

I-9453/23

09/07/23

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 547103

31/07/2023  
2001793750/2023

Certified that the document is authentic and the signature is genuine. The signature is not the part of the document.

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT is made on this <sup>31<sup>st</sup></sup> day of

July....., Two Thousand and Twenty-three (2023)

**BETWEEN**

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72862

ANIRBAN GHOSH  
ADVOCATE  
HIGH COURT, CALCUTTA

NAME: HIGH COURT  
ADD:  
Rs.  
22 JUN 2023  
SURANJAN MUKHERJEE  
Licensed Stamp Vender  
C.C. Court  
2 & 3, K. S. Roy Road, Kol-1

22 JUN 2023  
22 JUN 2023



Rohit Dhor  
3/0, Lake R. Dhor  
407 Najar  
Kol-75

District Sub-Registrar IV  
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- (1) **ARUN MUKHERJEE** (PAN: AXBPM7775Q) (Aadhaar No. 951218287892), son of Late Lalit Mohan Mukherjee, by faith-Hindu, by occupation- service, by Nationality-Indian, residing at 1, Ramkrishna Lane, Dhakuria, Kolkata - 700031 (2) **BABLU MUKHERJEE** (PAN: AGYPM2160M) (Aadhaar No. 330747729726), son of Late Lalit Mohan Mukherjee, by faith-Hindu, by occupation-service, by Nationality-Indian, residing at 1, Ramkrishna Lane, Dhakuria, Kolkata - 700031 (3) **SUDIPTA MUKHERJEE** (PAN: AWYPM0832E) (Aadhaar No. 326842059709), son of Late Lalit Mohan Mukherjee, by faith-Hindu, by occupation- business, by Nationality-Indian, residing at 1, Ramkrishna Lane, Dhakuria, Kolkata - 700031, (4) **Smt. Ratna Banerjee** (PAN: BDFPB4623M) (Aadhaar No. 321532406379) daughter of Late Lalit Mohan Mukherjee, by faith-Hindu, by occupation- housewife, by Nationality-Indian, residing at 6C, Station Road, Dhakuria, Police Station - Lake, Kolkata - 700031 and (5) **Smt. Swapna Chatterjee** (PAN: AISPC1529N) (Aadhaar No. 248920136425) daughter of Late Lalit mohan Mukherjee, by faith-Hindu, by occupation- housewife, by Nationality-Indian, residing at 8, Mukherjee Para Lane, Dhakuria, Post Office - Dhakuria, Police Station - Kasba, Kolkata - 700031





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hereinafter called and referred to as the **FIRST PARTIES/OWNERS** (which terms or expression shall unless excluded by or repugnant to the context shall be deemed to mean and include their respectively heirs, executors, administrators, successor, legal representatives and assigns) of the **FIRST PART**.

**AND**

**AAMAR BARI**, (PAN: ABLFA6754B) a Development concern having it's office at 64B, Tanupukur Road, Ground Floor, P.O. Dhakuria, P.S. Kasba now Garfa, Kolkata - 700031 represented by its Partners (1) **SUBRATA BOSE** (PAN: AHRPB1107D) (Aadhaar No. 8884 1103 3734) son of Late Subhash Chandra Bose, by faith-Hindu, by occupation- Business, by Nationality-Indian, residing at 64B, Tanupukur Road, P.O. Dhakuria, P.S. Kasba now Garfa, Kolkata - 700031 and (2) **JAGONNATH HALDER**, (PAN: ABIPH8699H) (Aadhaar No. 8339 8245 6923) son of Sri Shiboram Halder, by faith-Hindu, by occupation- Business, by Nationality-Indian, residing at 15R, Telipara Lane, P.O. Dhakuria, P.S. Kasba now Garfa, Kolkata - 700031, hereinafter called and referred to as the **SECOND PARTY/DEVELOPERS** (which terms shall unless excluded by or repugnant to the context be deemed to include it's



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respective executors, administrators, representatives and assigns)  
of the **SECOND PART.**

**WHEREAS** originally one Parbati Charan Mukherjee, since deceased was the owner of land measuring about 4 Cottahs 20 sq. ft. at premises 1, Ramkrishna Lane, Dhakuria, Kolkata - 700031. Presently physical measurement of the land is 3 cottahs 15 chittacks 40 sq. ft. approximately.

**AND WHEREAS** during the course of time, the aforesaid land devolved upon Nalini Kanta Mukherjee alias Lalit Mohan Mukherjee, since deceased, only legal heir of Late Parbati Charan Mukherjee.

**AND WHEREAS** while being in peaceful possession and enjoyment of the aforesaid land, the said Nalini Kanta Mukherjee alias Lalit Mohan Mukherjee executed a Deed of Declaration dated 07.07.1967 being No. 4967 of 1967, registered at S.R.-Alipore regarding devolution of title of the property in his favour and clear demarcation of the land.

**AND WHEREAS** thereafter the aforesaid Nalini Kanta Mukherjee alias Lalit Mohan Mukherjee died intestate on 17.02.1986 and his wife Pushpa Mukherjee also died intestate on 18.09.2018 leaving



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behind their three sons namely Arun Mukherjee, Bablu Mukherjee and Sudipta Mukherjee and two married daughters namely Smt. Ratna Banerjee and Smt. Swapna Chatterjee as their only legal heir who jointly inherited the aforesaid land by operation of Law of Succession.

**AND WHEREAS** thereafter on 10.09.2022, the aforesaid Arun Mukherjee, Bablu Mukherjee, Sudipta Mukherjee, Smt. Ratna Banerjee and Smt. Swapna Chatterjee jointly executed one Registered Boundary Declaration. The said Deed of Declaration was registered at the office of A.R.A.-IV, Kolkata and recorded in book No. I, volume No. 1904-2022, pages 922307 to 922322, being No. 14578 of 2022.

**AND WHEREAS** the said Arun Mukherjee, Bablu Mukherjee, Sudipta Mukherjee, Smt. Ratna Banerjee and Smt. Swapna Chatterjee now thus being the owners of all that the old dilapidated structure together with the landed property measuring more or less 3 cottahs 15 chittacks 40 sq. ft. on which the aforesaid old dilapidated structure is standing thereon, lying and situate at premises 1, Ramkrishna Lane, Dhakuria, P.S. Kasba now Garfa, Kolkata - 700031, within the limits of Ward No. 92 of Kolkata Municipal Corporation under Assessee No.



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210921800010 while seized and possessed thereof more fully described in the Schedule-"A" hereunder written confirms:-

A. The Owners are seized and possessed of and is otherwise well and sufficiently and fully to the exclusion of all conceivable party, parties, person or persons or any other entity be in Kolkata or anywhere entitled to the said Schedule -"A" property together with rights, title and interests thereof is in enjoyment of the same peacefully, freely absolutely and without any interruption from any corners before and after mutating their names in the records of Kolkata Municipal Corporation and on payment of up to date taxes.

B. The Owners declare that the said property is absolutely free from all and any manner of lis-pendens, attachments, charges, liens, claims, encumbrances, trusts, mortgages and any collateral security whatsoever. Further it has not been notified to be acquired or requisitioned by the Government or any statutory bodies and no portion is affected by any alignment or any other scheme.



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- C. The Owners above named intend to develop the said property by construction of a multistoried building thereon. But due to lack of facilities i.e. resources and other personal difficulties, the Owners are not in a position to materialize their desire and as such requested the Developer to undertake development work of the said property. The owners shall cooperate with the parties of the second part till the completion of the new development in the said property.
- D. The Owners and the Developer after deliberations and negotiations and after their satisfaction as to the Developer, hereinabove referred to as the second party and the Owners have agreed to enter into this agreement for development/construction/reconstruction of the said property by building multistoried building with several residential flats of different shapes and sizes for mutual benefits of both the owners and developer abovenamed.
- E. The Owners intend to take five (5) nos. of self contained residential flats with all fittings and fixtures measuring 500 sq. ft. more or less each including built-up area morefully



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being three (3) nos. of flat in the entire first floor , one (1) no. of flat in the third floor north-east corner and one (1) no. of flat in the fourth floor north-east corner and 50% construction on the ground floor along with a non-refundable amount of Rs. 21,00,000/- (Rupees Twenty one Lakhs).

- F. The Owners undertakes to indemnify and keep the Developer or its nominees, indemnified against any and every form/part of third party claim, action and demand whatsoever that may arise due to defect in title relating the said Schedule -"A" property.
- G. The parties abovenamed deem it expedient to put into writing the terms and conditions agreed between the parties hereto and

**NOW THEREFORE THIS AGREEMENT WITNESSETH** as follows:-

#### **ARTICLES-1: DEFINITION**

Unless repugnant to the subject or context thereof, the following expression herein used shall carry the meanings hereunder respectively assigned to them namely :-



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- 1) **SAID PROJECT** shall mean in all respect the Schedule -"A" property hereof in place of which the said multistoried building to be constructed as hereby proposed and to be sanctioned by the Kolkata Municipal Corporation.
- 2) **DEVELOPER** shall mean the development concern herein above as the parties to the Second Part hereof.
- 3) **BUILDING** shall mean the G+4 building and structures to be constructed in place of old dilapidated structure on the landed property measuring more or less 3 cottahs 15 chittacks 40 sq. ft. together with a structure standing thereon, lying and situate at premises 1, Ramkrishna Lane, Dhakuria, P.S. Kasba now Garfa, Kolkata - 700031, within the limits of Ward No. 92 of Kolkata Municipal Corporation under Assessee No. 210921800010 as per the plan so to be sanctioned by the Kolkata Municipal Corporation.
- 4) **COMMON FACILITIES** shall include roads, water pipes, service lines, drains, sewers and electric and telephone wiring, corridors, passage ways, stair case, open spaces and other places and facilities whatsoever appurtenant to the



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said property, to be used and enjoyed by the owner of the apartments.

- 5) **SANCTIONED PLAN** shall mean the plan or plans to be sanctioned by the Kolkata Municipal Corporation (in short, K.M.C.) and/or other body or authority concerned with the sanction of the construction plans for constructions of building/buildings at the said premises no. 1, Ramkrishna Lane, Dhakuria, P.S. Kasba now Garfa, Kolkata - 700031, within the limits of Ward No. 92 of Kolkata Municipal Corporation under Assessee No. 210921800010, shall include any fresh plan and/or amendments thereto and/or modifications therein made or caused to be made by the developer from time to time after notifying an in consultaion with first part in so far as their i.e. the owners' interest is concerned.
- 6) **MAINTENANCE ORGANISATION** shall mean forming a Society or Syndicate or Association or Company to maintain the said multistoried building.
- 7) **USEABLE PLACE** shall mean space in the aforesaid multistoried building hereinafter to be constructed in



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pursuance of this development agreement available for independent use and occupation after making due provisions for common facilities and space required thereof.

- 8) **OWNERS' ALLOCATION** shall mean a self contained five (5) nos. of self-contained 2 Bedrooms, 1 Kitchen cum dining, 1 balcony and 1 toilet residential flat with all fittings and fixtures measuring 500 sq. ft. more or less each including built up area morefully being three (3) nos. of flat in the entire first floor, one (1) no. of flat in the third floor north-east corner and one (1) no. of flat in the fourth floor north-east corner and 50% construction on the ground floor along with a non-refundable amount of Rs. 21,00,000/- (Rupees Twenty one Lakhs) in the manner that Rs. 6,00,000/- at the time of execution of this Development Agreement and the rest amount of Rs. 15,00,000/- on the date of handing over possession to the Owners as mentioned in Schedule -"B" hereof.
- 9) **DEVELOPER'S ALLOCATION** shall mean the balance of the space/flats in the new multistoried building as mentioned in Schedule -"C" hereof after providing the Owner's Allocation.



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- 10) **ADVOCATE** shall mean **SRI ANIRBAN GHOSH**, Advocate High Court, Calcutta.
- 11) **FORCE MAJEURE** shall mean and include flood, earthquake, riot, war, storm, tempest, labour trouble, civil commotion strike lock out, COVID pandemic and any act or omission beyond the control of the developer but not intentionally incited and/or created by the developer to the detriment of the owners.

#### **ARTICLE-II: CONSIDERATION**

1. That the subject of this deed between the owners and the developer are the said property more fully mentioned and described, in the Schedule -"A" hereunder written for utilizing the same for construction/reconstruction of the building/buildings and/or structures on a 50:50 sharing basis.
2. That the Owners does hereby grant consent to the Developer to develop the said property and to construct multistoried building on the said property at cost and expenses at the Developer subject to the terms and conditions mentioned hereunder.



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3. That the Developer shall construct the new multistoried building in place of the Schedule -"A" property according to sanction of plan or revised plan by the Kolkata Municipal Corporation.
4. That the Developer undertakes to construct the new building after demolition of old structure of the said premises out of its own funds and/or other resources and shall construct multi storied building as per sanction plan to be issued by the Kolkata Municipal Corporation.
5. That on completion of the proposed building and in consideration of this agreement the Owners shall be handed over five (5) nos. of self-contained 2 Bedrooms, 1 Kitchen cum dining, 1 balcony and 1 toilet residential flats with all fittings and fixtures measuring 500 sq. ft. more or less each including built up area morefully being three (3) nos. of flat in the entire first floor, one (1) no. of flat in the third floor north-east corner and one (1) no. of flat in the fourth floor north-east corner and 50% construction on the ground floor along with a non-refundable amount of Rs. 21,00,000/- (Rupees Twenty one Lakhs) more fully mentioned and described in the Schedule -"B" hereunder written while the



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Developer shall be entitled to the rest of the portions as described in the Schedule -"C" property hereof and shall be entitled to realize the constructions cost, expenses and profit from the owner hereof by selling the Developer allocated Schedule -"C" property to the intending buyers of the newly constructed flats or rooms or other portions of Schedule -"C" property of the said constructed building.

6. That the owners shall have no objection that after demolition of the old structure, all scraps shall be sold by the Developer and the owners shall not have any claim of share from there at.
7. That the owners shall have no objection if the developer shall construct additional floor/floors, all subject to the structural stability of the aforesaid multi-storied building as it may be approved by the Kolkata Municipal Corporation.
8. That the owners shall have no claim in respect of any FAR beyond the floors as per sanctioned plan of K.M.C. in the proposed building to be constructed at premises being No. 1, Ramkrishna Lane, Dhakuria, P.S. Kasba now Garfa, Kolkata - 700031, within the limits of Ward No. 92 of



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Kolkata Municipal Corporation under Assessee No.  
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9. The members of Owners Association, so to be formed, shall mutate their names in the corporation records in respect of their respective flats in the newly constructed building and shall bear and pay regularly all rates and taxes, outgoing maintenance charges in respect of their purchased or occupied flats and common areas and shall pay proportionate share of taxes, outgoing maintenance charges to the Kolkata Municipal Corporation.
10. The construction of the building shall be completed in every respect by the Developer within a period of 24 months from getting the sanction plan from Kolkata Municipal Corporation, but not later than 30 months from the date of execution of this agreement. Upon completion of construction in terms of the plans sanctioned by the Kolkata Municipal Corporation, the Developer shall take steps to obtain the completion certificate in respect of the proposed new multistoried building from Kolkata Municipal Corporation.



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11. That for any reason whatsoever, if the Developer fails to obtain the sanction plan from Kolkata Municipal Corporation, within 6 months from the date of signing this agreement, then this agreement will lapse automatically and the owners will be free to proceed to engage with anyone for developing/ reconstruction/renovation/sale/transfer etc. of the said premises. If for no lapse/failure on the part of the developer the agreement lapses, then the owners would be bound to return the advances/deposits etc. that has passed to the owners as part consideration.

**ARTICLE - III: BUILDING/CONSTRUCTION**

1. That the Developer shall construct and complete the proposed multistoried building by utilizing standard building materials as follows :-

**STRUCTURE AND FOUNDATION** :- Building designed on R.C.C. Foundations confirming to national Building Code Rules of Concerning Authority or as per sanction plan floor and design.



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**FLOOR & SKIRTING** :- All bed rooms and dining will be made by good quality Vitrified Floor tiles with 4" skirting dado for common areas.

**TOILETS** :- Toilets will be provided with branded PVC pipe for general water supply from over head tank with water connection from reasonable source. One standard white basin, one white Indian commode for toilet and walls have glazed tiles upon 6'-0" height all around and flooring will be of non skit tiles.

**KITCHEN** :- Kitchen will have granite kitchen top/table with glaze tiles upto 3 ½ ft over and above the skirting's and provision a cut round shape on the wall or exhaust fan. Kitchen floors shall be of non skit tiles.

**DOORS & DOORS FRAMES** :- All doors will have wooden frame and Flush door 30 mm. Entrance door of the flat shall be made of flush door with decorated lamination.

**WINDOWS FRAUS & GRILLS:-** All windows frame shall be made of aluminium sliding with shutters along with M.S. Grills Guard Bar of suitable design, clear sheet Glass.



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**INTERNAL WALLS:-** Plaster walls finished with wall putty, Bricks works will be done 8" thickness for external and 3" for partition walls.

**EXTERNAL WALLS :-** External walls to be two coated with water proof weather coat paint.

**ELECTRICAL WIRING :-** All concealed wiring in every rooms, toilet, kitchen, living - cum - dining and verandah.

**BED ROOM :-**

1. One bracket light point.
2. One tube - light, point.
3. One ceiling fan point.
4. One night lamp point.
5. One 6 pin plug point on switch board.

**LIVING/DINING :-**

1. One tube-light point.
2. One bracket light point.
3. One ceiling fan point.
4. One 5 AMP, point.
5. One 5 pin plug point on switch Board.
6. One T.V. Antenna concealed pipe line layout only.



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7. One Electric Call bell attached at Flat entrance.

**TOILET & KITCHEN :-**

1. One Ex-fan point.
2. One light point.
3. One Geyser point in the main toilet.
4. One 15 Amp. Power point in kitchen.
5. One 15 Amp. Refrigerator point in kitchen

Anything extra is demanded by the Owners or intending Purchaser/s apart from the technical specification given as aforesaid that shall be made or done by the cost of the owner or intending purchaser/s payable in advance according to the market price.

2. That the Developer hereby authorized and empowered in relation to the said construction in so far as may be necessary to apply and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other materials allocable to the owner for the construction of the said proposed building and similar to apply for and obtain temporary and/or permanent connection of water electricity, power, gas and other inputs and facilities required for the construction or enjoyment of the building for which the



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owners will execute a Development Power of Attorney in favour of the Developer and/or its nominee or nominees and all such Power of Attorney and other authorities, as shall be required by the Developer for the purpose of construction and allied job and the owner shall also sign all such application and other legal documents after consultation with their lawyers as shall be required for the purpose or otherwise or in connection with the construction of the proposed building from time to time.

3. That the owners shall not interfere with or obstruct in any manner the execution and completion of work of development and construction on the land or premises No. 1, Ramkrishna Lane, Dhakuria, P.S. Kasba now Garfa, Kolkata - 700031, within the limits of Ward No. 92 of Kolkata Municipal Corporation under Assessee No. 210921800010, unless it is not according to the law.

#### **ARTICLES - IV : OWNERS OBLIGATIONS**

1. That until completion of all the formalities, the owners shall permit the developer and their representatives to have access to those premises for soil testing, mapping and other



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necessities for Development and construction of the said property at the cost of the developer.

2. That all taxes due and payable in respect of the said property shall be paid by the owner till the date of execution and registration of the development agreement. In case the developer makes any payment in lieu of taxes due, according to the conditions mentioned herein above then the same shall be adjusted with the consideration amount.
  
3. That the owners shall not revoke or cancel this agreement provided the Second Part (Developer) knowingly or unknowingly does not violate the agreement to the prejudice of the owners. The owners undertake not to transfer, mortgage, charge or Lease or in any way encumber the said Property or land which is the subject of this agreement, during the period of construction and till the date of delivery of the Owners Allocation, if by any act or omission on the part of the owners. The Developer are prevented or obstructed from carrying out the purpose of this agreement on the work of development and construction at the said building/ buildings then the owners shall be responsible for indemnifying the developer against all expenses charges and





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the claim to be determined in accordance with law. However, such undertaking will stand only if all terms and conditions set in this agreement are adhered to and fulfilled by the developer.

4. That the owners shall have no objection if the developer, in order to construct the building takes loan from any financial concern without encumbering the said property. The owners will not be responsible to repay any such loan amount.
5. That in respect of the ultimate roof right in the proposed building all the intending flat purchaser/s shall have right according to their proportionate ratio/share.
6. The owners shall supply and handover all the relevant documents including the mother deed of conveyance/s to the developer to enable the developer to draw the proposed plan and to proceed with the development work.

#### **ARTICLES-V: DEVELOPER'S OBLIGATIONS**

1. The developer shall complete the proposed construction upon the land of the said premises within 24 (twenty four) months, from the date of sanction plan. That the developer



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may extend the said time for 6 (six) months only due to any unavoidable circumstances. Otherwise the owners have liberty to cancel this agreement after expiry of the stipulated period or such extended period as aforesaid. The developer shall submit the proposed plan within 6 (six) months from the date of execution of this agreement.

2. That the developer shall raise the construction upon land of the said premises at their own cost and expenses and the developer, shall have liberty to construct the proposed building by engaging any contractor sub-contractor and/or by engaging any other construction company.
3. That the developer shall during the aforesaid 24 months of construction time or delayed time as mentioned above shall provide dwelling (reasonable and commensurate) accommodation to the owners at the developer's cost and expenses.
4. That after the completion of the project, the Developer shall at the first instance transfer/allot the owners their portion of the completed flats before allotting flats to the prospective purchasers.



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5. That the Developer shall undertake to deal with the liability of the existing tenants in the aforesaid property/project premises by whatsoever terms of lawful settlement they may arrive at with the said tenants, which shall be adjusted from the owners allocation.

**ARTICLE-VI: RIGHTS**

1. That the developer will have right of assigning those right under this agreement in favor of any persons, firms, company or association subject to the confirmation of the owners.
2. The developer shall be entitled to occupy and use the premises Subject to the terms of this agreement for the duration of the project. The developer shall be entitled to use the said premises for setting up a temporary site office and/or quarters for its guard and other staff and shall further be entitled to put up sign board and advertisement in the Project.
3. Upon being inducted into the premises the developer shall be at liberty to do all works as is required for the project and to utilize the existing electricity and water, if any in the



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premises at the developer's own costs and expenses. The developer shall have the right to obtain temporary connection of utilities for the project and the owners shall sign and execute all lawful papers and documents necessary by the concerned authorities for such utilities required therefore in the interest of the project. In such circumstances, the owners may if they so desire consult their lawyers if need be before signing such documents.

4. The Developer will be entitled to make publicity and advertisement in all possible and lawful manner for their commercial benefit in regards to the developed project.

#### **ARTICLE-VII : RESTRICTIONS**

The owners as well as the developer shall abide by all Bye Laws, Rules and Regulations of the associations or society that may be formed in the due course.

#### **ARTICLE-VIII: DEFAULT**

The owners and developer shall not be considered to be in breach of any obligations hereunder to the extent that the performance of



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the relevant obligation are prevented by the existence of force Majeure.

**ARTICLE - IX HOLDING ORGANISATION/ASSOCIATION**

1. That the intending purchaser/s or occupier/s jointly form a society or other body herein called the (maintenance organization) to take charge of the management of the proposed building's common facilities and the up-keep and maintenance thereof and such maintenance organization shall be authorized to do and enter any lawful act, deeds, matter and thing as shall or may be required for the maintenance and up-keep of the common facilities of buildings for their mutual benefits.
2. That the intending purchaser/s and/or shall take the flats/spaces in the proposed multistoried building subject to their agreeing to maintenance of common services and for payment of charges for common services like estate management, repairs, etc, and subject to the terms of occupancy.





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3. That till a society, association or any other appropriate body is formed in respect of the proposed multistoried building by the flat holders the responsibility for running common facilities and services, maintenances of the building shall lie upon the flat owners of respective flats in the new multi storied building .
4. The owners hereby declare that the said property is free from all encumbrances and any manner of impendence attachments, charges, liens or mortgages whatsoever and the owner hereby undertakes to indemnify and keep indemnified the developer from and against any and all actions, charges, claims, encumbrances and mortgages or any third party rights whatsoever legally made out in the said property.
5. The owners hereby undertake that the developer shall be entitled to construct and complete the building on the property and according to provisions of Kolkata Municipals Corporation and assign the flats to any party or parties without any interference from the owner or any person claiming in the said building and the owner further undertakes to indemnify and keep indemnified the developer



District Sub-Registrar IV  
Registrar U/S 7(12) of  
Registration 1908  
Alipore, South 24 Parganas

31 JUL 2023

from and against all losses, damage, costs, charges and expenses incurred as a result of any breach of the undertaking on the part of the owners.

**ARTICLES-X: TRANSFER**

1. That it is hereby agreed by and between the parties hereto that the developer shall have the exclusive rights to negotiate, enter into agreement and receive consideration in advance from the prospective buyers, intending holder/ occupier of flats/space in the said proposed building for the allotted portion/portions of the developer and the developer shall have absolute right to sale the aforesaid flats in respect of its shares to the intending purchasers by executing necessary deed of conveyance.
2. That the money whichever be received by the developer for such sale and/or transfer or right of the developer's allocation will be exclusive money of the developer towards the cost, expenses of construction and business profit.
3. That the owner hereby agrees to execute a Registered Power of Attorney in favour of the developer or its nominee at the cost of the developer as the case may be to convey, sale and



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

31 JUL 2023



transfer, the flats/spaces in respect of the proposed building to the allottees or to such other person/persons, who may be nominated by the developer in that regard, in such part or parts as the developer shall desire.

**ARTICLE-XI: MISCELLANEOUS**

1. That no charges, modifications or alterations to this agreement shall be done without the written consent of the owner and the written consent of the developer.
2. That the owners and the developer undertake not to do any act which may in any manner contravene the terms of this agreement in respect of the property.

**ARTICLE-XII: JURISDICTION**

Only the Civil Court having territorial and pecuniary Jurisdiction over the property to try and entertain any matter arising out of these presents and/or in pursuance of these presents.



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**SCHEDULE OF THE PROPERTY - "A"**

**ALL THAT** the old dilapidated structure on the landed property measuring more or less 3 cottahs 15 chittacks 40 sq. ft. together with a structure standing thereon, lying and situate at premises 1, Ramkrishna Lane, Dhakuria, P.S. Kasba now Garfa, Kolkata - 700031, within the limits of Ward No. 92 of Kolkata Municipal Corporation, Borough X, under Assessee No. 210921800010 which is butted and bounded as follows:

- ON THE NORTH : by R.N. Das Road (KMC Road)  
ON THE SOUTH : by Premises No. 2/1 Ramkrishna Lane  
ON THE EAST : by Premises no. 86/1, R. N. Das Road  
ON THE WEST : by Ramkrishna Lane (KMC Road)

**SCHEDULE - "B" OWNERS' ALLOCATION**

**ALL THAT** the Owners shall be allotted five (5) nos. of self contained residential flat with all fittings and fixtures measuring 500 sq. ft. more or less each including built up area morefully being three (3) nos. of flat in the entire first floor, one (1) no. of flat in the third floor north-east corner and one (1) no. of flat in the fourth floor north-east corner and 50% construction on the ground floor along with a non-refundable amount of Rs. 21,00,000/- (Rupees Twenty one Lakhs).



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Alipore, South 24 Parganas

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**SCHEDULE -C 'DEVELOPER'S ALLOCATION'**

**ALL THAT** the Developer shall be entitled to have the right of the areas of the said constructed building except the part of owners' allocation of the proposed building mentioned in Schedule - "B" above at premises No. 1, Ramkrishna Lane, Dhakuria, P.S. Kasba now Garfa, Kolkata - 700031, within the limits of Ward No. 92 of Kolkata Municipal Corporation under Assessee No. 210921800010.

**MEMO OF PAYMENT**

Received from the within named Developer the said sum of Rs. 6,00,000/- (Rupees Six Lacs) only being the part of total monetary consideration as per memorandum below :

Sl. No.	Bank	In favour of	Cheque/ Draft No.	Date	Amount
1.	HDFC Bank Ltd.	Ratna Banerjee	000611	31.07.23	1,20,000/-
2.	HDFC Bank Ltd.	Swapna Chatterjee	000612	DO	1,20,000/-
3.	HDFC Bank Ltd.	Arun Mukherjee	000613	DO	1,20,000/-
4.	HDFC Bank Ltd.	Bablu Mukherjee	000614	DO	1,20,000/-
5.	HDFC Bank Ltd.	Sudipta Mukherjee	000615	DO	1,20,000/-

Bablu Mukherjee

Signature of Owners :

① Ratna Banerjee  
Swapna Chatterjee

Arun Mukherjee  
Bablu Mukherjee  
Sudipta Mukherjee





District Sub-Registrar  
Registrar U/S 7 (2) of  
Registration Act  
South 24 Parganas

31 JUL 2023

**IN WITNESS WHEREOF** WE, the owners have hereunto set and subscribed our hands and seal on this the        day of July, 2023 in presence of the following witnesses in good health, sound mind, without any undue influence, provocation, whatsoever from any corner.

SIGNED SEALED AND DELIVERED

by the Owners in the presence of:

1. Swapna Halder  
51-Swinhoe lane Kasba  
Kolkata-700042

2. Rahul Dhor  
14/10/1 Najar.  
kol-75

1. Ratna Banerjee  
2. Swapna Chatterjee  
3. Arun Mukherjee  
4. Balaji Mukherjee  
5. Sudipta Mukherjee.

Signature of the Owners

SIGNED SEALED AND DELIVERED by  
the DEVELOPER in the presence of:

1. 14/10/1

2. Rahul Dhor

AAMAR BARI

1. Inbanta Bose      Jagannath Halder  
Partner              Partner  
2.

Signature of the Developer

Drafted & prepared by me

Anirban Ghosh

Advocate

High Court, Calcutta

Kolkata- 700 001

Enrolment No. : WB/1778/2010



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

**31 JUL 2023**





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right hand					

Name RATNA BANERJEE

Signature Ratna Banerjee



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right hand					

Name SWAPNA CHATTERJEE

Signature Swapna Chatterjee



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Name ARUN MUKHERJEE

Signature Arun Mukherjee



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right hand					

Name BABLU MUKHERJEE

Signature Bablu Mukherjee



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Anpara, South 24 Parganas

**31 JUL 2023**

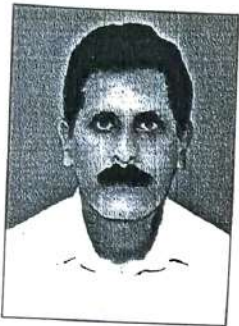




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right hand					

Name SUDIPTA MUKHERJEE

Signature Sudipta Mukherjee



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Name SUBRATA BOSE

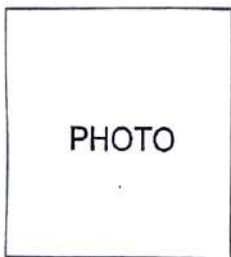
Signature Subrata Bose



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Name JAGANNATH HALDER

Signature Jagannath Halder



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right hand					

Name .....

Signature.....



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

**31 JUL 2023**



सत्यमेव जयते

Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	2001793750/2023	Office where deed will be registered
Query Date	16/07/2023 12:34:41 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 8981314794, Status :Deed Writer	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 6,00,000/-]	
Set Forth value	Market Value	
Rs. 1/-	Rs. 94,33,593/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,021/- (Article:48(g))	Rs. 6,021/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ramkrishna Lane, , Premises No: 1, , Ward No: 092, Pin Code : 700031

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 15 Chatak 40 Sq Ft	1/-	94,33,593/-	Width of Approach Road: 20 Ft.,
Grand Total :				6.5885Dec	1/-	94,33,593 -/-	

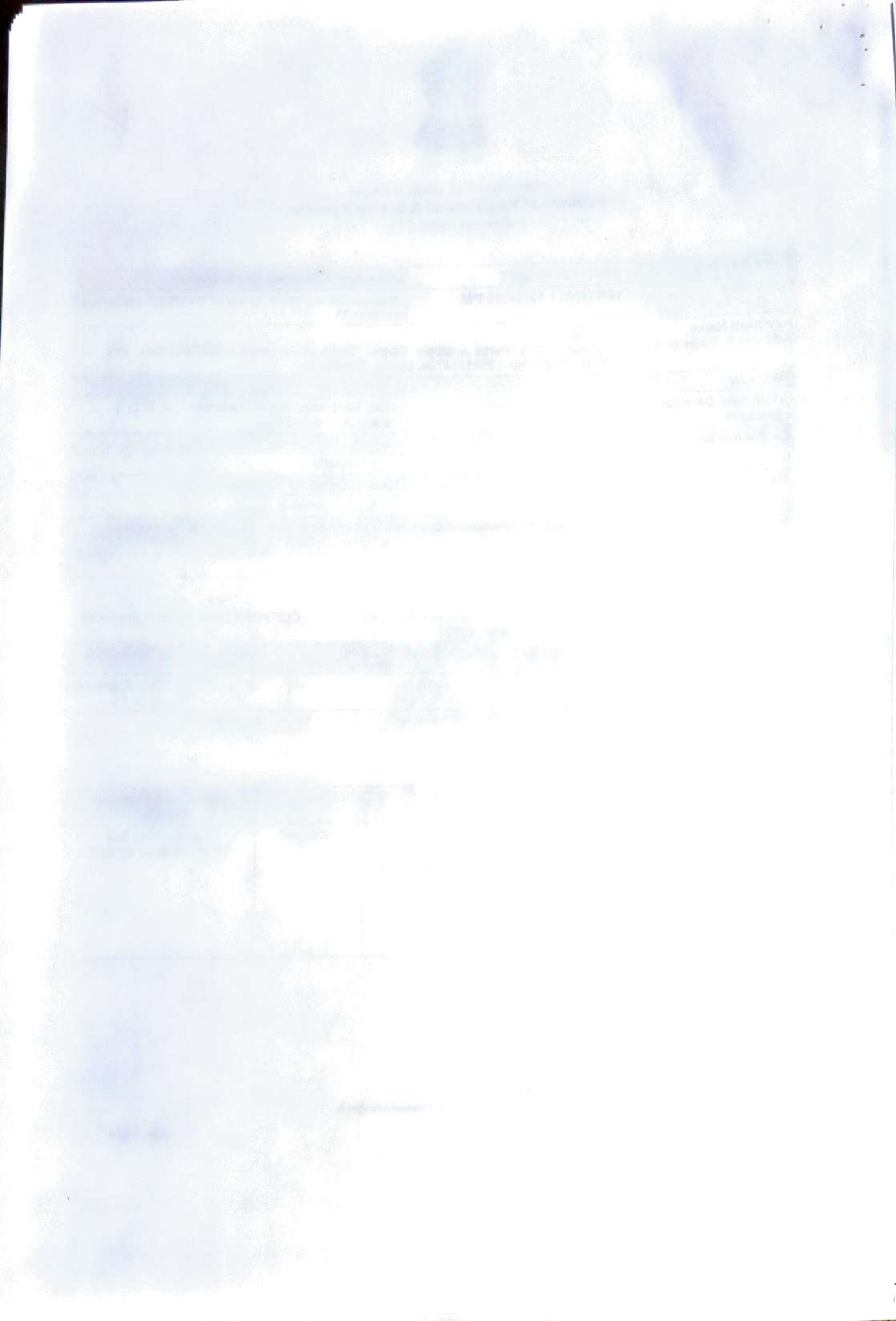
**Land Lord Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Arun Mukherjee Son of Late Lalit Mohan Mukherjee, 1, Ramkrishna Lane, Dhakuria, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. axxxxxxx5q, Aadhaar No.: 95xxxxxxx7892, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2001793750 of 2023, Printed On : Jul 31 2023 11:13AM, Generated from wbregistration.gov.in





2	Bablu Mukherjee Son of Late Lalit Mohan Mukherjee, 1, Ramkrishna Lane, Dhakuria, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. agxxxxx0m, Aadhaar No.: 33xxxxxxxx9726, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Sudipta Mukherjee Son of Late Lalit Mohan Mukherjee, 1, Ramkrishna Lane, Dhakuria, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. awxxxxx2e, Aadhaar No.: 32xxxxxxxx9709, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Smt Ratna Banerjee Daughter of Late Lalit Mohan Mukherjee, 16, Station Road, Dhakuria, City:- , P.O:- Dhakuria, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No.: 32xxxxxxxx6379, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	Smt Swapna Chatterjee Daughter of Late Lalit Mohan Mukherjee, Dhakuria, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. aixxxxx9n, Aadhaar No.: 24xxxxxxxx6425, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Developer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	AAMAR BARI ( Partnership Firm ) .64B, Tanupukur Road, Ground Floor, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 PAN No. abxxxxx4b, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Subrata Bose Son of Late Subhash Chandra Bose 64B, Tanupukur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ahxxxxx7d , Aadhaar No.: 88xxxxxxxx3734	AAMAR BARI (as Partner)
2	Jagonnath Halder Son of Shri Shiboram Halder 15R, Telipara Lane, City:- , P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. abxxxxx9h , Aadhaar No.: 83xxxxxxxx6923	AAMAR BARI (as Partner)





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Date	Description	Amount
1912	Jan 1	100.00
1913	Jan 1	100.00
1914	Jan 1	100.00
1915	Jan 1	100.00
1916	Jan 1	100.00
1917	Jan 1	100.00
1918	Jan 1	100.00
1919	Jan 1	100.00

**Identifier Details :**

Name & address
Mr Rahul Dhar Son of Late Ranjit Dhar Ajoynagar, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Arun Mukherjee, Bablu Mukherjee, Sudipta Mukherjee, Smt Ratna Banerjee, Smt Swapna Chatterjee, Subrata Bose, Jagannath Halder

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Arun Mukherjee	AAMAR BARI-1.31771 Dec
2	Bablu Mukherjee	AAMAR BARI-1.31771 Dec
3	Sudipta Mukherjee	AAMAR BARI-1.31771 Dec
4	Smt Ratna Banerjee	AAMAR BARI-1.31771 Dec
5	Smt Swapna Chatterjee	AAMAR BARI-1.31771 Dec

**Owner and Land or Building Details as received from KMC :**

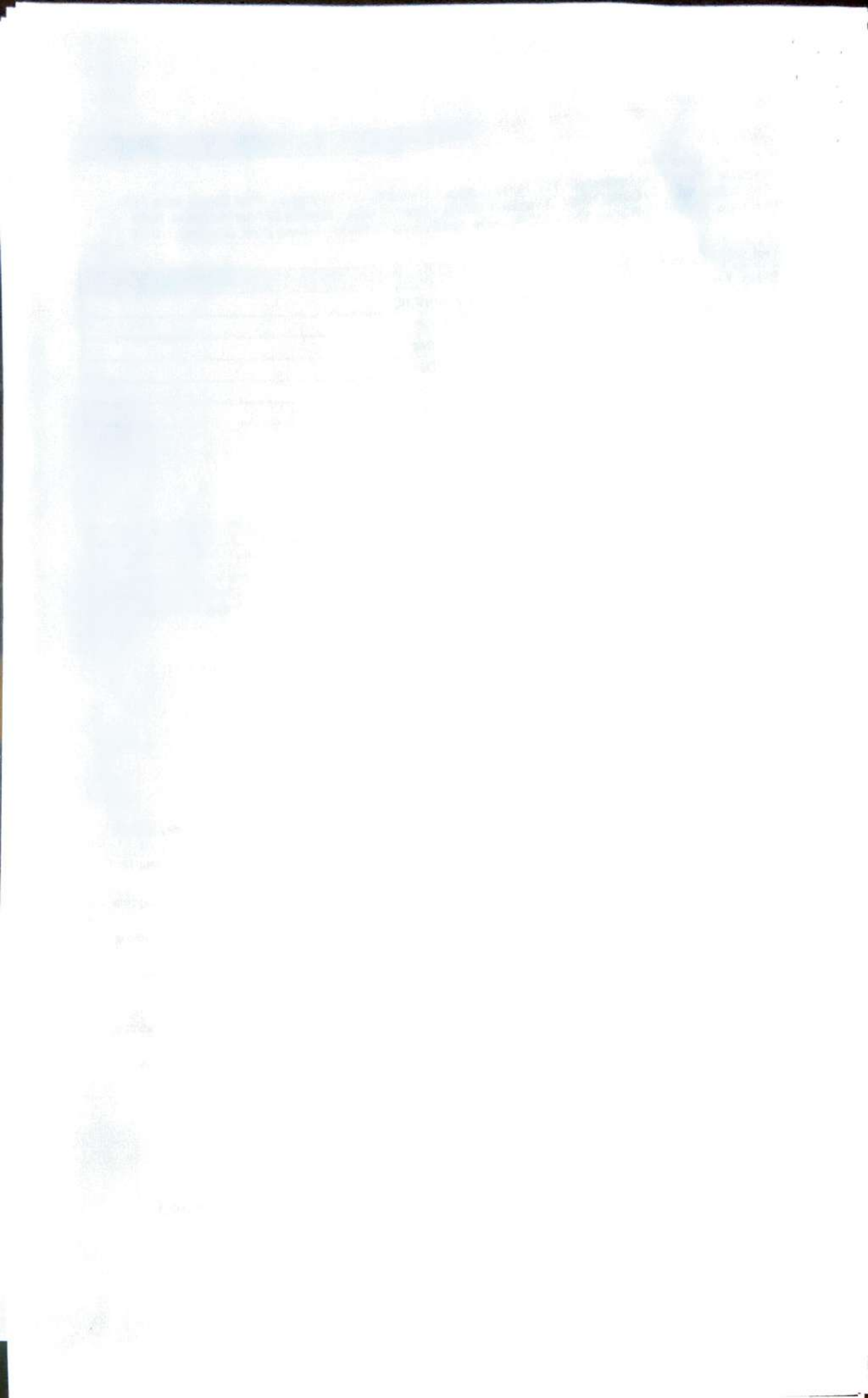
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 210921800010 Premises No. : 1 Ward No. : 092 Street Name : RAM KRISHNA LANE	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : ARUN MUKHERJEE, BABLU MUKHERJEE, SUDIPTA MUKHERJEE , RATNA BANERJEE, SWAPNA CHATTERJEE Owner Address : 1,RAM KRISHNA LANE, DHAKURIA, KOLKATA-31 Pin No. : 700031	Character of Premises: Total Area of Land: 3 Cottah, 15 Chatak, 40 SqFeet,

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 15-08-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 15-08-2023)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.



Query No: 2001793750 of 2023, Printed On : Jul 31 2023 11:13AM, Generated from wbregristration.gov.in





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



192023240146399101

GRN Details

GRN:	192023240146399101	Payment Mode:	Online Payment
GRN Date:	28/07/2023 10:50:12	Bank/Gateway:	State Bank of India
BRN :	CKX5642723	BRN Date:	28/07/2023 10:52:14
GRIPS Payment ID:	280720232014639909	Payment Init. Date:	28/07/2023 10:50:12
Payment Status:	Successful	Payment Ref. No:	2001793750/3/2023

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	RAHUL DHAR
Address:	AJAY NAGAR
Mobile:	9674053218
Depositor Status:	Others
Query No:	2001793750
Applicant's Name:	Mr Rahul Dhar
Identification No:	2001793750/3/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	28/07/2023
Period To (dd/mm/yyyy):	28/07/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001793750/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	10021
2	2001793750/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	6021
			<b>Total</b>	<b>16042</b>

IN WORDS: SIXTEEN THOUSAND FORTY TWO ONLY.



STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO  
SUPERIOR COURT



IN RE: ESTATE OF [Name],  
[Address]  
[City, State, ZIP]

THE COURT hereby orders that the following assets be distributed to the beneficiary:

- [Asset 1]
- [Asset 2]
- [Asset 3]

IN WITNESS WHEREOF, the Court has hereunto set its hand and seal at the City and County of San Francisco, California, this [Date] day of [Month], 20[Year].

\_\_\_\_\_  
[Signature]

\_\_\_\_\_  
[Signature]

### Major Information of the Deed

Deed No :	I-1604-09453/2023	Date of Registration	31/07/2023
Query No / Year	1604-2001793750/2023	Office where deed is registered	
Query Date	16/07/2023 12:34:41 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 8981314794, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 6,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 94,33,593/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,071/- (Article:48(g))	Rs. 6,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ramkrishna Lane, , Premises No: 1, , Ward No: 092 Pin Code : 700031

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	3 Katha 15 Chatak 40 Sq Ft	1/-	94,33,593/-	Width of Approach Road: 20 Ft.,
<b>Grand Total :</b>				<b>6.5885Dec</b>	<b>1 /-</b>	<b>94,33,593 /-</b>	

Department of Chemistry  
Chicago, Illinois

To: Mr. J. H. ...  
From: Dr. ...

Subject: ...

Date: ...






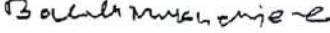


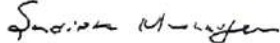
I am pleased to ...

...

Very truly yours,  
[Signature]






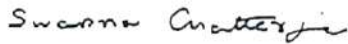


**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Arun Mukherjee</b> Son of Late Lalit Mohan Mukherjee Executed by: Self, Date of Execution: 31/07/2023 , Admitted by: Self, Date of Admission: 31/07/2023 ,Place : Office			
	31/07/2023	LTI 31/07/2023	31/07/2023	
1, Ramkrishna Lane, Dhakuria, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: axxxxxx5q, Aadhaar No: 95xxxxxxxx7892, Status :Individual, Executed by: Self, Date of Execution: 31/07/2023 , Admitted by: Self, Date of Admission: 31/07/2023 ,Place : Office				
2	<b>Name</b> <b>Bablu Mukherjee</b> Son of Late Lalit Mohan Mukherjee Executed by: Self, Date of Execution: 31/07/2023 , Admitted by: Self, Date of Admission: 31/07/2023 ,Place : Office			
	31/07/2023	LTI 31/07/2023	31/07/2023	
1, Ramkrishna Lane, Dhakuria, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: agxxxxx0m, Aadhaar No: 33xxxxxxxx9726, Status :Individual, Executed by: Self, Date of Execution: 31/07/2023 , Admitted by: Self, Date of Admission: 31/07/2023 ,Place : Office				
3	<b>Name</b> <b>Sudipta Mukherjee</b> Son of Late Lalit Mohan Mukherjee Executed by: Self, Date of Execution: 31/07/2023 , Admitted by: Self, Date of Admission: 31/07/2023 ,Place : Office			
	31/07/2023	LTI 31/07/2023	31/07/2023	
1, Ramkrishna Lane, Dhakuria, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: awxxxxx2e, Aadhaar No: 32xxxxxxxx9709, Status :Individual, Executed by: Self, Date of Execution: 31/07/2023 , Admitted by: Self, Date of Admission: 31/07/2023 ,Place : Office				





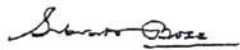


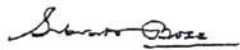


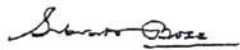


4		Name	Photo	Finger Print	Signature
<b>Smt Ratna Banerjee</b> Daughter of Late Lalit Mohan Mukherjee Executed by: Self, Date of Execution: 31/07/2023 , Admitted by: Self, Date of Admission: 31/07/2023 ,Place : Office					
		31/07/2023	LTI 31/07/2023	31/07/2023	
16, Station Road, Dhakuria, City:- , P.O:- Dhakuria, P.S:-Lake, District:-South24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BDxxxxxx3M, Aadhaar No: 32xxxxxxxx6379, Status :Individual, Executed by: Self, Date of Execution: 31/07/2023 , Admitted by: Self, Date of Admission: 31/07/2023 ,Place : Office					
5		Name	Photo	Finger Print	Signature
<b>Smt Swapna Chatterjee</b> Daughter of Late Lalit Mohan Mukherjee Executed by: Self, Date of Execution: 31/07/2023 , Admitted by: Self, Date of Admission: 31/07/2023 ,Place : Office					
		31/07/2023	LTI 31/07/2023	31/07/2023	
Dhakuria, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aixxxxx9n, Aadhaar No: 24xxxxxxxx6425, Status :Individual, Executed by: Self, Date of Execution: 31/07/2023 , Admitted by: Self, Date of Admission: 31/07/2023 ,Place : Office					

**Developer Details :**

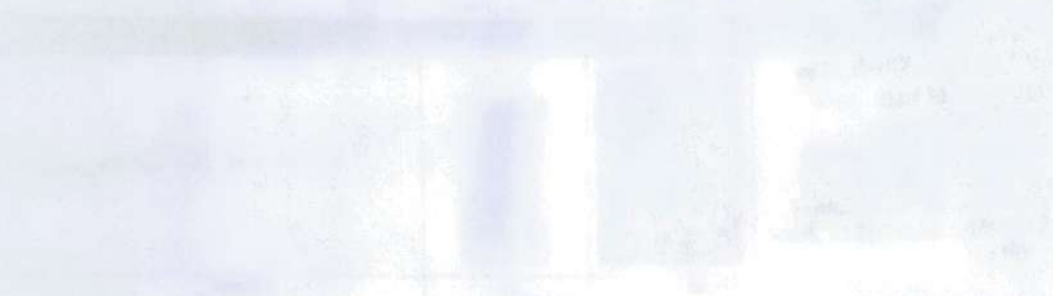
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>AAMAR BARI</b> 64B, Tanupukur Road, Ground Floor, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 , PAN No.:: abxxxxx4b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Subrata Bose (Presentant)</b>            Son of Late Subhash Chandra Bose            Date of Execution - 31/07/2023, , Admitted by: Self, Date of Admission: 31/07/2023, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Jul 31 2023 12:09PM</td> <td>LTI 31/07/2023</td> <td>31/07/2023</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Subrata Bose (Presentant)</b> Son of Late Subhash Chandra Bose Date of Execution - 31/07/2023, , Admitted by: Self, Date of Admission: 31/07/2023, Place of Admission of Execution: Office					Jul 31 2023 12:09PM	LTI 31/07/2023	31/07/2023
Name	Photo	Finger Print	Signature										
<b>Subrata Bose (Presentant)</b> Son of Late Subhash Chandra Bose Date of Execution - 31/07/2023, , Admitted by: Self, Date of Admission: 31/07/2023, Place of Admission of Execution: Office													
	Jul 31 2023 12:09PM	LTI 31/07/2023	31/07/2023										

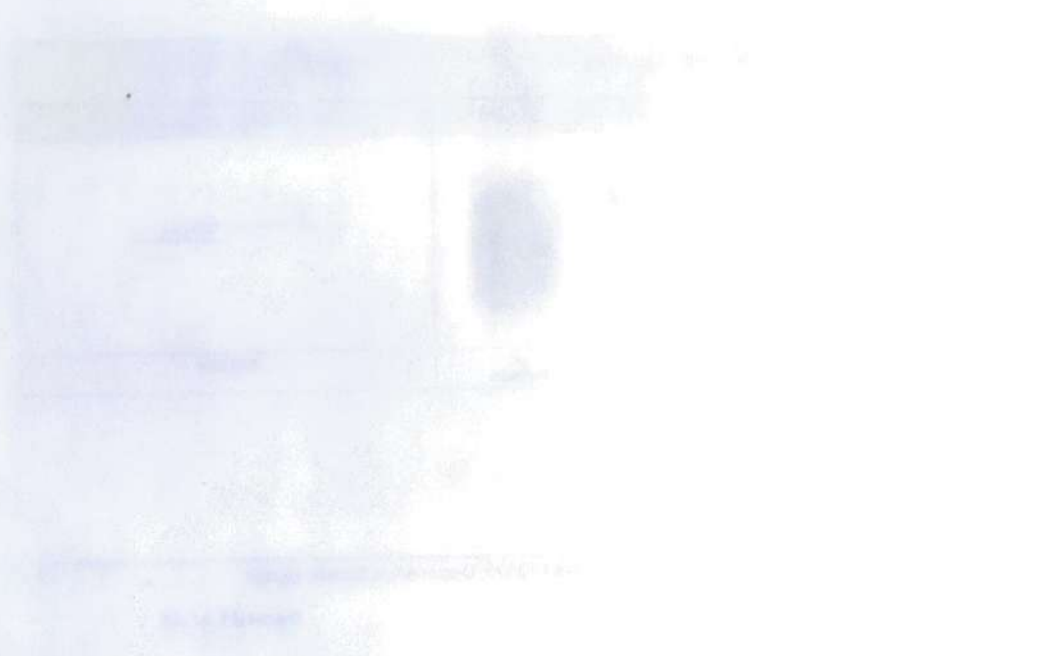


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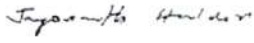
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64B, Tanupukur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ahxxxxxx7d, Aadhaar No: 88xxxxxxx3734 Status : Representative, Representative of : AAMAR BARI (as Partner)

Name	Photo	Finger Print	Signature
<b>Jagonnath Halder</b> Son of Shri Shiboram Halder Date of Execution - 31/07/2023, , Admitted by: Self, Date of Admission: 31/07/2023, Place of Admission of Execution: Office	 Jul 31 2023 12:11PM	 LTI 31/07/2023	 31/07/2023
15R, Telipara Lane, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: abxxxxxx9h, Aadhaar No: 83xxxxxxx6923 Status : Representative, Representative of : AAMAR BARI (as Partner)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Rahul Dhar</b> Son of Late Ranjit Dhar Ajoynagar, City:- , P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700075	 31/07/2023	 31/07/2023	 31/07/2023
Identifier Of Arun Mukherjee, Bablu Mukherjee, Sudipta Mukherjee, Smt Ratna Banerjee, Smt Swapna Chatterjee, Subrata Bose, Jagonnath Halder			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Arun Mukherjee	AAMAR BARI-1.31771 Dec
2	Bablu Mukherjee	AAMAR BARI-1.31771 Dec
3	Sudipta Mukherjee	AAMAR BARI-1.31771 Dec
4	Smt Ratna Banerjee	AAMAR BARI-1.31771 Dec
5	Smt Swapna Chatterjee	AAMAR BARI-1.31771 Dec

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On 31-07-2023

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

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

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

Presented for registration at 11:38 hrs on 31-07-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Subrata Bose ,

**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 94,33,593/-

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

Execution is admitted on 31/07/2023 by 1. Arun Mukherjee, Son of Late Lalit Mohan Mukherjee, 1, Ramkrishna Lane, Dhakuria, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Service, 2. Bablu Mukherjee, Son of Late Lalit Mohan Mukherjee, 1, Ramkrishna Lane, Dhakuria, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Service, 3. Sudipta Mukherjee, Son of Late Lalit Mohan Mukherjee, 1, Ramkrishna Lane, Dhakuria, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business, 4. Smt Ratna Banerjee, Daughter of Late Lalit Mohan Mukherjee, 16, Station Road, Dhakuria, P.O: Dhakuria, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession House wife, 5. Smt Swapna Chatterjee, Daughter of Late Lalit Mohan Mukherjee, Dhakuria, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession House wife

Indetified by Mr Rahul Dhar, , , Son of Late Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

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

Execution is admitted on 31-07-2023 by Subrata Bose, Partner, AAMAR BARI (Partnership Firm), 64B, Tanupukur Road, Grouund Floor, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Indetified by Mr Rahul Dhar, , , Son of Late Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Execution is admitted on 31-07-2023 by Jagonnath Halder, Partner, AAMAR BARI (Partnership Firm), 64B, Tanupukur Road, Grouund Floor, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Indetified by Mr Rahul Dhar, , , Son of Late Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 6,053.00/- ( B = Rs 6,000.00/- ,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 6,021/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 28/07/2023 10:52AM with Govt. Ref. No: 192023240146399101 on 28-07-2023, Amount Rs: 6,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKX5642723 on 28-07-2023, Head of Account 0030-03-104-001-16





**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 50.00/- by online = Rs 10,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 72862, Amount: Rs.50.00/-, Date of Purchase: 22/06/2023, Vendor name:

Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 28/07/2023 10:52AM with Govt. Ref. No: 192023240146399101 on 28-07-2023, Amount Rs: 10,021/-, Bank:

State Bank of India ( SBIN0000001), Ref. No. CKX5642723 on 28-07-2023, Head of Account 0030-02-103-003-02

*(Signature)*

**Anupam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 300199 to 300243

being No 160409453 for the year 2023.



Digitally signed by Anupam Halder  
Date: 2023.08.03 16:34:29 +05:30  
Reason: Digital Signing of Deed.

*(Signature)*  
(Anupam Halder) 2023/08/03 04:34:29 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)