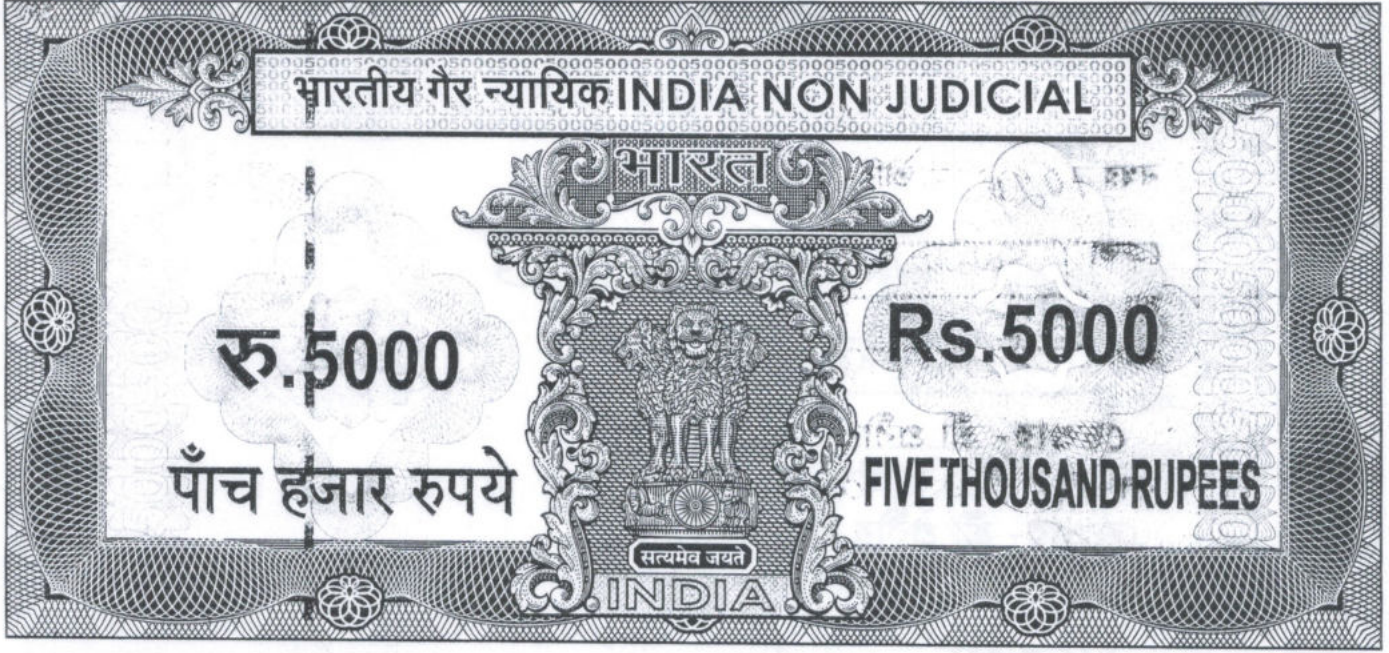


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Signature Sheet and  
endorsement Sheet are  
the part & parcel of the  
Document

Addl. District Sub-Registrar  
Chinsurah, Dt.-Hooghly  
06 OCT 2023

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this day of 6<sup>th</sup> day of October 2023.

BETWEEN

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\_\_\_\_\_

P  
1. **SRI. SUBIR CHATTERJEE**, S/o of Late Jogendra Nath Chatterjee, (PAN No.-AWEPC1653P) (AADHAR-NO. 6100 3208 1867 ) (MOB.NO. 8017467110) by faith Hindu, by Profession Retired, residing at 633, Annada Bhavan, Balagarh Road, Chinsurah P.O. Hooghly P.S. : Chinsurah ,Dist.- Hoogly, Pin- 712103 . 2. **SRI. SUDIP CHATTERJEE**, S/o Late Sudhendu Mohan Chatterjee, (PAN NO. AOXPC5576L) (AADHAR NO. 9859 9688 6757) (MOB NO. 8981510809), by faith Hindu, by Profession Business residing at 633 Annada Bhavan, Balagarh Road ,Chinsurah, PO: Hooghly, PS: Chinsurah, Dist: Hooghly' Pin: 712103. 3. **SRI. SUJAN CHATTERJEE**, S/o Late Brojendra Mohan Chatterjee, (PAN NO. ACHPC3829Q) (AADHAR NO.8028 5518 4892) (MOB NO. 9973118012) by faith Hindu, by Profession Retired, residing at Balagarh Main Road, Chinsurah, PO: Hooghly, PS: Chinsurah ,Dist : Hooghly ,Pin: 712103. 4. **SRI. SANJIB CHATTERJEE**, S/o Late Brojendra Mohan Chatterjee, (PAN NO. AGTPC4767D) (AADHAR NO. 2981 7115 4512) (MOB NO. 9007077334) by faith Hindu, by Profession Retired, residing at Sudha Apartment, Dakshin Balagarh, Banomasjid ,P.S.- Chinsurah, P.O. & Dist.- Hooghly, 712103. 5. **SRI. SAMIR CHATTERJEE, (SAMIR KUMAR CHATTAPADHYAY)** S/o Late Sudhendu Mohan Chatterjee, (PAN NO. ACGPC0507Q) (AADHAR NO. 8622 7952 4529) (MOB NO. 9433351991), by faith Hindu, by Profession Retired, residing at (Block- A, Flat-5, M.I.G. Housing Estate,) 35-A-5 Cossipore Road, PO : Cossipore P.S.- Cossipore, Kolkata, 700002. 6. **SMT. SHILA BANERJEE (SHILA BANDYOPADHYAY)**, W/o Kanailal Banerjee, (PAN NO. AYDPB5598D) (AADHAR NO.4350 4732 0333) (MOB NO. 9903092035), by faith Hindu, by profession House Wife, residing at Balagarh Milanpark, P.S.- Chinsurah, P.O.- Sahaganj, Dist- Hooghly, Pin- 712104. 7. **SMT. SHIPRA BASU (SHIPRA BOSE)**, W/o Shubhas Basu( Subhas Chandra Bose), (PAN NO. ADKPB8037F), (AADHAR NO. 9864 0813 1747), (MOB NO. 9830267297), by faith Hindu, by Profession Retired, residing at BE 253 ,Salt Lake City, Sector I ,Bidhannagar, P.S.- Bidhannagar, North, P.O. Bidhannagar, CC Block, Dist: North 24 Parganas , Kolkata- 700064 and 8. **SMT. SUTAPA BANERJEE**, W/o Kamal Banerjee, (PAN NO.EDUPB9553R), (AADHAR NO. 3933 5838 0171), (MOB NO. 7439706067), by faith Hindu, by Profession house-wife, residing at East Kanthal Para, P.O.- Naihati, P.S. Naihati, Dist.- 24 Parganas (North), Pin -743165, here in after called and referred to as the **OWNERS** (which expression unless excluded by or repugnant to the context shall be deemed to mean and include her heirs, executors, administrators, representatives and assigns) of the **FIRST PART**.

AND

**NIBEDITA DEVELOPERS (PAN- AAJFN5830A)**, a partnership firm having its registered office at Akashdeep Apartment, Hindustan Park, First floor, Asansol, P.O. Asansol, P.S. Asansol South, Dist. Paschim Bardhaman, Pin-713304, represented by **1. SRI. ANIMESH KABIRAJ**, son of Late Ardendu Sekhar Kabiraj, (PAN NO. AIYPK3852G), (AADHAR NO 2812 7503 5833), (MOB NO. 9434006328, by faith Hindu, by Profession Business, residing at Akashdeep Apartment, Flat No. A I. Street No. J Hindustan Park, Asansol, P.O.-Asansol, P.S: Asansol South, Dist.-Paschim Burdwan, Pin.- 713304 and **2. SRI. SUBIR GHOSH**, son of Late Sachi Nandan Ghosh, (PAN NO. ADQPG1612F), (AADHAR NO. 7299 3459 3509), (MOB NO. 9434027770) by faith Hindu, by Profession Business, residing at 29/2 Apcar Garden, (East), Asansol, P.O.- Asansol, P.S.- Asansol South, Dist: Paschim Burdwan, Pin.-713304, here in after called and referred to as the **DEVELOPER** (which expression unless excluded by or repugnant to the context shall be deemed to mean and include her heirs, executors, administrators, representatives and assigns) of the **SECOND PART**.

**WHEREAS** the property described in detail in the **FIRST SCHEDULE** hereunder, originally belong to one Ramoni Mohan Chatterjee, who had purchased the same by way of a Deed of Sale dated 28.04.1954 recorded in Book No. I, Volume No. 23, Page No. 280 to 283, Being No. 1544 for the year 1954 registered in the office of D.S.R.- Hooghly, from Sri. Siddeshwar Pal, son of Nanilal Pal, resident of Chinsurah, Hooghly.

**AND WHEREAS** the above noted Ramoni Mohan Chatterjee, expired on 05.02.1968 leaving behind his wife Smt. Charubala Chatterjee, Sri. Sudhendu Mohan Chatterjee, Sri. Jogendra Nath Chatterjee, Sri. Panshu Mohan Chatterjee, Sri. Brojendra Mohan Chatterjee, Sri. Laxmi Mohan Chatterjee, and Sri. Modan Mohan Chatterjee, his six sons Smt. Anupama Chatterjee and Smt. Nani Bala Chatterjee, his two daughters as his only legal heirs and successors to the property described in detail in the **FIRST SCHEDULE** hereunder and they became joint owners of the same as per Hindu Law of Succession, each being entitled to 1/9<sup>th</sup> share in the property describe in detail in the **FIRST SCHEDULE** hereunder.

**AND WHEREAS** the above noted Sudhendu Mohan Chatterjee expired on 05.03.1981 and his 1/9<sup>th</sup> share in the property describe in detail in the **FIRST SCHEDULE** hereunder devolved upon his widow, Smt. Prativa Chatterjee, Sri. Samir Chatterjee, son of Late Sudhendu Mohan Chatterjee,

the land owner no. 5, herein, Sri. Sudip Chatterjee, son of Late Sudhendu Mohan Chatterjee, the land owner no. 2 herein, and Smt. Shipra Basu, wife of Shubhas Basu, daughter of Late Sudhendu Mohan Chatterjee, the land owner no. 7 herein, as his only legal heirs and successors and they became joint owners of the undivided 1/9<sup>th</sup> share in the property describe in detail in the **FIRST SCHEDULE** hereunder, as per Hindu Law of Succession.

**AND WHEREAS** the above noted Charubala Chatterjee, wife of Late Ramoni Mohan Chatterjee, expired on 01.02.1982 and her undivided 1/9<sup>th</sup> share, in the property described in detail in the **FIRST SCHEDULE** hereunder devolved upon rest shareholders / legal heirs and they became owner of the same as per Hindu Law of Succession.

**AND WHEREAS** the above noted Jogendra Nath Chatterjee, expired on 20.08.1986 leaving behind Smt. Kamala Chatterjee, wife of Late Jogendra Nath Chatterjee, Smt. Shila Banerjee, wife of Kanailal Banerjee, daughter of Late Jogendra Nath Chatterjee, the land owner no. 6 herein, Sri. Subir Chatterjee, son of Late Jogendra Nath Chatterjee, the land owner No. 1, herein, as his only legal heirs and Sikha Das, wife of Sri Swapan Das daughter of Late Jogendra Nath Chatterjee and they became joint owners of the 1/9<sup>th</sup> undivided share in the property describe in detail in the **FIRST SCHEDULE** hereunder as per Hindu Law of Succession.

**AND WHEREAS** the above noted Laxmi Mohan Chatterjee, was unmarried and he died intestate on 16.04.1991 leaving behind Sri. Panshu Mohan Chatterjee, Sri. Modhan Mohan Chatterjee, Smt. Anupama Chatterjee, Sri. Brojendra Mohan Chatterjee and Smt. Nonibala Banerjee as his only legal heirs and successors and they became joint owners of the same as per Hindu Law of Succession.

**AND WHEREAS** the above noted Panshu Mohan Chatterjee, expired issueless on 05.11.1992 and his wife Chaya Chatterjee, who had predeceased him on 31.03.1992, leaving behind Sri. Madan Mohan Chatterjee, Sri. Brojendra Mohan Chatterjee, Smt. Anupama Chatterjee, and Smt. Nonibala Banerjee, as his only legal heirs and successors and they became joint owners to the undivided share of Late Panshu Mohan Chatterjee.

**AND WHEREAS** the above noted Prativa Chatterjee wife of Late Sudhendu Mohan Chatterjee expired on 19.08.1998 leaving behind Sri. Samir Chatterjee, son of Late Sudhendu Mohan Chatterjee, the land owner no. 5, herein, Sri. Sudip Chatterjee, son of Late Sudhendu Mohan Chatterjee, the land owner no. 2 herein, and Smt. Shipra Basu, wife of Shubhas Basu, daughter of Late Sudhendu Mohan Chatterjee, the land owner no. 7 herein as her only legal heirs and successors and they became joint owners to the undivided share of late Prativa Chatterjee in the property described in detail in the **FIRST SCHEDULE** hereunder as per Hindu Law of Succession.

**AND WHEREAS** the above noted Nanibala Banerjee, wife of Late Jiban Mohan Banerjee expired on 26.03.2002 leaving behind Sri. Sukhamoi Banerjee, son of Late Jiban Mohan Banerjee, Sri. Shambhu Nath Banerjee, son of Late Jiban Mohan Banerjee, Sri. Alope Nath Banerjee, son of Late Jiban :Mohan Banerjee, Sri. Ashim Kumar Banerjee, and Smt. Kalyani Chatterjee, wife of Sri. Chunilal Chatterjee. Daughter of Late Jiban Mohan Banerjee, as her only legal heirs and successors and they became joints owners of the undivided share of Late Nanibala Banerjee in the property described in detail in the **FIRST SCHEDULE** hereunder.

**AND WHEREAS** the above noted Brojendra Mohan Chatterjee expired on 09.10.2008 leaving behind Smt. Arati Chatterjee, wife of Late Brojendra Mohan Chatterjee, Sri. Sujan Chatterjee, son of Late Brojendra Mohan Chatterjee, the land owner No. 3 herein, Sri. Sanjib Chatterjee, son of Late Brojendra Mohan Chatterjee, the land owner No. 4 herein and Smt. Sutapa Banerjee, wife of Kamal Banerjee, daughter of Late Brojendra Mohan Chatterjee, the land owner no. 8 herein as his only legal heirs and successors and they became joint owners to the undivided share of late Brojendra Mohan Chatterjee, in the property described in detail in the First Schedule hereunder as per Hindu Law of Succession.

**AND WHEREAS** the above noted Kamala Chatterjee wife of Late Jogendra Nath Chatterjee expired on 08.05.2009 leaving behind Sri. Subir Chatterjee, son of Late Jogendra Nath Chatterjee, the land owner no. 1 herein, Smt. Shila Banerjee, wife of Kanailal Banerjee, daughter of late Jogendra Nath Chatterjee the land owner no. 6 herein and Sikha Das, wife of Sri Swapan Das daughter of

Late Jogendra Nath Chatterjee, as her only legal heirs and successors and they became joint owners to the undivided share of Late Kamala Chatterjee to the property described in detail in the **FIRST SCHEDULE** hereunder as per Hindu Law of Succession.

**AND WHEREAS** the above noted Arati Chatterjee, wife of Late Brojendra Mohan Chatterjee, expired on 21.04.2015 leaving behind Sri. Sujan Chatterjee, son of Late Brojendra Mohan Chatterjee, the land owner no. 3 herein, Sri. Sanjib Chatterjee, son of Late Brojendra Mohan Chatterjee, land owner no. 4, herein, and Smt. Sutapa Banerjee, wife of Kamal Banerjee, daughter of late Brojendra Mohan Chatterjee, the land owner no. 8 herein, as her only legal heirs and successors and they became joint owners of the undivided share of late Arati Chatterjee in the property described in detail in the **FIRST SCHEDULE** hereunder as per Hindu Law of Succession.

**AND WHEREAS** the above noted Sri. Madan Mohan Chatterjee who was unmarried transferred 9.29 satak land out of his undivided share in the property described in detail in the **FIRST SCHEDULE** hereunder by way of a deed of gift dated 03.01.2017 recorded in Book No. 1, Volume No. 0603-2017, Page No. 5369 to 5389 Being No. 00037 for the year 2017 registered in the Office of A.D.S.R.- Chinsurah, to Sri Subir Chatterjee, son of Late Jogendra Mohan Chatterjee, the land owner no. 1 herein, Sri. Sudip Chatterjee, son of Late Sudhendu Mohan Chatterjee, the land owner no. 2 herein, Sri. Samir Chatterjee, son of Late Sudhendu Mohan Chatterjee, the land owner no. 5 here in, Sri. Sanjib Chatterjee, son of Late Brojendra Mohan Chatterjee, the land owner no. 4 herein and Sri. Sujan Chatterjee, son of Late Brojendra Mohan Chatterjee, the land owner No. 3 herein

**AND WHEREAS** the above noted Madanmohan Chatterjee, transferred 0.596 acre land out of his remaining undivided share in the property described in detail in the **FIRST SCHEDULE** hereunder by way of a deed of gift dated 06.03.2017 recorded in Book No. 1, Volume No. 0603-2017, Page No. 24499 to 24522. Being No. 01644 for the year 2017, registered in the office of A.D.S.R. - Chinsura, in favour of Sri Subir Chatterjee, son of Late Jogendra Mohan Chatterjee, the land owner no. 1 herein, Sri. Sudip Chatterjee, son of Late Sudhendu Mohan Chatterjee, the land owner no. 2 herein, Sri. Samir Chatterjee, son of Late Sudhendu Mohan Chatterjee, the land owner no. 5 here in, Sri.

Sanjib Chatterjee, son of Late Brojendra Mohan Chatterjee, the land owner no. 4 herein and Sri. Sujan Chatterjee, son of Late Brojendra Mohan Chatterjee, the land owner No. 3 herein

**AND WHEREAS** the above noted Smt. Anupama Chatterjee transferred her undivided share in the property described in detail in the **FIRST SCHEDULE** hereunder by way of deed of gift dated 03.10.2016 recorded in Book No. I, Volume No. 0603-2016, page no. 93795 to 93815 Being No. 05511 for the year 2016, registered in the office of A.D.S.R.-Chinsura, in favour of Sri Subir Chatterjee, son of Late Jogendra Mohan Chatterjee, the land owner no. 1, herein Sri. Sudip Chatterjee, son of Late Sudhendu Mohan Chatterjee, the land owner no. 2 herein, Sri. Samir Chatterjee, son of Late Sudhendu Mohan Chatterjee, the land owner no. 5 here in.

**AND WHEREAS** the above noted Sukhamoy Banerjee, son of late Jiban Mohan Banerjee and Late Nanibala Banerjee, expired on 27.05.2012 leaving behind Smt. Umarani Banerjee wife, Smt. Aditi Mukherjee, wife of Bijay Mukherjee, married daughter Smt. Tanushree Banerjee, wife of Robin Banerjee, married daughter Smt. Rajashree Chakroborty, wife of Debasish Chakroborty, as his only legal heirs and successors to his undivided share in the property described in detail in the **FIRST SCHEDULE** hereunder.

**AND WHEREAS** the above noted Sri. Ashim Kumar Banerjee, Sri. Shmbhu Nath Banerjee, Sri. Alope Nath Banerjee, all sons of Late Jiban Mohan Banerjee and Late Nanibala Banerjee, Smt. Kalayani Chatterjee, wife of Sri. Chunilal Chatterjee, daughter of late Jiban Mohan Banerjee, and Late Nanibala Banerjee, Smt. Umarani Banerjee, wife of late Sukhamoy Banerjee, daughter in law of late Jiban Mohan Banerjee, and Late Nanibala Banerjee, Smt. Rajashree Chakroborty, wife of Debasish Chakroborty, daughter of Late Sukhamoy Banerjee, grand- daughter of Late Jiban Mohan Banerjee, and Late Nanibala Banerjee, Smt. Aditi Mukherjee, wife of Sri. Bijon Mukherjee, daughter of Late Sukhamoy Banerjee, grand- daughter of Late Jiban Mohan Banerjee, and Late Nanibala Banerjee, and Smt. Tanushree Banerjee, wife of Sri. Robin Banerjee, daughter of Late Sukhamoy Banerjee, grand- daughter of late Jiban Mohan Banerjee, and Late Nanibala Banerjee, transferred their share in the property described in detail in the **FIRST SCHEDULE** hereunder by way of a deed of sale dated 12.08.2016 recorded in Book No. I, Volume No. 0603-2016, Page no.

82372 to 82406 Being No. 04774 for the year 2016 registered in the office of A.D.S.R.- Chinsurah in favour of Sri Subir Chatterjee, son of Late Jogendra Mohan Chatterjee, the land owner no. 1, herein Sri. Sudip Chatterjee, son of Late Sudhendu Mohan Chatterjee, the land owner no. 2 herein and Sri. Sanjib Chatterjee son of Late Brojendra Mohan Chatterjee, the land owner No. 4 herein.

**AND WHEREAS** thereafter, the land owners have recorded their names in the L.R. Records of Rights and entered their names in the Assessment Register of Hooghly-Chinsurah Municipality and had been possessing the same without any interference

**AND WHEREAS** Smt. Shikha Das, wife of Sri. Swapan Das, daughter of Late Jogendra Nath Chatterjee, expired on 07.01.2021 issueless and her property reverted back to her paternal legal heirs i.e., **SRI. SUBIR CHATTERJEE & SMT. SHILA BANERJEE (SHILA BANDYOPADHYAY)** as because it was her inherited property from paternal side and in her place her legal heirs, the above noted land owners were substituted as owners as per Hindu Law of Succession and they became the owners of the undivided share in the property described in detail in the **FIRST SCHEDULE** hereunder as per Hindu Law of Succession.

**AND WHEREAS** the land owners with an intention to develop the property described in detail in the **FIRST SCHEDULE** hereunder had approached the Developer herein for Development of their property on the terms and conditions herein after written.

#### DEFINITIONS

The terms in these presents shall, unless there be contrary or repugnant to the context, mean and include the following:

It would be effected at the time of construction and after completion of construction.

1. **OWNERS** shall mean **SRI. SUBIR CHATTERJEE**, S/o of Late Jogendra Mohan Chatterjee, (PAN No.-AWEPC1653P) (AADHAR-NO. 6100 3208 1867 ) (MOB.NO. 8017467110) by faith Hindu, by Profession Retired, residing at 633, Annada Bhavan, Balagarh Road, Chinsurah , P.S. : Chinsurah ,Dist.- Hoogly, Pin- 712103 . 2. **SRI. SUDIP CHATTERJEE**, S/o

Late Sudhendu Mohan Chatterjee, (PAN NO. AOXPC5576L) (AADHAR NO. 9859 9688 6757) (MOB NO. 8981510809), by faith Hindu, by Profession Business residing at 633 Annada Bhaban, Balagarh Road, Chinsurah, PO: Chinsurah, PS: Chinsurah, Dist: Hooghly' Pin: 712103. **3. SRI. SUJAN CHATTERJEE**, S/o Late Brojendra Mohan Chatterjee, (PAN NO. ACHPC3829Q) (AADHAR NO. 8028 5518 4892) (MOB NO. 9973118012) by faith Hindu, by Profession Retired, residing at Balgarh Main Road, Chinsurah, PO: Hooghly, PS: Chinsurah, Dist: Hooghly, Pin: 712103. **4. SRI. SANJIB CHATTERJEE**, S/o Late Brojendra Mohan Chatterjee, (PAN NO. AGTPC4767D) (AADHAR NO. 2981 7115 4512) (MOB NO. 9007077334) by faith Hindu, by Profession Retired, residing at Sudha Apartment, Dakshin Balagarh, Banomasjid, P.S.- Chinsurah, P.O. & Dist.- Hooghly, 712103. **5. SRI. SAMIR CHATTERJEE, (SAMIR KUMAR CHATTAPADHYAY)** S/o Late Sudhendu Mohan Chatterjee, (PAN NO. ACGPC0507Q) (AADHAR NO. 8622 7952 4529) (MOB NO. 9433351991), by faith Hindu, by Profession Retired, residing at (Block-A, Flat-5, M.I.G. Housing Estate,) 35-A-5 Cossipore Road, PO: Cossipore P.S.- Cossipore, Kolkata, 700002. **6. SMT. SHILA BANERJEE (SHILA BANDYOPADHYAY)**, W/o Kanailal Banerjee, (PAN NO. AYDPB5598D) (AADHAR NO. 4350 4732 0333) (MOB NO. 9903092035), by faith Hindu, by profession House Wife, residing at Balagarh Milanpark, P.S.- Chinsurah, P.O.- Sahaganj, Dist- Hooghly, Pin- 712104. **7. SMT. SHIPRA BASU (SHIPRA BOSE)**, W/o Shubhas Basu (Subhas Chandra Bose), (PAN NO. ADKP88037F), (AADHAR NO. 9864 0813 1747), (MOB NO. 9830267297), by faith Hindu, by Profession Retired, residing at BE 253, Salt Lake City, Sector I, Bidhannagar, P.S.- Biddhannagar, North, P.O. Biddhannagar, CC Block, Dist: North 24 Parganas, Kolkata- 700064 and **8. SMT. SUTAPA BANERJEE**, W/o Kamal Banerjee, (PAN NO. EDUPB9553R), (AADHAR NO. 3933 5838 0171), (MOB NO. 7439706067), by faith Hindu, by Profession house-wife, residing at East Kanthal Para, P.O.- Naihati, P.S. Naihati, Dist.- 24 Parganas (North), Pin -743165.

2. **DEVELOPER** shall mean **NIBEDITA DEVELOPERS (PAN- AAJFN5830A)**, a partnership firm having its registered office at Akashdeep Apartment, Hindustan Park, First floor, Asansol, P.O. Asansol, P.S. Asansol South, Dist. Paschim Bardhaman, Pin-713304, represented by **I. SRI. ANIMESH KABIRAJ**, son of Late Ardhendu Sekhar Kabiraj, (PAN NO. AIYPK3852G), (AADHAR NO 2812 7503 5833), (MOB NO. 8001182828), by faith Hindu, by

Profession Business, residing at Akashdeep Apartment, Flat No. A I, Street No. I Hindustan Park, Asansol, P.O.-Asansol, P.S: Asansol South, Dist.-Paschim Burdwan, Pin.- 713304 and  
2. **SRI. SUBIR GHOSH**, son of Late Sachi Nandan Ghosh, (PAN NO. ADQPG1612F), (AADHAR NO. 7299 3459 3509), (MOB NO. 9434027770) by faith Hindu, by Profession Business, residing at 29/2 Apcar Garden, (East), Asansol, P.O.- Asansol, P.S.- Asansol South, Dist: Paschim Burdwan, Pin.-713304

3. **ARBITRATOR(S)** shall mean the arbitrators to be appointed by the **OWNERS** and the **DEVELOPER**.
4. **ARCHITECTS** shall mean such architects as may be appointed as the Architects by the **DEVELOPER** for planning, designing, rendering etc. all technical inputs in the project.
5. **COMMON PORTIONS** shall mean all the common areas and installations to comprise in the new building, and the Premises, after completion of the development, including staircases, landings lobbies, corridors, lifts space, lift machine rooms, passages, path ways, boundary walls, room for water pumps, common toilet on the ground floor (if any), tube wells, underground water reservoirs, overhead water tanks, water pumps with motors, electrical, plumbing and other installation and facilities and service areas etc. which the **OWNERS** and the **DEVELOPER** may decide from time to time by mutual agreement and more particularly described in the **SIXTH SCHEDULE**. It would be after completion of the building.
6. **PARTICULARS OF CONSTRUCTION** as described in the **FIFTH SCHEDULE**.
7. **COMMON PURPOSES** shall mean all acts, deeds and things as are necessary for ensuring the beneficial use of the new Building and / or Buildings, by the unit owners, in common.

8. **SUPER BUILT UP AREA (FOR ANY INDIVIDUAL UNITS):** Here super built up area means the total covered area plus service area.
9. **COVERED/CARPET AREA** shall mean the entire covered area as may be sanctioned by the Concerned Authority and shall include the plinth area of the Units including, the plinth area of the bathrooms and balconies and open terraces if any, appurtenant thereto and also the thickness of the walls (external or internal) and pillars and the area of the Common portion PROVIDED THAT if any wall be common between 2(two) units, then  $\frac{1}{2}$  (One Half) of the area under such wall shall be included in each such unit.
10. **FORCE MAJEURE:** It shall mean flood, earthquake, riot, war, storm, tempest, fire, civil commotion, general strike or bandh, air raid and/or any notice or order from the concerned Municipality, any other Government or statutory body or prohibitory order of Court and/or changes in any existing rules and laws relating to sanctioning of the plans or the same being submitted for sanctioning restraining and/or having the effect of restraining the construction of the new Buildings at the premises.
11. **LAND** shall mean the land comprises in the premises more fully described in the **FIRST SCHEDULE** hereunder written.
12. **MUNICIPALITY** shall mean the Hooghly Chinsurah Municipality and shall include other concerned authorities which may recommend for approval and/or sanction of the plans.
13. **NEW BUILDING** shall mean the building proposed to be constructed on the Premises by the **DEVELOPER** in pursuance hereof.
14. **PARKING SPACES** shall mean the spaces in the basement (if any) and/ or on the ground floor of the new Building as also in the open space surrounding the New Building, capable of being used for parking of motor cars of medium size and two wheelers.

15. **PLANS** shall mean the plans of the New Buildings, as prepared by the **DEVELOPER** agreed by **OWNERS** of land and to be sanctioned and approved by the Hooghly Chinsurah Municipality and shall also, wherever the context permits, include such plans, drawings, designs, elevations and specifications as would be prepared by the Architects for utilizing the maximum permissible Floor Area Ratio (FAR) available on the premises under the rules of the Municipality from time to time, including variations, modifications therein, if any. .
16. **PREMISES** shall mean the property situated at 633, Balagarh road, **ANNADA BHABAN**, P.S. Chinsurah, P.O. & District- Hooghly, Pin- 712103
17. **PROJECT** shall mean the work of development undertaken and to be done by the **DEVELOPER** in pursuance hereof, till the development of the premises be completed and possession of the Unit be taken over by the Unit Owners.
18. **PROPORTIONATE** with all its cognate variations shall mean such ratio, i.e. the Covered Area of any unit or units in relation to the Covered Area of all the units in the New Building.
19. **UNIT** shall mean any residential flat, shop, commercial or other Covered area in the New Buildings, which is capable of being exclusively owned, used and/ or enjoyed by any Unit Owners.
20. **UNIT OWNERS** shall according to its context mean all owners of different units in the New Building including the **DEVELOPER** and the **OWNER** in respect of total building.
21. **ADVOCATE** shall mean the Advocate for the entire project as appointed by the **DEVELOPER** and **OWNER**.
22. **MASCULINE GENDER** shall include the feminine and neuter gender and vice versa.

23. **WORDS** importing the singular shall include the plural and vice versa.
24. **SALEABLE SPACE:** shall mean the space within the building, which is to be available as a unit/flat for independent use and occupation in respect of Developer's Allocation as mentioned in this Agreement.
25. **LANDOWNERS' ALLOCATION:** shall mean 13461 square feet covered area and out of that 1200 square feet covered area ~~subtracted from land owners' allocation and added to Developer's allocation against~~ <sup>and</sup> payment of Rs. 24,00,000/- (Rupees Twenty Four Lakhs) to the Land Owners, of the proposed constructed area in the new building more fully described in the **THIRD SCHEDULE** hereunder written but if at the time of the actual delivery of possession the constructed area is found to be more or less than that of the actual area set out in this Agreement the same shall be adjusted by way of pecuniary compensation.
26. **DEVELOPER'S ALLOCATION :** shall mean all the building except the owners' allocation in the proposed multi storied building i.e. the remaining portion including the proportionate share of common facilities, common parts, common amenities of the building and proportionate share of land which is more fully described in **FOURTH SCHEDULE** written herein below.
27. **Extra area of construction:** If the Developer further carries out construction over and above the proposed area to the extent of 1000 square feet covered area the benefits of said area is sole purview of the Developer to the exclusion of the OWNERS and if the extra area exceeds the stated 1000 square feet covered area the benefits of the said area over and above 1000 square feet shall be jointly enjoyed by the Developer and the Owner as per their percentage of allocation.
28. **TRANSFER:** with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the landowners as a transfer of

*Srin Chatterjee*

undivided share in the land and transfer of space in the said building to intending purchasers thereof.

29. **TRANSFEEE** shall mean person, firm, limited company, association of persons or body individuals to whom any space in the building shall be transferred.

#### REPRESENTATION OF THE OWNERS

The **OWNERS** have represented to the **DEVELOPER** and the **DEVELOPER** acted on the basis of representation made by the Owners as follows:-

1. The entirety of the Premises as described in **FIRST SCHEDULE** herein is in the Khas possession of the **OWNERS** to the exclusion of all others.
2. There are no suits and/or proceedings and/or litigations pending in respect of the premises or any part thereof.
3. No person other than the **OWNERS** have any right title and/or interest of any nature whatsoever in the premises or any part thereof.
4. The right, title and interest of the **OWNERS** in the-premises is free from all encumbrances whatsoever and the **OWNERS** have a good marketable title thereto.
5. Neither the premises nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law or due to income Tax Revenue or any other public demand or in any other Law in force.
6. There is no Wakf, tomb, mosque, burial ground, temple and/or any charge or encumbrances relating to or on the premises or any part thereof.
7. The **DEVELOPER** has seen and examined the title of the **OWNERS** in respect of the premises and thereafter the **DEVELOPER** has agreed to develop the said premises in the

terms of the Agreement provided however, if at any time in future, there shall be any claims or defects found in the title of the **OWNERS**, the **OWNERS** shall make all efforts to rectify the same at the earliest for which the costs and charges, if any, shall be borne by the **OWNERS**.

### CLAUSES AND CLAUSE HEADINGS

The clause and paragraph headings in the Agreement are for case of reference only and shall not be taken into the account in the construction or interpretation of any covenant, conditions or provision to which they refer.

### AGREEMENT

Relying on the aforesaid representations made by the **OWNERS** and in view of the desire of the **OWNERS** to develop the Premises, the **OWNERS** and the **DEVELOPER** have agreed to enter into this Agreement with each other for carrying out the works as herein contained, on the terms and conditions hereunder written.

And Agreement along with Power of Attorney to develop the property described in detail in the **FIRST SCHEDULE** hereunder had already been executed and registered by and between the **OWNERS** and the **DEVELOPER** as on 5<sup>th</sup> day of September 2017 recorded in Book no. I, Being no. 3899 for the year 2017 registered in the office of ADSR Chinsurah Hooghly but presently it has come to light that some errors were made in the aforesaid agreement was cancelled by way of a cancellation of Development Agreement and Power of Attorney dated 6/10/23 recorded in Book no. I, Being no. 09599 for the year 2023 registered in the office of ADSR Chinsurah Hooghly and this present agreement is freshly registered by and between the parties and the same shall be irrevocable till the sale of the entire constructed area of the Developer's allocation. After execution of this agreement all or any previous agreement whether written or oral between the parties are mutually nullified and void as per mutual consent of **OWNERS & DEVELOPER**.

## BASIC AGREEMENT

The **OWNERS** and the **DEVELOPER** have entered into this Agreement for the purpose of commercial exploitation of the Premises on the terms and conditions hereunder contained. From the Commencement Date the **DEVELOPER** will have exclusive right of development of the Premises subject to the terms and conditions stated herein.

## COMMENCEMENT & TENURE

It is made clear that this Agreement shall commence and / or become effective from the date of execution of this agreement hereinafter called the "COMMENCEMENT DATE".

This Agreement shall continue to be in force for a period of **4 (Four)** years from the date of execution & registration of this **DEVELOPMENT AGREEMENT** or sanction of building plan whichever is later. However the parties herein may decide to extend such period as may be mutually decided by them, the **OWNERS** shall not be entitled to rescind or cancel this agreement. The **DEVELOPER** shall initiate the Development work within 3 months from the date of sanction of building plan.

**AND WHEREAS** the party of the **SECOND PART** will arrange everything and bear all responsibility for obtaining sanctioned building plan and the party of the **FIRST PART** hereby grants all authority to sign on their behalf on all documents for the purpose of obtaining sanction building plan to the **DEVELOPER**. Plans shall mean plan or plans for the proposed two five storied (G+4) buildings to be prepared by the recognized architect of the **DEVELOPER**.

**AND WHEREAS** after obtaining of the sanctioned building plan both the parties will proceed to demarcate their respective percentage of allocations and each party will keep in their custody a copy of the sanctioned plan clearly outlining their individual allocations.

## MODALITIES

**TITLE DOCUMENTS:** The **OWNERS** have already handed over original title deeds of the Premises to the **DEVELOPER** and the **DEVELOPER** also allow the necessary inspection, of the Original documents by the intending purchasers, or purchaser of the **OWNERS'** allocation as well as the **DEVELOPER'S** allocated area by Banks, Financial Institutions, Government bodies and any other agencies as may be required from time to time..

**TITLE:** The **OWNERS** hereby undertakes and assures that the **OWNERS** shall be liable and responsible for any latent defect in the title of the premises and will be responsible for remedying such defect and in this regard, the **OWNERS** hereby indemnifies and undertake and agrees to keep the **DEVELOPER** indemnified of, from and against all loses and damages which the **DEVELOPER** may suffer on account of such defect on title.

The **DEVELOPER** shall be entitled to carry out such additions and alterations to the plan or map as are required by the authorities. One of such copy of the sanctioned plan will be taken by the **OWNERS** and the other such copy by the **DEVELOPER**, such ratio shall apply not only to physical area but to intangibles such as market norms, advantage and benefits in the event of any dispute regarding allocation, the same shall be referred to arbitration in the manner hereinafter provided.

Simultaneously with the execution of this Agreement the **OWNERS** shall put the **DEVELOPER** in possession of the said Land for development only and **DEVELOPER** shall have and continue to have a charge and lien and possession over the Premises to the extent of its allocation and deposits. On and from the date of receiving possession of the Premises till the completion of the project, the **DEVELOPER** shall be entitled to set up temporary site offices and /or quarters for its staff at a portion of the Premises and shall further be entitled to put up boards and sign advertising the Project and post its watch and ward stall.

After demolition of the existing building the materials shall be taken by the **DEVELOPER** exclusively to the exclusion of the **OWNERS**

That the land owners no. 1 and 2 shall remain in portion of the existing building on the property described in detail in the FIRST SCHEDULE here under and after part completion of Block B they will be provided with purely temporary accommodation with water & electricity till the completion of the project and owners allocation had been finally handed over to the land owners And further they will not raise any obstruction in the construction work OF THE Developer and further they will not raise any objection if any under any circumstances which may hinder the construction work

The DEVELOPER shall be at liberty to do all works as be required for the Project and to utilize the water, electricity and telephone connections in the Premises at its own risk, costs and expenses.

The DEVELOPER shall have the right to obtain temporary connection of utilities for the Project and the OWNERS will sign and execute all papers and documents necessary therefore authorizing the DEVELOPER as their signatory authority.

**Right of construction:** The Land owners hereby grant permission and exclusive rights to DEVELOPER to build new building upon the project property.

**Construction Cost:** The DEVELOPER shall carry total construction work of the present building at its own costs and expenses. No liability on account of construction cost will be charged from OWNERS' allocation.

**Sale Proceeds of Developer's Allocation:** The DEVELOPER will take the sale proceeds of DEVELOPER'S allocation exclusively.

**Sale Proceeds of Owners' Allocation:** The OWNERS will take the sale proceeds of OWNERS' allocation exclusively.

**Booking Agreement for Sale:** Booking from intending purchaser for DEVELOPER'S allocation will be taken by the DEVELOPER and the agreement with the intending purchasers will be signed by the DEVELOPER. All the sale consideration of DEVELOPER's allocation shall be wholly be taken

by the **DEVELOPER** and issue money receipt in its own name but without creating any liability on the part of the **OWNERS**. Simultaneously booking from intending purchaser for **OWNERS'** allocation will be taken by the **OWNERS** and the agreement with the intending purchasers will be signed by the **OWNERS**. All the sale consideration of **OWNERS'** allocation either partly or wholly will be taken by the **OWNERS'** and issue money receipt in their own name.

**Selling Rate:** The selling rate of the **DEVELOPER's** allocation will be fixed by the **DEVELOPER** without any permission or consultation with the Landowners. The selling rate of the **OWNERS'** allocation will be fixed by the **OWNERS'**.

**Profit & Loss:** The profit & loss, earned from the project will be entirely received or borne by the **DEVELOPER** only.

**Possession to the Owners:** On completion of the project, the **DEVELOPER** will handover undisputed possession of the **OWNERS'** allocation together with all rights of the common facilities and amenities to the **OWNERS** with possession letter and will take release from the **OWNERS**.

**Possession to the intending Purchaser:** On completion of the project, the **DEVELOPER** will handover possession to the intending purchaser.

**Deed of Conveyance:** The deed of conveyance will be signed by the **DEVELOPER** in respect of **DEVELOPER'S** allocation.

Roof shall be shared in common by the **OWNERS** and the **DEVELOPER**, but the **DEVELOPER** reserves the right to construct further floors on the building if they so desires without further consent of the **OWNERS** and in such event the sharing of the ratio shall be as already decided between the parties.

AREA ENTITLEMENT AND ALLOCATION OF THE LAND OWNER AND DEVELOPER

A. After completion of the construction work, the **OWNERS** and the **DEVELOPER** will have their allocation of constructed area in the following manner.

Ai. The allocated area of the Land Owners shall mean 13461 square feet covered area and out of that 1200 square feet covered area subtracted from land owners' allocation and added to Developer's allocation against payment of Rs. 24,00,000/- (Rupees Twenty Four Lakhs) paid by the Developer to the Land Owners, of the proposed constructed area in the new building described in detail in the **THIRD SCHEDULE** hereunder written but if at the time of the actual delivery of possession the constructed area is found to more or less than that of the actual area set out in this Agreement the same shall be adjusted by way of pecuniary compensation.

Aii. The allocated area of the **DEVELOPER** will be the rest of the building excepting the **OWNERS'** allocation out of the total area to be constructed on the **FIRST SCHEDULE** mentioned property.

If the Developer further carries out construction over and above the proposed area to the extent of 1000 square feet covered area the benefits of said area is in sole purview of the Developer to the exclusion of the **OWNERS** and if the extra area exceeds the stated 1000 square feet covered area the benefits of the said area over and above 1000 square feet covered area shall be jointly enjoyed by the Developer and the Owner as per their percentage of allocation.

Aiii. By virtue of the aforesaid space allocation, the **DEVELOPER** is free to sell their allocated area along with right of use of common area, common amenities, car and two wheeler parking space; commercial space etc. to the intending Purchaser(s) which shall be under sole discretion of the **DEVELOPER**. Accordingly, the **DEVELOPER** is free to enter into all type of Agreement for Sale, receive earnest money, progressive payment, final Agreement from the intending Purchaser(s) against Sale of Unit(s) in respect of **DEVELOPER'S** allocation.

B. The party of the **FIRST PART** hereby further declare that they will have no claim or claims whatsoever from the **DEVELOPER** apart from the space allocation as stipulated above during subsistence of this indenture and make free the **DEVELOPER** to sale, enter

into Agreement to sale with any intending Purchaser(s) at the sole discretion of the **DEVELOPER** and to realize the consideration from the Purchaser(s), in respect of **DEVELOPER'S** allocation. The **DEVELOPER** shall sell his allocated share.

- C. After getting the plan sanctioned from the Hooghly Chinsurah Municipality, the party of the **SECOND PART** shall undertake execution of construction of the proposed building (s) in the schedule property in accordance with the Sanctioned plan.
- D. The party of the **FIRST PART** shall convey the undivided proportionate share of the land of the **FIRST SCHEDULE** property and the party of the **SECOND PART** shall convey the undivided proportionate share of the constructed area in favour of the intending **PURCHASER(S)**.

#### PROCEDURE OF DELIVERY OF POSSESSION TO OWNERS

**Delivery of Possession:** As soon as the building will be completed, the **DEVELOPER** shall give written notice to the Land owners requiring the Landowners to take possession of the **OWNERS'** Allocation in the building.

**Payment of Taxes:** On and from the date of receiving notice of possession of **OWNERS'** allocation and at all times there after the land owners shall be exclusively responsible for payments of all Municipality and property taxes, duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the **OWNERS'** allocation only.

**Share of Common Expenses & Amenities:** As and from the date of delivery of possession to be received, the land owners shall also be responsible to pay and bear and shall pay to the **DEVELOPER** /flat Owners Association, the service charges for the common facilities in the new building payable in respect of the **OWNERS'** Allocation, such charges is to include proportionate share of premium for the insurance of the building from water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection

and management of the common facilities, Lift maintenance charges, renovation, replacement, repair and maintenance charge expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time after completion and delivery of the building.

That the **DEVELOPER** shall be free to engage Architect and other sub-contractor of his own choice.

That standard material shall be used in the proposed building as per suggestion of the Architect. That all other formalities in respect of the development of the landed property shall be completed by the **DEVELOPER** within 4 years from the date of sanction of building plan by Hooghly - Chinsurah Municipality authority

That the total schedule mentioned area will be used for construction of flats, parking space, etc in accordance with the Sanction plan and will be developed accordingly. The owners also hereby gives their consent to start development work on the total schedule mentioned property, without any further delay from the date of execution of this agreement after receiving sanctioned plan from the proper authorities.

#### COMMON RESTRICTION

**Restriction of Owners and Developer in common:** The **OWNERS'** Allocation in the building shall be subject to the same restriction and use as are applicable to the **DEVELOPER'S** Allocation in the building intended for common benefits of all occupiers of the building which shall include as follows:-

Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor do

anything thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

Neither party shall demolish any wall or other structure in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.

Neither party shall transfer or permit to transfer their respective allocation or any portion thereof unless (s) such party shall have observed and performed all terms and conditions of their respective part to be observed and/or performed and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.

Both parties shall abide by all laws, bye laws, rules and regulation of the Government statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, byelaws and regulation.

The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenance and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage of the building or any other space or accommodation therein and shall keep either of them and/or the occupants of the building indemnified from and against the consequence of any breach.

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

Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or into the compound corridor or any other portion or portions of the building.

The landowners shall permit the **DEVELOPER** and its/their servants and agents with or without workman and other at all reasonable times to enter into and upon the owner's allocation and every part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing, maintaining, cleaning, lightning and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

Similarly the **DEVELOPER** shall not transfer or permit transfer of the **DEVELOPER'S** Allocation or any portion thereof unless the proposed transferee shall agree to be bounded by the Terms and conditions hereof and agrees to duly and promptly pay all and whatsoever sums which shall be payable in relation to the units being so transferred.

The **OWNER'S** and **DEVELOPER** or any of the transferees shall not do cause or permit to be done any act or thing which may render void and avoidable any insurance of the new Buildings or any part thereof and shall keep the **OWNERS'** and the **DEVELOPER** and other occupiers of the new Buildings as the case may be, harmless and indemnified from and against the consequences of any such breach.

No goods or other things shall be kept by the **OWNERS'** or the **DEVELOPER** or any of their transferees for display or otherwise in the corridors or other places of common use in or around the new buildings and no hindrance shall be caused in any manner in the free movement in the corridors and other places of common use in the new Buildings and in case any such hindrance is caused the **OWNER/DEVELOPER** or holding organization shall be entitled to remove the same at the risk and costs of the person who keep such goods or creates such hindrance.

#### MISCELLANEOUS

**Contract Not Partnership:** The landowner and the **DEVELOPER** have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership

between the Landowners and the **DEVELOPER** in any manner nor shall the parties hereto be constituted as association of persons.

**Not specified Premises:** It is understood that from time to time to facilitate the construction of the building by the **DEVELOPER** various deed, matters and things not hereby specified may be required to be done by the **DEVELOPER** and for which the **DEVELOPER** may need the authority of the landowners and various applications and other documents may be required to be signed or made by the Landowners related to which specific provisions may not have been mentioned herein. The landowners hereby undertake to do such legal acts, deeds, matters and things as and when required and the landowners shall execute any such additional power of attorney and/or letter of authority which may be required by the **DEVELOPER** for any such purposes and the Landowners also undertake to sign and execute all such additional applications and other documents as the case may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the owner. But in no way **OWNERS'** will undertake anything which will affect his any right thereto.

**Not Responsible:** The Landowners shall not be liable for any income tax, wealth tax, or any other taxes in respect of the **DEVELOPER'S** allocation and the **DEVELOPER** shall be liable to make payment of the same and keep the Landowners indemnified against all actions, suits, proceeding, costs charges and expenses in respect thereof. And similarly the **DEVELOPER** shall not be liable for any income tax, wealth tax, or any other taxes in respect of the Landowners' allocation and the Landowners shall be liable to make payment of the same and keep the Developer indemnified against all actions, suits, proceeding, costs charges and expenses in respect thereof,

**Process of Issuing Notice:** All communications between the parties about the subject matter of this **Development Agreement** shall be in writing and delivered by hand or sent by pre-paid registered post with acknowledgement due or sent by fax or e-mail;

-  a. (in case of communications to the **DEVELOPER**) to its office or such other address as shall be notified to the **OWNERS'** by the **DEVELOPER**;

- b. (in case of the communication to the **OWNERS**) to the house of the addressees or such changed addresses as shall be notified to the **DEVELOPER** by the **OWNERS** ;
- c. Communication shall be deemed to have been received:-
- A. If sent by registered post with acknowledgement due; or
- B. If delivered by hand, on the day of delivery; or
- C. If sent by fax or e-mail on Business Day prior to 4.00 P.M., at the time of transmission and otherwise on the next Business day.

The roof of the building shall remain common between the present **OWNERS** and the intending purchasers and the same shall not be separately demarcated but the **DEVELOPERS** reserves the right to construct additional floors on the roof provided necessary permission had been obtained from the concerned authority and without compromising the structural integrity of the proposed building.

That the time stipulations as mentioned in several clauses of this Agreement shall be the essence of the contract.

The **DEVELOPER** shall be entitled to get booking money against the flats of their allocated portion and shall use the said money for development of the aforesaid property and not any other property.

During the subsistence of this Agreement the **OWNERS** shall not sell transfer encumber in any manner or deal with the premises other than in furtherance of this Agreement within stipulated period.



The **OWNERS** or the **DEVELOPER** as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of a force Majeure and shall be suspended for the duration of the force majeure.

The **OWNERS** and the **DEVELOPER** hereby agree and mutually covenant with each other to duly perform and observe their respective obligations therein contained and in the event of any of them committing any default or breach the defaulting party shall be liable to pay such damages or compensate losses as may be awarded by the Arbitrator(s) in favour of the either of them.

In the event both the parties decide that the implementation of the project becomes impossible due to an event of *force majeure* then in such case the parties shall be at liberty to mutually decide to either abandon the project or to deal with the assets created as would be mutually agreed by both the parties.

This Agreement constitutes the entire agreement between the Parties hereto, and supersedes any and all prior and contemporaneous agreements or representations, whether oral or written, concerning the subject matter hereof.

If there are further changes between the parties as regards the terms and conditions of this agreement after execution and registration of this Development Agreement a supplementary Agreement may be executed between the parties and the terms and conditions of the said supplementary agreement should be held valid and enforceable as between the parties as regards the parties and shall not affect any other provisions hereof.

The **DEVELOPER** will be entitled to obtain financial assistance from any financial institution by mortgaging the **DEVELOPER'S** allocation as and if necessary and the **OWNERS** will cooperate in every way.

DOCUMENTATION

The Advocate of this project will be such person as may be appointed by the **DEVELOPER** and **OWNERS** for their allocation.

All Agreements, Deeds and documents to be entered into by the parties hereto with their respective nominees and/or the intending purchasers of units etc. in respect of **DEVELOPER'S** allocation and **OWNERS'** allocation which the **OWNERS** shall be at liberty to refer to any Advocate of his choice for verification purpose (in respect of **OWNERS'** allocation) as well as other necessary documents shall be prepared by the Advocates of this project.

The cost of preparation stamping registration and other charges of the Agreements for sale/constructions and the conveyances shall be borne and paid by the Unit Owners of the respective parties to the Advocates of the project.

#### MAINTENANCE & HOLDING ORGANISATION

- A. The Land **OWNERS** and the **DEVELOPER** shall maintain at their own respective costs of their respective allotted Areas upon the construction of same being completed and shall keep the same in good and habitual conditions and shall not do or allow to be done anything in or to the Premises and or the common portions of the new building which may be against the law or which will cause obstruction interference to the user of such common portions. In this regard it is clarified that the **OWNERS'** liability shall arise only upon the Land **OWNERS** receiving or being deemed to have received possession of the Land **OWNERS'** allocated area.
- B. For the purpose of maintenance, management and administration of the New Building/ Buildings and the Premises and rendition of the services in Common to the Unit **OWNERS** of the New Building and doing all other acts, Deeds and things for the common purposes, the **DEVELOPER** hereto shall form or cause to be formed an Association or Society or Syndicate or Company hereinafter called "the **HOLDING ORGANISATION**" of the unit

owners. All the unit owners shall be obliged to become and shall be made the members of such Holding Organization, as early as possible. After the completion of the project the **DEVELOPER** and the Land **OWNERS** shall hand over to the Holding Organization all deposit after deducting there from all dues and /or all the amounts spent by them respectively on behalf of the unit owners jointly and/or severally and all matters arising in respect of the management of the premises and particularly the common portions to the Holding Organizations.

- C. All the Unit Owners (including the **OWNERS** and **DEVELOPER** herein) shall be made to agree to bear and pay proportionate share of the common expenses, maintenance charges, Municipal Taxes and other outgoings in respect of their respective unit to such Holding Organization or the persons or agency for the time being given the responsibility for the same by the **OWNERS** and the **DEVELOPER**, with effect from the notice of delivery of possession to the unit owners of their respective units.
- D. **DEVELOPER** will frame the rules and regulations of the Holding Organization Regarding user, maintenance, management upkeep and administration of the New Building, taking of deposits on account of maintenance charges, common expenses, Municipal rates and taxes etc. from the unit owners, payment of common expenses /Maintenance charges, Municipal rates and taxes etc. and other common purpose.

#### COMMON OWNERSHIP

The common portions including the land appurtenant to the New Building Entrances lobbies, Staircase, lifts space, corridor etc. shall be used in Common by the Land **OWNERS**, the **DEVELOPER** and their respective Nominee or Nominees and their heirs.

#### FORCE MAJEURE

A

- a) Force Majeure Event shall mean any event or circumstance or a combination of events and circumstances set out hereunder or the consequence(s) thereof which affect or prevent the Party claiming *force majeure* ("Affected Party") from performing its obligations in whole or in part under this agreement and which event or circumstance (i) is beyond the reasonable control and not arising out of the fault of the Affected Party, and (ii) the Affected Party has been unable to overcome such event or circumstance by the exercise of due diligence and reasonable efforts, skill and care, and (iii) has a Material Adverse Effect.
- b) Such events includes:
- A. Acts of God or natural disasters beyond the reasonable control of the Affected Party which could not reasonably have been expected to occur, including but not limited to storm, cyclone, typhoon, hurricane, flood, landslide, drought, lightning, earthquakes, volcanic eruption or exceptionally adverse weather conditions affecting the implementation of the Project.
  - B. Radio-active contamination, ionizing radiation.
  - C. Epidemic, famine.
  - D. Strikes, works to rule or go-slows (other than by employees of the Party claiming the same as an event of *Force Majeure* or of any shareholders of such Party, or by employees of any direct or indirect Affiliate, parent or subsidiary of any shareholder of such Party).
  - E. Any event or circumstances of a nature analogous to any of the foregoing.
  - F. Any political agitation / Dharnas / strikes declared by political parties.

c) Performance Excused:

The Affected Party, to the extent rendered unable to perform its obligations or part thereof under this agreement as a consequence of the *Force Majeure* Event, shall be excused from performance of the obligations provided that the excuse from performance shall be of no greater scope and of no longer duration than is reasonably warranted by the *Force Majeure* Event.

d) Resumption of Performance:

- A. During the Period of *Force Majeure*, the Affected Party shall in consultation with the other Party, make all reasonable efforts to limit or mitigate the effects of the *Force Majeure* Event on the performance of its obligations under this agreement.
- B. The Affected Party shall also make efforts to resume performance of its obligations under this agreement as soon as possible and upon resumption shall notify the other Party of the same in writing. The other Party shall afford all reasonable assistance to the Affected Party in this regard.

The details of the land is described in detail in the FIRST SCHEDULE, the building is described in detail in the SECOND SCHEDULE, the OWNERS' allocation is described in details in the THIRRD SCHEDULE, the DEVELOPR'S allocation is described in detail in the FOURTH SCHEDULE, the particulars of construction is described in detail in the FIFTH SCHEDULE, the common portion is described in detail in the SIXTH SCHEDULE and the common expenses is described in detail in the SEVENTH SCHEDULE hereunder.

ARBITRATION

All disputes between the parties relating to and/or arising out of the understanding and/or the formal Agreement in pursuance hereof shall be referred to arbitration of an arbitral



tribunal consisting of 3 (three) arbitrators (the "Tribunal"), one to be appointed by each of the parties and the third to be appointed by the two arbitrators so appointed.

A. The Tribunal shall be at liberty to:

(i) Proceed summarily and not give reason for its award;

(ii) Avoid all rules, procedures and / or evidences that can be lawfully avoided by the mutual consent and / or directions by the Parties.

(iii) To pass interim order, direction or Award.

B. The Tribunal to proceed expeditiously and make its award within four months from the date it is so constituted unless mutually agreed in writing.

C. It will not be necessary for the arbitrate tribunal to give reasons for its award.

**FIRST SCHEDULE ABOVE REFERRED TO**

**(Description of the Property)**

District Hooghly, A.D.S.R. & D.S.R.- Hooghly Sadar, P.S.- Chinsurah, Mouza- Balagarh J.L. No. 8, R.S. Dag No. 1559 corresponding to L.R. Dag NO. 3171, nature of land Bastu, measuring about 0.067 acre, R.S. Dag No. 1544 corresponding to L.R. Dag No. 3179, nature of Land Viti, measuring about 0.147 acre, R.S. Dag No. 1558 corresponding to L.R. Dag No. 3170, nature of Land Bastu, measuring about 0.056 acre, R.S. Dag No. 1560 corresponding to L.R. Dag No. 3178, nature of land Bastu measuring about 0.118 acre, situated in Ward No. 4, Municipal Holding No. 410/333 Mohalla - Balagarh of Hooghly-Chinsurah Municipality. :-

Sl. No.	L.R. Khatian no.	Name	L.R. Dag no. 3178	L.R. Dag no. 3170	L.R. Dag no. 3179	L.R. Dag no. 3171
1.	5312	Shipra Basu	.005	.002	.006	.003
2.	5190	Samir Chatterjee	.014	.006	.018	.008
3.	5195	Sudip	.034	.013	.042	.021

		Chatterjee				
4.	5193	Subir Chatterjee	.018	.009	.023	.011
5.	5314	Shila Banerjee	.005	.002	.006	.003
6.	5313	Shikha Das	.005	.002	.006	.003
7.	5197	Sanjib Chatterjee	.019	.011	.024	.008
8.	5196	Sujan Chatterjee	.013	.008	.016	.007
9.	5309	Sutapa Banerjee	.005	.003	.006	.003

The total area of land is 0.388 acre.

The annual rent is payable to the B.L. & L.R.O. Mogra - Chinsurah Block situated at Lichu Bagan Bandel.

**THE TOTAL PROPERTY IS BUTTED AND BOUNDED BY:-**

ON THE NORTH:- 16' feet Balagarh road (Municipal road)

ON THE SOUTH:- Bapi Karmakar's House

ON THE EAST:- Balagarh yuva sangha paly ground

ON THE WEST:- Nabagopal Bajerjee's house.

**SECOND SCHEDULE**

**(The Building)**

The new buildings to be constructed under the name and style of **ANNANDA BHABAN** situated at Mouza- Balagrah, J.L. No. 8, Ward No. 4 Municipal Holding No. 410/333, Mohalla - Balagrah within P.S. Chinsurah, District Hooghly under Hooghly-Chinsurah Municipality which land fully described

in the FIRST SCHEDULE above according to the sanctioned plan or revised sanction plan by the Hooghly-Chinsurah Municipality.

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

Developer shall on completion of the new building put the owners into undisputed possession of the owners' allocation shall mean 13461 square feet covered area ~~and out of that 1200 square feet covered area subtracted from land owner allocation and added to Developer's allocation against~~ and payment of Rs. 2400,000/- (Rupees Twenty Four Lakhs) paid by the Developer to the Land Owners, of the proposed constructed area in the proposed new building **TOGETHER WITH** the rights in proportionate share of land, Roof common areas facilities and amenities..

*Schire chatterjee*

This allocation shall be subject to fulfillment of obligations and liabilities on the part of the owners as mentioned in the body of this agreement.

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

Except the area of the owner's allocation as mentioned in the **THIRD SCHEDULE** herein above written which is the remaining constructed area of the proposed building to be erected and constructed in the land mentioned in **FIRST SCHEDULE** along with undivided proportionate share of land together with the common facilities and amenities available or to be available of the proposed building shall be treated as developer's allocation in proposed building.

**FIFTH SCHEDULE**  
**(PARTICULARS OF CONSTRUCTION)**

1. Flat area : Covered area and Super builtup area

2. Structure : Reinforcement cements concrete (M-20), framed structure with column, beams and slab, brick masonry wall of thickness (8"/5") with cement mortar (1:6/1:4).  
Cement : good quality ISI mark. Steel Reinforcement: local good quality ISI mark steel rod.
3. Safety : Sufficient and required fire extinguishing provision in each building and open ground area with water outlets, fire extinguishers, axe, large rubber pipe etc.
4. Walls : Brick work in cement mortar 1:6;
5. Plastering : Internal Plaster to walls in cement mortar 1:6 and ceiling plaster in cement mortar 1:4;
6. Flooring : vitrified tiles flooring (2'/2')
7. Windows : Sliding Aluminum window with glass and grill
8. Doors : Sal Wood/cement concrete door frame with commercial wooden flush doors inside including kitchen, and main door will be flush door. P.V.C. Doors will be provided in bath and toilet.
9. Wall finish : Wall of bed rooms, drawing, dining room, lobby, kitchen and bath will have plaster of paris finish/ wall putty. The external plaster surface will be painted with snow cem colouring (as wished by developer),
10. Bath & Toilet : one toilet will have a European privy and one toilet Indian style privy with hand wash basin in one toilet. European privy and Indian style privy and wash basin will be of white colour. All taps and cocks will be good quality fittings, entire piping system will be of concealed design and all pipes will be PVC pipe (ISI marked) the dado of the bathroom will have glaze tile up to a height of 5' ft.

11. Kitchen : Granite kitchen top 5 ft. X 1.5 ft , dado glazed tiles to the working table 2.5 ft height, stainless sink of standard make.
12. Water Supply : Water supplied from bore-well by sub-mersible pumps , water storage reservoir and distributed through water pipe line.
13. Electrical Wiring : The basic lay out of wiring will be concealed. All internal wiring will be copper conductor with the main connecting the DB to meter box at ground floor level.
14. Each Bed Room : The number of points will be 2 light point, 2 tube light point, 1 fan point, 1 plug point (5 amps). Only one bed room will have A.C point.
15. Drawing & Dining: 2 light point, 2 tube point, 1 fan point, 2 plug point (15 Amps and 5 amps.).
16. Kitchen : 1 light point 1 Point for Exhaust point, 3 Plug point (5 amp, 5amp and 15amp).
17. Toilet : 1 light point, 1 exhaust point, 2 plug point (5 amp and 15 amp).
18. Lobby : 1 light point, 2 plug point.
19. Calling Bell : 1 Calling bell point at Main Entrance of flat.
20. Meter : Procurement of meter at the cost of individual owner of the flat/unit, garage/car parking space. And cost of electric transformer to be borne by the purchaser except land owner.

#### SIXTH SCHEDULE

#### (Common Portion And Facilities)

1. Path, passages and driveways in the premises.

2. Staircase, lobby, roof and landings.
3. Electrical wiring and fittings and fixtures for lighting the staircase, lobby and landings.
4. Electrical installations with common main switch and common meter and space required there for.
5. Boring for water supply connection.
6. Overhead water tank and underground water reservoir with distribution pipes there for connection to different Apartments/Units and from the underground water reservoir or to the over-head water tank.
7. Water waste and sewage evacuation pipes from the Apartments/Units to drain and sewers common to the building.
8. Drains and sewers from the building to the Municipal drain.
9. Main gate for entrance to the premises.
10. Boundary wall to the premises with one guard room.
11. Roof of building shall be common for all occupants.
12. Such other common areas and facilities as may be made for common purposes.

**THE SEVENTH SCHEDULE ABOVE REFERRED**

**(Common Expenses)**

1. The cost of maintaining, replacing, repairing, white washing, painting and decorating of the main structure of the same building including the exterior thereof and in particular common portion of the roof, landing and structure of the building, rainwater pipes, water tanks, lift motor pumps, tube well, gas pipes and electrical wire, sewage, drain, transformer (if any) common Toilet and all other common parts of the fixtures, fittings and equipment in under or upon the building enjoyed or used in common.
2. The cost of cleaning, lighting and the maintenance, staircases and other parts of the building as enjoyed in common.
3. The salaries of Guards, if any, electricians, sweepers etc if any.
4. The cost of repairs, replacement and maintenance of light and other plumbing works including all other service charges for service rendered in common to all.
5. Establishment and all other expenses of the Association including its formation and also similar expenses of the party of the **SECOND PART** or any agency looking after the common expenses until handing over the same to the Association.
6. Other expenses including litigation expenses as are incurred by the parties for the common purpose.

**IN WITNESS WHEREOF** the parties hereto set and subscribed their respective hands on the day month and year first above written.

SIGNED, SEALED AND DELIVERED

By the parties in Presence of:-

WITNESSES:

1. *[Handwritten signatures]*

2. Anjan Gany,  
Chinny 1700 Sq

Drafted by me:-

*Kunal Das*  
**Kunal Das**  
Advocate  
Reg. No.- 58 of 2005  
Chinsurah Judges' Ct.  
Hooghly,  
Type by me:-

*Indranil Barman*  
Chinsurah Judges' Court, Hooghly

- 1) Sibir Chatterjee -
- 2) Sudip Chatterjee -
- 3) Sujin Chatterjee
- 4) Somjit Chatterjee
- 5) Samir Chatterjee &  
Samer Kumar Chatterjee
- 6) Shila Bandgopadhyay &  
Shila Banerjee
- 7) Sutapa Banerjee -
- 8) Sipro Bose & Basu

SIGNATURE OF THE OWNERS

NIBEDITA DEVELOPERS


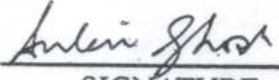










*Ankur Ghosh*  
Partner


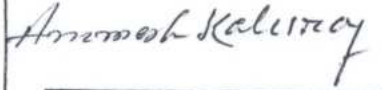










NIBEDITA DEVELOPERS

*Animesh Kalitay*  
Partner







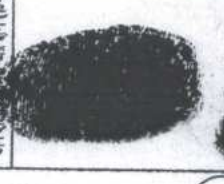


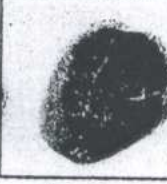

SIGNATURE OF THE DEVELOPER

SPECIMEN FORM FOR FINGERPRINTS


	LEFT HAND		RIGHT HAND	
 <i>Anil Ghosh</i>   SIGNATURE		(1) THUMB	(1) THUMB	
		(2) FORE	(2) FORE	
		(3) MIDDLE	(3) MIDDLE	
		(4) RING	(4) RING	
		(5) LITTLE	(5) LITTLE	

	LEFT HAND		RIGHT HAND	
 <i>Animesh Koley</i>   SIGNATURE		(1) THUMB	(1) THUMB	
		(2) FORE	(2) FORE	
		(3) MIDDLE	(3) MIDDLE	
		(4) RING	(4) RING	
		(5) LITTLE	(5) LITTLE	


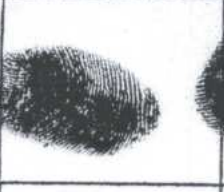









SPECIMEN FORM FOR TEN FINGERPRINTS & PHOTO

		बृहदाङ्गुली	तट्टङ्गुली	मध्यामा	अनामिका	कनिष्ठा
 Samir Kumar Chatterjee	बायां हात (दिग)					
	उज्या हात (दिग)					

नाम Samir Kumar Chatterjee Samir Chatterjee

		बृहदाङ्गुली	तट्टङ्गुली	मध्यामा	अनामिका	कनिष्ठा
 Subir Chatterjee	बायां हात (दिग)					
	उज्या हात (दिग)					

नाम Subir Chatterjee

		बृहदाङ्गुली	तट्टङ्गुली	मध्यामा	अनामिका	कनिष्ठा
 Sujan Chatterjee	बायां हात (दिग)					
	उज्या हात (दिग)					

नाम Sujan Chatterjee

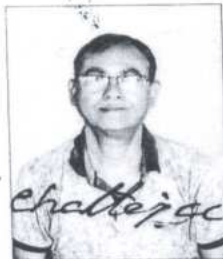
		बृहदाङ्गुली	तट्टङ्गुली	मध्यामा	अनामिका	कनिष्ठा
 Sudip Chatterjee	बायां हात (दिग)					
	उज्या हात (दिग)					

नाम Sudip Chatterjee

**SPECIMEN FORM FOR TEN FINGERPRINTS & PHOTO**

	বৃহদাঙ্গুলী	তড়ঙ্গনী	মধ্যমা	অনামিকা	কনিষ্ঠা
 Shila Bandyopadhyay Shila Banerjee	বী হাতের ডানহাত-এর ছাপ (টিপ)				
	ডান হাতের বামহাত-এর ছাপ (টিপ)				

স্বাক্ষর Shila Bandyopadhyay @ Shila Banerjee @

	বৃহদাঙ্গুলী	তড়ঙ্গনী	মধ্যমা	অনামিকা	কনিষ্ঠা
 Scrib Chatterjee	বী হাতের ডানহাত-এর ছাপ (টিপ)				
	ডান হাতের বামহাত-এর ছাপ (টিপ)				

স্বাক্ষর Scrib Chatterjee

	বৃহদাঙ্গুলী	তড়ঙ্গনী	মধ্যমা	অনামিকা	কনিষ্ঠা
 Sutapa Banerjee	বী হাতের ডানহাত-এর ছাপ (টিপ)				
	ডান হাতের বামহাত-এর ছাপ (টিপ)				

স্বাক্ষর Sutapa Banerjee

	বৃহদাঙ্গুলী	তড়ঙ্গনী	মধ্যমা	অনামিকা	কনিষ্ঠা
 Sipla Bose	বী হাতের ডানহাত-এর ছাপ (টিপ)				
	ডান হাতের বামহাত-এর ছাপ (টিপ)				

স্বাক্ষর Sipla Bose @ Busu



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



192023240247438321

GRN Details

GRN: 192023240247438321 Payment Mode: Online Payment  
GRN Date: 05/10/2023 19:55:17 Bank/Gateway: Union Bank of India  
BRN : 520413028 BRN Date: 05/10/2023 07:58:35  
GRIPS Payment ID: 051020232024743831 Payment Init. Date: 05/10/2023 19:55:17  
Payment Status: Successful Payment Ref. No: 2002283111/4/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: NIBEDITA DEVELOPERS  
Address: ASANSOL PASCHIM BARDHAMAN  
Mobile: 9874700902  
Depositor Status: Buyer/Claimants  
Query No: 2002283111  
Applicant's Name: Mr BHANJAN GANGULI  
Identification No: 2002283111/4/2023  
Remarks: Sale, Development Agreement or Construction agreement  
Period From (dd/mm/yyyy): 05/10/2023  
Period To (dd/mm/yyyy): 05/10/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002283111/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	35021
2	2002283111/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	24021
			<b>Total</b>	<b>59042</b>

IN WORDS: FIFTY NINE THOUSAND FORTY TWO ONLY.

PAID



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



051020232024743831

## GRIPS Payment Detail

GRIPS Payment ID:	051020232024743831	Payment Init. Date:	05/10/2023 19:55:17
Total Amount:	59042	No of GRN:	1
Bank/Gateway:	Union Bank of India	Payment Mode:	Online Payment
BRN:	520413028	BRN Date:	05/10/2023 07:58:35
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

## Depositor Details

Depositor's Name:	NIBEDITA DEVELOPERS
Mobile:	9874700902

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240247438321	Directorate of Registration & Stamp Revenue	59042
Total			59042

IN WORDS: FIFTY NINE THOUSAND FORTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



### Major Information of the Deed

Deed No :	I-0603-09601/2023	Date of Registration	06/10/2023
Query No / Year	0603-2002283111/2023	Office where deed is registered	
Query Date	07/09/2023 2:16:25 PM	A.D.S.R. CHINSURA, District: Hooghly	
<b>Applicant Name, Address &amp; Other Details</b>	BHANJAN GANGULI CHINSURAH COURT, Thana : Chinsurah, District : Hooghly, WEST BENGAL, Mobile No. : 9674108024, Status : Solicitor firm		
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 : 24,00,000/-]		
Set Forth value	Market Value		
Rs. 36/-	Rs. 1,59,44,436/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 24,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGLY-CHINSURAH, Road: Balagarh Main Rd, Mouza: Balagarh, JI No: 8, Pin Code : 712101







Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3170 (RS :-)	LR-5193	Bastu	Bastu	0.009 Acre	1/-	3,69,844/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	LR-3171 (RS :-)	LR-5193	Bastu	Bastu	0.011 Acre	1/-	4,52,033/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L3	LR-3178 (RS :-)	LR-5193	Bastu	Bastu	0.018 Acre	1/-	7,39,690/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L4	LR-3179 (RS :-)	LR-5193	Viti	Viti	0.023 Acre	1/-	9,45,160/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L5	LR-3170 (RS :-)	LR-5195	Bastu	Bastu	0.013 Acre	1/-	5,34,220/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L6	LR-3171 (RS :-)	LR-5195	Bastu	Bastu	0.021 Acre	1/-	8,62,972/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L7	LR-3178 (RS :-)	LR-5195	Bastu	Bastu	0.034 Acre	1/-	13,97,192/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,



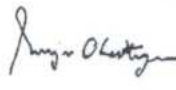





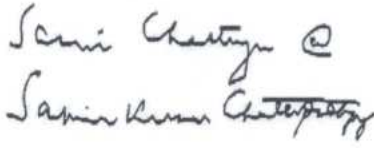
L8	LR-3179 (RS :-)	LR-5195	Viti	Viti	0.042 Acre	1/-	17,25,943/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L9	LR-3170 (RS :-)	LR-5196	Bastu	Bastu	0.008 Acre	1/-	3,28,752/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L10	LR-3171 (RS :-)	LR-5196	Bastu	Bastu	0.007 Acre	1/-	2,87,657/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L11	LR-3178 (RS :-)	LR-5196	Bastu	Bastu	0.013 Acre	1/-	5,34,220/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L12	LR-3179 (RS :-)	LR-5196	Viti	Viti	0.016 Acre	1/-	6,57,503/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L13	LR-3170 (RS :-)	LR-5197	Bastu	Bastu	0.011 Acre	1/-	4,52,033/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L14	LR-3171 (RS :-)	LR-5197	Bastu	Bastu	0.008 Acre	1/-	3,28,752/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L15	LR-3178 (RS :-)	LR-5197	Bastu	Bastu	0.019 Acre	1/-	7,80,784/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L16	LR-3179 (RS :-)	LR-5197	Viti	Viti	0.024 Acre	1/-	9,86,253/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L17	LR-3170 (RS :-)	LR-5190	Bastu	Bastu	0.006 Acre	1/-	2,46,564/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L18	LR-3171 (RS :-)	LR-5190	Bastu	Bastu	0.008 Acre	1/-	3,28,752/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L19	LR-3178 (RS :-)	LR-5190	Bastu	Bastu	0.014 Acre	1/-	5,75,314/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L20	LR-3179 (RS :-)	LR-5190	Viti	Viti	0.018 Acre	1/-	7,39,690/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L21	LR-3170 (RS :-)	LR-5314	Bastu	Bastu	0.002 Acre	1/-	82,188/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,



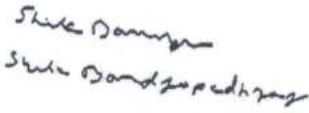


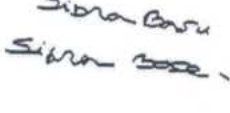



L22	LR-3171 (RS :-)	LR-5314	Bastu	Bastu	0.003 Acre	1/-	1,23,282/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L23	LR-3178 (RS :-)	LR-5314	Bastu	Baštu	0.005 Acre	1/-	2,05,470/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L24	LR-3179 (RS :-)	LR-5314	Viti	Viti	0.003 Acre	1/-	1,23,282/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L25	LR-3170 (RS :-)	LR-5312	Bastu	Bastu	0.002 Acre	1/-	82,188/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L26	LR-3171 (RS :-)	LR-5312	Bastu	Bastu	0.003 Acre	1/-	1,23,282/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L27	LR-3178 (RS :-)	LR-5312	Bastu	Bastu	0.005 Acre	1/-	2,05,470/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L28	LR-3179 (RS :-)	LR-5312	Bastu	Bastu	0.006 Acre	1/-	2,46,564/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L29	LR-3170 (RS :-)	LR-5309	Bastu	Bastu	0.003 Acre	1/-	1,23,282/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L30	LR-3171 (RS :-)	LR-5309	Bastu	Bastu	0.003 Acre	1/-	1,23,282/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L31	LR-3178 (RS :-)	LR-5309	Bastu	Bastu	0.005 Acre	1/-	2,05,470/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L32	LR-3179 (RS :-)	LR-5309	Viti	Viti	0.009 Acre	1/-	3,69,844/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L33	LR-3170 (RS :-)	LR-5313	Bastu	Bastu	0.002 Acre	1/-	82,188/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L34	LR-3171 (RS :-)	LR-5313	Bastu	Bastu	0.003 Acre	1/-	1,23,282/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L35	LR-3178 (RS :-)	LR-5313	Bastu	Bastu	0.005 Acre	1/-	2,05,470/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,

L36	LR-3179 (RS :-)	LR-5313	Viti	Viti	0.006 Acre	1/-	2,46,564/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>38.8Dec</b>	<b>36 /-</b>	<b>159,44,436 /-</b>	
		<b>Grand Total :</b>			<b>38.8Dec</b>	<b>36 /-</b>	<b>159,44,436 /-</b>	

**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri Subir Chatterjee</b> <b>(Presentant)</b> Son of Late Jogendra Nath Chatterjee Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office	<b>Photo</b>  <small>06/10/2023</small>	<b>Finger Print</b>  Captured <small>LTI 06/10/2023</small>	<b>Signature</b>  <small>06/10/2023</small>
633 Annada Bhavan Balagarh Road Chinsurah, City:- , P.O:- Hooghly, P.S:-Balagarh, District:- Hooghly, West Bengal, India, PIN:- 712103 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: awxxxxxx3p, Aadhaar No: 61xxxxxxxx1867, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office				
2	<b>Name</b> <b>Shri Sudip Chatterjee</b> Son of Late Sudhendu Mohan Chatterjee Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office	<b>Photo</b>  <small>06/10/2023</small>	<b>Finger Print</b>  Captured <small>LTI 06/10/2023</small>	<b>Signature</b>  <small>06/10/2023</small>
633 Annada Bhaban Balagarh Road Chinsurah, City:- , P.O:- Hooghly, P.S:-Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aoxxxxxx6l, Aadhaar No: 98xxxxxxxx6757, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office				







3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri Sujan Chatterjee</b> Son of Late Brojendra Mohan Chatterjee Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office		 Captured	
	06/10/2023	06/10/2023	LTI	06/10/2023
Balagarh Main Road Chinsurah, City:- , P.O:- Hooghly, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712103 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: acxxxxx9q, Aadhaar No: 80xxxxxxx4892, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office				
4	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri Sanjib Chatterjee</b> Son of Late Brojendra Mohan Chatterjee Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office		 Captured	
	06/10/2023	06/10/2023	LTI	06/10/2023
Sudha Apartment Dakshin Balagarh Banomaszid, City:- , P.O:- Hooghly, P.S:-Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712103 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: agxxxxx7d, Aadhaar No: 29xxxxxxx4512, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office				
5	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri Samir Chatterjee,</b> <b>(Alias: Shri Samir Kumar</b> <b>Chattapadhyay)</b> Son of Late Sudhendu Mohan Chatterjee Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office		 Captured	
	06/10/2023	06/10/2023	LTI	06/10/2023
M I G Housing Estate 35 A 5 Cossipore Road, Block/Sector: A, Flat No: 5, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: acxxxxx7q, Aadhaar No: 86xxxxxxx4529, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office				

6	<b>Name</b> <b>Smt Shila Banerjee, (Alias: Smt Shila Bandyopadhyay)</b> Wife of Kanailal Banerjee Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office	<b>Photo</b>  06/10/2023	<b>Finger Print</b>  Captured LTI 06/10/2023	<b>Signature</b>  06/10/2023
Balagarh Milanpark, City:- , P.O:- Sahaganj, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ayxxxxx8d, Aadhaar No: 43xxxxxxx0333, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office				
7	<b>Name</b> <b>Smt Shipra Basu, (Alias: Smt Shipra Bose)</b> Wife of Shubhas Basu Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office	<b>Photo</b>  06/10/2023	<b>Finger Print</b>  Captured LTI 06/10/2023	<b>Signature</b>  06/10/2023
BE 253 Salt Lake City Sector 1 Bidhannagar, Block/Sector: CC, City:- , P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: adxxxxxx7f, Aadhaar No: 98xxxxxxx1747, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office				
8	<b>Name</b> <b>Smt Sutapa Banerjee</b> Wife of Kamal Banerjee Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office	<b>Photo</b>  06/10/2023	<b>Finger Print</b>  Captured LTI 06/10/2023	<b>Signature</b>  06/10/2023
East Kanthal Para, City:- , P.O:- Naihati, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743165 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: edxxxxx3r, Aadhaar No: 39xxxxxxx0171, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office				

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Nibedita Developers</b> Akashdeep Apartment Hindustan Park First Floor Asansol, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 , PAN No.:: aaxxxxx0a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri Animesh Kabiraj</b> Son of Late Arhendu Sekhar Kabiraj Date of Execution - 06/10/2023, , Admitted by: Self, Date of Admission: 06/10/2023, Place of Admission of Execution: Office	 Oct 6 2023 5:06PM	 LTI 06/10/2023 Captured	 06/10/2023
Akashdeep Apartment Flat No A 1 Street No 1 Hindustan Park Asansol, City:- , P.O:- Asansol, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aixxxxxx2g, Aadhaar No: 28xxxxxxxx5833 Status : Representative, Representative of : Nibedita Developers (as Developer)				
2	<b>Name</b> <b>Shri Subir Ghosh</b> Son of Late Sachi Nandan Ghosh Date of Execution - 06/10/2023, , Admitted by: Self, Date of Admission: 06/10/2023, Place of Admission of Execution: Office	 Oct 6 2023 5:09PM	 LTI 06/10/2023 Captured	 06/10/2023
29/2 Apcar Garden East Asansol, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx2f, Aadhaar No: 72xxxxxxxx3509 Status : Representative, Representative of : Nibedita Developers (as Developer)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Raja Banerjee</b> Son of Shri Hiren Banerjee Kapasdanga, City:- , P.O:- Hooghly, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712103	 06/10/2023	 06/10/2023 Captured	 06/10/2023
Identifier Of Shri Subir Chatterjee, Shri Sudip Chatterjee, Shri Sujan Chatterjee, Shri Sanjib Chatterjee, Shri Samir Chatterjee, Smt Shila Banerjee, Smt Shipra Basu, Smt Sutapa Banerjee, , Shri Animesh Kabiraj, Shri Subir Ghosh			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Shri Subir Chatterjee	Nibedita Developers-0.009 Acre

**Transfer of property for L10**

SI.No	From	To. with area (Name-Area)
1	Shri Sujan Chatterjee	Nibedita Developers-0.007 Acre

Transfer of property for L11		
SI.No	From	To. with area (Name-Area)
1	Shri Sujan Chatterjee	Nibedita Developers-0.013 Acre
Transfer of property for L12		
SI.No	From	To. with area (Name-Area)
1	Shri Sujan Chatterjee	Nibedita Developers-0.016 Acre
Transfer of property for L13		
SI.No	From	To. with area (Name-Area)
1	Shri Sanjib Chatterjee	Nibedita Developers-0.011 Acre
Transfer of property for L14		
SI.No	From	To. with area (Name-Area)
1	Shri Sanjib Chatterjee	Nibedita Developers-0.008 Acre
Transfer of property for L15		
SI.No	From	To. with area (Name-Area)
1	Shri Sanjib Chatterjee	Nibedita Developers-0.019 Acre
Transfer of property for L16		
SI.No	From	To. with area (Name-Area)
1	Shri Sanjib Chatterjee	Nibedita Developers-0.024 Acre
Transfer of property for L17		
SI.No	From	To. with area (Name-Area)
1	Shri Samir Chatterjee	Nibedita Developers-0.006 Acre
Transfer of property for L18		
SI.No	From	To. with area (Name-Area)
1	Shri Samir Chatterjee	Nibedita Developers-0.008 Acre
Transfer of property for L19		
SI.No	From	To. with area (Name-Area)
1	Shri Samir Chatterjee	Nibedita Developers-0.014 Acre
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Shri Subir Chatterjee	Nibedita Developers-0.011 Acre
Transfer of property for L20		
SI.No	From	To. with area (Name-Area)
1	Shri Samir Chatterjee	Nibedita Developers-0.018 Acre
Transfer of property for L21		
SI.No	From	To. with area (Name-Area)
1	Smt Shila Banerjee	Nibedita Developers-0.002 Acre
Transfer of property for L22		
SI.No	From	To. with area (Name-Area)
1	Smt Shila Banerjee	Nibedita Developers-0.003 Acre
Transfer of property for L23		
SI.No	From	To. with area (Name-Area)
1	Smt Shila Banerjee	Nibedita Developers-0.005 Acre

Transfer of property for L24		
SI.No	From	To. with area (Name-Area)
1	Smt Shila Banerjee	Nibedita Developers-0.003 Acre
Transfer of property for L25		
SI.No	From	To. with area (Name-Area)
1	Smt Shipra Basu	Nibedita Developers-0.002 Acre
Transfer of property for L26		
SI.No	From	To. with area (Name-Area)
1	Smt Shipra Basu	Nibedita Developers-0.003 Acre
Transfer of property for L27		
SI.No	From	To. with area (Name-Area)
1	Smt Shipra Basu	Nibedita Developers-0.005 Acre
Transfer of property for L28		
SI.No	From	To. with area (Name-Area)
1	Smt Shipra Basu	Nibedita Developers-0.006 Acre
Transfer of property for L29		
SI.No	From	To. with area (Name-Area)
1	Smt Sutapa Banerjee	Nibedita Developers-0.003 Acre
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Shri Subir Chatterjee	Nibedita Developers-0.018 Acre
Transfer of property for L30		
SI.No	From	To. with area (Name-Area)
1	Smt Sutapa Banerjee	Nibedita Developers-0.003 Acre
Transfer of property for L31		
SI.No	From	To. with area (Name-Area)
1	Smt Sutapa Banerjee	Nibedita Developers-0.005 Acre
Transfer of property for L32		
SI.No	From	To. with area (Name-Area)
1	Smt Sutapa Banerjee	Nibedita Developers-0.9 Dec
Transfer of property for L33		
SI.No	From	To. with area (Name-Area)
1	Shri Subir Chatterjee	Nibedita Developers-0.001 Acre
2	Smt Shila Banerjee	Nibedita Developers-0.001 Acre
Transfer of property for L34		
SI.No	From	To. with area (Name-Area)
1	Shri Subir Chatterjee	Nibedita Developers-0.0015 Acre
2	Smt Shila Banerjee	Nibedita Developers-0.0015 Acre
Transfer of property for L35		
SI.No	From	To. with area (Name-Area)
1	Shri Subir Chatterjee	Nibedita Developers-0.0025 Acre
2	Smt Shila Banerjee	Nibedita Developers-0.0025 Acre

Transfer of property for L36		
SI.No	From	To. with area (Name-Area)
1	Shri Subir Chatterjee	Nibedita Developers-0.003 Acre
2	Smt Shila Banerjee	Nibedita Developers-0.003 Acre
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Shri Subir Chatterjee	Nibedita Developers-0.023 Acre
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	Shri Sudip Chatterjee	Nibedita Developers-0.013 Acre
Transfer of property for L6		
SI.No	From	To. with area (Name-Area)
1	Shri Sudip Chatterjee	Nibedita Developers-0.021 Acre
Transfer of property for L7		
SI.No	From	To. with area (Name-Area)
1	Shri Sudip Chatterjee	Nibedita Developers-0.034 Acre
Transfer of property for L8		
SI.No	From	To. with area (Name-Area)
1	Shri Sudip Chatterjee	Nibedita Developers-0.042 Acre
Transfer of property for L9		
SI.No	From	To. with area (Name-Area)
1	Shri Sujan Chatterjee	Nibedita Developers-0.008 Acre

## Land Details as per Land Record

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGLY-CHINSURAH, Road: Balagarh Main Rd, Mouza: Balagarh, JI No: 8, Pin Code : 712101.

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3170, LR Khatian No:- 5193	Owner:সুবীর চাটোপাধ্যায়, Gurdian:যোগেশন্দ্রনাথ চাটোপাধ্যায়, Address:নিজ , Classification:বাড়, Area:0.00900000 Acre,	Shri Subir Chatterjee
L2	LR Plot No:- 3171, LR Khatian No:- 5193	Owner:সুবীর চাটোপাধ্যায়, Gurdian:যোগেশন্দ্রনাথ চাটোপাধ্যায়, Address:নিজ , Classification:বাড়, Area:0.01100000 Acre,	Shri Subir Chatterjee
L3	LR Plot No:- 3178, LR Khatian No:- 5193	Owner:সুবীর চাটোপাধ্যায়, Gurdian:যোগেশন্দ্রনাথ চাটোপাধ্যায়, Address:নিজ , Classification:বাড়, Area:0.01800000 Acre,	Shri Subir Chatterjee
L4	LR Plot No:- 3179, LR Khatian No:- 5193	Owner:সুবীর চাটোপাধ্যায়, Gurdian:যোগেশন্দ্রনাথ চাটোপাধ্যায়, Address:নিজ , Classification:ডিটি, Area:0.02300000 Acre,	Shri Subir Chatterjee

L5	LR Plot No:- 3170, LR Khatian No:- 5195	Owner:সুদীপ চাটাজী, Gurdian:সুধেন্দু চাটাজী, Address:নিজ , Classification:বান্দ, Area:0.01300000 Acre,	Shri Sudip Chatterjee
L6	LR Plot No:- 3171, LR Khatian No:- 5195	Owner:সুদীপ চাটাজী, Gurdian:সুধেন্দু চাটাজী, Address:নিজ , Classification:বান্দ, Area:0.02100000 Acre,	Shri Sudip Chatterjee
L7	LR Plot No:- 3178, LR Khatian No:- 5195	Owner:সুদীপ চাটাজী, Gurdian:সুধেন্দু চাটাজী, Address:নিজ , Classification:বান্দ, Area:0.03400000 Acre,	Shri Sudip Chatterjee
L8	LR Plot No:- 3179, LR Khatian No:- 5195	Owner:সুদীপ চাটাজী, Gurdian:সুধেন্দু চাটাজী, Address:নিজ , Classification:ভিটি, Area:0.04200000 Acre,	Shri Sudip Chatterjee
L9	LR Plot No:- 3170, LR Khatian No:- 5196	Owner:সুজন চাটাজী, Gurdian:রাজেন্দ্র মোহন চাটাজী, Address:নিজ , Classification:বান্দ, Area:0.00800000 Acre,	Shri Sujan Chatterjee
L10	LR Plot No:- 3171, LR Khatian No:- 5196	Owner:সুজন চাটাজী, Gurdian:রাজেন্দ্র মোহন চাটাজী, Address:নিজ , Classification:বান্দ, Area:0.00700000 Acre,	Shri Sujan Chatterjee
L11	LR Plot No:- 3178, LR Khatian No:- 5196	Owner:সুজন চাটাজী, Gurdian:রাজেন্দ্র মোহন চাটাজী, Address:নিজ , Classification:বান্দ, Area:0.01300000 Acre,	Shri Sujan Chatterjee
L12	LR Plot No:- 3179, LR Khatian No:- 5196	Owner:সুজন চাটাজী, Gurdian:রাজেন্দ্র মোহন চাটাজী, Address:নিজ , Classification:ভিটি, Area:0.01600000 Acre,	Shri Sujan Chatterjee
L13	LR Plot No:- 3170, LR Khatian No:- 5197	Owner:সম্ভীষ চাটাজী, Gurdian:বাজেন্দ্র মোহন চাটাজী, Address:নিজ , Classification:বান্দ, Area:0.01100000 Acre,	Shri Sanjib Chatterjee
L14	LR Plot No:- 3171, LR Khatian No:- 5197	Owner:সম্ভীষ চাটাজী, Gurdian:বাজেন্দ্র মোহন চাটাজী, Address:নিজ , Classification:বান্দ, Area:0.00800000 Acre,	Shri Sanjib Chatterjee
L15	LR Plot No:- 3178, LR Khatian No:- 5197	Owner:সম্ভীষ চাটাজী, Gurdian:বাজেন্দ্র মোহন চাটাজী, Address:নিজ , Classification:বান্দ, Area:0.01900000 Acre,	Shri Sanjib Chatterjee
L16	LR Plot No:- 3179, LR Khatian No:- 5197	Owner:সম্ভীষ চাটাজী, Gurdian:বাজেন্দ্র মোহন চাটাজী, Address:নিজ , Classification:ভিটি, Area:0.02400000 Acre,	Shri Sanjib Chatterjee
L17	LR Plot No:- 3170, LR Khatian No:- 5190	Owner:সমীর চাটাজী , Gurdian:সুধেন্দু চাটাজী, Address:নিজ , Classification:বান্দ, Area:0.00600000 Acre,	Shri Samir Chatterjee
L18	LR Plot No:- 3171, LR Khatian No:- 5190	Owner:সমীর চাটাজী , Gurdian:সুধেন্দু চাটাজী, Address:নিজ , Classification:বান্দ, Area:0.00800000 Acre,	Shri Samir Chatterjee

L19	LR Plot No:- 3178, LR Khatian No:- 5190	Owner:সমীর চাটোপাধ্যায়, Gurdian:সুধেশু চাটোপাধ্যায়, Address:মিজ , Classification:বান্ধ, Area:0.01400000 Acre,	Shri Samir Chatterjee
L20	LR Plot No:- 3179, LR Khatian No:- 5190	Owner:সমীর চাটোপাধ্যায়, Gurdian:সুধেশু চাটোপাধ্যায়, Address:মিজ , Classification:ভিটি, Area:0.01800000 Acre,	Shri Samir Chatterjee
L21	LR Plot No:- 3170, LR Khatian No:- 5314	Owner:শীলা ব্যানার্জী, Gurdian:কানাইলাল , Address:মিজ , Classification:বান্ধ, Area:0.00200000 Acre,	Smt Shila Banerjee
L22	LR Plot No:- 3171, LR Khatian No:- 5314	Owner:শীলা ব্যানার্জী, Gurdian:কানাইলাল , Address:মিজ , Classification:বান্ধ, Area:0.00300000 Acre,	Smt Shila Banerjee
L23	LR Plot No:- 3178, LR Khatian No:- 5314	Owner:শীলা ব্যানার্জী, Gurdian:কানাইলাল , Address:মিজ , Classification:বান্ধ, Area:0.00500000 Acre,	Smt Shila Banerjee
L24	LR Plot No:- 3179, LR Khatian No:- 5314	Owner:শীলা ব্যানার্জী, Gurdian:কানাইলাল , Address:মিজ , Classification:ভিটি, Area:0.00600000 Acre,	Smt Shila Banerjee
L25	LR Plot No:- 3170, LR Khatian No:- 5312	Owner:শিপ্রা বোস, Gurdian:সুভাস , Address:মিজ , Classification:বান্ধ, Area:0.00200000 Acre,	Smt Shipra Basu
L26	LR Plot No:- 3171, LR Khatian No:- 5312	Owner:শিপ্রা বোস, Gurdian:সুভাস , Address:মিজ , Classification:বান্ধ, Area:0.00300000 Acre,	Smt Shipra Basu
L27	LR Plot No:- 3178, LR Khatian No:- 5312	Owner:শিপ্রা বোস, Gurdian:সুভাস , Address:মিজ , Classification:বান্ধ, Area:0.00500000 Acre,	Smt Shipra Basu
L28	LR Plot No:- 3179, LR Khatian No:- 5312	Owner:শিপ্রা বোস, Gurdian:সুভাস , Address:মিজ , Classification:ভিটি, Area:0.00600000 Acre,	Smt Shipra Basu
L29	LR Plot No:- 3170, LR Khatian No:- 5309	Owner:সুতপা ব্যানার্জী, Gurdian:কমল , Address:মিজ , Classification:বান্ধ, Area:0.00300000 Acre,	Smt Sutapa Banerjee
L30	LR Plot No:- 3171, LR Khatian No:- 5309	Owner:সুতপা ব্যানার্জী, Gurdian:কমল , Address:মিজ , Classification:বান্ধ, Area:0.00300000 Acre,	Smt Sutapa Banerjee
L31	LR Plot No:- 3178, LR Khatian No:- 5309	Owner:সুতপা ব্যানার্জী, Gurdian:কমল , Address:মিজ , Classification:বান্ধ, Area:0.00500000 Acre,	Smt Sutapa Banerjee
L32	LR Plot No:- 3179, LR Khatian No:- 5309	Owner:সুতপা ব্যানার্জী, Gurdian:কমল , Address:মিজ , Classification:ভিটি, Area:0.00600000 Acre,	Smt Sutapa Banerjee
L33	LR Plot No:- 3170, LR Khatian No:- 5313	Owner:শিখা দাস, Gurdian:হৃদয় , Address:মিজ , Classification:বান্ধ, Area:0.00200000 Acre,	Shri Subir Chatterjee
L34	LR Plot No:- 3171, LR Khatian No:- 5313	Owner:শিখা দাস, Gurdian:হৃদয় , Address:মিজ , Classification:বান্ধ, Area:0.00300000 Acre,	Smt Shila Banerjee
L35	LR Plot No:- 3178, LR Khatian No:- 5313	Owner:শিখা দাস, Gurdian:হৃদয় , Address:মিজ , Classification:বান্ধ, Area:0.00500000 Acre,	Shri Subir Chatterjee

L36	LR Plot No:- 3179, LR Khatian No:- 5313	Owner:शुभा दास, Gurdian:शुभम , Address:मिळ , Classification:डिप्टि, Area:0.00600000 Acre,	Smt Shila Banerjee
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**Endorsement For Deed Number : I - 060309601 / 2023**

**On 06-10-2023**

**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 14:09 hrs on 06-10-2023, at the Office of the A.D.S.R. CHINSURA by Shri Subir Chatterjee , one of the Executants.

**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 1,59,44,436/-

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

Execution is admitted on 06/10/2023 by 1. Shri Subir Chatterjee, Son of Late Jogendra Nath Chatterjee, 633 Annada Bhavan Balagarh Road Chinsurah, P.O: Hooghly, Thana: Balagarh, , Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by Profession Retired Person, 2. Shri Sudip Chatterjee, Son of Late Sudhendu Mohan Chatterjee, 633 Annada Bhaban Balagarh Road Chinsurah, P.O: Hooghly, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by Profession Business, 3. Shri Sujan Chatterjee, Son of Late Brojendra Mohan Chatterjee, Balagarh Main Road Chinsurah, P.O: Hooghly, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by Profession Retired Person, 4. Shri Sanjib Chatterjee, Son of Late Brojendra Mohan Chatterjee, Sudha Apartment Dakshin Balagarh Banomaszid, P.O: Hooghly, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by Profession Retired Person, 5. Shri Samir Chatterjee, Alias Shri Samir Kumar Chattapadhyay, Son of Late Sudhendu Mohan Chatterjee, M I G Housing Estate 35 A 5 Cossipore Road, Sector: A, Flat No: 5, P.O: Cossipore, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Retired Person, 6. Smt Shila Banerjee, Alias Smt Shila Bandyopadhyay, Wife of Kanailal Banerjee, Balagarh Milanpark, P.O: Sahaganj, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712104, by caste Hindu, by Profession House wife, 7. Smt Shipra Basu, Alias Smt Shipra Bose, Wife of Shubhas Basu, BE 253 Salt Lake City Sector 1 Bidhannagar, Sector: CC, P.O: Bidhannagar, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Retired Person, 8. Smt Sutapa Banerjee, Wife of Kamal Banerjee, East Kanthal Para, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by Profession House wife

Identified by Shri Raja Banerjee, , Son of Shri Hiren Banerjee, Kapasdanga, P.O: Hooghly, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 06-10-2023 by Shri Animesh Kabiraj, Developer, Nibedita Developers, Akashdeep Apartment Hindustan Park First Floor Asansol, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Identified by Shri Raja Banerjee, , Son of Shri Hiren Banerjee, Kapasdanga, P.O: Hooghly, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by profession Law Clerk

Execution is admitted on 06-10-2023 by Shri Subir Ghosh, Developer, Nibedita Developers, Akashdeep Apartment Hindustan Park First Floor Asansol, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Identified by Shri Raja Banerjee, , Son of Shri Hiren Banerjee, Kapasdanga, P.O: Hooghly, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 24,021.00/- ( B = Rs 24,000.00/- , E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 24,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/10/2023 7:58AM with Govt. Ref. No: 192023240247438321 on 05-10-2023, Amount Rs: 24,021/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 520413028 on 05-10-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 14024, Amount: Rs.5,000.00/-, Date of Purchase: 05/10/2023, Vendor name: P K Santra

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/10/2023 7:58AM with Govt. Ref. No: 192023240247438321 on 05-10-2023, Amount Rs: 35,021/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 520413028 on 05-10-2023, Head of Account 0030-02-103-003-02



**Samit Ghosh**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. CHINSURA**  
**Hooghly, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0603-2023, Page from 172025 to 172084

being No 060309601 for the year 2023.



*Samit Ghosh*

Digitally signed by SAMIT GHOSH  
Date: 2023.10.30 17:38:31 -07:00  
Reason: Digital Signing of Deed.

(Samit Ghosh) 30/10/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.