Lord			Suprio Mukherjee 27.6.22
3	Mrs Sudipta Panda 37 Banamali Naskar Road, City:- Not Specified, P.O:- Parnasree Pally, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700060	Land Lord			Sudipta Panda 27.6.22



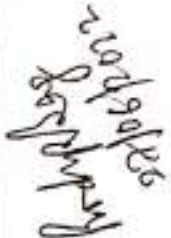


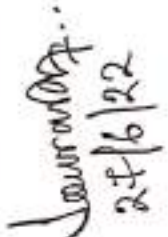


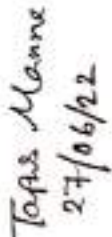
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs Sooma Mukherjee 9 JK Paul Road, City:- Not Specified, P.O:- Sahapur, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038	Land Lord			Sooma Mukherjee 27.6.22
5	Mrs Sucharita Sanyal 175 Talpukur Road, City:- Not Specified, P.O:- Sarsuna, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700061	Land Lord			Sucharita Sanyal 27.6.22
6	Mr Rupak Kishore Mookerjee 7/2U/1A Jamir Lane, City:- Not Specified, P.O:- Ballygunj, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Land Lord			Rupak Kishore Mookerjee 27/06/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Miss Suranjana Mookerjee 7/2U/1A Jamir Lane, City:- Not Specified, P.O:- Ballygunj, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Land Lord			Suranjana Mookerjee 27.06.22
8	Mr Sriraj Kumar Banerjee 20 Kabi Sabitri Prasanna Chattopadhyay Road, City:- Not Specified, P.O:- Kalighat, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026	Land Lord			Sriraj K Banerjee 27.06.22
9	Mrs Malabika Chakraborty 23/11 A Gariahat Road, City:- Not Specified, P.O:- Gariahat, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029	Land Lord			Malabika Chakraborty 27.6.22.

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
10	Mr Prodip Bag 20 S.N Roy Road, City:- Not Specified, P.O:- Sahapur, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038	Representative of Developer [A R CONSTRUCTION]			
11	Mr Sourav Roy 67/1 S.N Roy Road, City:- Not Specified, P.O:- Sahapur, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038	Representative of Developer [A R CONSTRUCTION]			
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Tapas Manna Son of Mr Golok Manna 2/1 Kedar Chatterjee Road, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034	Mrs Manjusri Mukherjee, Mr Suprio Mukherjee, Mrs Sudipta Panda, Mrs Sooma Mukherjee, Mrs Sucharita Sanyal, Mr Rupak Kishore Mookerjee, Miss Suranjana Mookerjee, Mr Sriraj Kumar Banerjee, Mrs Malabika Chakraborty, Mr Prodip Bag, Mr Sourav Roy			

(Asis Kumar Dutta)

ADDITIONAL DISTRICT
SUB-REGISTRAR

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

South 24-Parganas, West
Bengal

Major Information of the Deed

Deed No :	I-1607-09089/2022	Date of Registration	28/06/2022
Query No / Year	1607-2001935933/2022	Office where deed is registered	
Query Date	27/06/2022 12:04:13 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Deblina Banerjee 23, Parui Daspara Road, S.S. Pally., Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700061, Mobile No. : 7439615762, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 70,00,000/-	Rs. 2,03,09,812/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jaykrishna Paul Road, , Premises No: 6, , Ward No: 119 Pin Code : 700038

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	5 Katha 3 Chatak	20,00,000/-	1,53,09,812/-	Width of Approach Road: 30 Ft.,
Grand Total :				8.5594Dec	20,00,000 /-	153,09,812 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	50,00,000/-	50,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	50,00,000 /-	50,00,000 /-	

Lord Details :

Name, Address, Photo, Finger print and Signature

1	<p>Mrs Manjusri Mukherjee, (Alias: Mrs Manjusree Mukherjee) Wife of Late Sambhunath Mukherjee 9 J K Paul Road, City:- Not Specified, P.O:- Sahapur, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CKxxxxxx8H, Aadhaar No: 52xxxxxxx5386, Status :Individual, Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Pvt. Residence</p>
2	<p>Mr Suprio Mukherjee Son of Late Sambhunath Mukherjee 9 JK Paul Road, City:- Not Specified, P.O:- Sahapur, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ANxxxxxx3B, Aadhaar No: 79xxxxxxx2767, Status :Individual, Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Pvt. Residence</p>
3	<p>Mrs Sudipta Panda Wife of Mr Anupam Panda 37 Banamali Naskar Road, City:- Not Specified, P.O:- Parnasree Pally, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: APxxxxxx7D, Aadhaar No: 96xxxxxxx0331, Status :Individual, Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Pvt. Residence</p>
4	<p>Mrs Sooma Mukherjee Wife of Late Jayanta Kumar Mukherjee 9 JK Paul Road, City:- Not Specified, P.O:- Sahapur, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AUxxxxxx6E, Aadhaar No: 21xxxxxxx3725, Status :Individual, Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Pvt. Residence</p>
5	<p>Mrs Sucharita Sanyal Wife of Mr Indranil Sanyal 175 Talpukur Road, City:- Not Specified, P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BLxxxxxx0D, Aadhaar No: 96xxxxxxx7518, Status :Individual, Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Pvt. Residence</p>
6	<p>Mr Rupak Kishore Mookerjee Son of Rev Swarup Kishore Mookerjee 7/2U/1A Jamir Lane, City:- Not Specified, P.O:- Ballygunj, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ALxxxxxx1G, Aadhaar No: 83xxxxxxx3061, Status :Individual, Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Pvt. Residence</p>



Miss Suranjana Mookerjee

Daughter of Mr Rupak Kishore Mookerjee 7/2U/1A Jamir Lane, City:- Not Specified, P.O:- Ballygunj, P.S:- Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.: FBxxxxxx7D, Aadhaar No: 78xxxxxxxx6866, Status :Individual, Executed by: Self, Date of Execution: 27/06/2022
 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/06/2022
 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Pvt. Residence

8 Mr Sriraj Kumar Banerjee

Son of Late Dhiraj Kumar Banerjee 20 Kabi Sabin Prasanna Chattopadhyay Road, City:- Not Specified, P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ACxxxxxx9B, Aadhaar No: 47xxxxxxxx4350, Status :Individual, Executed by: Self, Date of Execution: 27/06/2022
 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/06/2022
 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Pvt. Residence

9 Mrs Malabika Chakraborty

Wife of Mr Asish Chakraborty 23/11 A Gariahat Road, City:- Not Specified, P.O:- Gariahat, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Housewife, Citizen of: India, PAN No.: AGxxxxxx7R, Aadhaar No: 37xxxxxxxx7617, Status :Individual, Executed by: Self, Date of Execution: 27/06/2022
 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/06/2022
 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	A R CONSTRUCTION 86,S,N Roy Road, City:- Not Specified, P.O:- Sahapur, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 , PAN No.: ABxxxxxx5K, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Prodip Bag Son of Late Becharam Bag 20 S.N Roy Road, City:- Not Specified, P.O:- Sahapur, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AGxxxxxx6N, Aadhaar No: 98xxxxxxxx3459 Status : Representative, Representative of : A R CONSTRUCTION (as Partner)
2	Mr Sourav Roy (Presentant) Son of Mr Subrata Roy 67/1 S.N Roy Road, City:- Not Specified, P.O:- Sahapur, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALxxxxxx6K, Aadhaar No: 42xxxxxxxx6708 Status : Representative, Representative of :A R CONSTRUCTION (as Partner)

Details :

Mr Tapas Manna
Son of Mr Golok Manna
2/1 Kedar Chatterjee Road, City:- Not
Specified, P.O:- Behala, P.S:-Behala,
District:-South 24-Parganas, West
Bengal, India, PIN:- 700034

Photo

Finger Print

Signature

Identifier Of Mrs Manjusri Mukherjee, Mr Suprio Mukherjee, Mrs Sudipta Panda, Mrs Sooma Mukherjee, Mrs Sucharita Sanyal, Mr Rupak Kishore Mookerjee, Miss Suranjana Mookerjee, Mr Sriraj Kumar Banerjee, Mrs Malabika Chakraborty, Mr Prodip Bag, Mr Sourav Roy

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Manjusri Mukherjee	A R CONSTRUCTION-0.951042 Dec
2	Mr Suprio Mukherjee	A R CONSTRUCTION-0.951042 Dec
3	Mrs Sudipta Panda	A R CONSTRUCTION-0.951042 Dec
4	Mrs Sooma Mukherjee	A R CONSTRUCTION-0.951042 Dec
5	Mrs Sucharita Sanyal	A R CONSTRUCTION-0.951042 Dec
6	Mr Rupak Kishore Mookerjee	A R CONSTRUCTION-0.951042 Dec
7	Miss Suranjana Mookerjee	A R CONSTRUCTION-0.951042 Dec
8	Mr Sriraj Kumar Banerjee	A R CONSTRUCTION-0.951042 Dec
9	Mrs Malabika Chakraborty	A R CONSTRUCTION-0.951042 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Manjusri Mukherjee	A R CONSTRUCTION-111.11111100 Sq Ft
2	Mr Suprio Mukherjee	A R CONSTRUCTION-111.11111100 Sq Ft
3	Mrs Sudipta Panda	A R CONSTRUCTION-111.11111100 Sq Ft
4	Mrs Sooma Mukherjee	A R CONSTRUCTION-111.11111100 Sq Ft
5	Mrs Sucharita Sanyal	A R CONSTRUCTION-111.11111100 Sq Ft
6	Mr Rupak Kishore Mookerjee	A R CONSTRUCTION-111.11111100 Sq Ft
7	Miss Suranjana Mookerjee	A R CONSTRUCTION-111.11111100 Sq Ft
8	Mr Sriraj Kumar Banerjee	A R CONSTRUCTION-111.11111100 Sq Ft
9	Mrs Malabika Chakraborty	A R CONSTRUCTION-111.11111100 Sq Ft



On 27-06-2022

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

Presented for registration at 20:00 hrs on 27-06-2022, at the Private residence by Mr Sourav Roy .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,03,09,812/-

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

Execution is admitted on 27/06/2022 by 1. Mrs Manjusri Mukherjee, Alias Mrs Manjusree Mukherjee, Wife of Late Sambhunath Mukherjee, 9 J K Paul Road, P.O: Sahapur, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession House wife, 2. Mr Suprio Mukherjee, Son of Late Sambhunath Mukherjee, 9 JK Paul Road, P.O: Sahapur, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business, 3. Mrs Sudipta Panda, Wife of Mr Anupam Panda, 37 Banamali Naskar Road, P.O: Parnasree Pally, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession House wife, 4. Mrs Sooma Mukherjee, Wife of Late Jayanta Kumar Mukherjee, 9 JK Paul Road, P.O: Sahapur, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession House wife, 5. Mrs Sucharita Sanyal, Wife of Mr Indranil Sanyal, 175 Talpukur Road, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife, 6. Mr Rupak Kishore Mookerjee, Son of Rev Swarnup Kishore Mookerjee, 7/2U/1A Jamir Lane, P.O: Ballygunj, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Service, 7. Miss Suranjana Mookerjee, Daughter of Mr Rupak Kishore Mookerjee, 7/2U/1A Jamir Lane, P.O: Ballygunj, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Student, 8. Mr Sriraj Kumar Banerjee, Son of Late Dhiraj Kumar Banerjee, 20 Kabi Sabin Prasad Chattopadhyay Road, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service, 9. Mrs Malabika Chakraborty, Wife of Mr Asish Chakraborty, 23/11 A Gariahat Road, P.O: Gariahat, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife

Indetified by Mr Tapas Manna, , Son of Mr Golok Manna, 2/1 Kedar Chatterjee Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Business

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

Execution is admitted on 27-06-2022 by Mr Prodip Bag, Partner, A R CONSTRUCTION (Partnership Firm), 86,S,N Roy Road, City:- Not Specified, P.O:- Sahapur, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038

Indetified by Mr Tapas Manna, , Son of Mr Golok Manna, 2/1 Kedar Chatterjee Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Business

Execution is admitted on 27-06-2022 by Mr Sourav Roy, Partner, A R CONSTRUCTION (Partnership Firm), 86,S,N Roy Road, City:- Not Specified, P.O:- Sahapur, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038

Indetified by Mr Tapas Manna, , Son of Mr Golok Manna, 2/1 Kedar Chatterjee Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Business



Asis Kumar Dutta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 28-06-2022

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 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/06/2022 12:30PM with Govt. Ref. No: 192022230059754461 on 27-06-2022, Amount Rs: 21/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1831868192 on 27-06-2022, Head of Account 0030-03-104-001-16
Online on 27/06/2022 4:10PM with Govt. Ref. No: 192022230060097851 on 27-06-2022, Amount Rs: 0/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1832066305 on 27-06-2022, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 39,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 771633, Amount: Rs.100/-, Date of Purchase: 10/06/2022, Vendor name: A K SAMAJPATI

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/06/2022 12:30PM with Govt. Ref. No: 192022230059754461 on 27-06-2022, Amount Rs: 39,920/-,

Bank: HDFC Bank (HDFC0000014), Ref. No. 1831868192 on 27-06-2022, Head of Account 0030-02-103-003-02
Online on 27/06/2022 4:10PM with Govt. Ref. No: 192022230060097851 on 27-06-2022, Amount Rs: 900/-, Bank:

HDFC Bank (HDFC0000014), Ref. No. 1832066305 on 27-06-2022, Head of Account 0030-02-103-003-02



Asis Kumar Dutta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2022, Page from 287370 to 287418

being No 160709089 for the year 2022.



Digitally signed by ASIS KUMAR DUTTA
Date: 2022.07.04 16:33:21 +05:30
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2022/07/04 04:33:21 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)