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पश्चिम बंगाल WEST BENGAL

AM 765848

Q. No. 1506-2002682800/2022

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

Additional District Sub-Registrar
Westpoore Dum Dum, 24-Pgs. (North)

09 SEP 2022



JOINT VENTURE AGREEMENT

THIS INDENTURE is made on this the 9th day of September, Two Thousand Twenty Two (2022) of the Christian Era.

BY AND BETWEEN

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No. 9, High Court,
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Addl. District Sub-Registrar
Cossipore, Dum Dum

09 SEP 2022

(1) **SRI GOURI SANKAR MUKHERJEE, (PAN-BXKPM4329N & ADHAAR No.9648 4839 0412, Mobile : 7980073480)**, son of Late Akshay Kumar Mukherjee, by caste & religion-'Hindu', by occupation-'Retired', by nationality-'Indian', residing at premises No.31, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002, District North 24 Parganas in the State of West Bengal and (2) **SMT. KABERI MUKHERJEE (PAN-AECPM6578D & ADHAAR No.7360 7296 1215, Mobile : 9836422579)**, daughter of Late Apurba Mukherjee, by caste religion-'Hindu', by occupation-'Retired', by nationality-'Indian', residing at premises No.29, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002, District North 24 Parganas in the State of West Bengal (3) **SMT. RUPASRI CHATTERJEE (PAN-AZFPC6518D & ADHAAR No.4490 8139 3664, Mobile : 6290487223)**, daughter of Late Apurba Mukherjee & wife of Tapas Chatterjee, by caste & religion-'Hindu', by occupation-'Domestic work', by nationality-'Indian', residing at premises No.34A, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002, District North 24 Parganas in the State of West Bengal (4) **ARUP MUKHERJEE (PAN-CGGPM3350R & ADHAAR No.5079 0746 7675, Mobile : 9239118154)**, son of Late Apurba Mukherjee, by caste & religion-'Hindu', by occupation-'Businss', by nationality-'Indian', residing at premises No.29, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002, District North 24 Parganas (5) **RUPKUMAR MUKHERJEE (PAN-AUYPN7446C & ADHAAR No.9480 2038 1286, Mobile : 8961804122)**, son of Late Apurba Mukherjee, by caste & religion-'Hindu', by occupation-'Business', by nationality-'Indian', residing at premises No.29,

Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002, District North 24 Parganas in the State of West Bengal

(6) SOMA MUKHERJEE (PAN-FACPM3373M & ADHAAR

No.3717 4993 9134, Mobile : 8479064223), wife of Late

Swarup Mukherjee, by caste & religion-'Hindu', by occupation-

'Domestic Work', by nationality-'Indian', residing at premises

No.29, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore,

Kolkata-700002 District North 24 Parganas in the State of

West Bengal. **(7) SRI SAGNIK MUKHERJEE (PAN-**

FACPM3368G & ADHAAR No.2559 3219 7051, Mobile :

9231693956), son of Late Swarup Mukherjee, by caste &

religion-'Hindu', by occupation-'Student', by nationality-'Indian',

residing at premises No.29, Gopal Chandra Chatterjee Road, P.O

& P.S-Cossipore, Kolkata-700002, District North 24 Parganas

in the State of West Bengal **(8) AYUSHI MUKHERJEE (PAN-**

GQGPM1886Q & ADHAAR No.4262 5872 2146), daughter of

Late Swarup Mukherjee, by caste & religion-'Hindu', by

occupation-'Student', by nationality-'Indian', residing at

premises No.29, Gopal Chandra Chatterjee Road, P.O & P.S-

Cossipore, Kolkata-700002, District North 24 Parganas in the

State of West Bengal, represented by her natural Guardian &

mother **SOMA MUKHERJEE (PAN-FACPM3373M & ADHAAR**

No.3717 4993 9134, Mobile : 8479064223), wife of Late

Swarup Mukherjee, by caste & religion-'Hindu', by occupation-

'Domestic Work', by nationality-'Indian', residing at premises

No.29, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore,

Kolkata-700002, District North 24 Parganas in the State of

West Bengal and **(9) SRI ANUP KUMAR MUKHERJEE (PAN -**

ANBPM8688E & ADHAAR No.6767 0933 0055, Mobile :

7003525934), son of Late Apurba Mukherjee, by caste & religion-'Hindu', by occupation-'Service', by nationality-'Indian', residing at premises No.29, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002, District North 24 Parganas in the State of West Bengal, hereinafter called and referred to as the **JOINT OWNERS'** (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective legal heir/s, successor/s, executor/s, administrator/s, representative/s and assignee/s) of the **ONE PART.**

AND

M/S. SREE HANUMAN CONSTRUCTION, a sole proprietorship Firm, having its registered office at premises No.10/C, Gopal Chandra Chatterjee Road, P.O & P.S- Cossipore, Kolkata-700002, represented by its sole proprietor **SRI PRADEEP KUMAR YADAV (PAN-ACIPY7596B, Mobile : 8961340351)**, Son of Sri Hanuman Prasad Yadav, by caste & religion-'Hindu', by occupation-'Business', by nationality-'Indian', residing at premises No.38/A, Gopal Chandra Chatterjee Road, P.O & P.S - Cossipore, Kolkata-700002, hereinafter Called and referred to as the **"DEVELOPER"** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal

representatives, successors, nominees and assigns) of the
OTHER PART.

WHEREAS one **Atul Krishna Mukhopadhaya @ Mukherjee**, son of Late Madhusudan Mukhopadhaya, resident of premises No.23, Gopal Chandra Chatterjee Road, P.S.-Cossipore, Kolkata-700002 was the original owner of the Land, measuring about 3 Cottahs 6 Chittacks along with the building, comprised in Mouza-Uttarpara Gram Collectorate, Division-1, Sub Duvisin-3, Holding No.19, Dihi 55 Gram, Touzi No.1298/2833, situated at premises No.29, Gopal Chandra Chatterjee Road, P.S.-Cossipore, Calcutta-700002, within the Limitation of Ward No.01 of the Calcutta Municipal Corporation and within the jurisdiction of Additional District Sub Registrar of Cossipore Dum Dum by virtue of the 'Saf Bikray Kobla', written in Bengali Language, dated 23.07.1917, registered before the Additional District Sub Registrar of Cossipore Dum Dum and recorded as Book No.1, Volume No.11, Pages from 21 to 25, being No.668 for the year of 1917.

AND WHEREAS actually Sri **Atul Krishna Mukhopadhaya @ Mukherjee**, son of Late Madhusudan Mukhopadhaya, resident of premises No.23, Gopal Chandra Chatterjee Road, P.S.-Cossipore, Kolkata-700002 purchased the Land, measuring about 3 Cottahs 6 Chittacks along with the building, out of the Land, measuring about 7 Cotahs, comprised in Mouza-Uttarpara Gram Collectorate, Division-1, Sub Duvisin-3, Holding No.19, Dihi 55 Gram, Touzi No.1298/2833, situated at premises No.23, Gopal Chandra Chatterjee Road, P.S.-Cossipore, Calcutta-

700002, within the Limitation of Ward No.01 of the Calcutta Municipal Corporation and within the jurisdiction of Additional District Sub Registrar of Cossipore Dum Dum in the above said manner.

AND WHEREAS After purchasing the said Land, measuring about 3 Cottahs 6 Chittacks along with the building, out of the Land, measuring about 7 Cotahs, comprised in premises No.23, Gopal Chandra Chatterjee Road, P.S-Cossipore, Calcutta-700002, within the Limitation of Ward No.01 of the Calcutta Municipal Corporation; **Sri Atul Krishna Mukhopadhaya @ Mukherjee**, son of Late Madhusudan Mukhopadhaya, resident of premises No.23, Gopal Chandra Chatterjee Road, P.S-Cossipore, Kolkata-700002 mutated his name in the Assessment Book copy of the then Calcutta Municipal Corporation and the Land, measuring about 3 Cottahs 6 Chittacks along with the building came out as separated and it becomes as premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Calcutta-700002, within the Limitation of Ward No.01 of the Calcutta Municipal Corporation and within the jurisdiction of Additional District Sub Registrar of Cossipore, Dum Dum.

AND WHEREAS during the peaceful possession & enjoyment of the above stated Land, measuring about 3 Cottahs 6 Chittacks along with the building, comprised in Mouza-Uttarpara Gram Collectorate, Division-1, Sub Duvisin-3, Holding No.19, Dihi 55 Gram, Touzi No.1298/2833, situated at premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Calcutta-

700002, particularly described in the schedule -'A' hereunder; the said **Atul Krishna Mukhopadhaya @ Mukherjee**, son of Late Madhusudan Mukhopadhaya, resident of premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Calcutta-700002 died intestate leaving behind his 5 Sons namely (1) **Akshay Kumar Mukherjee**, (2) **Amar Kumar Mukherjee**, (3) **Ajit Kumar Mukherjee**, (4) **Apurba Kumar Mukherjee** and (5) **Anal Kumar Mukherjee**, those who are became joint owners of undivided 3 Cottahs 6 Chittacks along with the building, comprised in Mouza-Uttarpara Gram Collectorate, Division-1, Sub Duvisin-3, Holding No.19, Dihi 55 Gram, Touzi No.1298/2833, situated at premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Calcutta-700002, particularly described in the schedule -'A' hereunder according to the Hindu Succession Act, 1956 of the Christian Era.

AND WHEREAS thereafter during the peaceful possession & enjoyment of the above stated Land, measuring about 3 Cottahs 6 Chittacks along with the building, comprised in Mouza-Uttarpara Gram Collectorate, Division-1, Sub Duvisin-3, Holding No.19, Dihi 55 Gram, Touzi No.1298/2833, situated at premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Kolkata-700002, particularly described in the schedule-'A' hereunder one of the Co-owners namely **Akshay Kumar Mukherjee**, son of Late Atul Krishna Mukhopadhaya @ Mukherjee, resident of premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore; Calcutta-700002 **died intestate** leaving behind the following sons & daughter namely (1) **Botani Mukherjee @ Tarasankar Mukherjee**, (2) **Durga Charan**

Mukherjee, (3) Sri Gouri Sankar Mukherjee, (4) Sri Krishna Mukherjee, (5) Sri Goutam Mukherjee, (6) Sri Gobinda Mukherjee and (7) Mira Chatterjee, who are became joint owners of undivided $1/5^{\text{th}}$ shares of the Land of premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Calcutta-700002, with the other Owners, particularly described in the schedule-'A' hereunder according to the Hindu Succession Act, 1956 of the Christian Era.

AND WHEREAS during the peaceful possession & enjoyment of the above stated Land, one of the /co-owners namely **Ajit Kumar Mukherjee**, son of Late Atul Krishna Mukhopadhyaya @ Mukherjee, resident of premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Calcutta-700002 **sold, conveyed and transferred his $1/5^{\text{th}}$ undivided share** of the Land out of the Land, measuring about 3 Cottahs 6 Chittacks along with the building, comprised in Mouza-Uttarpara Gram Collectorate, Division-1, Sub Division-3, Holding No.19, Dihi 55 Gram, Touzi No.1298/2833, situated at premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Calcutta-700002 in favour of **Sri Gouri Sankar Mukherjee**, son of Late Akshay Kumar Mukherjee, resident of premises No.29, Gopal Chandra Chatterjee Road, P.S.- Cossipore, Kolkata-700002 by virtue of a Deed of Sale 13.05.1977, registered before the Additional District Sub Registrar of Cossipore Dum Dum and recorded as Book No.1, Volume No.69, Pages from 103 to 107, being No.2851 for the year of 1977.

AND WHEREAS after obtaining/getting the above said **1/5th undivided share** of the Land out of the Land, measuring about 3 Cottahs 6 Chittacks along with the building, comprised in Mouza-Uttarpara Gram Collectorate, Division-1, Sub Duvisin-3, Holding No.19, Dihi 55 Gram, Touzi No.1298/2833, situated at premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Calcutta-700002, **Sri Gouri Sankar Mukherjee**, son of Late Akshay Kumar Mukherjee, resident of premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Calcutta-700002 became the joint Owners of **1/5th undivided share** and **1/25th share** self by virtue of inheritance) out of the Land, measuring about 3 Cottahs 6 Chittacks along with the building, comprised in Mouza-Uttarpara Gram, Collectorate, Division-1, Sub Duvisin-3, Holding No.19, Dihi 55 Gram, Touzi No.1298/2833, situated at premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Calcutta-700002, particularly described in the Schedule 'A' hereunder.

AND WHEREAS in the manner above said; **Sri Gouri Sankar Mukherjee**, son of Late Akshay Kumar Mukherjee, resident of premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Calcutta-700002 became the joint Owners of **6/25th undivided share** of the Land out of the Land, measuring about 3 Cottahs 6 Chittacks along with the Structure, comprised in Mouza-Uttarpara Gram Collectorate, Division-1, Sub Duvisin-3, Holding No.19, Dihi 55 Gram, Touzi No.1298/2833, situated at premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Calcutta-700002.

AND WHEREAS one of the other Co-owners named **Amar Kumar Mukherjee**, son of Late Atul Krishna Mukhopadhaya @ Mukherjee, **sold, conveyed and transferred his 1/5th undivided share** of the Land out of the Land, measuring about 3 Cottahs 6 Chittacks along with the building, comprised in Mouza-Uttarpara Gram Collectorate, Division-1, Sub Duvisin-3, Holding No.19, Dihi 55 Gram, Touzi No.1298/2833, situated at premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Calcutta-700002 in favour of **Apurba Kumar Mukherjee**, son of Late Atul Krishna Mukhopadhaya @ Mukherjee, resident of premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Kolkata-700002 by virtue of a 'Saf Bikray Kobala', dated 10.08.1977, registered before the Additional District Sub Registrar of Cossipore Dum Dum and recorded as Book No.1, Volume No.93, Pages from 225 to 231, being No.5040 for the year of 1977.

AND WHEREAS by virtue of the above said manner; **Apurba Kumar Mukherjee**, son of Late Atul Krishna Mukhopadhaya @ Mukherjee, resident of 29, Gopala Chandra Chatterjee Road, P.S-Cossipore, Calcutta-700002 getting the above said **1/5th undivided share** of the Land out of the Land, measuring about 3 Cottahs 6 Chittacks along with the building, comprised in Mouza-Uttarpara Gram, Collectorate, Division-1, Sub Duvisin-3, Holding No.19, Dihi 55 Gram, Touzi No.1298/2833, situated at premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Calcutta-700002, became the joint Owners of **2/5th undivided share** of the Land (1/5th share self by virtue of inheritance & 1/5th Purchased) out of the Land,

measuring about 3 Cottahs 6 Chittacks along with the building, comprised in Mouza-Uttarpara Gram, Collectorate, Division-1, Sub Duvisin-3, Holding No.19, Dihi 55 Gram, Touzi No.1298/2833, situated at premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Calcutta-700002, particularly described in the Schedule 'A' hereunder.

AND WHEREAS during the peaceful enjoyment of the Land & Structure; the said **Apurba Kumar Mukherjee**, son of Late Atul Krishna Mukhopadhaya @ Mukherjee, resident of premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Calcutta-700002 died intestate Leaving behind him the following sons & daughter namely (1) **Smt Kaberi Mukherjee**, (2) **Rupashree Chatterjee**, (3) **Arup Mukherjee**, (4) **Rup Kumar Mukherjee**, (5) **Swarup Kumar Mukherjee** and (6) **Anup Kumar Mukherjee** under Section 8 of the Hindu Succession Act, 1956 .

AND WHEREAS it may be mentioned here that unfortunately one of the Legal heirs/brothers named **Swarup Kumar Mukherjee**, son of Late Apurba Kumar Mukherjee, resident of premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Calcutta-700002 died intestate on 23.11.2020 Leaving behind his wife, One son & One daughter namely (1) **Soma Mukherjee** (wife), (2) **Sagnik Mukherjee**, (3) **Ayushi Mukherjee** according to the Hindu Succession Act, 1956.

AND WHEREAS one of the co-Owners named **Anal Kumar Mukherjee**, son of Late Atul Krishna Mukhopadhaya @ Mukherjee, resident of premises No.29, Gopal Chandra Chatterjee Road, P.S.-Cossipore, Calcutta-700002 who was

bachelor died intestate on 18/06/2011 of the Christian Era. And as such his undivided share devolved upon his nephews i. e. namely (1) **Botani Mukherjee @ Tarasankar Mukherjee**, (2) **Durga Charan Mukherjee** (3) **Gouri Sankar Mukherjee**, (4) **Sri Krishna Mukherjee**, (5) **Goutam Mukherjee**, those who are living brothers & sisters according to the Hindu Succession Act, 1956.

AND WHEREAS thereafter in the same way of the world one of the other Co-owners named **Botani Mukherjee @ Tarasankar Mukherjee**, son of Late Akshay Kumar Mukherjee, resident of premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Kolkata-700002 died intestate on 22/07/2011 without leaving any issue.

AND WHEREAS it may be mentioned here that Gita Mukherjee, the wife of **Botani Mukherjee @ Tarasankar Mukherjee**, resident of premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Kolkata-700002 pre-deceased i.e. on 14/11/2000.

AND WHEREAS in the natural way of the World; **Durga Charan Mukherjee** one of the other Legal heirs of Late Akshay Kumar Mukherjee, resident of premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Kolkata-700002 **who was bachelor** died intestate on 01/11/2000 without leaving any issue.

AND WHEREAS in the same way the other Co-owners named **Gobinda Mukherjee**, son of Late Akshay Kumar

Mukherjee, resident of premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Kolkata-700002 died intestate on 11/08/2010 leaving behind his wife **Runu Mukherjee**, who is also died on 21/11/2014 of the Christian Era without any issue.

AND WHEREAS in the same way of the World; **Mira Chatterjee**, wife of Late Bholanath Chatterjee, one of the other Legal heirs of Late Akshay Kumar Mukherjee, resident of premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Kolkata-700002 died intestate on 19/06/2001 leaving behind his only one son & legal heirs namely **SONA CHATTERJEE** according to the Hindu Succession act,1956 of the Christian Era.

AND WHEREAS now after the death of (1) **Botani Mukherjee @ Tarasankar Mukherjee**, (2) **Gita Mukerjee**, (3) **Durga Charan Mukherjee**, (4) **Gobinda Mukherjee**, (5) **Runu Mukerjee**, and (6) **Mira Chatterjee**, the entire 1/5th undivided share of the Land out of the Land, measuring about 3 Cottahs 6 Chittacks along with the Tile Shed Structure, comprised in premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Calcutta-700002 devolved upon (1) **SRI GOURI SANKAR MUKHERJEE**, (2) **SHRIKRISHNA MUKHERJEE**, (3) **SRI GOUTAM MUKHERJEE** and (4) **SRI SONA CHATTERJEE**.

AND WHEREAS in the above said manner (1) **SRI GOURI SANKAR MUKHERJEE**, (2) **SRI SHRIKRISHNA MUKHERJEE**, (3) **SRI**

(3) **GOUTAM MUKHERJEE**, (4) **SRI SONA CHATTERJEE** became joint owners of **undivided 50% share** of the Land, measuring about 1215 Square feet along with proportionate share of the Structure out of the Land, measuring about 3 Cottahs 6 Chittacks along with the Tile Shed Structure, comprised in premises No.29, Gopal Chandra Chatterjee Road, P.S.-Cossipore, Calcutta-700002, within the Limitation of Ward No.01 of the Calcutta Municipal Corporation, particularly described in the schedule 'A' herein below.

AND WHEREAS on the other hand in the above said manner (1) **Kaberi Mukherjee**, (2) **Rupasri Chatterjee**, (3) **Arup Mukherjee**, (4) **Rup Kumar Mukherjee**, (5) **Soma Mukherjee** (wife of Swarup), (6) **Sagnik Mukherjee** (Son of Swarup), (7) **Ayushi Mukherjee** (daughter of Swarup) and (8) **Anup Kumar Mukherjee** jointly become the 50% Undivided Share, measuring about 1215 Square feet out of the Land, measuring about 3 Cottahs 6 Chittacks along with the Tile Shed Structure, comprised in Mouza-Uttarpara Gram Collectorate, Division-1, Sub Duvisin-3, Holding No.19, Dihi 55 Gram, Touzi No.1298/2833, situated at premises No.29, Gopal Chandra Chatterjee Road, P.S.-Cossipore, Calcutta-700002, particularly described in the schedule 'A' herein below.

AND WHEREAS during the peaceful possession & enjoyment of the Land & Structure, stated herein below by the said (1) **SRI SHRIKRISHNA MUKHERJEE**, (2) **SRI GOUTAM MUKHERJEE**, (3) **SRI SONA CHATTERJEE** out of the love & affection took their decisive decision for making a Gift of

their undivided 2/4th share, measuring about 303.8 Square feet along with 188 Square feet Tile Shed Structure out of Total Land, measuring about 3 Cottahs 6 Chittacks along with the Tile Shed Structure, comprised in Mouza-Uttarpara Gram Collectorate, Division-1, Sub Duvisin-3, Holding No.19, Dihi 55 Gram, Touzi No.1298/2833, situated at premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Calcutta-700002, particularly described in the schedule 'A' herein below in favour of their uncle **SRI GOURI SANKAR MUKHERJEE** by virtue of the Deed of Gift, dated 01.10.2021, registered before the A.D.S.R.O-Cossipore, Dum Dum and recorded as Book No.01, CD Volume No. 1506-2021 Pages from 526267 to 526307, being No. 150612479 for the year of 2021.

AND WHEREAS after execution and registration of the above said Deed of Gift, dated 01/10/2021, **SRI GOURI SANKAR MUKHERJEE** will become the 50% undivided Share of the Land & Structure, measuring about 3 Cottahs 6 Chittacks along with the Tile Shed Structure, comprised in Mouza-Uttarpara Gram Collectorate, Division-1, Sub Duvisin-3, Holding No.19, Dihi 55 Gram, Touzi No.1298/2833, situated at premises No.23, Gopal Chandra Chatterjee Road presently 29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Calcutta-700002, particularly described in the schedule 'A' herein below.

AND WHEREAS it is also further mentioned here that after execution and registration of this Indenture (1) **SRI GOURI SANKAR MUKHERJEE** and, (2) **KABERI MUKHERJEE**, (3) **RUPASHREE CHATTERJEE**, (4) **ARUP MUKHERJEE**, (5) **RUP**

KUMAR MUKHERJEE, (6) SOMA MUKHERJEE, (7) SAGNIK MUKHERJEE, (8) AYUSHI MUKHERJEE and (9) ANUP KUMAR MUKHERJEE will become the joint owners of the Total Land, measuring about 3 Cottahs 6 Chittacks along with the Tile Shed Structure, comprised in premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Kolkata-700002, Asseessee No.11-001-05-0076-0, within the Limitation of Ward No.01 of the Calcutta Municipal Corporation particularly described in the schedule 'A' herein below.

AND WHEREAS now the said (1) SRI GOURI SANKAR MUKHERJEE and, (2) KABERI MUKHERJEE, (3) RUPASRI CHATTERJEE, (4) ARUP MUKHERJEE, (5) RUP KUMAR MUKHERJEE, (6) SOMA MUKHERJEE, (7) SAGNIK MUKHERJEE, (8) AYUSHI MUKHERJEE and (9) ANUP KUMAR MUKHERJEE became the joint owners of the land measuring about 3 Cottah 6 Chittaks along with 1500 Square feet Tile Shed Structure, comprised in Mouza-Uttarpara Gram Collectorate, Division-1, Sub Duvisin-3, Holding No.19, Dihi 55 Gram, Touzi No.1298/2833, situated at premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Kolkat-700002, Asseessee No.11-001-05-0076-0, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation mutated their names with assessment book copy of the Kolkata Municipal Corporation.

AND WHEREAS during the peaceful possession and enjoyment of the said Land & structure, the said (1) SRI GOURI SANKAR MUKHERJEE and, (2) KABERI MUKHERJEE, (3) RUPASRI CHATTERJEE, (4) ARUP MUKHERJEE, (5) RUP

KUMAR MUKHERJEE, (6) SOMA MUKHERJEE, (7) SAGNIK MUKHERJEE, (8) AYUSHI MUKHERJEE and (9) ANUP KUMAR MUKHERJEE being willing to construct a Multi storied building on the total Land, measuring about 3 Cottahs 6 Chittacks along with the Tile Shed Structure, comprised in premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Kolkata-700002, Asseessee No.11-001-05-0076-0, within the Limitation of Ward No.01 of the Calcutta Municipal Corporation in accordance with sanctioned building Plan, to be sanctioned by the Kolkata Municipal Corporation gave a proposal to **SREE HANUMAN CONSTRUCTION**, a sole proprietorship Firm, having its registered office at premises No.10/C, Gopal Chandra Chatterjee Road, P.O & P.S- Cossipore, Kolkata-700002, represented by its sole proprietor **SRI PRADEEP KUMAR YADAV**, Son of Sri Hanuman Prasad Yadav, residing at premises No.38/A, Gopal Chandra Chatterjee Road, P.O. & P.S. -Cossipore, Kolkata-700002.

AND WHEREAS having come to know the intention of (1) **SRI GOURI SANKAR MUKHERJEE** and, (2) **KABERI MUKHERJEE**, (3) **RUPASRI CHATTERJEE**, (4) **ARUP MUKHERJEE**, (5) **RUP KUMAR MUKHERJEE**, (6) **SOMA MUKHERJEE**, (7) **SAGNIK MUKHERJEE**, (8) **AYUSHI MUKHERJEE** and (9) **ANUP KUMAR MUKHERJEE**; **SREE HANUMAN CONSTRUCTION**, a sole proprietorship Firm, having its registered office at premises No.10/C, Gopal Chandra Chatterjee Road, P.O & P.S- Cossipore, Kolkata-700002, represented by its sole proprietor **SRI PRADEEP KUMAR YADAV**, Son of Sri Hanuman Prasad Yadav, residing at

premises No.38/A, Gopal Chandra Chatterjee Road, P.O & P.S - Cossipore, Kolkata-700002 entered into this Joint Venture Agreement with the certain **TERMS & CONDITIONS hereinafter contained.**

Now this agreement witnesseth and it is hereby agreed upon by and between the parties hereto on the following Terms and Conditions :

ARTICLE- I, DEFINITIONS

1.1 LAND OWNERS : Shall mean (1) **SRI GOURI SANKAR MUKHERJEE**, son of Late Akshay Kumar Mukherjee, residing at premises No.31, Gopal Chandra Chatterjee Road, P.O. & P.S.-Cossipore, Kolkata-700002, (2) **SMT. KABERI MUKHERJEE**, daughter of Late Apurba Mukherjee, residing at premises No.29, Gopal Chandra Chatterjee Road, P.O. & P.S.-Cossipore, Kolkata-700002, (3) **SMT RUPASHRI CHATTERJEE**, daughter of Late Apurba Mukherjee & wife of Tapas Chatterjee, residing at premises No.34A, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002, (4) **ARUP MUKHERJEE**, son of Late Apurba Mukherjee, residing at premises No.29, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002, (5) **RUPKUMAR MUKHERJEE**, son of Late Apurba Mukherjee, residing at premises No.29, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002, (6) **SOMA MUKHERJEE**, wife of Late Swarup Mukherjee, residing at premises No.29, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002 (7) **SRI SAGNIK MUKHERJEE**, son of Late Swarup Mukherjee, residing at premises No.29, Gopal Chandra

Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002, **(8) AYUSHI MUKHERJEE**, daughter of Late Swarup Mukherjee, residing at premises No.29, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002, represented by her natural Guardian & mother **SOMA MUKHERJEE**, wife of Swarup Mukherjee, residing at premises No.29, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002 and **(9) SRI ANUP KUMAR MUKHERJEE**, son of Late Apurba Mukherjee, residing at premises No.29, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002.

1.3 TITLE DEEDS : Shall mean **(1)** 'Saf Bikray Kobala', written in Bengali Language, dated 23.07.1917, registered before the Additional District Sub Registrar of Cossipore Dum Dum and recorded as Book No.1, Volume No.11, Pages from 21 to 25, being No.668 for the year of 1917 **(2)** Deed of Gift, dated 01.10.2021, registered in the office of the A.D.S.R. at Cossipore Dum Dum and recorded in Book No.1, Volume No. 1506-2021, Pages from 526267 to 526307 being No. 150612479 for the year of 2021, Mutation Certificate, Tax bill and other Papers & documents.

1.4 LAND : Shall mean the Land, measuring about 3 Cottahs 6 Chittacks along with the Tile Shed Structure, comprised in premises No.29, Gopal Chandra Chatterjee Road, P.S.-Cossipore, Kolkata-700002, Asseessee No.11-001-05-0076-0, within the Limitation of Ward No.01 of the Calcutta Municipal Corporation and within the Jurisdiction of A.D.S.R. Cossipore Dum Dum

District-North 24 Parganas, particularly described in the **schedule of the Land** herein below.

1.5 **BUILDING** : Shall mean the Multi Storied residential building to be constructed on the said Land, measuring about 3 Cottahs 6 Chittacks along with the Tile Shed Structure, comprised in premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Kolkata-700002, Asseessee No.11-001-05-0076-0, within the Limitation of Ward No.01 of the Calcutta Municipal Corporation and within the Jurisdiction of A.D.S.R. Cossipore Dum Dum District-North 24 Parganas, particularly described in the **schedule of the Land** herein below.

1.6 **COMMON FACILITIES AND AMENITIES** : Shall include corridors, stair ways, passage-ways, drive-ways, common lavatories, underground water reservoir, overhead water tank, water pump and motor, roof and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment, provision, maintenance and/or management of the building and land.

1.7 **SALEABLE SPACE** : Shall mean flats and spaces allotted to the Developers in the building available for independent use and occupation after making due provisions for common facilities and the space required therefore.

1.8 **OWNERS' ALLOCATION** : Shall mean the following Owners shall be allotted in favour of the following Owners in the following manner :

(1) **SRI GOURI SANKAR MUKHERJEE- Entire 2nd floor** and a sum of Rs.7,14,000/-which will be returned at the time the delivery of his owners' allocation i, e entire 2nd floor in the proposed building

(2) **KABERI MUKHERJEE- 1st floor, South-West side, Area** of the flat must be with 280 Square feet to 290 Square feet Covered area.

(3) **RUPASRI CHATTERJEE-3rd floor, South-East side,** Area of the flat must be with 265 Square feet to 275 Square feet Covered area.

(4) **ARUP MUKHERJEE- Ground floor, back side (South-West),** Area of the flat must be with 280 Square feet to 290 Square feet Covered area.

(5) **RUP KUMAR MUKHERJEE-3rd floor, South-West side,** Area of the flat must be with 280 Square feet to 290 Square feet Covered area.

(6) **SOMA MUKHERJEE, (7) SAGNIK MUKHERJEE, (8) AYUSHI MUKHERJEE-Ground floor, back side(South- East)** Area of the flat must be with 265 Square feet to 275 Square feet Covered area.

(9) **ANUP KUMAR MUKHERJEE- 1st floor, South-East side,** Area of the flat must be with 265 Square feet to 275 Square feet Covered area.

That the said owners shall execute and register a fresh partition deed or gift deed among themselves after handing

over the possession of the owner's allotted flats by the Developer.

1.9. **DEVELOPERS' ALLOCATION** : Shall mean remaining constructed area in the proposed building excepting the portion allotted to the owners stated in above said paragraph No.1.8 above said including proportionate share of the common facilities and amenities thereon along with proportionate share of the land.

1.10 **THE ARCHITECT**: Shall mean such qualified Engineer / Engineers Who being appointed by the Developers on the said land for construction of such buildings.

1.11 **BUILDING PLAN** : Would mean such plan, which will be sanctioned by the Kolkata Municipal Corporation and its subsequent renewal plan thereto to be obtained by the Owners/Developers.

1.12 **TRANSFERERS/VENDORS**: (1) SRI GOURI SANKAR MUKHERJEE, (2) SMT. KABERI MUKHERJEE, (3) SMT RUPASRI CHATTERJEE, (4) ARUP MUKHERJEE, (5) RUPKUMAR MUKHERJEE, (6) SOMA MUKHERJEE, (7) SRI SAGNIK MUKHERJEE, (8) AYUSHI MUKHERJEE and (9) SRI ANUP KUMAR MUKHERJEE with its grammatical variations shall include transfer by possession and by any other means adopting for effecting what is legally a transfer of multi storied building to Purchaser/Purchasers thereof.

1.13 **TRANSFEREES/PURCHASERS** : shall mean a person, firm, limited company, association of persons to whom

residential flat/flats, garage or spaces in the building to be transferred.

1.14 **ADVOCATE** : Shall mean **UJJWAL TRIVEDI** along with **SUJAL DEY** Bar Association, Room No.9, High Court, Calcutta, Mobile No. Phone No.9073037551.

ARTICLE - II, COMMENCEMENT

This Agreement shall be deemed to have commenced with effect from the day of execution of the instant agreement.

ARTICLE- III, OWNERS' RIGHT AND REPRESENTATIONS

3.1 The Owners hereto absolutely seized and possessed of and/or well and sufficiently entitled to the said Land, 3 Cottahs 6 Chittacks along with the Tile Shed Structure, comprised in premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Kolkata-700002, Asseessee No.11-001-05-0076-0, within the Limitation of Ward No.01 of the Calcutta Municipal Corporation, particularly described in the **schedule of the Land** herein below and within the jurisdiction of Additional District Sub Registry office Cossipore Dum Dum, District Registry Office-Barasat in the District of North 24 Parganas,

3.2 The said premises is free from all encumbrances, charges, liens, lispendents, attachments, trusts, acquisition requisitions whatsoever. The Owners have a marketable title in all respect of the said premises.

ARTICLE - IV, DEVELOPERS' RIGHTS

4.1 The Owners (1) **SRI GOURI SANKAR MUKHERJEE**, son of Late Akshay Kumar Mukherjee, residing at premises No.31, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002, (2) **SMT. KABERI MUKHERJEE**, daughter of Late Apurba Mukherjee, residing at premises No.29, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002, (3) **SMT. RUPASRI CHATTERJEE**, daughter of Late Apurba Mukherjee & wife of Tapas Chatterjee, residing at premises No.34A, Gopal Chandra Chatterjee Road, P.O. & P.S.-Cossipore, Kolkata-700002, (4) **ARUP MUKHERJEE**, son of Late Apurba Mukherjee, residing at premises No.29, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002, (5) **RUPKUMAR MUKHERJEE**, son of Late Apurba Mukherjee, residing at premises No.29, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002, (6) **SOMA MUKHERJEE**, wife of Late Swarup Mukherjee, residing at premises No.29, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002, (7) **SRI SAGNIK MUKHERJEE**, son of Late Swarup Mukherjee, residing at premises No.29, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002, (8) **AYUSHI MUKHERJEE**, daughter of Late Swarup Mukherjee, residing at premises No.29, Gopal Chandra Chatterjee Road, P.O. & P.S.-Cossipore, Kolkata-700002, represented by her natural Guardian & mother **SOMA MUKHERJEE**, wife of Late Swarup Mukherjee, residing at premises No.29, Gopal Chandra Chatterjee Road, P.O. & P.S.-Cossipore, Kolkata-700002 and (9) **SRI ANUP KUMAR MUKHERJEE**, son of Late Apurba Mukherjee, residing at premises No.29, Gopal Chandra Chatterjee Road, P.O. & P.S.-Cossipore, Kolkata-700002 to develop the said land by way of

constructing a Multi storied building thereon in accordance with the sanctioned Building Plan which will be sanctioned by Kolkata Municipal Corporation with or without any amendment and /or modification thereto made or caused to be made by the parties hereto.

It is made clear that save and except the share of the Owners in the proposed buildings as mentioned in Clause 1.8 of Article-I, all other floors and flats will be the property of the Developers herein and if the Developers so desires, it could be disposed of by itself to the prospective buyers at any consideration or price at the sole discretion of the Developers/ Co-Owners, but after handing over the Owners allocation as per terms of this agreement.

ARTICLE - V, PROCEDURE

5.1 The Land Owners namely (1) **SRI GOURI SANKAR MUKHERJEE**, son of Late Akshay Kumar Mukherjee, residing at premises No.31, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002, (2) **SMT. KABERI MUKHERJEE**, daughter of Late Apurba Mukherjee, residing at premises No.29, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002, (3) **SMT. RUPASRI CHATTERJEE**, daughter of Late Apurba Mukherjee, residing at premises No.34A, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002, (4) **ARUP MUKHERJEE**, son of Late Apurba Mukherjee, residing at premises No.29, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002, (5) **RUPKUMAR MUKHERJEE**, son of Late Apurba Mukherjee, residing at premises No.29, Gopal Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002.

Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002, **(6) SOMA MUKHERJEE**, wife of Swarup Mukherjee, residing at premises No.29, Gopal Chandra Chatterjee Road, P.O. & P.S.-Cossipore, Kolkata-700002 **(7) SRI SAGNIK MUKHERJEE**, son of Late Swarup Mukherjee, residing at premises No.29, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002, **(8) AYUSHI MUKHERJEE**, daughter of Late Swarup Mukherjee, residing at premises No.29, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002, represented by her natural Guardian & mother **SOMA MUKHERJEE**, wife of Late Swarup Mukherjee, residing at premises No.29, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002 and **(9) SRI ANUP KUMAR MUKHERJEE**, son of Late Apurba Mukherjee, residing at premises No.29, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002 shall give and/or execute a separate Development Power of Attorney duly registered in favour of the Developers/Co-Owners for the purpose of construction of the said building and also to sale and or transfer to any intending purchaser or purchasers of the Developers' allocation.

ARTICLE - VI, DEALINGS OF SPACES IN THE BUILDING

6.1 The Developer shall on completion of the building in all respect put the Owners' allocation TOGETHER WITH the rights in common facilities and amenities to be enjoyed proportionately with other Owners of the Flat/Flats.

6.2 The Owners will be entitled to transfer or otherwise deal with the Owners' allocation in the proposed Multi storied building.

6.3 The Developers/Co-Owners shall have the liberty with exclusive right and authority to negotiate for the sale of floors/flats together with proportionate share of land excepting the Owners' allocation, as mentioned hereinbefore in the proposed building with any prospective buyer/s before or in course of the construction work of the said building at such consideration and on such terms and conditions as the Developers shall think fit and proper. It is clearly agreed and declared by the parties herein that the consideration money for such transfer as aforesaid, including earnest money or initial payments or part payment thereof shall be received by the Developers /Co-Owners and the other Owners' herein will have no right and share and will not be entitled to any portion thereof.

6.4 The Developers shall be entitled to enter into agreement for sale or transfer in respect of Developers' allocation and on such Agreement for Sale and the Land Owners/Vendors will give their signatures as Land Owners as One Part & execute the same & register if necessary.

6.5 The possession of the Owners' allocation shall be handed over first and then Developer shall execute the Conveyance or Conveyances in favour of the intending Purchaser or Purchasers of the Developers' Allocation in the newly proposed building.

ARTICLE - VII, BUILDINGS

7.1 The Developers/Owners shall construct, erect and complete the proposed building at their own costs/expenses in accordance with the sanctioned plan with such materials and with such specification as are mentioned in the Schedule 'B' hereunder written and as may be recommended by the Architect from time to time.

7.2 Subject to as aforesaid, the decision of the Architect regarding the quality of the materials shall be final and binding on the parties.

7.3 The Developers shall install standard New Pump Set, Water storage Tanks, Overhead Reservoir, Electric Wirings fittings, and other facilities as are required to be provided in a residential building for a self contained apartments.

7.4 The Developers/Co-Owners shall be authorised in the names of the other Owners in so far as in necessary to apply for and obtain temporary and permanent connections of water, drainage, sewerage and/or other facilities required for the construction of enjoyment of the building otherwise the Land Owners shall give their valid signatures in all the papers and when required by the Developers for the same.

7.5 The Developers / Co-Owners shall at its own costs and expenses and may without creating any financial or other liability to the other Owners, construct and complete the said proposed building into various units in accordance with the sanctioned building plan.

7.6 All costs, charges and expenses including Architect's fees shall be discharged and paid by the Developers/Co-Owners and the other Owners will have no responsibility in this context.

7.7 **That if the Developer shall construct the 4th floor, then the Developer shall get 50% constructed area and Gourishaknar Mukherjee shall get 25% and other owners shall get 25% of the constructed area.**

ARTICLE - VIII, COMMON FACILITIES

8.1 The Developers shall be fully responsible to collect the C.C from the Kolkata Municipal Corporation and pay and bear all property taxes and outgoings in respect of the building accruing due upto the date of starting the construction of the building. It is specially mentioned here that after obtaining the C.C from the Kolkata Municipal Corporation the Developers shall hand over the copy of the same to the Owners, One part herein without demanding any cost.

8.2 As soon as the building is completed, the Developers/Co-Owners shall give written notice to the other Owners requiring to take possession of the Owners' allocation in the building. Then after 30 days from the date of service of such notice and at all times thereafter the other Owners shall be exclusively responsible for payment of all Municipal Taxes and other public outgoings and impositions whatsoever payable in respect of the Owners' allocations, subject to availability of completion certificate from the concerned authority.

8.3 The Owners shall not do any act deed or thing whereby the Developer shall be prevented from construction and completion of the said building as per approved Plan.

8.4 Both the parties Developers and the Owners herein shall enjoy their respective allocations/portions in the said building with absolute right of alienation transfer, gift etc.

ARTICLE -IX, COMMON RESTRICTION

The Owners' allocation in the proposed building shall be subject to the same restrictions and use as is applicable to the Developers' allocation in the building for common benefits of all the occupiers of the building which shall include the follows:-

9.1 Neither party shall use or permit to the use of the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity which may cause any nuisance or hazard to the other occupiers of the building.

9.2 Neither party shall demolish or permit for demolition of any wall or other structure in their respective allocation without the previous consent of the others in this behalf.

9.3 Both parties shall abide by all law, bye-laws, rules and regulations of the Government, Statutory bodies and/or local bodies as the case may be whatsoever.

9.4 Neither party shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the building or any part thereof and shall keep the other

occupiers of the said building harmless and indemnified from and against the consequences of any breach.

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

9.6 Neither party shall throw or accumulate any dirt, rubbish, waste se or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.

ARTICLE- X, OWNERS' OBLIGATIONS

10.1 The Owners do hereby agreed and covenant with the Developers/Co-Owners not to cause any interference or hindrance in lawful construction of the building on the land in question. If any unnecessary interference or hindrance is caused by the Owners or their agents, servants representatives causing hindrance or impediment to such construction the other Owners will be liable for damages.

10.2 The other Owners do hereby covenants with the Developers not to do any act deed or thing whereby the Developers may be prevented from selling, assigning and/or disposing of any of the Developers' allocated portion in the building of the said premises in favour of the intending buyer or buyers.

10.3 The Owners herein will have no right, authority and power to terminate and / or determine this agreement within the stipulated period of construction and sale of the said building. It is recorded herein that the completion period of the proposed building shall be only 24 months from the date of Sanctioned of the building Plan.

10.4 The Owners hereto will execute registered Power of Attorney in favour of the Developers/Co-Owners, whereby the Developers will be empowered to sell the flat/flats/units/garages of the said Multi storied building to the intending Purchaser/Purchasers for and on behalf of the Owners only for the Developers' allocation.

10.5 The Owners hereto without being influenced or provoked by anybody do hereby categorically allowed to start the construction of the said proposed building exclusively at its own cost, arrangement and risk in as much as without having any financial participation and/or involvement on the part of the Owners hereto and the other Owners henceforth shall not raise claim and the Developers shall be at liberty to receive any amount from any Purchaser/Purchasers in its own names and at their sole discretion without having any attachment/interference of share thereon of the Owners' allocation hereto.

ARTICLE -XI, DEVELOPERS' OBLIGATIONS

11.1 The Developers do hereby agrees and covenants with the Owners to complete the construction of the building within 24 months from the date of Sanctioned of the building Plan.

11.2 The Developers/Co-Owners hereby agreed and covenant with the other Owners to transfer and / or assign the benefits of this Agreement or any portion thereof without the consent in writing of the Owners.

11.3 **The Developers/Co-Owners hereby agree to provide two flats consisting of Two Bed Rooms to the Owners and one of the Owners named Gouri Shankar Mukherjee shall be paid only 5,000/-(Rupees Five Thousand) per month by the Developer.**

11.4 The Developer hereby agrees and covenants with the Owners not to do any act deed or things whereby the other Owners are prevented from enjoying, selling, assigning and/or disposing of any of the Owners' allocations in the building at the premises.

11.5 The Developers hereby agreed not to take part with possession of the Developers' allocation unless the possession of the Owners' allocation is delivered to the Owners.

11.6 The Developers undertakes the existing Temple shall be renovated in new from by the Developer.

ARTICLE - XII, OWNERS' INDEMNIFY

12.1 The Owners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances on the part of the Owners provided the Developers performs all the terms and conditions hereby contained in its part.

ARTICLE - XIII, DEVELOPERS' INDEMNITY

13.1 The Developers hereby undertake to keep the Owners indemnified against all third party claims and actions arising out of any sort of act or commissions or commission of the Developers in relation to the making of construction of the said building.

ARTICLE - XIV, MISCELLANEOUS

14.1 The Owners and the Developers have entered into the Agreement purely as a contract on the basis of this Joint Venture Agreement.

14.2 Immediately after getting / receiving the possession of the land, the Developers shall be entitled to start construction of the proposed building in accordance with the sanctioned building plan sanctioned by the Kolkata Municipal Corporation.

14.3 Any notice ~~required~~ to be given by the Developers shall without prejudice to any other mode of service available be deemed to have been served on the Owners by hand and duly acknowledged or ~~by~~ prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the Developers by the Owners.

14.3 The Developers and the Land Owners along with flat Owners shall mutually frame scheme for the management and administration of the proposed building.

14.4 The name of the building shall be decided later on by the parties of this indenture.

14.5 As and from the date of completion of the building the Developers and/or its transferees and the other Owners shall be liable to pay and bear proportionate charges of Taxes payable in respect of their respective spaces.

14.6 The Building proposed to be constructed by the Developers shall be made in accordance with the specifications more fully and particularly mentioned and described in the Schedule "B" hereunder written. It is made clear that the Owners and the Developers or its nominee or nominees shall have common right and interest in respect of the roof of the proposed building.

14.7 It is further agreed between the said owners and the said developer that if at any time during the period of construction of the proposed building and or after the completion of the new building, before or after obtaining Completion Certificate from Kolkata Municipal Corporation, if any further floor/s is/are raised on and above the said 5th Floor on the said new building at that time as per the building rules of the Kolkata Municipal

Corporation for the time being in force then in that event the Developer shall be entitled to raise the said further floor's on the said building at the cost and expenses of the Developers. It is further noted herein that if it is possible to raise or construct the said further floor/s of the said building at that time as per the building rules of the Kolkata Municipal Corporation, then in that event the owners shall sign in the necessary revised and/or

modified building Plan in respect of the said floor/s without any objection.

ARTICLE - XV, FORCE MAJEURE

15.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative objections prevented by the "Force Majeure".

15.2 "Force Majeure" shall mean Flood, Earthquake, Riot-War, Storm, Tempest, Civil Commotion, Strike and/or any other act or commission beyond the control of the parties hereto.

ARTICLE - XVI, PENAL CLAUSE

16.1 It is made clear that, in the event the Developers fails and/or neglects to start the construction work even after obtaining Sanctioned Building Plan of the Kolkata Municipal Corporation as well as handing over the vacant possession of the land free from all encumbrances, the Developers shall pay damages to the Owners and further that, if the Developers abandons the construction work after some progress, then the land will be returned to Owners along with existing structure and material lying thereon.

ARTICLE - XVII, JURISDICTION

17.1 The Courts of North 24 Parganas shall have the jurisdiction to entertain and determine all actions suits and proceedings arising out of these presents between two parties hereto.

SCHEDULE 'A' ABOVE REFERRED TO

(Description of the Entire Land & structure)

ALL THAT piece and parcel total Land, measuring about 3 Cottah 6 Chittaks along with 1500 Square feet Tile Shed Structure, comprised in Mouza-Uttarpara Gram Collectorate, Division-1, Sub Duvisin-3, Holding No.19, Dihi 55 Gram, Touzi No.1298/2833, situated at premises No.29, Gopal Chandra Chatterjee Road, P.S-Cossipore, Kolkat-700002, Asseessee No.11-001-05-0076-0, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation and within the jurisdiction of A.D.S.R. Cossipore Dum Dum, D.R-Barasat in the District of North 24-Parganas, butted and bounded in the manner following:

ON THE NORTH- : Gopal Chandra Chatterjee Road.

ON THE SOUTH- : 34, Gopal Chandra Chatterjee Road
(House of Biswanath Chatterjee).

ON THE EAST- : 28/1, Gopal Chandra Chatterjee Road
(House of Biswanath Seth).

ON THE WEST- : 30, Gopal Chandra Chatterjee Road
(House of Haran Chandra Bhattacharjee).

SCHEDULE 'B' ABOVE REFERRED TO :

(SPECIFICATION)

- | | | |
|---|---------------------|---|
| 1. <u>SALIENT FEATURES OF THE BUILDINGS</u> : | | Building structure R.C.C. Column, Beam, Roof, Pillar, Tie-beam with CAPTAIN/ SHYAM / JSW/SRMB / ELEGANT / TATATISKON TMT Bar as per structural design approved by the competent authority, outside brick wall 8" thickness. Inside partition wall 14" and 3" as per Engineer's direction. |
| 2. | Brick Work | Brick work with 8" and 5" thickness; |
| 3. | Flooring: | White Marble/Vitrified Tiles of 2' x 2'; |
| 4. | Floor Skirting: | 6" high; |
| 5. | Door Frame: | Sal-wood; |
| 6. | Main Door | Wooden with one collapsible gate; |
| 7. | Internal Door | Flush door Shutter. |
| 8. | Wall Rendering | Putty Finish inside Flats. |
| 9. | Paint Exterior wall | Weather coat. |
| 10. | Kitchen Counter | Granite Stoe. |
| 11. | Window | Aluminum Sliding window with gri fitted; |

12. Electrical

Conceal conduit wiring of multi strand copper wires of reputed make. Modular switches with adequate numbers of plug points, light points and fan points with regulators and distribution boards with MCB along with cable TV points or each room have six points (one tube, one double bracket, one fan, one plug point, one foot lamp). AC point in each room. All wire will be Finolex or Heavels. Two light points and two plug points in balcony. ALL switches will be modular type;

13. Plumbing

Concealed internal water pipes in toilets and kitchen with standard quality CPVC pipes of reputed make. All soil, waste and rain water pipe lines of UPVC pipes of reputed make of necessary diameter ;

14. Toilet

Toilet floor-Non skidding floor tiles. Sidewall glaze tiles (8 inch x 12 inch) with height 6 ft., one commode, one commode shower, one mixer shower, tap point (hot

and cold) and one geyser point. All taps and shower will be metal with "Jaquar branded, toilet door will be 'Sintex' or equal quality branded:

15. **Kitchen** : One steel sink, granite Stoned kitchen counter (30 inch height from floor), one mixer point, one water purifier point, one exhaust fan point or one chimney point, back side wall will be tile fitted upto Ceiling level;

16. **Cement** : 'ACC' or 'Ultratech' branded cement;

17. **Overhead Water** : Brick Built or Concrete or Combind;

Tank:

18. **Elevator** : Lift of reputed make having capacity of 4 people.

19. **Extra Work** : Any work other then the aforesaid specifications will be treated as extra work and will be carried on only upon the prior payment of cost and expenses to be incurred therein as per the developer's rate.

IN WITNESS WHEREOF we the parties have hereunto voluntarily and full consciousness of mind, free from any request of others as well as appreciated the contents and meaning of this Indenture put our respective hands and seals on this the 9th day of September 2022.

SIGNED SEALED AND DELIVERED by parties at Kolkata in the presence of WITNESSES :

1. Someswar Mukherjee
31, Gopal Chandra
Chatterjee Road
Cossipore. Kol-700002

2. Sibal Day, Advocate
Bar Association Room No.9,
High Court, Calcutta.

Gauri Sankar Mukherjee
Kuberi Mukherjee
Rupasri Chatterjee
Anup Mukherjee
Rud Kumar Mukherjee
Soma Mukherjee
Sagnik Mukherjee
Anup Kumar Mukherjee
Signature of Owners

SREE HANUMAN CONSTRUCTION
Pradeep Kumar Yadav
Proprietor

Signature of Developers

Drafted & Prepared by :

—Ujjwal Trivedi

UJJWAL TRIVEDI, Advocate,
Bar Association, Room No.9,
High Court, Calcutta.

Enrolment No.W.B-2780/1999

Mobile No.9073037551

Computer Typed by :

Satyaki Trivedi
SATYAKI TRIVEDI

17/12, Satchasi Para Road,
Calcutta-700002

RECEIVED of and from the within named of the Developers a sum of Rs.7,14,000/- (Rupees Three Thousand) only as the total Consideration as per terms & conditions of the instant Joint venture Agreement

MODE OF PAYMENT

Cheque No.	Date	Bank Name	Amount
487842	29.09.2021	P.N.B, B.T. Rroad	Rs.6,00,000/-
Cash	29.09.2021	2000x57.	Rs.1,14,000/-
Total :			Rs.7,14,000/-

(Total Rupees Seven Lakh Fourteen Thousands only)

WITNESSES :

1. Someswar Mukherjee
31, Gopal Chandra
Charterjee Road
Cossipore, Kol-700002
2. Srijal Das, Advocate,
Bar Association Room
No-9, High Court.
Calcutta.

Gauri Santan Mukherjee

Kabir Mukherjee

Rupasri Chatterjee

Aroob Ghosh

Rup Kumar Mukherjee

Soma Mukherjee

Sagnik Mukherjee

Anup Kumar Mukherjee

SIGNATURE OF OWNERS

UNDER RULE 44A OF THE I.R, ACT, 1908.

N:B-L.H-BOX TO THUMB PRINTS

R.H.BOX-THUMB TO SMALL PRINTS.

Ganes Sankar Mukherjee



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Kobari Mukherjee




































	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Rajni Chatterjee



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

UNDER RULE 44A OF THE I.R, ACT, 1908.
 N:B-L.H-BOX TO THUMB PRINTS
 R.H.BOX-THUMB TO SMALL PRINTS.

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
 <i>Prabhu</i>	Left Hand					
	Right Hand					
 <i>Raj Kumar Mahapatra</i>	Left Hand					
	Right Hand					
 <i>Soma Mukherjee</i>	Left Hand					
	Right Hand					

UNDER RULE 44A OF THE I.R, ACT, 1908.

N:B-L.H-BOX TO THUMB PRINTS

R.H.BOX-THUMB TO SMALL PRINTS.

Sagnik

 Mukherjee	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Anil Kumar

 Anil Kumar	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Pradip Kumar Yadav



 Pradip Kumar Yadav	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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

GRN Details

GRN:	192022230118029248	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	09/09/2022 09:52:31	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	3150203227013	BRN Date:	09/09/2022 09:55:18
Gateway Ref ID:	IGAOGRAVW0	Method:	State Bank of India NB
Payment Status:	Successful	Payment Ref. No:	2002682800/2/2022
			[Query Nil*/Query Year]

Depositor Details

Depositor's Name: Mr UJJWAL TRIVEDI
Address: 17/12, Satchasi Para Road, Kolkata-700002
Mobile: 9830631343
EMail: trivediadvocatehighcourt@gmail.com
Period From (dd/mm/yyyy): 09/09/2022
Period To (dd/mm/yyyy): 09/09/2022
Payment ID: 2002682800/2/2022
Dept Ref ID/DRN: 2002682800/2/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002682800/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	2002682800/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	7161
Total				47082

IN WORDS: FORTY SEVEN THOUSAND EIGHTY TWO ONLY.

Major Information of the Deed

No :	I-1506-11870/2022	Date of Registration	09/09/2022
Query No / Year	1506-2002682800/2022	Office where deed is registered	
Query Date	06/09/2022 10:15:12 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Ujjwal Trivedi Bar Association Room No -9 High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836720816, Status : Advocate		
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 : 7,14,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,57,13,997/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 7,161/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Cossipur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gopal Chatterjee Road, , Premises No: 29, , Ward No: 001 Pin Code : 700002






Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 6 Chatak	1/-	1,53,08,997/-	Width of Approach Road: 20 Ft.,
Grand Total :				5.5688Dec	1 /-	153,08,997 /-	


Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	4,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1500 sq ft	1 /-	4,05,000 /-	

Card Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Gourisankar Mukherjee Son of Late Akshay Kumar Mukherjee Executed by: Self, Date of Execution: 09/09/2022 , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Office	 09/09/2022	 LTI 09/09/2022	 09/09/2022
31, Gopal Chandra Chatterjee Road, City:- Not Specified, 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.: bxxxxxxx9n, Aadhaar No: 96xxxxxxxx0412, Status :Individual, Executed by: Self, Date of Execution: 09/09/2022 , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Office			
Kaberi Mukherjee Daughter of Late Apurba Mukherjee Executed by: Self, Date of Execution: 09/09/2022 , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Office	 09/09/2022	 LTI 09/09/2022	 09/09/2022
29, Gopal Chandra Chatterjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Cossipur, District:- North 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: aexxxxxx8d, Aadhaar No: 73xxxxxxxx1215, Status :Individual, Executed by: Self, Date of Execution: 09/09/2022 , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Office			
Rupasri Chatterjee Daughter of Late Apurba Mukherjee Executed by: Self, Date of Execution: 09/09/2022 , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Office	 09/09/2022	 LTI 09/09/2022	 09/09/2022
34A, Gopal Chandra Chatterjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Cossipur, District:- North 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: azxxxxxx8d, Aadhaar No: 44xxxxxxxx3664, Status :Individual, Executed by: Self, Date of Execution: 09/09/2022 , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Office			

Name	Photo	Finger Print	Signature
Arup Mukherjee Son of Late Apurba Mukherjee Executed by: Self, Date of Execution: 09/09/2022 , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Office	 09/09/2022	 LTI 09/09/2022	 09/09/2022

29, Gopal Chandra Chatterjee Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: cgxxxxxx0r, Aadhaar No: 50xxxxxxxx7675, Status :Individual, Executed by: Self, Date of Execution: 09/09/2022 , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Rupkumar Mukherjee Son of Late Apurba Mukherjee Executed by: Self, Date of Execution: 09/09/2022 , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Office	 09/09/2022	 LTI 09/09/2022	 09/09/2022

29, Gopal Chandra Chatterjee Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: auxxxxxx6c, Aadhaar No: 94xxxxxxxx1286, Status :Individual, Executed by: Self, Date of Execution: 09/09/2022 , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Soma Mukherjee Wife of Late Swarup Mukherjee Executed by: Self, Date of Execution: 09/09/2022 , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Office	 09/09/2022	 LTI 09/09/2022	 09/09/2022



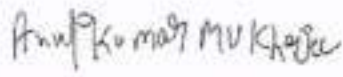
City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: faxxxxxx3m, Aadhaar No: 37xxxxxxxx9134, Status :Individual, Executed by: Self, Date of Execution: 09/09/2022 , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Sagnik Mukherjee Son of Late Swarup Mukherjee Executed by: Self, Date of Execution: 09/09/2022 , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Office	 09/09/2022	 LTI 09/09/2022	 09/09/2022

29 Gopal Chandra Chatterjee Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.: faxxxxxx8g, Aadhaar No: 25xxxxxxxx7051, Status :Individual, Executed by: Self, Date of Execution: 09/09/2022, Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Office

8 Ayushi Mukherjee

Daughter of Late Swarup Mukherjee 29,gopal Chandra Chatterjee Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.: gqxxxxxx6q, Aadhaar No: 42xxxxxxxx2146, Status :Minor, Executed by: Guardian, Executed by: Guardian



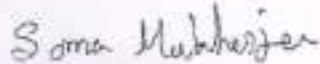
Name	Photo	Finger Print	Signature
Anup Kumar Mukherjee Son of Late Arurba Mukherjee Executed by: Self, Date of Execution: 09/09/2022 Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Office			
09/09/2022	09/09/2022	LTI	09/09/2022

29 Gopal Chandra Chatterjee Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: anxxxxxx8e, Aadhaar No: 67xxxxxxxx0055, Status :Individual, Executed by: Self, Date of Execution: 09/09/2022, Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Office



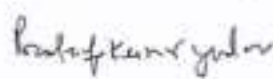
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Sree Hanuman Construction 10/C GOPAL CHANDRA CHATTERJEE ROAD, City:- , P.O:- COSSIPORE, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 , PAN No.: ACxxxxxx6B, Aadhaar No: 88xxxxxxxx2467, Status :Organization, Executed by: Representative

Guardian Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Soma Mukherjee Wife of Late Swarup Mukherjee Date of Execution - 09/09/2022, , Admitted by: Self, Date of Admission: 09/09/2022, Place of Admission of Execution: Office			
	Sep 9 2022 11:25AM	LTI	09/09/2022	09/09/2022
29, Gopal Chandra Chatterjee Road, City:- , P.O:- Cossipur, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.: FAxxxxxx3m, Aadhaar No: 37xxxxxxxx9134 Status : Guardian, Guardian of : Ayushi Mukherjee				

Representative Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
1 PRADEEP KUMAR YADAV (Presentant) Son of Mr HANUMAN PRASAD YADAV Date of Execution - 09/09/2022, , Admitted by: Self, Date of Admission: 09/09/2022, Place of Admission of Execution: Office	 <small>Sep 9 2022 11:25AM</small>	 <small>LTI 09/09/2022</small>	 <small>09/09/2022</small>
38/A, GOPAL CHANDRA CHATTERJEE ROAD, City:- , P.O:- COSSIPORE, P.S:-Cossipur, District:- North 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACxxxxxx6B, Aadhaar No: 88xxxxxxxx2467 Status : Representative, Representative of : Sree Hanuman Construction (as SOLE PROPRIETORSHIP FIRM)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUJAL DEY Son of Late PRAFULLA DEY BAR ASSOCIATION ROOM NO-9 HIGH COURT CALCUTTA, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 <small>09/09/2022</small>	 <small>09/09/2022</small>	 <small>09/09/2022</small>
Identifier Of Gourisankar Mukherjee, Kaberi Mukherjee, Rupasri Chatterjee, Anup Mukherjee, Rupkumar Mukherjee, Soma Mukherjee, Sagnik Mukherjee, Anup Kumar Mukherjee, PRADEEP KUMAR YADAV, Mr Soma Mukherjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Gourisankar Mukherjee	Sree Hanuman Construction-2.78437 Dec
2	Kaberi Mukherjee.	Sree Hanuman Construction-0.463877 Dec
3	Rupasri Chatterjee	Sree Hanuman Construction-0.463877 Dec
4	Arup Mukherjee	Sree Hanuman Construction-0.463877 Dec
5	Rupkumar Mukherjee	Sree Hanuman Construction-0.463877 Dec
6	Soma Mukherjee	Sree Hanuman Construction-0.154811 Dec
7	Sagnik Mukherjee	Sree Hanuman Construction-0.154811 Dec
8	Ayushi Mukherjee	Sree Hanuman Construction-0.155368 Dec
9	Anup Kumar Mukherjee	Sree Hanuman Construction-0.463877 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Gourisankar Mukherjee	Sree Hanuman Construction-750.00000000 Sq Ft
2	Kaberi Mukherjee	Sree Hanuman Construction-124.95000000 Sq Ft
3	Rupasri Chatterjee	Sree Hanuman Construction-124.95000000 Sq Ft
4	Arup Mukherjee	Sree Hanuman Construction-124.95000000 Sq Ft
5	Rupkumar Mukherjee	Sree Hanuman Construction-124.95000000 Sq Ft
6	Soma Mukherjee	Sree Hanuman Construction-41.85000000 Sq Ft
7	Sagnik Mukherjee	Sree Hanuman Construction-41.70000000 Sq Ft
8	Ayushi Mukherjee	Sree Hanuman Construction-41.70000000 Sq Ft
9	Anup Kumar Mukherjee	Sree Hanuman Construction-124.95000000 Sq Ft

09-09-2022

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

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

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

Presented for registration at 11:16 hrs on 09-09-2022, at the Office of the A.D.S.R. COSSIPORE DUMDUM by PRADEEP KUMAR YADAV ..

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 1,57,13,997/-

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

Execution is admitted on 09/09/2022 by 1. Gourisankar Mukherjee, Son of Late Akshay Kumar Mukherjee, 31, Gopal Chandra Chatterjee Road, P.O: Cossipore, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Retired Person, 2. Kaberi Mukherjee, Daughter of Late Apurba Mukherjee, 29, Gopal Chandra Chatterjee Road, P.O: Cossipore, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Retired Person, 3. Rupasri Chatterjee, Daughter of Late Apurba Mukherjee, 34A, Gopal Chandra Chatterjee Road, P.O: Cossipore, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession House wife, 4. Arup Mukherjee, Son of Late Apurba Mukherjee, 29, Gopal Chandra Chatterjee Road, P.O: Cossipore, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Business, 5. Rupkumar Mukherjee, Son of Late Apurba Mukherjee, 29, Gopal Chandra Chatterjee Road, P.O: Cossipore, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Business, 6. Soma Mukherjee, Wife of Late Swarup Mukherjee, P.O: Cossipore, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession House wife, 7. Sagnik Mukherjee, Son of Late Swarup Mukherjee, 29, Gopal Chandra Chatterjee Road, P.O: Cossipore, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Student, 8. Anup Kumar Mukherjee, Son of Late Arurba Mukherjee, 29 Gopal Chandra Chatterjee Road, P.O: Cossipore, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Service

Identified by Mr SUJAL DEY, . . Son of Late PRAFULLA DEY, BAR ASSOCIATION ROOM NO-9 HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 09-09-2022 by PRADEEP KUMAR YADAV, SOLE PROPRIETORSHIP FIRM, Sree Hanuman Construction (Sole Proprietorship), 10/C GOPAL CHANDRA CHATTERJEE ROAD, City:- , P.O:- COSSIPORE, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002

Identified by Mr SUJAL DEY, . . Son of Late PRAFULLA DEY, BAR ASSOCIATION ROOM NO-9 HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Executed by Guardian

Execution is admitted by Mr Soma Mukherjee, , Wife of Late Swarup Mukherjee, 29, Gopal Chandra Chatterjee Road, P.O: Cossipur, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by profession House wife as the guardian of minor Ayushi Mukherjee 29, Gopal Chandra Chatterjee Road, P.O: Cossipore, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002

Identified by Mr SUJAL DEY, . . Son of Late PRAFULLA DEY, BAR ASSOCIATION ROOM NO-9 HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,161/- (B = Rs 7,140/- , E = Rs 21/-) and Registration Fees paid by Cash-Rs 0/-, by online = Rs 7,161/-

Description of Online Payment,using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/09/2022 9:55AM with Govt. Ref. No: 192022230118029248 on 09-09-2022, Amount Rs: 7,161/-, Bank: SBI EPay (SBIEPay), Ref. No. 3150203227013 on 09-09-2022, Head of Account 0030-03-104-001-16

Stamp Duty

that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-,
Online = Rs 39,921/-
Description of Stamp
Stamp: Type: Impressed, Serial no 40247, Amount: Rs.100/-, Date of Purchase: 29/08/2022, Vendor name: A Sarkar
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/09/2022 9:55AM with Govt. Ref. No: 192022230118029248 on 09-09-2022, Amount Rs: 39,921/-, Bank:
SBI EPay (SBIPay), Ref. No. 3150203227013 on 09-09-2022, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey

ADDITIONAL DISTRICT SUB-REGISTRAR

**OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

of Registration under section 60 and Rule 69.

ed in Book - I

ne number 1506-2022, Page from 427919 to 427974
ing No 150611870 for the year 2022.



Digitally signed by KAUSTAVA DEY
Date: 2022.09.12 10:58:58 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/09/12 10:58:58 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)