

345/23 NC 71/23

I-387/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 016787

9.1.23  
5.30  
6-7/8/82

Committed to the Government of West Bengal and  
to the State of West Bengal and to the  
Government of West Bengal.

*[Signature]*  
Deputy Registrar-II  
Alipore, South 24-parganas  
10.01.23

## Development Agreement

1. **Date:** 09.01.2023
2. **Nature of Document:** Development Agreement.
3. **Parties:** Collectively the following, which will include their respective successors-in-interest:
  - 3.1 **Owners:**
    - 3.1.1 **FIRST OWNER:** (Mrs.) **Debjani Roy** (PAN AHTPR2315P), [Aadhaar No.8573-7787-7018], [Mobile No. 9051929978] wife of Late Somnath Nag, by faith Hindu, by occupation housewife, residing at Premises No. 20/18, N.S.C. Bose Road, Post Office Regent Park, Police Station Golf Green, Kolkata- 700 040,

168846

L. S. M/S. Narayana Enterprises  
FBI  
- 9 JAN 2023  
SURANJAN BUKHERJEE  
Licensed Signer  
C. C. Court  
2 B. 3, K. S. Road, Hazrat, Kol-1

NCC Board  
Rusant Park  
27/1/23

1-9 JAN 2023  
-9 JAN 2023

*Debjani Roy*



286

*Debjani Roy*



287

Debjani Roy



288

Shelley Mazumder.



289

*Paranmita Chatterjee Roy*



290

Nabanita Chatterjee



291

*Sumanda Chatterjee*



292

Biwaroop Mazumder

*Ashis Halder*  
s/o Lt. Khokan Halder 293  
Alipore Police Court  
Kol-27

DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPURE  
09 JAN 2023



**3.1.2 SECOND OWNER: (Mrs.) Shelley Mazumder** (PAN ALSPM5016D), [Aadhaar No.4504 3632 6978], [Mobile No. 9830091111] wife of Sri Biswaroop Mazumder, by faith Hindu, by occupation Teacher, residing at 35, Lake Avenue, Police Station Tollygunge, Post Office Kalighat, Kolkata-700 026 **AND (Mrs.) Paramita Chatterjee Sanyal** (PAN AHTPC5574F), [Aadhaar No. 547014021422],[Mobile No. 9831886633] daughter of Late Saurindra Mohan Chatterjee, by faith Hindu, by occupation Housewife, residing at Premises No. 20/28, N.S.C. Bose Road, Post Office Regent Park, Police Station Golf Green Kolkata- 700 040,

**3.1.3 THIRD OWNER: (Mrs.) Sunanda Chatterjee**(PAN AHTPC8289M), [Aadhaar No. 444485597047], [Mobile No. 9874157116] wife of Late Saurindra Mohan Chatterjee, by faith Hindu, by occupation Housewife, residing at Premises No. 7, Rani Bhabani Road, Police Station Tollygunge, Post Office Kalighat, Kolkata- 700 026 **AND (Mrs.) Paramita Chatterjee Sanyal** (PAN AHTPC5574F), daughter of Late Saurindra Mohan Chatterjee, by faith Hindu, by occupation Housewife, residing at Premises No. 20/28, N.S.C. Bose Road, Post Office Regent Park, Police Station Golf Green Kolkata- 700 040 **AND (Ms.) Nabamita Chatterjee** (PAN ARJPC0672Q), [Aadhaar No.539043850047], [Mobile No. 9051024274] daughter of Late Saurindra Mohan Chatterjee, by faith Hindu, by occupation Service, residing at Premises No. 7, Rani Bhabani Road, under Police Station Tollygunge, Post Office Kalighat, Kolkata- 700026,

**3.1.4 FOURTH OWNER: Sri Biswaroop Mazumder** [PAN ADBPM2290G], [Aadhaar No. 6746 3108 8302], [Mobile No. 9831121222] son of Sri Brajendra Kumar Mazumder by faith Hindu, by occupation Business, residing at 35, Lake Avenue, Police Station Tollygunge, Post Office Kalighat, Kolkata-700 026 and **Sri Rudranil Sanyal** [PAN ATWPS3473J], [Aadhaar No. 5539 2611 8389], [Mobile No. 9836721122] son of Late Shiba Pada Sanyal, residing 20/28, Netaji Subhas Chandra Bose Road, Post Office Regent Park, Police Station Golf Green, Kolkata 700040 both partners of **M/s. Balaji Inc**, a Partnership Firm (PAN AAIFB4249G), having it's office at 35, Lake Avenue, Police Station Tollygunge, Post Office Kalighat, Kolkata-700 026.

**3.2 Developer: Sri Rudranil Sanyal** [PAN ATWPS3473J], son of Late Shiba Pada Sanyal, residing 20/28, Netaji Subhas Chandra Bose Road, Police Station Golf Green, Post Office Regent Park, Kolkata 700040 sole proprietor of **M/s. Narayana Enterprise**, having it's office at 20/13, Netaji Subhas Chandra Bose Road, Police Station Golf Green, Post Office Regent Park, Kolkata 700040.

**4. Subject Matter:** The "**Project**" being development of the "**Said Premises**" described in of the **Schedule-A** and delineated with '**Red**' colour in the annexed **Plan** by constructing thereat a multi-storied building (hereafter the "**Building**") consisting, inter alia, of such self-contained independent portions that can be separately and exclusively used and enjoyed for residential, commercial and semi-commercial purpose (hereafter the "**Units**") and spaces for parking of cars and two wheelers (hereafter the "**Parking Spaces**"). The Units, the Parking Spaces, both covered and open, servant's quarters, if any, and other areas of the Building and abutting it within the Said Premises that may be exclusively used and occupied hereafter collectively "**Saleable Areas**".

**5. Background:**

- 5.1 That one William Coryton Graham was the owner seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of land in C.S Dag No. 1140 and C.S Khatian No. 876 of Mouza- Chandpur, J.L No. 41, P.S Tollygunge(hereafter the "**Larger Property**")
- 5.2 The said William Coryton Graham had died on 17<sup>th</sup> January 1931 leaving behind him surviving his widow namely Kate Emily Graham and also leaving a Will wherein he appointed his wife to be the sole executrix and beneficiary of his estate movable and immovable including the Larger Property.
- 5.3 The High Court of Judicature at Fort William in Bengal had granted probate in favour of Kate Emily Graham of the aforesaid Will on 31<sup>st</sup> March 1931.
- 5.4 Kate Emily Graham died on 2<sup>nd</sup> October 1931 leaving certain of the assets of said William Coryton Graham deceased un-administered and also leaving a Will wherein she had appointed the Official Trustee of Bengal to be the sole executor and trustee.
- 5.5 On 15<sup>th</sup> December 1931 the High Court of Judicature at Fort William in Bengal had granted probate in favour of the Official Trustee of Bengal of the Will of Kate Emily Graham deceased.
- 5.6 On 25<sup>th</sup> December 1931 two letters of Administration debonison of the properties and credit of the said William Coryton Graham deceased with a copy of Will annexed were granted to the Administrator General of Bengal by the High Court of Judicature at Fort William in Bengal.

- 5.7 The administration of the estate of the said William Coryton Graham deceased having been completed and surplus assets of the said estate including the land more fully mentioned in Schedule A hereunder written.
- 5.8 After getting the probate of Will of Kate Emily Graham the Administrator General of Bengal took over the possession all of the movable and immovable assets of Kate Emily Graham deceased.
- 5.9 By virtue of Indenture of Conveyance dated 15<sup>th</sup> June 1940 made between the Administrator General of Bengal as the Administrator and the Official Trustee of Bengal as the Trustee of the Will of Kate Emily Graham and Tollygunge Estate Limited as the purchaser for the consideration mentioned therein sold conveyed and transferred to the Tollygunge Estate Limited the Larger Property.
- 5.10 By virtue of Indenture of Conveyance dated 10<sup>th</sup> July 1940 made between Tollygunge Estate Limited as the Vendor and the Regent Estate Limited as the Purchaser for the consideration mentioned therein sold conveyed and transferred to the Regent Estate Limited the Larger Property.
- 5.11 By virtue of Indenture of Conveyance dated 04<sup>th</sup> September 1940 made between the Regent Estate Limited as the Vendor and Calcutta Company Limited as the Purchaser for the consideration mentioned therein sold conveyed and transferred to Calcutta Company Limited the Larger Property.
- 5.12 By virtue of Indenture of Conveyance dated 11<sup>th</sup> April 1945 the said Calcutta Co. Ltd. Registered at Joint Sub-Registrar Alipore Sadar recorded in Book-I, Volume 20, Pages from 162 to 171, being no. 1051 for the year 1945 for the consideration mentioned therein the said Calcutta Co. Ltd. absolutely sold, granted transferred and conveyed All that the land measuring about 3 Cottahs 2 Chittacks 17 Square Feet lying and situated at Premises No. 111, Russa Road South, under Tollygunge Municipal (now within the limits of the Kolkata Municipal Corporation) under Police Station Tollygunge, Kolkata 700 040 to one Ajoy Krishna Sengupta, son of Basak Ranjan Sengupta morefully described in **Schedule-A** hereto and hereinafter referred as the "**Property No 1**" being a portion of the Larger Property.

- 5.13 By another Indenture of Conveyance dated 8<sup>th</sup> February 1945 the said Calcutta Co. Ltd. Registered at Joint Sub-Registrar Alipore Sadar recorded in Book-I, Volume 16, Pages from 219 to 228, being no. 858 for the year 1945 for the consideration mentioned therein the said Calcutta Co. Ltd. absolutely sold, granted transferred and conveyed All that the land measuring about 3 Cottahs 2 Chittacks 29 Square Feet lying and situated at Premises No. 111, Russa Road South, under Tollygunge Municipal (now within the limits of the Kolkata Municipal Corporation) under Police Station Tollygunge, Kolkata to one SreemuttyMeghmala Debi. After the said SreemuttyMeghmala Debi became the owner seized and possessed of and/or otherwise well and sufficiently entitled to her estates and mutated her name in KMC record and constructed a two storied building thereon more fully described in **Schedule-A** hereto and hereinafter referred as the "**Property No. 2**" being a portion of Larger Property.
- 5.14 After the said purchase, Ajoy Krishna Sengupta had become the sole and absolute owner, seized and possessed of and/or otherwise well and sufficiently entitled to the Property No. 1. At the time of execution of the said Deed of Conveyance, the said Ajoy Krishna Sengupta had paid to the Vendor Calcutta Co. Ltd. Rs.1295/3/3 (rupees one thousand two hundred ninety-five annas three annas three paise) out of the total consideration Rs.5195/3/3 (rupees five thousand one hundred ninety five annas three annas three paise). And for the payment of balance consideration, the said Ajoy Krishna Sengupta, after such purchase, had mortgaged Property No. 1 to Calcutta Co. Ltd by way of security for the balance consideration money remaining unpaid to the said Vendor by virtue of a Security Deed dated 11/04/1945 subject to the terms and condition mentioned therein.
- 5.15 By a Deed of Conveyance dated 02<sup>nd</sup> August 1945 registered with the office of the Sadar Joint Sub Registrar Alipore in Book No. I, Volume No. 36, Page from 277 to 286, Being No. 2100 for the Year 1945 the said Ajoy Krishna Sengupta had sold, transferred and conveyed the Property No. 1 subject to the said charge created thereon, to one Sanat Kumar Lahiri, son of Late Santosh Kumar Lahiri. The said Sanat Kumar Lahiri had entered an arrangement with Sri Parimal Nag and Nirmal Kumar Nag both sons of Gopal Chandra Nag for the absolute sale of the Property No.1 to them subject to clearance of charge and had received Rs.3,900/- as earnest money from them. The said Sanat Kumar Lahiri had paid all the dues to the Calcutta Co. Ltd. and got released the Property No.1 from them which was created above-mentioned security bond dated 11/04/1945. After the said release of charge, the Property No. 1 was free from all encumbrances.

- 5.16 As agreed, the said Sanat Kumar Lahiri had absolutely sold transferred and conveyed the Property No.1 in favour of Sri Parimal Nag and Nirmal Kumar Nag by an Indenture of Conveyance dated 8<sup>th</sup> August 1947 registered at Joint Sub-Registrar at Alipore in Book I, Volume 60, Pages 96 to 103 Being No. 3113 for the year 1947. After the said purchase, Parimal Kumar Nag & Nirmal Kumar Nag had become the joint owners, seized and possessed of and/or otherwise well and sufficiently entitled to the Property No. 1.
- 5.17 After the said purchase, the said Parimal Kumar Nag and Nirmal Kumar Nag had partitioned the Property No. 1 along with other properties through a Deed of Partition dated 13<sup>th</sup> February 1959, registered with the District Registrar at Alipore in Book No. I, Volume 26, Pages 236 to 241 being no. 1224 for the year 1959, whereby the said Nirmal Kumar Nag had been allotted absolutely and forever and became fully entitled to and was fully seized and possessed of the Property No.1.
- 5.18 After the said partition, the said Nirmal Kumar Nag had absolutely sold, transferred and conveyed Property No.1 to one Smt. Sipra Nag by virtue of a Deed of Sale dated 20/11/1965, registered with the Sub-Registrar at Alipore in Book No. I, Volume No. 158, Pages 161 to 171; Being No. 8720 for the year 1965. After the said purchase, Smt. Sipra Nag had become the absolute owner seized and possessed of and/or otherwise well and sufficiently entitled to Property No.1.
- 5.19 The said Sipra Nag had constructed a multistoried building on Property No.1 by obtaining permission from Kolkata Municipal Corporation and the Said Premises renumbered and now known as Premises No. 20/18, N. S. C. Bose Road, under Police station Jadavpur, within the limits of the Kolkata Municipal Corporation, Kolkata- 700040 more fully described in Schedule-A the said property no. 1 together with a multi-storied building constructed thereon is collectively called the Property no. 1
- 5.20 By a Deed of Sale dated 15<sup>th</sup> March 2002 registered with the Additional District Sub Registrar at Alipore in Book No. I, Volume No. 119, Page from 223 to 247, Being No. 3471 for the Year 2002 the said Sipra Nag had sold, transferred and conveyed a portion of Property No.1 to One Sushanta Ganguly. After the said purchase, Sushanta Ganguly became the absolute owner seized and possessed of and/or otherwise well and sufficiently entitled to his purchased property hereinafter referred to as the "**Sushanta Property**".

- 5.21 The said Sipra Nag died on 19<sup>th</sup> October 2010 leaving behind surviving her two sons namely Chandranath Nag and Somnath Nag as her only heirs and legal representative. After the death of said Sipra Nag, Chandranath & Somnath became absolute owners of the estate of the Sipra Nag. The said Chandranath Nag filed a suit for partition being Title Suit No. 251 of 2010 against Somnath Nag and the said suit was decreed in terms of settlement filed by the parties.
- 5.22 By virtue of Decree dated 29<sup>th</sup> November 2012 passed by the Ld. Civil Judge 5<sup>th</sup> Court (Senior Division) at Alipore in Title Suit No. 251 of 2010 the said Somnath Nag and Chandranath Nag had become the sole and absolute owners of their respective share from the remaining portion of the Property No.1 hereinafter respectively referred to as the "**Somnath Property**" and "**Chandranath Property**".
- 5.23 By virtue of Deed of Conveyance dated 08<sup>th</sup> July, 2013, registered with District Sub-Registrar-I, South 24-Parganas in Book No.I, CD Volume No. 13, Pages 911 to 941, Being Deed No. 02855 for the Year 2013 the said Chandranath Nag absolutely sold transferred and conveyed his share to **Shelley Mazumder** and **(Mrs.) Paramita Chatterjee Sanyal** hereinafter referred as the "**Shelley Paramita Property**".
- 5.24 By virtue of Deed of Conveyance dated 21<sup>st</sup> September, 2017, registered with District Sub-Registrar-I, South 24-Parganas in Book No.I, Volume No. 1601-2017, Pages 92500 to 92529, Being Deed No. 160102995 for the Year 2017, the said Susanta Ganguly absolutely sold transferred and conveyed Sushanta Property to **(Mrs.) Sunanda Chatterjee, (Mrs.) Paramita Chatterjee Sanyal** and **(Ms.) Nabamita Chatterjee** and they became the absolute joint owners of the same hereinafter collectively referred to as the "**Sunanda Paramita Property**".
- 5.25 The said Sreemutty Meghmala Debi made a Will and Testament dated 09/03/1993 registered at ADSR-Alipore and recorded in Book-III, Volume No.5, Pages 56 to 63, Being No.86 for the year 1993 wherein she had appointed Manindra Mukhopadhyay, Dipak Kumar Chattopadhyay as executors. After the death of Sreemutty Meghmala Debi the said executors had applied for grant of probate of the Will of Sreemutty Meghmala Debi. On 11/10/2004 Ld. ADJ granted Probate to the last will and testament of Sreemutty Meghmala Debi.

- 5.26 By virtue of the Will of Sreemutty Meghmala Debi, her two sons namely Rajendra Nath Mukherjee and Dhirendra Nath Mukherjee, only daughter namely Sabita Chatterjee and only her grandson Pradip Kumar Chatterjee became the owners of proportionate share of land and structure situated at 20/13, N.S.C. Bose Road hereinafter respectively referred to as "**Rajendra Property**", "**Dhirendra Property**", "**Sabita Property**" and "**Pradip Property**".
- 5.27 The said Rajendra Nath Mukherjee died on 23/07/2011 intestate leaving behind surviving his wife Runa Mukherjee and only daughter Sutapa Mukherjee and one son Rajat Mukherjee as her only legal heirs and successors to Rajendra's estate from 20/13, N.S.C. Bose Road hereinafter referred to as "**Rajendra Property**".
- 5.28 By virtue of Deed of Conveyance dated 03<sup>rd</sup> June 2013 Registered at District Sub-Registrar-I, Alipore recorded in Book-I, CD Volume No. 10, Pages 4020 to 4051, Being Deed No. 2291 for the Year 2013 the said Runa Mukherjee Sutapa Mukherjee and Rajat Mukherjee jointly sold transferred Rajendra Property to M/s Balaji Inc.
- 5.29 By virtue of Deed of Conveyance dated 6<sup>th</sup> February 2013 Registered at District Sub-Registrar-I, Alipore recorded in Book-I, CD Volume No. 3, Pages 4190 to 4217, Being Deed No. 00411 for the Year 2013 the said Dhirendra Nath Mukherjee sold transferred his entire share in 20/13, N.S.C. Bose Road being "**Dhirendra Property**" to M/s Balaji Inc .
- 5.30 By virtue of Deed of Conveyance dated 7<sup>th</sup> November 2012 Registered at District Sub-Registrar-I, Alipore recorded in Book-I, CD Volume No. 17, Pages 5050 to 5078, Being Deed No. 03966 for the Year 2012 the said Sabita Chatterjee sold transferred her entire share in Property No.2 being "**Sabita Property**" to M/s Balaji Inc.
- 5.31 The said of Pradip Kumar Chatterjee died on 23<sup>rd</sup> May 2010 intestate leaving behind surviving his wife Sipra Chatterjee and his Mother Sabita Chatterjee as his only legal heirs and successors to Pradip's estate herein after referred to as "**Pradip Property**".
- 5.32 By virtue of Deed of Conveyance dated 10<sup>th</sup> September 2013 Registered at District Sub-Registrar-I, Alipore recorded in Book-I, CD Volume No. 16, Pages 4347 to 4375, Being Deed No. 03772 for the Year 2013 the said Sipra Chatterjee and Sabita Chatterjee jointly sold transferred "Pradip Property" to M/s Balaji Inc.

5.33 Thus, Somnath Nag is the owner of "Somnath Property" and **Shelley Mazumder** and **(Mrs.) Paramita Chatterjee Sanyal** are the owners of "Shelley Paramita Property" and **(Mrs.) Sunanda Chatterjee, (Mrs.) Paramita Chatterjee Sanyal** and **(Ms.) Nabamita Chatterjee** are the owners of "Sunanda Paramita Property" and M/s Balaji Inc all became the joint owner of 20/13, N.S.C. Bose Road comprising of "Rajendra Property", "Dhirendra Property", "Sabita Property" and "Pradip Property" collectively are the owners of land comprised in the Premises in proportion to their respective areas in the Building more fully mentioned in Schedule-A.

5.34 By a Deed of Gift dated 10<sup>th</sup> May, 2018, registered with Additional District Sub-Registrar, Alipore in Book No. I, Volume No. 1605-2018 Pages 104828 to 104866, Deed No. 160503422 for the year 2018 Balaji Inc. gifted undivided 2 Chittacks land together with undivided 50 Square Street Structure of 20/13, N.S.C. Bose Road to **Somnath Nag, Shelley Mazumder (Mrs.) Paramita Chatterjee Sanyal** and **(Mrs.) Sunanda Chatterjee** and **(Ms.) Nabamita Chatterjee** herein after referred to as the "**SAID PREMISES**" more fully described in the **Schedule-A** .

5.35 By a Deed of Gift dated 10<sup>th</sup> May, 2018, registered with Additional District Sub-Registrar, Alipore in Book No. I, Volume No. 1605-2018 Pages 104789 to 104827, Deed No. I-160503029 for the year 2018 **Somnath Nag, Shelley Mazumder, (Mrs.) Paramita Chatterjee Sanyal** and **(Mrs.) Sunanda Chatterjee** and **(Ms.) Nabamita Chatterjee** gifted undivided 2 Chittacks land together with undivided 50 Square Street Structure of 20/18, N.S.C. Bose Road to Balaji Inc. herein after referred to as the "**SAID PREMISES**" more fully described in the **Schedule-A**.

5.36 After the execution and registration of the above Deed of gift the Owners had exchanged their properties and had applied for amalgamation of the all the properties being the Holding No. 20/13 N.S.C. Bose Road and 20/18 N.S.C. Bose Road respectively in the records of the Kolkata Municipal Corporation and the same has been amalgamated.

5.37 Now the Total Land is renumbered as 20/13 N.S.C. Bose Road more fully described in the **Schedule-A** hereto and hereafter called the "**Said Premises**" and the names of the Owners have been mutated in respect thereof.

5.38 On 7/9/2022 the said Somnath Nag died intestate leaving behind him surviving his wife Debjani Roy being the First Owner herein as the only legal heir and only successor to his estate devolved upon her. His mother predeceased him and he has no children.

5.39 The all the Owners have represented to the Developer *inter alia* as follows:

- (a) No notices have been issued by the Income-tax Authority nor are any proceedings pending within the meaning of Section 281 of Income-tax Act, 1961 and there is no prohibitory order upon the Owners.
- (b) No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the Owners to deal with the Said Premises.
- (c) There is no order of attachment or injunction order in respect of the Said Premises or any part thereof.
- (d) The Said Premises or any part thereof is at present not affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Owners.
- (e) The Owners have not entered into any agreement and/or writings with any person or persons nor has it received any deposit and/or earnest money or token money from any person or persons under any arrangement whatsoever in respect of the Said Premises or any part thereof.
- (f) The Said Premises was never belonged to any Schedule Tribe.
- (g) The Owners have full power and absolute authority to enter into this Agreement.

5.40 The Owners have decided to develop the Said Premises by executing the Project in the manner recorded below. As the Developer herein is directly involved in the business of Real estate development having proper know how, manpower, finance and other resources. Relying on the representations of the Owners the Developer has decided to develop the Said Premises, on the terms and conditions mentioned herein.

## 6. Now it is agreed and declared:

**6.1 Agreement:** The Parties hereby agree to execute the Project on the terms and conditions as mentioned hereunder.

### 6.2 Obligation of the Owners:

**6.2.1 Marketable Title:** The Owners shall make out marketable title in respect of the Said Premises to the satisfaction of the Developer or their Advocates and shall answer all the requisition of the Developer or their Advocates.

**6.2.2 Possession:** The Exclusive possession of the Said Premises shall be handed over to the Developer by the Owners upon the Sanction of the Building Plan by the Developer (the "**Possession for Development**") only after having received an Alternative Accommodation from the Developer as mentioned hereunder. Immediately, after the execution and registration of this Agreement, the Owners shall allow and permit the Developer to enter the Said Premises for the purpose of soil testing, measurement etc. and other development purposes.

**6.2.3 Hindrances:** During the subsistence of this Agreement, the Owners shall not create any hindrances or obstruction to the Developer in execution of the Project. The Owners shall not, in any manner whatsoever, deal with, charge, encumber or induct any person in occupation of the Said Premises or in any portion thereof nor enter into any agreement relating thereto save and except that the Owners may enter into agreements relating to the transfer of the "**Owners' Allocation**".

**6.2.4 Title Deeds:** At or before the execution hereof, the Owners shall hand over the originals of all title deeds related to the Said Premises in its possession to the Developer and which will remain in its custody and will produce them as and when required to all concerns in connection with the Project and hand them over to the Association of the ultimate Owners of all the Units after its formation.

**6.2.5 Powers and authorities:** After the execution and registration of this Agreement, or simultaneously therewith, execute and register a Power of Attorney either to the Developer or its designated authorized person or persons giving all such powers and authorities required for the completion of the Project.

**6.2.6 Taxes:** The Owners shall pay all rates, taxes, fees and/or outgoings that are payable under any existing statute or may become payable by any new enactment in respect of concerning with or connected to this Agreement or the Project to such person or authority entitled thereto up to the date hereof and thereafter by the Developer.

**6.2.7 Indemnity:** The Owners shall indemnify and keep the Developer saved, harmless and indemnified in respect of all actions, proceedings, fines, penalties and/or other consequences arising due to any non-compliance or violation of any kind or nature, whether statutory or contractual, prior to the Possession for Development.

**6.3 Obligation of the Developer:** The Developer shall, at its own costs and expenses, execute the Project, which will, *inter alia*, include:

**6.3.1 Architect:** Selecting and paying the remuneration of the Architect for preparation of the plan for the Project (the "**Building Plan**").

**6.3.2 Appointment:** Paying and appointing engineers and other professionals for the Project.

**6.3.3 Clearances:** Obtaining all clearances and permissions that are or may be required for obtaining sanction of the Building Plan and execution and completion of the project for which the Owners shall render all help and co-operation to the Developer.

**6.3.4 Plan Finalisation:** Finalising and preparing of the Building Plan in such a manner so that the maximum constructed area can be sanctioned for the Project.

**6.3.5 Plan Sanctioning:** Submitting the Building Plan for sanctioning to the Kolkata Municipal Corporation (the "**KMC**") and cause such changes in it as may be required by any Statutory Authority and/or to comply with any permissions, clearances and/or approvals as aforesaid and keep the Owners apprised of all such developments.

**6.3.6 Permissions:** Obtaining all other necessary permissions statutorily required for sanctioning of the Building Plan Sanction and/or for executing the Project.

- 6.3.7 Shifting/Alternative Accommodation:** After sanction of Building Plan, at its own cost and expenses the Developer shall arrange an alternative rental accommodation by providing a Flat, or pay for maximum rent of @ Rs.18,000/- PM for per quarter/ three month, for the temporary occupation of the First Owner till the time the Developer hands over the Owner Allocation to the First Owner.
- 6.3.8 Demolition:** Demolishing the Old Building. The Developer shall be entitled to the entire debris obtainable from demolition of the Old Building.
- 6.3.9 Construction:** Constructing the New Building in strict conformity with the Building Plan, with the best of materials as the Architect for the Project will decide from time to time in accordance with the Specifications mentioned in **Schedule-B**.
- 6.3.10 Building Materials:** Purchasing various materials for the Project.
- 6.3.11 Utilities:** Obtaining all utilities for implementing the Project as also those that will be required for obtaining the Occupancy Certificate and by the ultimate users of the New Building.
- 6.3.12 Occupancy Certificate:** Obtaining Occupancy Certificate from the KMC and all other certificates and permissions required for commencing occupation of the New Building.
- 6.3.13 Completion:** Completing the New Building, making them tenantable in all respects by obtaining the 'Occupancy Certificate/Completion Certificate' from the KMC and completing the Project in all respects within 24 (twenty-four) months from the date of obtaining the Work Order from KMC, *subject to a* Grace Period of 6 (six) months thereafter to complete the Project and subject further to Force Majeure conditions as mentioned in Clause 6.27 (hereafter the "**Completion Date**").
- 6.3.14 Title Deeds:** Hand over all the original title deeds related to the Said Premises in its possession to the Association of the ultimate Owners of all the Units after its formation.

**6.4 Owners' Allocation:** Upon completion of the Project, the Owners shall be entitled and be handed over by the Developer the following of their allocation:

- 6.4.1** The First Owner shall be entitled to built up area 700 Square Feet in First Floor and built up area 700 Square Feet in Second Floor with Marble flooring together with One covered Car Parking Space on the Ground Floor of the proposed New Building together with the proportionate variable share in the land comprised in the Said Premises as also common rights in the common areas, amenities and/or facilities in the New Building attributable the Owners' Allocation.
- 6.4.2** The Second Owner shall be entitled to Super Built Up area 1350 Square Feet in First Floor together with One covered Car Parking Space on the Ground Floor of the proposed New Building together with the proportionate variable share in the land comprised in the Said Premises as also common rights in the common areas, amenities and/or facilities in the New Building attributable the Owners' Allocation.
- 6.4.2** The Third Owner shall be entitled to East Side Flat super built up area measuring 1350 Square Feet on Second Floor together with One covered Car Parking Space on the Ground Floor of the proposed New Building together with the proportionate variable share in the land comprised in the Said Premises as also common rights in the common areas, amenities and/or facilities in the New Building attributable the Owners' Allocation.
- 6.4.3** The Fourth Owner shall be entitled to West Side Flat built up area measuring 1700 Square Feet on Third Floor together with one covered Car Parking Space on the Ground Floor of the proposed New Building together with the proportionate variable share in the land comprised in the Said Premises as also common rights in the common areas, amenities and/or facilities in the New Building attributable the Owners' Allocation.
- 6.4.3** The Owners may mutually divide the above allotment by executing these agreement and shall registering a deed of partition amongst themselves in their own and cost and expenses.

- 6.5 Entitlement of the Developer:** After Owners' Allocation as aforesaid, all balance constructed area in the New Building to be constructed at the Said Premises shall solely belong to the Developer and the Developer shall be fully entitled to have and hold and dispose of the same at their sole discretion together with the proportionate variable share in the land comprised in the Said Premises as also in the common areas, amenities and/or facilities in the Building attributable the Developer's Allocation (hereafter the "**Developer's Allocation**"). The Developer shall be fully authorised to make further construction on the roof of the fourth floor (means fifth floor) of the New Building, if any, and shall be fully entitled to retain the same as its allocation with full right to transfer and dispose of at their sole discretion and the Owners shall not have any share, right, title, interest, claim or demand in the same.
- 6.6 Transfer:** Each of the Parties shall be entitled to negotiate with the intending purchasers of their respective Allocations and to sell and/or transfer such portions at uniform prices.
- 6.7 Rates and Taxes and utilities:** All rates, taxes and outgoings if any, in respect of the Said Premises shall be borne and paid in the manner following:
- 6.7.1 Possession:** wholly by the Owners up to the date hereof.
- 6.7.2 Execution:** wholly by the Developer from the date hereafter till such time possession of the Owners' Allocation is handed over. After handing over of the Owners' Allocation to the Owners, each party shall bear and pay all municipal rates, taxes and all other outgoings in respect of their respective allocation wholly and proportionately for the common area.
- 6.8 Possession Date:** Upon the Completion of the proposed New Building the Developer shall issue Notice to the Owners giving 15 daytime from the date of such notice to take possession of the Owners' Allocation as mentioned in paragraph 6.4 as "Owners' Allocation" within the completion date as mentioned in paragraph 6.3.13. If the Owners fails and neglect to take possession of the Owners' Allocation in the proposed New Building within the time as mentioned in the Notice then the Developer shall stop the rent of alternative accommodation and it will be deemed that the possession of the Owners' Allocation has been delivered to the Owners.

Provided, however, the Developer shall hand over possession to its respective Transferees/buyers of its respective allocation only after the Developer hands over possession the Owners' Allocation to the Owners as aforesaid.

- 6.9 Non-timely Completion:** In the event the Developer fails to complete and hand over possession of the Owners' Allocation within the Completion Date, the Owners being ready and willing to comply with their obligation to receive such possession, the Developer shall pay to each of the Owner Rs.10,000/- (Rupees Ten thousand) only per month by way of pre settled damages and/or compensation to each of the Owners till the Developer completes and hand over possession of the Owners' Allocation.
- 6.10 Construction Finance:** The Developer may obtain finance for the Project from any bank or financial institution by mortgaging the Said Premises and/or depositing the original Title Documents but under no circumstances the Owners shall create any charge, mortgage or any other lien in respect of the Said Premises or any part or portion thereof. It is agreed that after the completion of the Project and at the time of handing over the Owners' Allocation to the Owners, the Developer shall have the said mortgage released from the Bank or such financial institutions.
- 6.11 Project Abandonment:** If the Project has to be abandoned due to any defect in the title of the Said Premises or its nature, the Owners shall refund the amount paid to them together with interest @18% per annum together with all costs of stamp duty, registration fees, Advocates fees and other legal and other expenses as incurred by the Developer.
- 6.12 Roof:** ½ share of the ultimate roof of the New Building, after any additional constructions, if any constructed by the Developer, shall be common for all the Owners/occupier of the Units of the Building and ½ share of the ultimate roof of the New Building shall be entitle to the Developer.
- 6.13 Additional Facilities:** All extra costs and expenses to be incurred by the Developer for providing additional facilities including without limitation Legal Charges, if applicable, Club Membership, Generator and Electric Meter Charges, Sinking Fund, LPG Connection Charges, Transformer Charges in respect of the Owners' Allocation shall be borne by the Owners and paid by it to the Developer within 30 (thirty) days of being called upon to do so.

- 6.14 Documentation:** All documents and agreements of every nature related to the Project (hereafter the "**Documents**") shall be as drawn by M/s. S. Nath & Company, Advocates of 10, KiranSankar Roy Road, Kolkata-700001 (the "**Advocates**") of the Developer after consulting the Owners and the same shall be final and binding on all the Parties. These Documents shall be subject to the same restrictions as are applicable to Ownership buildings, intended for common benefit of all its occupiers which shall, *inter alia*, include the following:
- 6.15 No Illegal Activity:** No Transferee shall use or permit to be used his respective Unit for any illegal and immoral trade or activity which may cause any nuisance or hazard to the other occupiers of the New Building.
- 6.16 No demolition:** No Transferee shall demolish or permit demolition of any wall or other structure, major or minor, in their respective Units and/or any portions thereof, without the written consent of the Association, concerned statutory authorities and/or bodies.
- 6.17 Interior Maintenance:** The Transferees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective Unit in good working conditions and repair so as not to cause any damage to the New Building.
- 6.18 Validity of Insurance:** No Transferee shall do or cause or permit to be done any act or thing which may render void or voidable any insurance of the New Building or any part thereof.
- 6.19 No obstruction of common portions:** No Transferee shall leave or store or permit to be left or stored any goods in the corridors or in the common portions of the New Building that cause any hindrance in the free movement and use of the corridors and other common portions of the New Building.
- 6.20 Cleanliness:** No Transferee shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the New Building.
- 6.21 Payment of Outgoings:** All Transferee shall timely and duly pay all rates, taxes, levies and charges to such authorities or the Association, as the case may be, entitled thereto.
- 6.22 Restriction on transfer of Parking spaces:** No Transferee of any Unit also owning a Parking Space shall transfer such Parking Space to any other person unless such person already owns a Unit in the New Building.

- 6.23 Restriction on transfer of Servants Quarters, if any:** No Transferee of any Unit also owning a Servants Quarter, if any, shall transfer such Servants Quarter to any other person unless such person already owns a Unit in the Building.
- 6.24 No transfer without compliance:** At the time of transferring their respective Units, the Transferees shall obtain a written undertaking from its transferee that they shall observe and perform all the terms and conditions of the transfer deeds of the Transferees and pay all sums that are payable by the Transferees.
- 6.25 Management of the New Building:** Till an Association is formed, the New Building will be managed and maintained by the Developer and the Transferees and/or the Owner who retains their allocations will be liable to pay to the Developer proportionate charges, as fixed by the Developer, for the maintenance and management of the common portions and facilities of the New Building, which charges will be commensurate with the charges in other multi-storied buildings in the vicinity of the New Building providing similar amenities. Each Party will be liable to realise these charges from the occupiers of their respective Allocations.
- 6.26 Powers:** Although each of the Parties will become the sole and absolute Owner of their respective Allocations and should be legally entitled to exclusively deal with, sale, lease out and transfer by whatever means each and every portion of their respective allocations, in spite thereof, by way of abundant caution, each of the Parties will grant power to the other to exclusively deal with its Allocation.
- 6.27 Force Majeure:** None of the Parties shall be liable for any obligation hereunder to the extent the performance whereof is prevented by the existence of any Force Majeure and shall be suspended from the obligation during the duration of the Force Majeure. Force Majeure shall mean war (whether declared or undeclared), invasion, armed conflict or act of foreign enemy in each case involving or directly affecting the Development, riot, insurrection or other civil commotion, in each case in around the Said Premises and affecting Development, natural calamities, including but not limited to, lightning, fire, earthquake, tidal wave, flood, storm, cyclone, tempest, typhoon or tornado, labour unrest or their non-availability, abnormal increase in prices or non-availability of building materials or shortage in supply thereof, non-performance by contractors, acts of God, recession in economy or in the industry, prohibitory orders from any Court of Law or Judicial or Quasi - Judicial Authorities,

Statutory Bodies or Departments, Municipalities, Governments, delay in obtaining any sanction, permission, approval, consent and/or certificates relating to the Project from the Government, Central or State and/or any statutory authorities.

- 6.28 Rules of Interpretation:** The words used in bold in the headings of the Clauses and any Sub-Clauses have the meaning assigned to them in such Clauses or Sub-Clauses and the words put in bold in brackets define the word, phrase or expression immediately preceding.
- 6.29 Entire Agreement:** This Agreement contains and records all the terms and conditions agreed between the Parties and supersedes all understandings or arrangements previous hereto, if any, both oral and in writing.
- 6.30 Name of the New Building:** The Developer shall decide the name of the New Building at their sole discretion which will not be changed by the Owners or the transferees of the Units.
- 6.31 Affixation of LOGO:** The Developer shall have the right to put and affix his LOGO/ Trademark on the parapet wall of the Roof or such other visible place to be decided by the Developer.
- 6.32 Notice:** Notices, demand or other communications required or permitted to be given or made hereunder shall be in writing and delivered personally or sent by speed post with recorded delivery, or by email to the intended recipient at its address set out in this Agreement or to such other address as any party may from time to time duly notify to the other.
- 6.33 Stamp Duty, Registration Fees and Legal Fees:** All applicable stamp duty, registration fees on this Agreement, the Power of Attorney and all other documents which can be required for the Project, as well as the Advocates Fees shall be paid and borne by the Developer.

**Schedule-A**  
**[Said Premises]**

ALL THAT the messuage, tenement, hereditament, partly Two Storied Building measuring 6000 Sq.Ft together with the piece and/or parcel of land containing an area of 6 Cottahs 5 Chittacks more or less situate, lying at and being Premises No. 20/13, N. S. C Bose Road (formerly known and numbered 111, Russa Road south comprised in C.S Dag No.1140, C.S Khatian No.876 of Mouja Chandpur, J.L no. 41, in Touji No.331 B 1 Pargana Khaspur under Tollygunge Municipal), Kolkata- 700040, Police Station Golf Green (formerly Jadavpur), Post Office Regent Park, within Ward No. 094 Being Assessee no. 21-094-08-0034-1 of Kolkata Municipal Corporation and the Premises is butted and bounded as follows:-

ON THE NORTH : by Plot No.20/32 & 20/4 NSC Bose Road

ON THE SOUTH : 20 Feet Wide Road

ON THE EAST : by Plot No.P-32 NSC Bose Road.

ON THE WEST : by Plot No.20/28 NSC Bose Road.

**Schedule-B**  
**[Specifications]**

Foundation : Concrete cement structure.

Walls : Conventional Brick work.

Wall Finish : Interior – Plaster of Paris.

Exterior - High quality paint.

Flooring : Bedroom – Marble/Tiles

Living & Dining – Marble/Tiles

Kitchen – Marble, Vitrified Tiles & Granite Top.

Toilet – Wall, floor & basin counter – Tiles.

Kitchen : Platform made of Granite with Stainless Steel sink. Electrical point for Refrigerator, washing machine, micro woven, water purifier, geyser and exhaust fan.

Toilet : Sanitary ware with all C.P. fittings, Electrical point for Geyser & Exhaust fan, electrical saver.

Plumbing : Concealed pipe line for Hot & Cold water.

Doors&Windows: Wooden frame with flush view doors & Aluminum window.

Lift : KONE/OTIS or Equivalent.

A.C. : Provision for Air- conditioning point in all bedrooms.

Electric: PVC conduit pipes with concealed copper wiring with good quality modular switches with MCB distribution panel. Telephone/TV point will be provided in master bedroom and living area.

**AMENITIES :**

1. Power back up with standby Generator.
2. C. C. TV at ground floor for common area.
3. Intercom connectivity with security and all the flats.
4. 24 hrs water supply.

7. **Execution: In witness whereof** the Parties have executed these presents at Kolkata on the Date.

**Signed, Executed and Delivered**  
by the **Owners** in the presence of:

1.

Sudipta Bera  
1/19 Sambitgarh colony  
KOL - 70040

Debjani Roy

Shelley Mazumder

Paranita Chatterjee

Sunanda Chatterjee

2. Somnath Halder  
10, K.S. Roy Road  
P.S. Hare Street  
KOL - 700001

Nabanika Chatterjee

**BALAJI Inc.**

Biswaroop Mazumder  
Partner

**BALAJI Inc.**

Rangoo  
Partner

**Signed, Executed and Delivered**  
by the **Developer** the presence of:

1.

Sudipta Bera  
1/19 Sambitgarh colony  
KOL - 70040

**NARAYANA ENTERPRISE**

Rangoo  
Proprietor

2.

Somnath Halder

Drafted and Prepared by

Swapan Nath  
**SWAPAN NATH**  
Advocate

F/768/417/16

M/S. S. Nath & Co.


































Solicitors & Advocates

10, Kiran Shankar Roy Road


































2nd Floor, Kolkata-700001

Opposite City Civil Court, Calcutta














**SPECIMEN FORM FOR TEN FINGER PRINTS**

	<i>Leebjani Roy.</i>						
		<b>Little      Ring      Middle      Fore      Thumb</b>	<b>(Left Hand)</b>				
							
		<b>Thumb      Fore      Middle      Ring      Little</b>	<b>(Right Hand)</b>				
	<i>Shelley Mazumder.</i>						
		<b>Little      Ring      Middle      Fore      Thumb</b>	<b>(Left Hand)</b>				
							
		<b>Thumb      Fore      Middle      Ring      Little</b>	<b>(Right Hand)</b>				
	<i>Parvinder Chakraborty</i>						
		<b>Little      Ring      Middle      Fore      Thumb</b>	<b>(Left Hand)</b>				
							
		<b>Thumb      Fore      Middle      Ring      Little</b>	<b>(Right Hand)</b>				

**SPECIMEN FORM FOR TEN FINGER PRINTS**

	Sunanda Chatterjee					
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
						
		<b>Thumb      Fore      Middle      Ring      Little</b>				
		<b>(Right Hand)</b>				
	Nabonima Chatterjee					
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
						
		<b>Thumb      Fore      Middle      Ring      Little</b>				
		<b>(Right Hand)</b>				
	Biswaroop Hargunder					
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
						
		<b>Thumb      Fore      Middle      Ring      Little</b>				
		<b>(Right Hand)</b>				

**SPECIMEN FORM FOR TEN FINGER PRINTS**

	<i>Ram Singh</i>					
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
						
		<b>Thumb      Fore      Middle      Ring      Little</b>				
<b>(Right Hand)</b>						
<p align="center"><b>PHOTO</b></p>						
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
		<b>Thumb      Fore      Middle      Ring      Little</b>				
<b>(Right Hand)</b>						
	<i>Abhinav Harsh</i>					
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
		<b>Thumb      Fore      Middle      Ring      Little</b>				
<b>(Right Hand)</b>						

## Major Information of the Deed

Deed No :	I-1603-00387/2023	Date of Registration	10/01/2023
Query No / Year	1603-2000008186/2023	Office where deed is registered	
Query Date	02/01/2023 12:33:12 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Renu Joseph Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240062506, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,01,84,262/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, Road Zone : (Ward No. 94 -- Ward No. 94 (Adjoining Tram Depot)) , , Premises No: 20/13, , Ward No: 094  
Pin Code : 700040

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	6 Katha 5 Chatak	1/-	1,61,34,262/-	Width of Approach Road: 20 Ft.,
<b>Grand Total :</b>				<b>10.4156Dec</b>	<b>1 /-</b>	<b>161,34,262 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	6000 Sq Ft.	1/-	40,50,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 3000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure:0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 3000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>6000 sq ft</b>	<b>1 /-</b>	<b>40,50,000 /-</b>	

**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mrs Debjani Roy</b>  Wife of Late Somnath Nag 20/18, N.S.C. Bose Road,, City:- Not Specified, P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHxxxxx5P, Aadhaar No:85xxxxxxxx7018, Status :Individual, Executed by: Self, Date of Execution: 09/01/2023  , Admitted by: Self, Date of Admission: 09/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/01/2023  , Admitted by: Self, Date of Admission: 09/01/2023 ,Place : Pvt. Residence</p>
2	<p><b>Mrs Shelley Mazumder</b>  Wife of Mr Biswaroop Mazumder 35, Lake Avenue, City:- Not Specified, P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ALxxxxx6D, Aadhaar No: 45xxxxxxxx6978, Status :Individual, Executed by: Self, Date of Execution: 09/01/2023  , Admitted by: Self, Date of Admission: 09/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/01/2023  , Admitted by: Self, Date of Admission: 09/01/2023 ,Place : Pvt. Residence</p>
3	<p><b>Mrs Paramita Chatterjee Sanyal</b>  Daughter of Late Saurindra Mohan Chatterjee 20/28, N.S.C. Bose Road,, City:- Not Specified, P.O:- Jadavpur, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AHxxxxx4F, Aadhaar No:54xxxxxxxx1422, Status :Individual, Executed by: Self, Date of Execution: 09/01/2023  , Admitted by: Self, Date of Admission: 09/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/01/2023  , Admitted by: Self, Date of Admission: 09/01/2023 ,Place : Pvt. Residence</p>
4	<p><b>Mrs Sunanda Chatterjee</b>  Wife of Late Saurindra Mohan Chatterjee . 7, Rani Bhabani Road, City:- Not Specified, P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AHxxxxx9M, Aadhaar No: 44xxxxxxxx7047, Status :Individual, Executed by: Self, Date of Execution: 09/01/2023  , Admitted by: Self, Date of Admission: 09/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/01/2023  , Admitted by: Self, Date of Admission: 09/01/2023 ,Place : Pvt. Residence</p>
5	<p><b>Mr Nabamita Chatterjee</b>  Son of Late Saurindra Mohan Chatterjee City:- Not Specified, P.O:- Kalighat, P.S:-Kalighat, District:-South24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ARxxxxx2Q, Aadhaar No: 53xxxxxxxx0047, Status :Individual, Executed by: Self, Date of Execution: 09/01/2023  , Admitted by: Self, Date of Admission: 09/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/01/2023  , Admitted by: Self, Date of Admission: 09/01/2023 ,Place : Pvt. Residence</p>
6	<p><b>Ms Balaji Inc</b>  35, Lake Avenue, City:- Not Specified, P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxx9G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Ms Narayana Enterprise</b>  20/28, Netaji Subhas Chandra Bose Road, City:- Not Specified, P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: ATxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Biswaroop Mazumder</b> Son of Mr Brajendra Kumar Mazumder City:- Not Specified, P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx0G, Aadhaar No: 67xxxxxxxx8302 Status : Representative, Representative of : Ms Balaji Inc (as PARTNER)
2	<b>Mr Rudranil Sanyal (Presentant )</b> Son of Late Shiba Pada Sanyal 20/28, Netaji Subhas Chandra Bose Road, City:- Not Specified, P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx3J, Aadhaar No: 55xxxxxxxx8389 Status : Representative, Representative of : Ms Balaji Inc (as PARTNER)
3	<b>Mr Rudranil Sanyal</b> Son of Late Shiba Pada Sanyal City:- Not Specified, P.O:- Regent Pa, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx3J, Aadhaar No: 55xxxxxxxx8389 Status : Representative, Representative of : Ms Narayana Enterprise (as SOLE PROPRIETOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr ASHIS HALDER</b> Son of Late KHOKAN HALDER ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			

Identifier Of Mrs Debjani Roy, Mrs Shelley Mazumder, Mrs Paramita Chatterjee Sanyal, Mrs Sunanda Chatterjee, Mr Nabamita Chatterjee, Mr Biswaroop Mazumder, Mr Rudranil Sanyal, Mr Rudranil Sanyal

<b>Transfer of property for L1</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mrs Debjani Roy	Ms Narayana Enterprise-1.30195 Dec
2	Mrs Shelley Mazumder	Ms Narayana Enterprise-1.30195 Dec
3	Mrs Paramita Chatterjee Sanyal	Ms Narayana Enterprise-1.30195 Dec
4	Mrs Sunanda Chatterjee	Ms Narayana Enterprise-1.30195 Dec
5		Ms Narayana Enterprise-1.30195 Dec
6	Mr Nabamita Chatterjee	Ms Narayana Enterprise-1.30195 Dec
7	Ms Balaji Inc	Ms Narayana Enterprise-1.30195 Dec
8		Ms Narayana Enterprise-1.30195 Dec
<b>Transfer of property for S1</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mrs Debjani Roy	Ms Narayana Enterprise-750.00000000 Sq Ft
2	Mrs Shelley Mazumder	Ms Narayana Enterprise-750.00000000 Sq Ft
3	Mrs Paramita Chatterjee Sanyal	Ms Narayana Enterprise-750.00000000 Sq Ft
4	Mrs Sunanda Chatterjee	Ms Narayana Enterprise-750.00000000 Sq Ft
5		Ms Narayana Enterprise-750.00000000 Sq Ft
6	Mr Nabamita Chatterjee	Ms Narayana Enterprise-750.00000000 Sq Ft
7	Ms Balaji Inc	Ms Narayana Enterprise-750.00000000 Sq Ft
8		Ms Narayana Enterprise-750.00000000 Sq Ft

**Endorsement For Deed Number : I - 160300387 / 2023**

**On 09-01-2023**

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

Presented for registration at 17:30 hrs on 09-01-2023, at the Private residence by Mr Rudranil Sanyal ,

**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 2,01,84,262/-

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

Execution is admitted on 09/01/2023 by 1. Mrs Debjani Roy, Wife of Late Somnath Nag, 20/18, N.S.C. Bose Road,, P.O: Regent Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 2. Mrs Shelley Mazumder, Wife of Mr Biswaroop Mazumder, 35, Lake Avenue, P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service, 3. Mrs Paramita Chatterjee Sanyal, Daughter of Late Saurindra Mohan Chatterjee, 20/28, N.S.C. Bose Road,, P.O: Jadavpur, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Service, 4. Mrs Sunanda Chatterjee, Wife of Late Saurindra Mohan Chatterjee, . 7, Rani Bhabani Road, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service, 5. Mr Nabamita Chatterjee, Son of Late Saurindra Mohan Chatterjee, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service

Indetified by Mr ASHIS HALDER, , , Son of Late KHOKAN HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 09-01-2023 by Mr Biswaroop Mazumder, PARTNER, Ms Balaji Inc (Partnership Firm), 35, Lake Avenue, City:- Not Specified, P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr ASHIS HALDER, , , Son of Late KHOKAN HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-01-2023 by Mr Rudranil Sanyal, PARTNER, Ms Balaji Inc (Partnership Firm), 35, Lake Avenue, City:- Not Specified, P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr ASHIS HALDER, , , Son of Late KHOKAN HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-01-2023 by Mr Rudranil Sanyal, SOLE PROPRIETOR, Ms Narayana Enterprise (Sole Proprietorship), 20/28, Netaji Subhas Chandra Bose Road, City:- Not Specified, P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr ASHIS HALDER, , , Son of Late KHOKAN HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**On 10-01-2023**

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

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

### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 08/01/2023 1:11PM with Govt. Ref. No: 192022230244948378 on 08-01-2023, Amount Rs: 21/-, Bank: SBI  
EPay ( SBlePay), Ref. No. 8234356437312 on 08-01-2023, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 168846, Amount: Rs.100.00/-, Date of Purchase: 09/01/2023, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 08/01/2023 1:11PM with Govt. Ref. No: 192022230244948378 on 08-01-2023, Amount Rs: 39,920/-, Bank: SBI  
EPay ( SBlePay), Ref. No. 8234356437312 on 08-01-2023, Head of Account 0030-02-103-003-02



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1603-2023, Page from 18138 to 18170**

**being No 160300387 for the year 2023.**



**(Debasish Dhar) 2023/01/10 04:01:36 PM**

**DISTRICT SUB-REGISTRAR**

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

**West Bengal.**

**(This document is digitally signed.)**