

14148/2021

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AF 184216

12/12-
12-2021
8-2637202
4K4ch
+ 500000
amount

Certified that the document is submitted
to registration. The Signature Sheet and
endorsement Sheets Attached to the
document are the part of the document.

Additional District Registrar
Dum Dum, 24-Pgt. (North)

17 DEC 2021

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 17th day of December,
Two Thousand Twenty One (2021)

BETWEEN

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স্মারক নং 2442 তারিখ 14/12/2021

মূল্য: 100

ক্রেতা :- Mr. P. N. Bandyopadhyay

ঠিকানা :- High Ct. Capital

বৈধতা :- Ransite Pau

স্বাক্ষর ও মোহর

কানিপুর দমদম এ.ডি.এস.আর. অফিস

বি

ভেতানের নাম - রবিন্দ্রা পাল

বৈজ্ঞানিক নাম :- ব্যাকুল

টি ডি নং :-

স্ট্যাম্প খরচের তারিখ

08 DEC 2021

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210000

স্ট্যাম্প খরচ করা হয়েছে



Rabip Mallik
510. Late S.C. Mallik
Rabindra Nagar
Nimta, Kal-49

Addl. District Sub-Registrar
Cossipore, Dum Dum

17 DEC 2021



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

GRN Details

GRN:	192021220137864981	Payment Mode:	Online Payment
GRN Date:	16/12/2021 13:07:14	Bank/Gateway:	State Bank of India
BRN :	CKS2670280	BRN Date:	16/12/2021 13:12:35
Payment Status:	Successful	Payment Ref. No:	2002637202/1/2021
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	BISWAS CONSULTANCY
Address:	101C SOUTH SINTHEE ROAD
Mobile:	9239880397
Depositor Status:	Others
Query No:	2002637202
Applicant's Name:	Mr Rabin Saha
Identification No:	2002637202/1/2021
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002637202/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	9920
2	2002637202/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				9941

IN WORDS: NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.

(1) **SMT. GOPA MUKHERJEE (PAN CXRPM6793C), Aadhaar No. 997736722790**, wife of late Ratan Mukherjee, by faith Hindu, by occupation Housewife, by Nationality Indian, (2) **SMT. NATASA MUKHERJEE, (PAN BXIPM1718D), Aadhaar No. 214653413904**, daughter of late Ratan Mukherjee, by faith Hindu, by occupation Housewife, by Nationality Indian, Nos. 2 & 3 both are residing at 38/3, Kamalapur West, Post Office Kamalapur, Police Station Kamalapur, Kolkata – 700028, District : North 24-Parganas, (3) **SMT. SHAPNA MUKHERJEE alias SWAPNA MUKHERJEE, (PAN CNHPM4074N), Aadhaar No. 565943810920**, wife of late Biplab Mukherjee, by faith Hindu, by occupation Housewife, by Nationality Indian, (4) **SRI JOY MUKHERJEE, (PAN CXRPM6793C), Aadhaar No. 204019580144**, son of late Biplab Mukherjee, by faith Hindu, by occupation Business, by Nationality Indian, Nos. 38/2, Kamalapur West, Post Office Kamalapur, Police Station Kamalapur, Kolkata – 700028, District : North 24-Parganas, (5) **SMT. MITA MUKHERJEE, (PAN AUGPM1930M), Aadhaar No. 294912221029**, wife of late Partha Mukherjee, by faith Hindu, by occupation Housewife, by Nationality Indian, (6) **SMT. TANIYA RAY alias TANIYA MUKHERJEE, (PAN AUGPM1804L), Aadhaar No. 220503388514**, daughter of late Partha Mukherjee, wife of Sri Udayan Ray, by faith Hindu, by occupation Housewife, by Nationality Indian, (7) **SMT. SONIYA MUKHERJEE, (PAN CULPM4128E), Aadhaar No. 348071494849**, daughter of late Partha Mukherjee, by faith Hindu, by Nationality Indian, by occupation Service, Nos. 6, 7 & 8 all are residing at 20/2, Hari Mohon Dutta Road, Post Office Dum Dum, Police Station Dum Dum, Kolkata – 700028, District : North 24-Parganas, (8) **SRI PRITHWI PRATIM MUKHERJEE, (PAN AJUPM9212D), Aadhaar No. 728122918659**, son of late Nalini Kanta Mukherjee, by faith Hindu, by occupation Service, by Nationality Indian, residing at 38/2, Kamalapur West, Post Office Kamalapur, Police Station Kamalapur, Kolkata – 700028, District : North 24-Parganas, (9) **SMT. SASWATI GOSWAMI, (PAN AURPG9391F), Aadhaar No. 702981055030**, daughter of late Nalini Kanta Mukherjee, wife of Sri Tulsi Goswami, by faith Hindu, by occupation Housewife, by Nationality Indian, residing at 8, Singhi Garden Nandi Bagan, Haltu, Kolkata – 700078, Post Office Haltu,

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Police Station Garfa, District : South 24Parganas, (10) **SMT. MANJU DHAR, (PAN BKUPD7842L)**, daughter of late Nalini Kanta Mukherjee, wife of late Dipak Dhar by faith Hindu, by occupation Housewife , by Nationality Indian, residing at 38/3, Kamalapur West, Post Office Kamalapur, Police Station Kamalapur, Kolkata – 700028, District : North 24-Parganas, hereinafter jointly referred to as the '**OWNERS**' (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

A N D

DHAR CONSTRUCTION (PAN - BAZPD3715K), a Proprietorship firm having its registered Office at 8/1/26D, Arabinda Sarani, (West Kamalapur), Post Office Kamalapur, Police Station Dum Dum, Kolkata – 700028, District : North 24-Parganas, West Bengal, represented by its sole Proprietress **MRS. RINA DHAR (PAN BAZPD3715K)**, Aadhaar No. **926080178063**, wife of Sri Atanu Dhar, by faith Hindu, by occupation business, residing at 8/1/26D, Arabinda Sarani, Post Office Kamalapur, Police Station Dum Dum, Kolkata – 700028, District : North 24-Parganas, West Bengal, hereinafter referred to as the '**PROMOTER/DEVELOPER**' (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS one Sri Nalini Kanta Mukherjee, being the owner absolutely seized and possessed **ALL THAT** piece and parcel of bastu land measuring **4 cottahs 04 chittaks 0 sq.ft.** more or less along with structure standing thereon lying and situated at **Holding No. 8/1/26B, Arabinda Sarani, (West Kamalapur)**, P.S. Dum Dum, Kolkata – 700028, appertaining to Mouza Dum Dum Cantonment, J.L. No. 13, E.P. No. 170, S.P. No. 50, C.S. Dag No. 2027 (P), L.R. Dag No. 2027, under L.R. Khatian No.384, within the municipal limits of Dum Dum Municipality, Ward No. 14, District : North 24-Parganas, by virtue of a registered free hold title deed which was executed and registered a Deed of Gift which was executed and registered on 12.03.1992 and the same was recorded in Book No. I, Volume no. 7, Pages 9 to 12, Being No. 453, for the year 1992 at Addl. District Registration Office,

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Barasat, North 24-Parganas, by mutating his name and by paying taxes and revenues to the competent authority. The aforesaid property is free from all encumbrances and charges and fully described in the Schedule 'A' herein below.

AND WHEREAS said Nalini Kanta Mukherjee died intestate on **10.12.2014** leaving behind his five sons namely Paritosh Mukherji, Ratan Mukherjee, Biplab Mukherjee, Partha Mukherjee and Prithwi Pratim Mukherjee, two daughters namely Manju Dhar and Saswati Goswami being his only legal heirs and representatives. Said Ratan Mukherjee died intestate leaving behind his wife Smt. Gopa Mukherjee and only daughter Natasa Mukherjee being his only legal heirs and representatives. Said Biplab Mukherjee died intestate on **17.11.1988** leaving behind his wife Smt. Swapna Mukherjee and only son Joy Mukherjee being his legal heirs and representatives. Said Partha Mukherjee died intestate on **05.01.2008** leaving behind his wife Smt. Mita Mukherjee, two daughters namely Smt. Taniya Ray alias Taniya Mukherjee and Soniya Mukherjee being his only legal heirs and representatives.

AND WHEREAS after the demise of Nalini Kanta Mukherjee, said Paritosh Mukherji, Prithwi Pratim Mukherjee, Manju Dhar, Saswati Goswami, Smt. Gopa Mukherjee, Natasa Mukherjee, Smt. Swapna Mukherjee, Joy Mukherjee, Smt. Mita Mukherjee, Smt. Taniya Ray alias Taniya Mukherjee and Soniya Mukherjee became the absolute owners jointly in respect of **ALL THAT** piece and parcel of bastu land measuring **4 cottahs 04 chittaks 0 sq.ft.** more or less along with structure standing thereon lying and situated at **Holding No. 8/1/26B, Arabinda Sarani, (West Kamalapur),** P.S. Dum Dum, Kolkata – 700028, appertaining to Mouza Dum Dum Cantonment, J.L. No. 13, E.P. No. 170, S.P. No. 50, C.S. Dag No. 2027 (P), L.R. Dag No. 2027, under L.R. Khatian No.384, within the municipal limits of Dum Dum Municipality, Ward No. 14, District : North 24-Parganas, by mutating their names and by paying taxes and revenues to the competent authority according to Hindu Succession Act, 1956. The aforesaid property is fully described in the Schedule 'A' herein below and free from all encumbrances and charges.

AND WHEREAS said Paritosh Mukherjee being the Owner/Vendor absolutely sold and transferred **ALL THAT** piece and parcel of undivided 1/7th share upon the aforesaid property of bastu land measuring **4 cottahs 04 chittaks 0 sq.ft.** more or less along with

structure standing thereon lying and situated at **Holding No. 8/1/26B, Arabinda Sarani, (West Kamalapur)**, P.S. Dum Dum, Kolkata – 700028, appertaining to Mouza Dum Dum Cantonment, J.L. No. 13, E.P. No. 170, S.P. No. 50, C.S. Dag No. 2027 (P), L.R. Dag No. 2027, under L.R. Khatian No.384, within the municipal limits of Dum Dum Municipality, Ward No. 14, District : North 24-Parganas in favour of Smt. Taniya Ray alias Taniya Mukherjee on taking valuable consideration through a registered Deed of Conveyance which was executed and registered on **8th September, 2021** and the same was recorded in Book No. I. Volume No. 1506-2021, Pages from 339874 to 339896, Being No. 08113, for the year 2021 at Addl. District Sub-Registration Office Cossipore Dum Dum.

AND WHEREAS since the aforesaid purchase, said Smt. Taniya Ray alias Taniya Mukherjee became the absolute owner in respect of ALL THAT piece and parcel of undivided 1/7th share of bastu land measuring **4 cottahs 04 chittaks 0 sq.ft.** more or less along with structure standing thereon lying and situated at **Holding No. 8/1/26B, Arabinda Sarani, (West Kamalapur)**, P.S. Dum Dum, Kolkata – 700028, appertaining to Mouza Dum Dum Cantonment, J.L. No. 13, E.P. No. 170, S.P. No. 50, C.S. Dag No. 2027 (P), L.R. Dag No. 2027, under L.R. Khatian No.384, within the municipal limits of Dum Dum Municipality, Ward No. 14, District : North 24-Parganas, by mutating her name and by paying taxes to the competent authority.

AND WHEREAS since then said Prithwi Pratim Mukherjee, Manju Dhar, Saswati Goswami, Smt. Gopa Mukherjee, Natasa Mukherjee, Smt. Swapna Mukherjee, Joy Mukherjee, Smt. Mita Mukherjee, Smt. Taniya Ray alias Taniya Mukherjee and Soniya Mukherjee became the absolute owners jointly in respect of **ALL THAT** piece and parcel of bastu land measuring **4 cottahs 04 chittaks 0 sq.ft.** more or less along with structure standing thereon lying and situated at **Holding No. 8/1/26B, Arabinda Sarani, (West Kamalapur)**, P.S. Dum Dum, Kolkata – 700028, appertaining to Mouza Dum Dum Cantonment, J.L. No. 13, E.P. No. 170, S.P. No. 50, C.S. Dag No. 2027 (P), L.R. Dag No. 2027, under L.R. Khatian No.384, within the municipal limits of Dum Dum Municipality, Ward No. 14, District : North 24-Parganas, by mutating their names and by paying taxes and revenues to the competent authority. The aforesaid property is fully described in the Schedule 'A' herein below and free from all encumbrances and charges.

AND WHEREAS the Owners are desirous of developing the said premises by constructing multi-storied building in accordance with the sanctioned building plan.

AND WHEREAS upon the aforesaid representation of the owner and subject to verification of title of the owners concerning the said premises, the Promoter/Developer has agreed to develop the said premises by constructing a multi-storied building on the land measuring **4 cottahs 04 chittaks 0 sq.ft.** more or less in accordance with the sanctioned building plan on the terms and conditions hereinafter appearing.

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

1.a) **OWNERS** shall mean (1) **SMT. GOPA MUKHERJEE**, (2) **SMT. NATASA MUKHERJEE**, (3) **SMT. SWAPNA MUKHERJEE**, (4) **SRI JOY MUKHERJEE**, (5) **SMT. MITA MUKHERJEE**, (6) **SMT. TANIYA RAY alias TANIYA MUKHERJEE**, (7) **SMT. SONIYA MUKHERJEE**, (8) **SRI PRITHWI PRATIM MUKHERJEE**, (9) **SMT. SASWATI GOSWAMI**, (10) **SMT. MANJU DHAR**, **their respective** heirs, executors, administrators, and legal representatives.

1.b) **PRMOTER/DEVELOPER** shall mean **M/S. DHAR CONSTRUCTION** and her heirs executors administrators assigns successors.

1.c) **TITLE DEED** shall mean all the documents referred to herein above and all documents of title in respect of the aforesaid property.

1.d) **PREMISES** shall mean the **Holding No. 8/1/26B, Arabinda Sarani**, P.S. Dum Dum, Kolkata – 700028, within the municipal limits of Dum Dum Municipality, Ward No. 14, more fully and particularly described in the schedule 'A' hereunder written along with building delineated the plan or map annexed hereto and bordered in red thereon.

1.e) **BUILDING** shall mean the multi-storied building to be constructed on the said premises.

1.f) **COMMON FACILITIES AND AMENITIES** shall include corridors stairways, passage ways drive ways, pumps room, overhead reservoir, meter, pump and motor, lift, lift well, lift machineries, lift room and other facilities which may be mutually agreed upon between the parties and required for the establishment location enjoyment provisions roof and terrace of the building maintenance and/or management of the building.

1.g) **SALEABLE SPACE** shall mean the space excepting the owners' allocation in the building available for independent use and occupation after making the provisions for common facilities and the space required that for.

1.h) **OWNERS' ALLOCATION** shall mean 7 (seven) Nos. flats out of which (i) **Shapna alias Swapna Mukherjee and Joy Mukherjee, the Owners Nos. 3 & 4 herein** will obtain one self contained flat **on Ground Floor at Southern side** having covered area **500 sq.ft. more or less** with two toilets including proportionate stair area and lift area (ii) **Smt. Taniya Ray alias Taniya Mukherjee, the Owner No. 6 herein** will obtain one self contained flat **on First Floor at Southern side** having covered area **450 sq.ft. more or less** with two toilets including proportionate stair area and lift area (iii) **Smt. Gopa Mukherjee and Natasa Mukherjee, the Owners Nos. 1 & 2 herein** will obtain one self contained flat **on First Floor at Southern side** having covered area **450 sq.ft. more or less** with two toilets including proportionate stair area and lift area (iv) **Prithi Pratim Mukherjee, the Owner No.8 herein**, will obtain one self contained flat **on Second Floor at South-East side** having covered area **450 sq.ft. more or less** with two toilets including proportionate stair area and lift area (v) **Swastya Goswami, the Owner No. 9 herein**, will obtain one self contained flat **on Third Floor at Southern side** having covered area **450 sq.ft. more or less** with two toilets including proportionate stair area and lift area (vi) **Manju Dhar, the Owner No.10 herein** will obtain one self contained flat **on Third Floor at South-East side** having covered area **450 sq.ft. more or less** with two toilets including proportionate stair area and lift area and (vii) **Mita Mukherjee and Soniya Mukherjee, the Owner Nos. 5 & 7 herein**, will obtain one self contained flat **on Top Floor at Southern side** having covered area **450 sq.ft. more or less** with two toilets including proportionate stair area and lift area of the building to be constructed on the said premises which is fully described in the Schedule "B" herein below and which shall be allocated to the owners free of any costs expenses and charges of the owner in accordance with the terms and conditions of these presents including proportionate share in the common facilities and amenities on pro rata basis as fully and particularly set out in Schedule 'B' hereunder written.

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The Owners shall execute and register fresh Partition Deed or Gift Deed among themselves and the Owners' allocation will take effect from the ^{date of} execution of Partition Deed or Gift Deed after handing over possession of Flats to them.

1.i) **DEVELOPER'S/PROMOTER'S ALLOCATION** shall mean the remaining of the area in the building to be constructed in the said premises after allocating to the owners as aforesaid including proportionate share in the common facilities and amenities on pro rata basis. The Developer's/Promoter's allocation is fully described in the Schedule 'C' herein below.

2. THE OWNERS DECLARE AS FOLLOWS :

a) That the Owners above named are absolutely seized and possessed of and/or well and sufficiently entitled to the said premises.

b) That the said premises is free from all encumbrances charges and Owners had a marketable title in respect of the said premises.

c) That the said premises is free from all encumbrances charges and liens, dispendents attachments trust acquittance requisitions whatsoever or howsoever.

d) That there is no excess vacant land of the said premises within the meaning of Urban Land (Ceiling & Regulation) Act, 1976.

3. The Owners and the Developer/Promoter do hereby declare and covenant as follows:

(a) That the Owners hereby grant exclusive right to the Developer/Promoter to prepare building plan and to have sanctioned or re-sanctioned of the same at their own costs and to undertake make construction after demolishing the existing structure standing on the said premises in accordance with the plan to be sanctioned by the Dum Dum Municipality.

(b) That all applications, plans, completion certificate other papers and documents as may be prepared by the Developer/Promoter for the purpose of obtaining necessary sanction from the appropriate authority shall be prepared and submitted by the Developer/Promoter on behalf of the Owners at the Developer's/Promoter's own cost and expenses and the Owners shall sign all the necessary papers for the same at the request of the Developer/Promoter as and when required.

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(c) That nothing herein contained shall be construed as demise or assignment or conveyed or as creating any right title or interest in respect of the said premises in favour of the Developer/Promoter other than an exclusive licence or right to the Developer/Promoter to do or refrain from doing the acts and things in terms whereof and to deal with the Developer's/ Promoter's allocation.

(d) That the Owners shall hand over the vacant peaceful possession of the aforesaid property in favour of the Promoter/Developer herein within 7(seven) days from the date of obtaining sanctioned building plan.

(e) That the Owners shall grant to the Developer/Promoter a Development Power of Attorney for the purpose of obtaining the sanctioned/re-sanctioned plan and all necessary permission and obtain completion certificate and sanction from different authorities in connection with the construction of the building and also for pursuing the following of the matters with the Dum Dum Municipality and other authorities and to negotiate and to take earnest money and/or total consideration money from the intending purchaser/s of the flat/flats/garage of the building to be constructed and to execute and register the same before the Addl. Dist. Sub-Registrar, Dist. Registrar, Registrar of Assurances.

(f) That upon completion of the new building the Developer/Promoters shall put the Owners in undisputed possession of the Owners' allocation completed as per specification given in Schedule 'D' together with the rights in common facilities and amenities.

(g) That the Owners and the Developer/Promoter shall exclusively entitled to their respective share of allocation in the building with right to transfer or otherwise deal with or dispose of the same without any right or claim of others or interest therein whatsoever of the other and the Owners shall not in any interfere with or disturb the quite and peaceful possession of the Developer/ Promoter's allocation.

(h) That in so far as necessary dealings with the Developer/Promoter in respect of the building including agreement for sale or transfer concerning the Developer/Promoter allocation shall in the name of the Owners for which purpose the owners undertake to give the Developer/Promoter a Development Power of Attorney in a form and manner required by

the Developer/Promoter provided however the same shall not create any financial liabilities upon the Owners in any manner whatsoever.

(i) That Owners shall execute and register deed of conveyance or conveyances in favour of the Developer/Promoter or her nominee or nominees or such part or parts as shall be required by the Developer/Promoter in respect of the Developer's/Promoter's allocation and all costs and expenses including stamp duty and registration charges shall be borne and paid by the Developer/Promoter or her nominee or nominees.

(j) That the Developer/Promoter shall at her own cost construct and complete the new multi-storied building at the said premises accordance with the sanctioned plan confirming to such specification as are mentioned in Schedule 'D' hereunder written and as may be recommended by the Architect of the Developer/Promoter. The Owners shall not be responsible or liable for any deviation from sanctioned plan in the construction of new building by the Developer/Promoter.

(k) That the Developer/Promoter shall install in the said building at his own cost pump, overhead reservoir, electric wiring, lift and other facilities as are required to be provided in the new building constructed for sale do flats therein on ownership basis and as mutually agreed.

(l) That the Developer/Promoter shall be authorised to negotiate with the intending Purchaser or Purchasers for sale of the Developer's/Promoter's allocation and to enter into any agreement with the intending Purchaser or Purchasers and to receive earnest money against valid receipts put the same shall not create any financial liability upon the Owners in any manner whatsoever.

(m) That the Developer/Promoter shall at her own cost and expenses and without creating any financial or other liabilities on the Owners construct and complete the said multistoried building in accordance with the sanctioned plan and any amendment thereto or modifications thereof made or cause to be made by the Developer/Promoter.

(n) That as from the date of sanction of the construction plan by the Dum Dum Municipality the municipal rates and taxes as also other out goings in respect of the said premises and till such time as the possession of the said Owners' allocation are made shall be

borne and paid by the Promoter/Developer and all outstanding dues on account of municipal rates and taxes as also other outgoings upto the date of delivery of possession to the Developer/Promoter shall remain the liabilities of the Owners and shall be borne by the Owners.

(o) That after completion of proposed newly constructed building, the Promoter/Developer shall hand over the Owners' Allocation to the Owners herein within 36 (thirty six) months from the date of obtaining sanctioned building plan and it may be extended for further 6 (six) months.

(p) That after obtaining sanctioned building plan from the Dum Dum Municipality, the Owners shall hand over the vacant peaceful possession of the existing building within seven (7) days from the date of sanctioned building plan to the Promoter/Developer herein.

(q) That the Promoter/Developer herein for the purpose of raising the construction shall have right to enter into Agreement/s for sale of flats, shops, garages, apartments etc. in respect of Developer's allocation only of the premises, as mentioned above and to the effect he shall be entitled to receive the earnest money from the intending Purchaser/s and also transfer the same to the prospective buyer/s by virtue of Development Power of Attorney but all material times, the Owners shall not be liable for such earnest money and all registration for sale to the intending buyer/s;

(r) That the Developer/Promoter shall be entitled to appoint her own labours, masons, contractors, builder, engineer, architect for necessary raising of the new construction but in doing so all expenses with regard to such appointed persons shall be borne by the Developer/ Promoter and all the risk and liabilities together with all responsibility shall remain with the Developer/Promoter and to that effect the Owners shall never be liable or responsible for any debts, payments, misappropriation of any money or anything whatsoever eventuality takes place at the time or after construction is completed and hand over to the prospective purchaser/s. The Promoter/Developer shall remain liable for any litigation arising out of any matter relating to the construction of the building. In the matter of bringing up construction at the property mentioned and described in Schedule 'A' hereunder written the Developer/ Promoter shall take care, in all respects, and they shall be responsible in the event of any actionable wrong if at all occurs to the men and masons to be employed by them or to any third party or parties.

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(s) **SUPPLEMENTARY AGREEMENT** : After obtaining sanction of the building plan both the parties hereto shall enter into a Supplementary Agreement for their respective allocation and the said agreement shall be treated as part of this Development Agreement and both parties may enter into any further Supplementary Agreement, if requires, due to the change of circumstances like amalgamation etc.

(t) The Developer/Promoter hereby undertakes to keep the Owners indemnified against all acts, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the construction and development of the said premises and/or in the manner of construction of the said building and/or any defect therein.

(u) This Development Agreement is binding upon all the legal heirs and successors of both the Parties herein.

(v) That the Developer/Promoter shall keep the entire roof common for all the flat owners and under no circumstances, the roof can not be used for set up mobile towers.

(w) The name of newly constructed multi-storied building shall be later on.

(x) It is agreed by the Promoter/Developer that all the expenses, including registration fees, stamp duty and lawyer's fees and expenses, for the registration of this Development Agreement and subsequent other Development Power of Attorney shall be borne by the Promoter/Developer.

4. That the Owners hereby agree and covenant with the Developer/Promoter as follows:

(a) Not to cause any interference or hindrance in the construction of the said building at the said premises by the Developer/Promoter.

(b) Not to do any act, deed or thing what by the Developer/Promoter may be prevented from selling assigning or disposing of any of the Developer's/Promoter's allocated portion in the building as the said premises.

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(c) Not to let out grant lease, mortgage and/or charge the said premises or any portion thereof without the consent in writing of the Developer/Promoter during the period of the said construction.

(d) To remain bound to execute all agreements for sale or transfer concerning the Developer's/Promoter's allocation and shall remain bound to execute a Development Power of Attorney empowering the Developer/Promoter to execute all such agreement or agreements for sale or transfer and to execute and register all such deed or deeds for sale or transfer for and on behalf of the Owners' concerning the Developer's/Promoter's allocation of the building of the said premises on receipt of the consideration money and/or earnest money and to grant valid receipt by the Developer/Promoter and/or cancel or repudiate the same by the Developer/Promoter.

(e) To vacate the possession within 7 (seven) days from the date of obtaining sanctioned building plan and the existing building will be the property of Promoter/Developer.

(f) That 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 nor used thereof for any purpose which may cause any nuisance, annoyance or hazards to the other purchaser or purchasers of the apartments of the building.

(g) To pay all the arrear outstanding electricity charges if any till the date of delivery of peaceful vacant possession to the Promoter/Developer failing which the Developer/Promoter will pay the same to the proper authority from deducting the Owners' allocation.

(h) To use the existing electricity meter after obtaining the owners' allocation and to pay the electricity charges according to consumption to the CESC Limited.

5. THE DEVELOPER/PROMOTER HEREBY AGREE AND COVENANT WITH THE OWNERS AS FOLLOWS :

(a) That the Developer/Promoter will complete the construction and/or hand over the Owners' allocation within 48 (forty eight) months from the date of obtaining sanctioned building plan and it may be extended for further 6 (six) months.

(b) Not to violate or contravene any of the provisions or rules applicable to the construction of the said building.

(c) To keep the Owners indemnified against all third party claims and actions arising out of any sort of the act of commission of the Developer/Promoter in relative to the construction of the said building.

(d) To keep the Owners indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's/Promoter's action with regard to the development of the said premises and in the matter of construction of the said building and/or for any defects therein.

6. THE OWNERS AND THE DEVELOPER/PROMOTER ALSO HEREBY COVENANTS AS FOLLOWS :

(a) That Owners and the Developer/Promoter hereby declare that they have entered into this agreement purely as a contract basis and as a joint venture in any manner nor shall the parties hereto constitute as association of persons.

(b) The Owners hereby undertake that the Promoter/Developer shall be entitled to construct and shall enjoy its allocated space without any interference or disturbance provided the Developer/Promoter performed and fulfill all the terms and conditions herein contained.

(c) The Owners shall do or execute or caused to be done or executed all such further deeds matters and things not herein specified as may be required to be done by the Developer/Promoter and for which the Developer/Promoter meet the authority of the Owners including any such additional power of attorney and/or authorisation as may be required for the purpose provided that all such acts deeds matters and things shall not in any way infringe on the rights of the Owners and/or go against the spirit of these presence.

(d) The Owners shall not be liable for any Income Tax, or any other taxes in respect of the Developer's/Promoter's allocation which shall be liability of the Developer/Promoter who shall keep the Owners indemnified against all actions, suits, proceedings, costs charges and expenses in respect thereof.

(e) That the Developer/Promoter frame scheme for the management and administration of the said building and/or common part thereof and agree to abide by all the rules and regulations to be framed by any society or association who will be in charge of such nominee or nominees of the affairs of the building or common part thereof.

(f) Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the said premises or any part thereof to the Developer/Promoter by the Owners or as creating any right title or interest in respect thereof in favour of the Developer/Promoter to do the acts and things expressly provided hereto as also in the Power of Attorney to be given for the purpose **PROVIDED HOWEVER THE** Developer/Promoter be entitled to raise fund from any Bank or Banks without creating any financial liability on the Owners or affecting its estate and interest in the said premises and for that purpose the Developer/Promoter shall keep the Owners indemnified against all acts suits proceedings and costs charges and expenses in respect thereof.

(g) As and from the date of completion of the building the Developer/Promoter and/or her transferees and the Owners and/or their transferees shall each be liable to pay and bear proportionate charges on account of ground tax and other taxes payable in respect of their respective spaces.

(h) The Owners shall deliver or cause to be delivered to the Developer/Promoter all the original title deeds relating to the said premises simultaneously with the execution of these presents. After completion of sale procedure, the Promoter/Developer will hand over said original title deeds, and other documents i.e. sanctioned building plan, site plan, completion certificate etc. in favour of the Association of Flat Owners'.

(i) That the Owners herein and the Promoter/Developer will determine their respective allocation by a Supplementary Development Agreement after obtaining sanctioned building plan from the competent authority.

(e) That the Developer/Promoter frame scheme for the management and administration of the said building and/or common part thereof and agree to abide by all the rules and regulations to be framed by any society or association who will be in charge of such nominee or nominees of the affairs of the building or common part thereof.

(f) Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the said premises or any part thereof to the Developer/Promoter by the Owners or as creating any right title or interest in respect thereof in favour of the Developer/Promoter to do the acts and things expressly provided hereto as also in the Development

Power of Attorney to be given for the purpose **PROVIDED HOWEVER THE** Developer/ Promoter be entitled to raise fund from any Bank or Banks without creating any financial liability on the Owners or affecting its estate and interest in the said premises and for that purpose the Developer/ Promoter shall keep the Owners indemnified against all acts suits proceedings and costs charges and expenses in respect thereof.

(g) As and from the date of completion of the building the Developer/Promoter and/or his transferees and the Owners and/or their transferees shall each be liable to pay and bear proportionate charges on account of ground and wealth tax and other taxes payable in respect of their respective spaces.

(h) The Owners shall deliver or cause to be delivered to the Developer/Promoter all the original title deeds relating to the said premises simultaneously with the execution of these presents.

(i) That the Owners herein and the Promoter/Developer will determine their respective allocation by a Supplementary Development Agreement after obtaining sanctioned building plan from the competent authority.

(j) Save and except what has been specifically stated hereunder all disputes and differences between the parties arising out of the meaning construction or import of this agreement or their respective rights and liabilities as per this agreement shall be adjudicated by reference to the arbitration of two independent Arbitrators, one to be appointed by each part and the award of the Arbitrators shall be final and conclusive on the subject as between the parties and this clause shall be deemed to be a submission within the meaning of the Arbitration & Conciliation Act, 1996 and its statutory modification and/or reenactments thereof in force from time to time.

(k) That the Promoter/Developer may amalgamate the aforesaid property with neighbor property at his own cost but at the time of construction of building, the Promoter/ Developer will construct separate buildings on respective plots of land. The Promoter/ Developer will arrange to mutate the names of the owners herein.

(l) Notwithstanding the foregoing provisions, the rights to sue for specific performance of this contract by one part against the other as per the terms of this Agreement shall remain in force.

(m) Save and except what are herein before provided rights and liabilities of the parties shall be governed by the law in force.

SCHEDULE 'A' REFERRED TO ABOVE

ALL THAT piece and parcel of bastu land measuring **4 cottahs 04 chittaks 0 sq.ft.** more or less along with one storied pucca building measuring **500 sq.ft. along with neat cement finished floor** standing thereon lying and situated at **Holding No. 8/1/26B, Arabinda Sarani, (West Kamalapur), P.S. Dum Dum, Kolkata - 700028,** appertaining to Mouza Dum Dum Cantonment, J.L. No. 13, E.P. No. 170, S.P. No. 50, C.S. Dag No. 2027 (P), L.R. Dag No. 2027, under L.R. Khatian No.384, within the municipal limits of Dum Dum Municipality, Ward No. 14, District : North 24-Parganas, Addl. District Sub-Registration Office Cossipore Dum Dum and along with all rights of common passages and right of egress and ingress and butted and bounded by :

ON THE NORTH : By E.P. No. 169,

ON THE SOUTH : By Arabinda Sarani;

ON THE EAST : By E.P. No. 167 & 167A;

ON THE WEST : By E.P. No. 177 & 171A,

**SCHEDULE 'B' REFERRED TO ABOVE
(OWNERS' ALLOCATION)**

ALL THAT piece and parcel of 7 (seven) Nos. flats out of which (i) **Shapna alias Swapna Mukherjee and Joy Mukherjee, the Owners Nos. 3 & 4 herein** will obtain one self contained flat on **Ground Floor at Southern side** having covered area **500 sq.ft. more or less** with two toilets including proportionate stair area and lift area (ii) **Smt. Taniya Ray alias Taniya Mukherjee, the Owner No. 6 herein** will obtain one self contained flat on **First Floor at Southern side** having covered area **450 sq.ft. more or less** with two toilets including proportionate stair area and lift area (iii) **Smt. Gopa Mukherjee and Natasa Mukherjee, the Owners Nos. 1 & 2 herein** will obtain one self contained flat on **First Floor at Southern side** having covered area **450 sq.ft. more or less** with two toilets including proportionate stair area and lift area (iv) **Prithi Pratim Mukherjee, the Owner No.8 herein,** will obtain one self contained flat on **Second Floor at South-East side** having covered area **450 sq.ft. more or less** with two toilets including proportionate stair area and lift area (v) **Swastya Goswami, the Owner No. 9 herein,** will obtain one self contained flat on **Third Floor at Southern side** having covered area **450 sq.ft. more or less** with two toilets including proportionate stair area and lift area (vi) **Manju Dhar, the Owner No.10 herein** will obtain one self contained flat on **Third Floor at South-East side** having covered area **450 sq.ft. more or less** with two toilets including proportionate stair area and lift area and (vii) **Mita Mukherjee and Soniya Mukherjee, the Owner Nos. 5 & 7 herein,** will obtain one self contained flat on **Top Floor at Southern side** having covered area **450 sq.ft. more or less** with two toilets including proportionate stair area and lift area of the building to be constructed on the said premises at **Holding No. 8/1/26B, Arabinda Sarani, P.S. Dum Dum, Kolkata – 700028,** within the municipal limits of **Dum Dum Municipality, Ward No.14, District : North 24-Parganas,** and along with proportionate undivided share of the land fully described in the Schedule 'A' herein above and all rights of common areas and facilities and amenities.

The Owners shall execute and register fresh Partition Deed or Gift Deed among themselves and the Owners' allocation will take effect from the ^{date of} execution of Partition Deed or Gift Deed after handing over possession of Flats to them.

**SCHEDULE 'C' REFERRED TO ABOVE
(DEVELOPER'S ALLOCATION)**

ALL THAT piece and parcel of remaining area in the building after allocating Owners' allocation and along with proportionate undivided share of the land fully described in the Schedule 'A' herein above lying and situated at **Holding No. 8/1/26B, Arabinda Sarani**, P.S. Dum Dum, Kolkata – 700028, within the municipal limits of Dum Dum Municipality, Ward No.14, District : North 24-Parganas, and all rights of common areas and facilities and amenities attached with the areas.

**SCHEDULE 'D' REFERRED TO ABOVE
(SPECIFICATION OF WORKS OF FLAT)**

ALL THAT the specification of the building and flat as stated above : -

i) NATURE OF CONSTRUCTION :

R.C.C. Column, structure , inside will be finished by cement plaster with putty.

ii) DOORS :

Frames of good quality wood and flash doors of commercial quality. Main Door will be provided of wooden panel with one eye piece with one primar coating.

iii) WINDOWS :

All windows will be made of Aluminium sliding and protected with grill.

iv) KITCHEN :

Cooking platform built in black stone and the dado of cooking platform will be built in black stone and plain white glazed tile upto 2'-0" height on the black stone table and one steel sink with one bib cock. Floor will be made with marble.

v) TOILET :

Toilet of flat on Indian type with shower, basin, bib cock and marble in the floor. The dado of the toilet will be built in plaint white glazed tiles upto 4'-0".

vi) FLOOR :

Flooring of Marble with 4" skirting on all side with MARBLE.

: 20 :

vii) ELECTRIC :

Full concealed wiring in all flats, one electric calling bell point in main door, two light points one fan point one plug point in each bed rooms two light point one fan point one plug point one fridge point one T.V. point in dining-cum-drawing one light point in verandah one plug and one light point in bathroom one light point one plug point in kitchen, one AC point in one Bed room in each flat except this points if the owner required any extra charges will be extra.

viii) WATER SUPPLY :

Water supply to the flat shall be round the clock.

ix) INTERIOR WALL COATS :

All interior wall will be finished with cement plaster and putty.

x) Stair to be made with marble.

xi) ELEVATOR : LIFT of reputed Co. as per choice of Developer.

xii) EXTRA CHARGES :

Owners shall have to pay in advance for any type of extra work in addition to the total consideration of the flat together with common areas and proportionate share of land.

: 21 :

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signatures on this agreement on the day month and year first above written.

SIGNED SEALED AND DELIVERED

In the presence of :

1) Pradip Mallick
Balindra Nagar
Nisanta, Kat-49

2) Sanjay Paul
Fazal Road.
Kat-56

3) Oba Mukherjee

4) Natasa Mukherjee
Swapna Mukherjee

5) Swapna Mukherjee

6) Joy Mukherjee

7) Rita Mukherjee

8) Taniya Ray Alis
Taniya Mukherjee

9) Soniya Mukherjee

10) Prithvi Pradhan Mukherjee

11) Saswati Goswami

12) Manju Dhar

SIGNATURE OF THE OWNERS

For DHAR CONSTRUCTION

Rina Dhar

Proprietor

SIGNATURE OF PROMOTER/DEVELOPER

Prepared by :

P. K. Bandyopadhyay

Advocate,
High Court, Calcutta.
File No. WB/2653/1999

Page No. -

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/Presentants					
	 Goba Mukherjee					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	 Nabasa Mukherjee					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	 Swapna Mukherjee Swapna Mukherjee					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

Page No. -

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/Presentants					
	 Joy Mukherjee					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	 Nila Mukherjee					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	 Taniya Ray Alias Taniya Mukherjee					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

Page No. -

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/Presentants					
	 Soniya Mukherjee					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	 Prithvi Pralim Mukherjee					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	 Saswati Goswami					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

Page No. -

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/Presentants					
	 Manju Dhar					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				
	 Rina Dhar					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				
		Little Ring Middle Fore Thumb				
		(Left Hand)				
Thumb Fore Middle Ring Little						
(Right Hand)						

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आपके

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বেবন্তী কাম

ତା/୨, ପଶ୍ଚିମ ବାଲିଆପୁର, ବାଲି- ୨୮

ATTACHED
Self/Other
Revenue Officer

2029

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Compared by
18-02-03

४ बाठा ४ हुँदा

and published in the Sub-Sect. of
Section 11-A of the West p. 10
and Volume 1. 1973 West Group
Vol. 11 of 12



এক মাত্র

0.0900

0.0900

Appl. Fee-Rs.10; Authentication Fee:1 x Rs.10=Rs.10, Total-Rs.20

C. Copy-353

2/2

15/02/2008

Major Information of the Deed

Deed No :	I-1506-13779/2021	Date of Registration	17/12/2021
Query No / Year	1506-2002637202/2021	Office where deed is registered	
Query Date	16/12/2021 1:28:18 AM	1506-2002637202/2021	
Applicant Name, Address & Other Details	Rabin Saha Dum Dum Road,,Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No. : 9331002187, Status :Solicitor firm		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 87,52,498/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,020/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Arabinda Sarani, Mouza: Dumdum cantt , Ward No: 14, Holding No:8/1/26B JI No: 13, Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2027	RS-384	Bastu	Bastu	4 Katha 4 Chatak	1/-	84,14,998/-	Property is on Road
Grand Total :					7.0125Dec	1 /-	84,14,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	3,37,500 /-	

Lord Details :

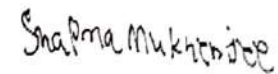
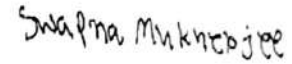
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mrs GOPA MUKHERJEE Wife of Late Ratan Mukherjee Executed by: Self, Date of Execution: 17/12/2021 , Admitted by: Self, Date of Admission: 17/12/2021 ,Place : Office	 17/12/2021	 LTI 17/12/2021	 17/12/2021

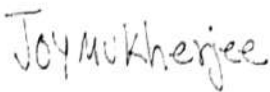
38/3, Kamalapur West,, City:- Dum Dum, P.O:- Kamalapur, P.S:-Dum Dum, District:-North24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CXxxxxxx3C, Aadhaar No: 99xxxxxxxxx2790, Status :Individual, Executed by: Self, Date of Execution: 17/12/2021 , Admitted by: Self, Date of Admission: 17/12/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs NATASA MUKHERJEE Daughter of Late Ratan Mukherjee Executed by: Self, Date of Execution: 17/12/2021 , Admitted by: Self, Date of Admission: 17/12/2021 ,Place : Office	 17/12/2021	 LTI 17/12/2021	 17/12/2021

38/3, Kamalapur West,, City:- Dum Dum, P.O:- Kamalapur, P.S:-Dum Dum, District:-North24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BXxxxxxx8D, Aadhaar No: 21xxxxxxxxx3904, Status :Individual, Executed by: Self, Date of Execution: 17/12/2021 , Admitted by: Self, Date of Admission: 17/12/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs SHAPNA MUKHERJEE, (Alias: Mrs SWAPNA MUKHERJEE) Wife of Late Biplab Mukherjee Executed by: Self, Date of Execution: 17/12/2021 , Admitted by: Self, Date of Admission: 17/12/2021 ,Place : Office	 17/12/2021	 LTI 17/12/2021	  17/12/2021

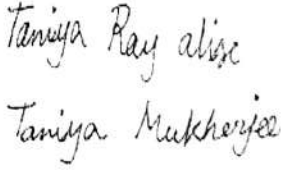
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Name	Photo	Finger Print	Signature
Mr JOY MUKHARJEE Son of Late Biplab Mukherjee Executed by: Self, Date of Execution: 17/12/2021 , Admitted by: Self, Date of Admission: 17/12/2021 ,Place : Office			
17/12/2021	LTI 17/12/2021	17/12/2021	

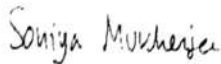
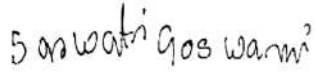
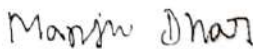
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Name	Photo	Finger Print	Signature
Mrs MITA MUKHERJEE Wife of Late Partha Mukherjee Executed by: Self, Date of Execution: 17/12/2021 , Admitted by: Self, Date of Admission: 17/12/2021 ,Place : Office			
17/12/2021	LTI 17/12/2021	17/12/2021	

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Name	Photo	Finger Print	Signature
Mrs TANIYA RAY, (Alias: Mrs TANIYA MUKHERJEE) Daughter of Late Partha Mukherjee Executed by: Self, Date of Execution: 17/12/2021 , Admitted by: Self, Date of Admission: 17/12/2021 ,Place : Office			
17/12/2021	LTI 17/12/2021	17/12/2021	

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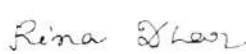
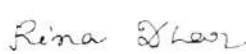
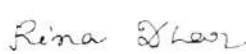
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20/2, Hari Mohon Dutta Road, City:- Dum Dum, P.O:- Kamalapur, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CUxxxxxx8E, Aadhaar No: 34xxxxxxxx4849, Status :Individual, Executed by: Self, Date of Execution: 17/12/2021 , Admitted by: Self, Date of Admission: 17/12/2021 ,Place : Office			
Mr PRITHWI PRATIM MUKHERJEE Son of Late Nalini Kanta Mukherjee Executed by: Self, Date of Execution: 17/12/2021 , Admitted by: Self, Date of Admission: 17/12/2021 ,Place : Office	 17/12/2021	 LTI 17/12/2021	 17/12/2021
38/2, Kamalapur West, City:- Dum Dum, P.O:- Kamalapur, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AJxxxxxx2D, Aadhaar No: 72xxxxxxxx8659, Status :Individual, Executed by: Self, Date of Execution: 17/12/2021 , Admitted by: Self, Date of Admission: 17/12/2021 ,Place : Office			
Mrs SASWATI GOSWAMI Daughter of Late Nalini Kanta Mukherjee Executed by: Self, Date of Execution: 17/12/2021 , Admitted by: Self, Date of Admission: 17/12/2021 ,Place : Office	 17/12/2021	 LTI 17/12/2021	 17/12/2021
8, Singhi Garden Nandi Bagan, Haltu, City:- Not Specified, P.O:- Haltu, P.S:-Garden Reach, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AUxxxxxx1F, Aadhaar No: 70xxxxxxxx5030, Status :Individual, Executed by: Self, Date of Execution: 17/12/2021 , Admitted by: Self, Date of Admission: 17/12/2021 ,Place : Office			
Mrs MANJU DHAR Wife of Late Dipak Dhar Executed by: Self, Date of Execution: 17/12/2021 , Admitted by: Self, Date of Admission: 17/12/2021 ,Place : Office	 17/12/2021	 LTI 17/12/2021	 17/12/2021

38/3, Kamalapur West, City:- Dum Dum, P.O:- Kamalapur, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BKxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/12/2021
 , Admitted by: Self, Date of Admission: 17/12/2021 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DHAR CONSTRUCTION 8/1/26D, Arabinda Sarani, (West Kamalapur), City:- Dum Dum, P.O:- Kamalapur, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: BAxxxxxx5K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :																	
Sl No	Name,Address,Photo,Finger print and Signature																
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mrs RINA DHAR (Presentant) Wife of Mr Atanu Dhar Date of Execution - 17/12/2021, , Admitted by: Self, Date of Admission: 17/12/2021, Place of Admission of Execution: Office</td><td></td><td></td><td></td></tr><tr><td></td><td>Dec 17 2021 2:23PM</td><td>LTI 17/12/2021</td><td>17/12/2021</td></tr></table>	Name	Photo	Finger Print	Signature	Mrs RINA DHAR (Presentant) Wife of Mr Atanu Dhar Date of Execution - 17/12/2021, , Admitted by: Self, Date of Admission: 17/12/2021, Place of Admission of Execution: Office					Dec 17 2021 2:23PM	LTI 17/12/2021	17/12/2021	8/1/26D, Arabinda Sarani, City:- Dum Dum, P.O:- Kamalapur, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.: BAxxxxxx5K, Aadhaar No: 92xxxxxxxx8063 Status : Representative, Representative of : DHAR CONSTRUCTION (as proprietor)			
Name	Photo	Finger Print	Signature														
Mrs RINA DHAR (Presentant) Wife of Mr Atanu Dhar Date of Execution - 17/12/2021, , Admitted by: Self, Date of Admission: 17/12/2021, Place of Admission of Execution: Office																	
	Dec 17 2021 2:23PM	LTI 17/12/2021	17/12/2021														

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pradip Mallick Son of Late Sarat Chandra Mallick Rabindranagar, City:- North Barrackpore, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049			
	17/12/2021	17/12/2021	17/12/2021
Identifier Of Mrs GOPA MUKHERJEE, Mrs NATASA MUKHERJEE, Mrs SHAPNA MUKHERJEE, Mr JOY MUKHARJEE Mrs MITA MUKHERJEE, Mrs TANIYA RAY, Mrs SONIYA MUKHERJEE, Mr PRITHWI PRATIM MUKHERJEE, Mrs SASWATI GOSWAMI, Mrs MANJU DHAR, Mrs RINA DHAR			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
	Mrs GOPA MUKHERJEE	DHAR CONSTRUCTION-0.70125 Dec
	Mrs NATASA MUKHERJEE	DHAR CONSTRUCTION-0.70125 Dec
3	Mrs SHAPNA MUKHERJEE	DHAR CONSTRUCTION-0.70125 Dec
4	Mr JOY MUKHARJEE	DHAR CONSTRUCTION-0.70125 Dec
5	Mrs MITA MUKHERJEE	DHAR CONSTRUCTION-0.70125 Dec
6	Mrs TANIYA RAY	DHAR CONSTRUCTION-0.70125 Dec
7	Mrs SONIYA MUKHERJEE	DHAR CONSTRUCTION-0.70125 Dec
8	Mr PRITHWI PRATIM MUKHERJEE	DHAR CONSTRUCTION-0.70125 Dec
9	Mrs SASWATI GOSWAMI	DHAR CONSTRUCTION-0.70125 Dec
10	Mrs MANJU DHAR	DHAR CONSTRUCTION-0.70125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs GOPA MUKHERJEE	DHAR CONSTRUCTION-50.00000000 Sq Ft
2	Mrs NATASA MUKHERJEE	DHAR CONSTRUCTION-50.00000000 Sq Ft
3	Mrs SHAPNA MUKHERJEE	DHAR CONSTRUCTION-50.00000000 Sq Ft
4	Mr JOY MUKHARJEE	DHAR CONSTRUCTION-50.00000000 Sq Ft
5	Mrs MITA MUKHERJEE	DHAR CONSTRUCTION-50.00000000 Sq Ft
6	Mrs TANIYA RAY	DHAR CONSTRUCTION-50.00000000 Sq Ft
7	Mrs SONIYA MUKHERJEE	DHAR CONSTRUCTION-50.00000000 Sq Ft
8	Mr PRITHWI PRATIM MUKHERJEE	DHAR CONSTRUCTION-50.00000000 Sq Ft
9	Mrs SASWATI GOSWAMI	DHAR CONSTRUCTION-50.00000000 Sq Ft
10	Mrs MANJU DHAR	DHAR CONSTRUCTION-50.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Arabinda Sarani, Mouza: Dumdum cantt, Ward No: 14, Holding No:8/1/26B JI No: 13, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 2027, RS Khatian No:- 384		

On 17-12-2021

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

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

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

Presented for registration at 12:20 hrs on 17-12-2021, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mrs RINA DHAR ..

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 87,52,498/-

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

Execution is admitted on 17/12/2021 by 1. Mrs GOPA MUKHERJEE, Wife of Late Ratan Mukherjee, 38/3, Kamalapur West., P.O: Kamalapur, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 2. Mrs NATASA MUKHERJEE, Daughter of Late Ratan Mukherjee, 38/3, Kamalapur West., P.O: Kamalapur, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 3. Mrs SHAPNA MUKHERJEE, Alias Mrs SWAPNA MUKHERJEE, Wife of Late Biplab Mukherjee, 38/2, Kamalapur West., P.O: Kamalapur, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 4. Mr JOY MUKHARJEE, Son of Late Biplab Mukherjee, 38/2, Kamalapur West., P.O: Kamalapur, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 5. Mrs MITA MUKHERJEE, Wife of Late Partha Mukherjee, 20/2, Hari Mohon Dutta Road, P.O: Kamalapur, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 6. Mrs TANIYA RAY, Alias Mrs TANIYA MUKHERJEE, Daughter of Late Partha Mukherjee, 20/2, Hari Mohon Dutta Road, P.O: Kamalapur, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 7. Mrs SONIYA MUKHERJEE, Daughter of Late Partha Mukherjee, 20/2, Hari Mohon Dutta Road, P.O: Kamalapur, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 8. Mr PRITHWI PRATIM MUKHERJEE, Son of Late Nalini Kanta Mukherjee, 38/2, Kamalapur West, P.O: Kamalapur, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service, 9. Mrs SASWATI GOSWAMI, Daughter of Late Nalini Kanta Mukherjee, 8, Singhi Garden Nandi Bagan, Haltu, P.O: Haltu, Thana: Garden Reach, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Service, 10. Mrs MANJU DHAR, Wife of Late Dipak Dhar, 38/3, Kamalapur West, P.O: Kamalapur, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife

Indetified by Mr Pradip Mallick, , Son of Late Sarat Chandra Mallick, Rabindranagar, P.O: Nimta, Thana: Nimta, , City/Town: NORTH BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 17-12-2021 by Mrs RINA DHAR, proprietor, DHAR CONSTRUCTION (Sole Proprietorship), 8/1/26D, Arabinda Sarani, (West Kamalapur), City:- Dum Dum, P.O:- Kamalapur, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Mr Pradip Mallick, , Son of Late Sarat Chandra Mallick, Rabindranagar, P.O: Nimta, Thana: Nimta, , City/Town: NORTH BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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 16/12/2021 1:08PM with Govt. Ref. No: 192021220137864981 on 16-12-2021, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS2670280 on 16-12-2021, Head of Account 0030-03-104-001-16

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2022, Page from 88264 to 88324

being No 150613779 for the year 2021.



Digitally signed by KAUSTAVA DEY
Date: 2022.02.17 12:30:28 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/02/17 12:30:28 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)