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**AGREEMENT FOR DEVELOPMENT**  
**Cum**  
**Development Power of Attorney**

This Indenture made on this 6<sup>th</sup> day of December 2023 (two thousand twenty three).

**BETWEEN**

*Handwritten notes:*  
 8-20 PM  
 6/12/23

(1) MRS. PRATIBHA MUKHERJEE (PAN: BDLPME479C), (Aadhaar No. 7540 6538 2131), (Mob. 03324629211), wife of Late Satya Ranjan Mukherjee, by faith Hindu, by occupation Housewife, Nationality Indian, residing at A/68, Rabindrapally, PO Baghajatin, PS Patuli, Kolkata - 700086, District South 24-Parganas, 9830489.

(2) MR. UTPAL KANTI MUKHOPADHYAY (PAN: CHGPM7985K), (Aadhaar No. 234587867432), (Mob. 9830489303), son of Late Satya Ranjan Mukherjee, by faith Hindu, by occupation Service, Nationality Indian, residing at A/68, Rabindrapally, PO Baghajatin, PS Patuli, Kolkata - 700086, District South 24-Parganas.

(3) MRS. URMILA MUKHERJEE (PAN: AEMPM6199J), (Aadhaar No. 8950 2312 1415), (Mob. 9830489303), daughter of Late Satya Ranjan Mukherjee, by faith Hindu, by occupation Retired, Nationality Indian, residing at Shantikunja, Ma 10, New Park, Garia Station Road, Dhalai Bridge, PO Goria PS Narendrapur, Kolkata - 700084, District South 24-Parganas.

(4) MRS. IRA RAY (PAN: BSKPR2867R), (Aadhaar No. 968982908848), (Mob. 7890320620), wife of Late Birendra Nath Ray, by faith Hindu, by occupation Housewife, Nationality Indian, residing at A/69, Rabindrapally, PO Baghajatin, PS Patuli, Kolkata - 700086, District South 24-Parganas.

(5) MR. RAJIB RAY (PAN: BNKPR1586C), (Aadhaar No. 781262170563), (Mob. 9903047820), son of Late Birendra Nath Ray, by

faith Hindu, by occupation Self-employed, Nationality Indian, residing at A/69, Rabindrapally, PO Baghajatin, PS Patuli, Kolkata – 700086, District South 24-Parganas,

(6) MR. SANJIB RAY (PAN: BPOPR4795D), (Aadhaar No. 801994274135), (Mob. 8777583354), son of Late Birendra Nath Ray, by faith Hindu, by occupation Self-employed, Nationality Indian, residing at A/69, Rabindrapally, PO Baghajatin, PS Patuli, Kolkata – 700086, District South 24-Parganas,

(7) MRS. PRATIMA DAS (PAN: BTAPD6118G), (Aadhaar No. 685003079971), (Mob. 9874274526), wife of Late Kartik Chandra Das, by faith Hindu, by occupation Housewife, Nationality Indian, residing at A/64, Rabindrapally, P.O Baghajatin, P.S Patuli, Kolkata – 700086, District South 24-Parganas,

(8) MRS. SHUKLA DAS (PAN: CSNPD8019H), (Aadhaar No. 345915763848), (Mob. 9836630436), wife of Late Alok Das, by faith Hindu, by occupation Housewife, Nationality Indian, residing at A/68, Rabindrapally, PO Baghajatin, PS Patuli, Kolkata – 700086, District South 24-Parganas,

(9) MR. PULAK DAS (PAN: FBNPD7858G), (Aadhaar No. 685003079971), (Mob. 6289970416), son of Late Alok Das, by faith Hindu, by occupation Self employed, Nationality Indian, residing at A/64, Rabindrapally, P.O Baghajatin, P.S Patuli, Kolkata – 700086, District South 24-Parganas,

(10) MRS. MUNMUN DAS (PAN: GMJPD5828N), (Aadhaar No. 711722619449), (Mob. 6289959582), daughter of Late Alok Das, by faith Hindu, by occupation housewife, Nationality Indian, residing at A/64, Rabindrapally, P.O Baghajatin, P.S Patuli, Kolkata – 700086, District South 24-Parganas,

(11) MRS. MADHABI DAS (PAN: CFMPD1236E), (Aadhaar No. 762901365176), (Mob. 9330290577), daughter of Late Kartick Chandra Das, by faith Hindu, by occupation housewife, Nationality Indian, residing at Kalikapur, Chandpur, P.S Sonarpur, PIN – 700150, District South 24-Parganas,

(12) MRS. SUMITA BISWAS (PAN: BAXPB4763K), (Aadhaar No. 418774960887), (Mob. 8512951201), daughter of Late Kartick Chandra Das, by faith Hindu, by occupation housewife, Nationality Indian, residing at Plali, Kalaria, Canning – I, P.S- Canning, PIN – 743363, District South 24-Parganas, and

(13) MRS. PIYALI DAS (PAN: DDRPD1235F), (Aadhaar No. 492621366898), (Mob. 9330669481), daughter of Late Kartick Chandra Das, by faith Hindu, Nationality Indian, by occupation housewife, Natungram, Battala, Rishra, Morepukur, Hooghly, PIN – 712250, hereinafter jointly referred to as the OWNERS(which expression unless repugnant to the context shall mean and include their respective heirs, executors, administrators, representatives and assigns) of the ONE PART:

AND

M/S. UNNETA, a proprietorship concern having its office at 1/1, B.P. Township, O-Block, Post office Panchasayar, PS Patuli, Kolkata – 700094, represented by its sole Proprietor, SRI TAPAS HOWLADAR, (PAN: AFJPH5549H), (Aadhaar No. 321823170865), Trade License Number. 000545110711, (Mob. 8617747626), son of Late Ananda Mohan Howlader, by faith Hindu, by occupation Business, Nationality Indian, residing at A/82, Rabindrapally, P.O- Baghajatin, P.S- Patuli, Kolkata – 700086, District South 24-Parganas, hereinafter referred to as the DEVELOPER (which term or expression unless excluded by or repugnant to the context shall mean and include his heirs, successors, representatives, administrators, executors, agents, successor in office and assigns) of the OTHER PART:

Whereas one Satya Ranjan Mukherjee during his lifetime was allotted 2 cottahs 10 chittacks of land within District 24 Parganas (South), Mouza Patuli, J.L. No. 29, E.P. No. 185, Plot No. 31(P) and 32(P) and the Governor of the State of West Bengal through the Refugee Relief and Rehabilitation Department executed a registered indenture in favour of said Satya Ranjan Mukherjee duly registered in the Office of the Addl. District Sub Registrar at Alipore recorded in Book No. I, Volume No. 14, pages 481 to 484, being No. 1746 for the year 1991 ;

AND

Whereas said Satya Ranjan Mukherjee died intestate on 03.11.2000 leaving behind his widow, Mrs. Pratibha Mukherjee and only son Mr. Utpal Kandti Mukhopadhyay and only daughter Mrs. Urmila Mukherjee as his legal heirs and successors according to the Hindu law of

succession and upon the demise of said Satya Ran Mukherjee they are in effective possession of the above mentioned property free from all encumbrances and paying all taxes & duties regularly upto the date and duly recorded their names after mutation in the records of the Kolkata Municipal Corporation ;

AND

Whereas one Birendra Nath Ray now deceased during his lifetime was allotted 1 cottah 12 chittacks of land within District 24 Parganas (South), Mouza Patuli, J.L. No. 29, E.P. No. 186, Plot No. 31(P), 32(P) and 33(P) and the Governor of the State of West Bengal through the Refugee Relief and Rehabilitation Department executed a registered indenture in favour of said Birendra Nath Ray duly registered in the Office of the Addl. District Sub Registrar at Alipore recorded in Book No. 1, Volume No. 15, pages 213 to 216, being No. 1804 for the year 1991 ;

AND

Whereas ~~said~~ Birendra Nath Ray died intestate on 14.02.2011 leaving behind his widow, Mrs. Ira Roy and two sons namely Mr. Rajib Ray and Mr. Sanjit Ray as his legal heirs and successors according to the Hindu law of ~~Succession~~ and upon the demise of said Birendra Nath Ray they are in effective possession of the above mentioned property free from all encumbrances and paying all taxes & duties regularly upto the date and duly recorded their names after mutation in the records of the Kolkata Municipal Corporation ;

AND

Whereas one Kartick Chandra Das now deceased during his lifetime was allotted 2 cottah 05 chittacks of land within District 24 Parganas (South), Mouza Patuli, J.L. No. 29, E.P. No. 184, Plot No. 30(P), 31(P), 32(P), 33(P) and 34(P) and the Governor of the State of West Bengal through the Refugee Relief and Rehabilitation Department executed a registered indenture in favour of said Kartick Chandra Das duly registered in the Office of the Addl. District Sub Registrar at Alipore recorded in Book No. 1, Volume No. 14, pages 477 to 480, being No. 1745 for the year 1991 ;

AND

Whereas said Kartick Chandra Das died intestate on 28.05.2018 leaving behind his widow, Mrs. Prima Das and only son Mr. Alok Das and three daughters namely Mrs. Madhabi Das, Mrs. Sumita Biswas and Mrs. Piyali Das as his legal heirs and successors according to the Hindu law of succession and upon the demise of said Kartick Chandra Das they are in effective possession of the above mentioned property free from all encumbrances and paying all taxes & duties regularly upto the date and duly recorded their names after mutation in the records of the Kolkata Municipal Corporation ;

AND

Whereas said Alok Das, only son of Late Kartick Chandra Das died intestate on 02.11.2019 leaving behind his widow Mrs. Shukla Das and only daughter namely Munmun Das and only son namely Mr. Pulak Das as his legal heirs and successors according to the Hindu law of succession ;

AND

Whereas the aforesaid plots of land are adjacent to each other and present respective owners have jointly amalgamated those plots into for the better use of the landed area in total and to construct a Building on the same jointly by amalgamation of the three premises as a single premises ;

AND

Whereas the aforesaid three parties had decided to amalgamate their separately owned property into one single joint property so that the said joint property will have a total area of 6 cottahs 11 chittacks more or less and after amalgamation of the said properties the amalgamated property could be fully utilized for construction of a building treating the same as an amalgamated property and a Deed of Amalgamation was executed and registered on 18<sup>th</sup> day of August, 2023, in the Office of the Addl. District Sub Registrar at Alipore and recorded in Book No.I, Volume No.1605-23, pages from 46116 to 46146, being No. 160501313, for the year 2023.

AND

Whereas to develop the said property, the owners have decided to construct a multi storied building (G+3) for residential purpose only with lift facility thereon as per sanctioned plan to be issued by Kolkata Municipal Corporation but due to not having any experience in respect of the construction of building and difficulties to be faced therefore, the owners are not able to fulfill their desire and in this connection the owners has approached the Developer to construct a multi storied building upon the property mentioned in Schedule-A herein below at his

own cost and expenses with proportionate share and the developer has accepted the proposal of the owners and agreed to construct a multi storied building thereon as per sanctioned building plan to be issued by the Building Department, Kolkata Municipal Corporation ;

AND

That if the developer raises any floor beyond this development agreement or the sanctioned plan before handing over the allocated flats and car parking spaces along with or legal ownership documents including CC certificates for the allocated flats to the owners as understood and signed in this Development Agreement, owners will be eligible for 50% of the additional construction. (Proportionate share of owners)

AND

That to avoid any future disputes and differences parties have been advised to sign, execute and register this Agreement for Development cum Development Power of Attorney of the said Premises No. 48 Rabindrapally, Block-A, P.S- Patuli, P.O- Baghajatin, Kolkata-700086, on the following terms and conditions:-

- 1) That the landowners above named hereby declare that the landowners are the absolute owners of the property described in the SCHEDULE "A" hereunder written and the owners above named have good right, full power and absolute legal authority to enter into this Agreement for Development cum Development Power of Attorney and also to settle the terms and conditions of this Agreement as referred herein.

- 2) That none other than the owners have any claim right, title and/or demand over and in respect of the said premises and/or any portion thereof.
- 3) The owners hereby grant right and authority for the development of the said property in favour of the developer to build residential units only on the said plot of land subject to the performance of the terms, conditions, stipulations and respective obligations on the part of the developer contained in this agreement.
- 4) The developer hereby undertakes to complete the construction of the proposed building as per the Building Plan to be sanctioned by the Kolkata Municipal Corporation and as per the Specification annexed to this Agreement marked annexure to this agreement in strict compliance of the Kolkata Municipal Building Rules.
- 5) In consideration of the owners having agreed to permit the developer to residentially exploit the said property and to construct, erect and build a new building in accordance with the sanctioned plan to be sanctioned by the Concern Authority and in accordance with the specification description of materials which are stated in Schedule – G (Schedule D for owners 1, 2, and 3)
- 6) That the Developer shall arrange execution and registration of Partition Deeds amongst the Land Owners in respect of total Land Owner's allocation as per Schedule B herein below. Partition Deed has to be provided after construction of the building, and completion of brick work but before hand over of the allotted flats and parking lots to the owners. All the registration expenses including registration fees and the stamp duty for the partition deeds will be borne by the land owners as per their respective units.

- 7) That the developer further undertakes to complete the construction of the proposed building with building materials detailed in Schedule-G (Schedule D, for owners 1, 2, and 3) and shall complete the construction of the proposed building within a period of **30 months** from the date of obtaining vacant possession of the property or the sanctioned building plan whichever is later.
- 8) That if developer fails to complete the construction within the aforesaid period of **30 months**, the developer may be entitled to an additional extension of **6 months**. If the developer fails to complete the construction of the proposed building of the said extended period of 6 months, in such event (after the expiry of **36 months**) the developer will be liable to pay a compensation amount per month till the delivery of complete constructed possession of the owners' allocated flats and car parking spaces along with all relevant paper works in the proposed building.
- 9) It is further agreed and understood by and between the parties herein that if the developer is prevented due to any sufficient cause beyond his control namely any act of God, Earth-quake, Riot or due to any statutory embargo etc. 36 months max. completion and handover period may be extended for another 3 months with mutual consent and understanding between the parties without any penal of financial compensation liability by the developer to the owner.

- 10) That the said owners shall not claim upon the demolishing materials after demolishing of the existing old structure and trees which is lying in the said premises and the developer will be entitled to enjoy the said materials and trees without any objection from the said owners, but the developer shall be bound to bear all cost and expenses for demolishing old structure of the said premises.
- 11) That the developer shall hand over the owner's allocation in accordance with the specification more fully described in the Schedule-B below. The developers shall bear all costs, charges and expenses for the construction of all the residential flats.
- 12) AND IT IS HEREBY AGREED between the parties that the owners will deliver only **certified copy of Original Deeds and Documents** to the developer at the time of execution of the Development Agreement but they will be bound to show the original deeds and documents in respect of their titles to the concerned authorities as and when the Developer shall ask for the same.
- 13) It is distinctly agreed and understood by and between the parties herein that the owners shall be liable to meet up all third party claims prior to the execution and registration of this agreement for development including arrear municipal taxes, or any other person or persons relating to the said property and shall keep the

developer harmless and indemnified against such third party claim.

- 14) That the developer further undertakes to engage a competent or qualified Architect, Engineer, Supervisor, Surveyor, Labours, Contractors, Guards, Plumber, Electrician and such other person or persons for the purpose of construction of the proposed building and shall pay or bear their remunerations, fees, wages, salaries, etc. and shall keep the owners harmless and indemnified against all third party claim.
- 15) That the developer shall purchase or procure all standard building materials, like cement, steel, iron, stone-chips, sands, bricks and all required building materials, electrical equipments and devices plumbing materials (Schedule G and Schedule D, for owners 1, 2, and 3) and shall pay or bear all costs on such account and the owners shall not in any way liable to pay any cost or price for construction of the proposed building.
- 16) That except schedule specification (Schedule G and Schedule D for owners 1, 2, and 3) mentioned hereunder, the extra/additional construction works of the owner's allocation if to be made as per written instruction of owners by the developer, then the owners shall be liable to pay extra/additional charges of the said additional/extra works.

- 17) That in the event of death of any of the Owners, the legal heirs of the owners shall be bound to be abided by this Development Agreement and shall provide a new Development Power of Attorney to the Developer herein according to this clause in this agreement.
  
- 18) It is distinctly agreed and understood by and between the parties herein that the developer shall allot all that the flat area, car parking spaces to the respective owners as per the schedule 'B' mentioned herein below in the proposed newly constructed building along with right to use the common parts & common areas TOGETHER WITH UNDIVIDED proportionate share and interest in the land underneath the said portion mentioned in Schedule 'B' hereunder.
  
- 19) The developer shall on completion of the new building put the owners in possession of the owner's allocation and the owners shall enjoy the said allocation together with undivided proportionate share and interest of the land underneath of the said proposed building including all rights in common to the common portion/area as an absolute thereof.
  
- 20) The owners shall have right to transfer or otherwise deal with the owner's allocation in the new building without any interference or objection of the developer or any person or persons whatsoever.

- 21) That besides the aforesaid owner's allocation in the proposed building, the developer shall retain or shall have the exclusive right to deal with the remaining constructed area of the proposed newly constructed building (save and except owners' allocation), mentioned hereinbefore as Developer's exclusive area, along with right to use the common parts & common areas, TOGETHER WITH UNDIVIDED impartible proportionate share in land appurtenant thereof, the description of the Developer's Allocation are fully and particularly referred in the SCHEDULE "C" hereunder written.
- 22) That the developer shall pay or bear the costs for construction of the common areas and facilities in the proposed building, the description of such common areas and facilities in the proposed building are fully and particularly referred in the SCHEDULE "E" hereunder written.
- 23) After completion of the construction of the building project within stipulated period as mentioned earlier, the developer at this own cost and expenses shall obtain the Completion Certificate from the KMC and shall handover photocopy of the same to Landowners
- 24) That the Owners shall execute a **General Power of Attorney** in favour of the developer for the completion of the construction

works of the proposed building as per sanctioned plan and specification approved by the concern authority.

- 25) That the landowners with their agents shall have right to enter into the premises and to inspect the construction and materials used therein.
- 26) That if required, the owners shall be liable to appear before any Court, concerned office of Government and/or semi Government office or public office with the developer.
- 27) That the Developer shall appropriate the sale proceeds of the scrap building materials or debris and shall incur all expenses on such account relating to the existing building in the above property.
- 28) That the developer shall provide separate alternative accommodation to the owners during the period of construction till the completion of the proposed building and hand-over of the completed and agreed flats and car parking spaces, as mentioned in Schedule B
- 29) It is distinctly agreed and understood by and between the parties that the developer shall have right and authority to receive booking money, earnest money, consideration money of the developer's allocated portion in the proposed building as referred in the SCHEDULE "C" hereunder in order to raise funds and/or to meet up the owner shall not be in any event liable to pay, bear

or refund any such booking money, earnest money and/or consideration money as the developer shall deal with its prospective purchaser or purchasers.

- 30) That the developer shall be liable to pay or bear all claims, damages, dues, demands in any manner whatsoever or any labour disputes or claim for accident if any, during the period of construction.
- 31) That the owners shall have the right to take inspection of the said property during the period of construction to ascertain or verify the nature of construction and the quality of building materials to be used by the developer.
- 32) That the Developer will pay all municipal taxes as well as all other dues like Electric Bills, Water Bills etc. till handing over the physical possession of the owner's allocation to the owners.
- 33) That upon completion of the construction work of the proposed building, completion of the flats (interior and exterior) and parking spaces, the developer shall inform in writing to the owners to take possession of the owner's allocated portion in the proposed building and simultaneously, the owners shall at the costs of the developer or its nominee or prospective purchasers sign, execute and register necessary deed of conveyance/ conveyances in order to discharge the obligations of the owner as stipulated in this agreement.

- 34) It is further agreed and understood that this agreement is neither a partnership nor the demise or a joint venture and the present agreement is purely an agreement on principle to principle basis.
- 35) That the developer shall have the exclusive right and authority to publish any advertisement in any newspaper or advertising agency to draw the attraction of the prospective purchasers/ nominees.
- 36) Only after delivery of possession of the owner's allocation to the owners, the Developer shall and can handover Developer's allocated area to prospective buyers.
- 37) The Developer shall at his own cost and expenses shall install main electric meter connection. Expenses for separate electric meter and service connections to the flats of the owner's allocation shall be borne by respective flat owners.
- 38) That the Developer with the execution of this Agreement handover, photo copy of the Title Deeds of all owners, mother Deeds, Amalgamation Deed, Boundary declaration, Assessment Registration, Tax Bill, Mutation Certificate, to the Land owners **No. 1, 2 and 3.**

- 39) That upon sanction of the building plan the Developer shall deliver copies of sanctioned floor plans and structural plan to each of the Land owners.
- 40) That the Developer after completion of the building shall handover copies of all relevant deeds and documents in respect of the building project to the Land owners which will require from availing loan from Bank for the prospective buyers of Land owners if they wish to sell the same.
- 41) Time is the essence of contract.
- 42) The parties further agree that in case of installation of new electric meter for supply of electricity to the respective flats/units, both owners' allocated flats, and the developer's allocated portion/flats, the respective costs for installation of electric meter with adequate load shall be paid or deposited by the parties from their own account. The responsibility of getting the connection lies exclusively with the developer.
- 43) That the owners further agree and undertake to sign, execute and register a General Power of Attorney in favour of the developer and the developer shall pay or bear all such costs for execution and registration of the said Power of Attorney so that the developer may complete the construction of the proposed building

and to represent the owners smoothly to the prospective purchasers of the flats of the developer's share.

- 44) That both parties will abide by all the terms and conditions of this agreement and if any party fails that will be breach of Contract. That in case of violation of any terms and conditions of this Agreement or difference and disputes between the parties both parties shall have the right to refer the issue to any competent Court of Law, Tribunal or Forum having jurisdiction to try the same.

**Development Power of Attorney**

**The owners hereby empower the developer to act as its constituted attorney for development of the above property as follows:-**

1. To sign, execute, cancel, alter, draw, approve and all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and on connection with the said premises on behalf of the appointments.

2. To appear before the Kolkata Municipal Corporation and/or any other authority/s and government departments and/or officers and also all other State, Executive, Judicial or Quasi-Judicial and other authorities and also all Courts and Tribunals for sanction of the building plan/s and also for all the matters relating to the Said Premises.
3. To pay all outgoings, including Corporation taxes and other charges whatsoever payable for and on account of the said premises and receive refunds and other moneys in connection therewith attributable to the Developer's allocation only.
4. To sign, execute and submit all papers, documents, statements, affidavits, forms, undertakings, declarations, and plans as be required for having such plans sanctioned, modified and/or altered by the Kolkata Municipal Corporation.
5. To pay fees, obtain sanction and such other orders or permissions from the necessary authorities as be expedients for modification and/or alteration of plans concerning the Said Premises and other documents as may be required by the necessary authorities to this effect.
6. To commence, prosecute, enforce, defend, answer and oppose all actions and/or other legal proceedings, including any Suit or Arbitration proceedings and demands touching any of the matters relating to the Said Premises or any part thereof and to

compromise, settle, refer to arbitration, abandon, submit to judgement in any such action or proceedings aforesaid before any Civil or Criminal Court.

7. To sign, verify, declare and/or affirm, plaints, written statements, petitions, affidavits, verifications, objections, cross objections, counter claims, application for execution, revision, review, new trial or stay or of whatsoever nature, Memorandum of Appeal, Swear Affidavits and to do generally all other acts, deeds and things as the Said Attorney in its discretion shall think fit and proper in any proceedings or in any way therewith so as to defend our possession and title in the Said Premises.
8. To warn off and prohibit, and, if necessary, proceed in due form of law against all or any tenants/occupiers/trespassers in the Said Premises or any parts thereof and to take appropriate steps by legal actions and to abate all nuisances.
9. For the purposes as aforesaid, to appoint Advocates and sign and execute Vakalatnama or any other documents, authorizing such Advocates to act and to terminate such authority and to pay fees of such Advocate/s.
10. To apply for and obtain electricity, gas, water, sewerage, drainage or any other connections of any other utilities in the said premises and also the completion and other certificates from the Kolkata Municipal Corporation, Fire Brigade authorities, WBSEDCL/CESC limited and/or other authorities and for that

purpose and/or to make alterations therein and to close down and/or have disconnection of the same and for that to sign, execute and applications, documents and plans and do all other acts, deeds and things as may be deemed fit and proper by our Said Attorney to this effect.

11. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale, transfer and/or leasing out the flats in the proposed Building/s and to sign and execute and deliver such agreements for sale/transfer of land thereof or any other agreement for holding/ delivering possession of the flat/s in the proposed building/s at the Said Properties relating to the developer's allocated portion (other than our allocated portion).
12. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance consideration money to give valid receipts and discharge for the same other than the owners' allocated portions.
13. To sign and execute proper deed or deeds of conveyance/ conveyances in respect of the sale and/or transfer of all that undivided proportionate share or interest of land with building as standing thereon either in part or in full the particulars of such property more fully described in the Schedule hereto in favour of the purchaser or purchasers and to present for registration of the same and to admit execute of the same and to do all necessary acts and deeds required for the purpose of registration of the said document in respect of the schedule property hereunder written

and to give valid discharge thereof and to do all acts deeds and things for registration of the deeds of transfer in respect of the schedule property hereunder written.

14. To receive Cheques, Demand drafts on behalf of the Owners and that should be credited in Owners Bank Accounts.
15. To sign and execute all Deeds including Deed/s of Conveyance, and all other instruments of transfer, and agreements, indemnities, undertakings, declarations, confirmations and to present the same whether executed by us or by our said Attorney and to admit the execution thereof and present for registration before the Registrar having jurisdiction concerning the said property and to take all necessary steps for preparation of such execution and registration of the aforesaid documents for similar purposes.
16. To cancel any agreement and forfeit any money advanced by the prospective purchasers for reason of their committing default and/or file Suit for Specific Performance and to realize or unrealized amount together with interest and damages as the case may be and to do all such acts deeds matters and things in respect of selling and/or transferring the flats together with the undivided proportionate share in the land and to enter into all sorts of documents in commitments understanding etc. relating to the Developer allocation only.

17. To sign and execute and deliver Deed/s of Conveyance or Sale and all other instruments of transfer, undertakings, declarations, confirmations and to present the same whether executed by me or by our Said Attorney and to admit the execution thereof and present for registration before the Registrar of Assurances, Kolkata or any other District Sub-Registrar or Addl. District Sub-Registrar having jurisdiction concerning the said Premises or before any Notary Public in respect of the flats and the undivided proportionate share of land relating to the developer's allocated portion.
18. To give inspection of the original title deeds and other related papers before the Kolkata Municipal Corporation or to any recognized financial institution enabling the prospective purchaser/purchasers to avail housing finance from any Bank or recognized financial institution and to sign and execute all such related papers to complete the formalities in favour of the prospective purchaser/ purchasers to avail the housing loan.
19. To sign, execute and register any Deed of Mortgage relating to any part or portion or saleable space or spaces of the developer's allocated portion in the proposed building to facilitate any prospective purchaser/ purchasers to avail housing loan or housing financial from any Bank or recognized financial corporation without creating any liability upon us towards the repayment thereof and perform all such formalities to that effect.

20. To deliver possession and/or make over the portions and issue letter of possession and to do and perform all and everything that shall be necessary for completing the sale. To receive all moneys, advances and also the balance of the purchase amount from the Purchaser/s and grant proper receipts in respect of the amounts to be received on sale and disposal of portions, etc. and/or otherwise in connection with the flats/apartments/ spaces/portions/car parking spaces in the Said Building (only developer's allocated portion).

Be it noted that this power of Attorney is being granted in favour of the Attorney without any consideration and no interest, title of right of property is being given in favour of the Attorney and the Attorney does not have any power of promote, to develop or make any construction on the property by virtue of this Power of Attorney and this Power of Attorney is always revocable.

AND to do all acts, deeds and things concerning the authorities as enumerated hereinabove hereby granted in respect of the Said Premises for the purpose of sanction of the building plan which we ourselves, could have done lawfully under our own hand and seal if personally present AND we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done in or about the Said Premises as contained hereinabove.

SCHEDULE 'A' (Description of the property to be Developed):

ALL THAT piece or parcel of the Bastu land measuring 6 [six] cottahs 11 [eleven] chittacks of land more or less together with a 200 sq.ft. R.T Shed structure standing thereon being known and numbered as premises No.48, Rabindra Pally, Block-A, P.O. Baghajatin, Police Station Patuli, Kolkata - 700086, ADSR Alipore, District South 24-Parganas, within the municipal limits of The Kolkata Municipal Corporation, Ward No. 101, Assessee No. 311011700486, The said land is abutted and bounded as follows:

On the North: 12 ft. K.M.C. Road;  
On the South: Other's Premises;  
On the East: 12 ft. wide road;  
On the West: Other's Premises;

SCHEDULE 'B' ABOVE REFERRED TO:

(Owners' Allocation)

- 1) Allocation of Owner Nos. 1, 2 & 3
  - (i) One 3 BHK self sufficient residential flat in complete habitable condition on the First floor South-West side of the building measuring 750 sq.ft. of built up(covered area) equivalent to 975 sq.ft. of super built up area as demarcated and agreed, and

signed in the notarized Memorandum of Understanding (MOU).

- (ii) One 2 BHK self sufficient residential flat in complete habitable condition on the Third Floor South-East side of the building measuring 550 sq.ft. of built up area(covered area) equivalent to 715 sq.ft. super built up area. as demarcated and agreed, and signed in the notarized Memorandum of Understanding.

Flat Construction Materials and other pertinent details like electrical points including provision for AC, doors, floors, windows, marbles, tiles, etc, agreed and signed by the developer and the owners 1, 2, and 3 are detailed in Schedule D.

TOGETHER WITH UNDIVIDED proportionate share and interest in the land underneath the said portion as mentioned in schedule 'A'

- (iii) Two covered car parking spaces on each measuring 135 sq.ft. on the Ground Floor of the building within the sanctioned plan as demarcated and agreed, and signed in the notarized Memorandum of Understanding (MOU).

- (iv) Developer paid a sum of Rs.5,00,000/- to the owners 1, 2, and 3 which shall be refunded minus any penalty incurred, if acquired by the developer on any default, by the said owners to the developer at the time of handover of photocopy of Completion Certificate of the KMC to the owners by the developer.

- (v) Monthly rent of Rs.7,500/- payable by the developer to Mrs. Prativa Mukherjee (Owner 1) on account of alternative accommodation of the owners till delivery of possession of owners allocated area and car parking spaces in the building to the owners bounded by the maximum allowed time limit (30 months from the date of sanction plan and a grace period of another six months, if required and mutually agreed upon) of building construction.
- (vi) That if the developer fails to complete the construction of the proposed building within the time (30 months from the date of sanction plan and grace period another of six months, if required and mutually agreed upon) as would be stipulated in the registered agreement for development, in such event the developer shall be liable to pay Rs.10,000/- per month as delay penalty (in addition to the stipulated rental charge of Rs. 7500/- per month) till the developer delivers complete constructed flats in habitable condition in full compliance with the specifications outlined in the annexure to the owners above named including Completion certificate from K.M.C.
- (vii) Shifting charges or expenses of owners existing assets to be paid by the developer at the time of signing this agreement.

II) Allocation of Owner Nos. 4, 5 & 6

All that Two Flats, one measuring about 910 square feet more or less super built-up area be the same a little more or less on the second floor (east side), another measuring about 450 square feet more or less super built-up area be the same a little more or less on the third floor (south west side) and one car parking space in the ground floor measuring about 120 square feet in the newly constructed building along with right to use the common parts & common areas TOGETHER WITH UNDIVIDED proportionate share and interest in the land underneath the said portion mentioned in schedule 'A' hereinbefore and non-refundable consideration money of Rs. 3,00,000/- (Rupees three lacs) only.

III) Allocation of Owner Nos. 7 to 13

All that One Flat, measuring about 500 square feet more or less super built-up area be the same a little more or less on the first floor (North East side) for the owner Nos. 8 & 9 in the newly constructed building along with right to use the common parts & common areas TOGETHER WITH UNDIVIDED proportionate share and interest in the land underneath the said portion mentioned in schedule 'A' hereinbefore and non-refundable consideration money of Rs. 12,00,000/- (Rupees twelve lacs) only for the Owner No. 7, Rs. 2,00,000/- (Rupees two lacs) only for the Owner No. 10, Rs. 5,00,000/- (Rupees five lacs) only each for the Owner No. 11 & 12 and Rs. 12,00,000/- (Rupees twelve lacs) only for the Owner No. 13. (That the total

consideration money as stated hereinabove shall be paid in the form of several installments by the Developer to the Owner within the time period incepting after the day of execution of this Development Agreement till the day of providing the Owner's with the physical possession of their allocated portions).

SCHEDULE 'C' ABOVE REFERRED TO:

(Developer's Allocation)

All that remaining constructed area of the newly constructed building (other than owners' allocation) along with right to use the common parts & common areas TOGETHER WITH UNDIVIDED proportionate share and interest in the land underneath the said portion mentioned in schedule 'A' hereinbefore.

SCHEDULE 'D'

Specification

Sl No	Type of work	Area	Specs.	Make/Brand
1.	Flooring	Living & Dining	2'x2' Marble	Johnson, Euro, Nitco or equivalent
2.	Flooring	Bed rooms	2'x2' Marble	Johnson, Euro, Nitco or equivalent
3.	Flooring	Kitchen	2'x2' Marble	Johnson, Euro, Nitco or equivalent
4.	Flooring	Balcony	2'x2' Marble	Johnson, Euro, Nitco or equivalent
5.	Flooring	Toilet	Anti skid ceramic tiles 400 x 400 mm	Johnson, Euro, Nitco or equivalent
6.	Wall tiling/dad	Kitchen	In front of cooking platform 18" x 12"	Johnson, euro, Nitco or equivalent

	o of 2 feet height along the length of the counter		glazed tiles upto 6' high	
7.	Wall tiling/dado upto door height	Toilet	Ceramic tile 200 x 300 mm/ 200 x 200 mm	Johnson, Euro, Nitco or equivalent
8.	Granite counter	Kitchen	Upto 6' in length and 2' in width	Ruby red/Jet black
9.	SS Sink	Kitchen	Suitable to fit within the granite counter	Nirali or equivalent
10.	Sanitary fittings	Toilet	White 'p' - Trap commode	Parryware/Hindware
11.	Sanitary fitting	Toilet	White PVC cistern	Parryware/Hindware
12.	Sanitary fitting	Toilet/dining space	White pedestal basin	Parryware/Hindware
13.	Sanitary fitting	Toilet/kitchen	Chrome plated [CP] stop cock/pillar cock/Bib cock / shower spout/ basin mixture	Essco/ Jaguar or equivalent
14.	Geyser Hot water plumbing line	Toilet with shower facility	Geyser Hot - water line to 1 Basin and 1 shower point	Essco/ Jaguar or equivalent
15.	Door frame	All	Sal wood	Indian
16.	Doors	Main	Panel type wooden door, single leaf, hinged mounted	Indian
17.	Doors	Other doors	Flush type wooden doors and finished in wood primer with all	ISI marked

18	Window	All windows	hardware Aluminum, powder coated, glazed with coloured glass	Smoke grey browse
19	Wall finish	Entire flat's plastered surface	Birla putty	Average 3 mm thk.
20	Window grill	All windows	Ms square bar with flats and angles	
	Verandah Grill		Verandah railing - 12 mm sq. bar.	
21	Electrical work	Bedrooms	Each 1 ceiling fan point, 2 wall light points, 1 AC point, 2 power point and necessary Modular switches for the same	Anchor Roma, Crabtree Model
22	Electrical work	Living & dining	2 ceiling fan point, 3 wall light points, 3 power point, 1 AC point, 1 TV Point, and necessary Modular switches for the same	Anchor Roma, Crabtree Model
23	Electrical work	Master toilet	1 exhaust point, 1 wall light point and 1 power point for geyser	Anchor Roma, Crabtree Model
24	Electrical work	Toilet with WC only	1 exhaust point, 1 wall light point	Anchor Roma, Crabtree Model
25	Electrical work	Kitchen	1 Exhaust point, 1 wall light point, 3 power point, 1 15A point, 1 Refrigerator Point	Anchor Roma, Crabtree Model
26	Electrical work	Balcony	1 wall light point, 1 power point	Anchor Roma, Crabtree Model
27	Electrical work	Roof	3 wall light point, 1 power point	Anchor Roma, Crabtree Model

28	Electrical wiring			Finolex or equivalent
29	Miscellaneous	Staircase, lift lobby	Marble flooring with Ms railing	Indian Marble/MS
30	Miscellaneous	Ground floor	Interlocking concrete tiles/ paver tiles	
31	Miscellaneous	Outside finish	Exterior acrylic emulsion paint (weather coat)	Asian, Berger or equivalent
32	Elevator	4 persons		I.S.I Standard

N.B. All other works beyond work schedule if neglected by owners in writing to the Developer will be treated as extra work.

**SCHEDULE 'E' ABOVE REFERRED TO:**

(Common Parts and Common Areas)

- 1) Stair cases on all the floors up to the roof.
- 2) Stair case landings and lift landings on all floors.
- 3) Common passage from main road to ground floor stair landings except open and covered garage
- 4) Meter space, watchman's booth, common w.c.
- 5) Roof of the building for all purposes as common with other occupiers.
- 6) Lift, lift duct, lift machine room and its stair on the top.
- 7) All electrical wiring and fittings for common areas including motors of the building and premises

- 8) Water (domestic) pump, overhead water tank, underground water reservoir, water pipes and other common plumbing installations of the building.
- 9) Telephone points, Cable Points, and box at the ground floor and other common area except ground garage area.
- 10) Drainage and sewers.
- 11) Boundary walls and main gates.
- 12) Such other common parts / areas, equipments, installations, fixtures and fittings and space in or about the said building as are necessary for common user and occupancy of the building and as are specified by the Developer expressly to be the common parts after construction of the building .

**SCHEDULE 'F':**

**(Common Expenses)**

1. All costs of maintenance, operating, replacing, fixture and fittings , outside painting, rebuilding, reconstructing, decorating and lighting of the common parts and areas mentioned in Schedule 'D' hereinbefore.
2. Electricity charges for common parts and common areas.
3. The remuneration of all persons including caretaker for maintenance of the common parts and areas including watchman remuneration.
4. Insurance premiums for insuring the building against earthquake, fire extinguishing, damage, civil commotion etc. if necessary.

5. All charges and deposits for supplies of common utilities.
6. The expenses to be incurred for the management arrangement for common purpose.
7. All other expenses and outgoings as are deemed by the Management Committee, to be formed, to be necessary incidental for regulating inter rights of the owners and occupiers of different units and parking spaces in the building.
8. All expenses referred to above shall be borne by the owners/occupiers of different units/parking spaces on and from the date of taking charge and/or possession of the respective flats/office/parking spaces.

SCHEDULE G

(SCHEDULE OF WORK)

All civil work as per I.S.I. standard.

Main structure : R.C.C. with 1:2:4 cement concrete.(as per k.m.c)

Brick work :

a) all external wall be 8"/5" thick with 1:6 cement mortar except where it is not necessary.(as per k.m.c)

b) 5" thick work will be with 1:5 cement mortar.

c) All 3" thick brick work will be 1:4 cement mortar with wire reinforcement in every 3" brick layer.

Plaster : All walls shall be plastered with 1:6 cement mortar except ceiling with 1:4 cement mortar. There will be putty of good quality.

**Footing :** Good quality Marble/Tiles all over the floor .

**Doors :** Frame of good quality wood. Leaf of 1<sup>st</sup> class flush type (Phenol bounded) and necessary accessories in other doors.

**Toilet :** Glazed tiles upto 6'-0" in toilet, marble flooring, shower water closet, one geyser point and standard fittings.

**Kitchen :** Black stone cooking platform fitted with black stone and glaze tiles upto 2'6" height on the cooking platform .

**Electrical :**

- Concealed wiring with copper wires, would be laid with suitable rubber-plastic conduits.
- All switches, sockets etc. to be of any Good brand.
- The main switch and all other fittings would be of standard quality, light (2 Nos. light point), one ceiling fan point, one plug point one each in all bed, drawing/dinning room and one light point in Kitchen, toilet and verandah, with entrance door bell point, one number power point (5 Amp.) in drawing-dinning and kitchen and 9" exhaust fan point in kitchen room.
- (Electricity Connection of the Main Meter of the apartment will be borne by the developer but the individual meters for the flats will be borne by the intending purchasers and owners)

**Water :** PVC pipes with standard fittings in kitchen and toilet, ground water will be supplied by plumbing water and distributed through overhead reservoir.

**Windows :** Sliding windows and necessary accessories, with synthetic primer with gates to be provided. All wall surface

(Inside) will be finished by good quality of putty. Good quality paint in out surface of wall.

Roof : Net Cement.

IN WITNESS WHEREOF both the parties have set their respective hands and seals on the day month and year first above written.

Signed sealed and delivered

In presence of :-

1. Sutch Lal Mondal  
30-Date - Jatinpranath Mondal  
Offr. Lalindrapurthy.  
P.O: Baglaichini  
P.S: Patuli  
Kolkata - 700086

2. Deepshikha Roy  
1/1 Galua Model Town  
Bypass Shalai Bridge  
Kolkata - 700094

- 1) Ponajiva Mukherjee
- 2) Ujjwal Kato Mukherjee
- 3) Unneta Mukherjee
- 4) राजा शर्मा
- 5) Rajib Roy
- 6) Sanjib Roy
- 7) राजेश शर्मा
- 8) राजेश शर्मा
- 9) Pulak Das
- 10) Musmun Das
- 11) राजेश शर्मा
- 12) राजेश शर्मा
- 13) Piyali Das.

Drafted by me

Debojyoti Karan

DEBOJYOTI KARAN  
ADVOCATE  
HIGH COURT AT CALCUTTA  
(WB-2363/2013)

Signature of the Owners  
Unneta  
Majumdar Howladar  
Proprietor

Signature of the Developer

MEMO OF CONSIDERATION

1. Receiving Rs. 1, 66, 666 by cheque no: 017129 of Bank of India Patuli Branch on 06/12/2023 in the Name of Smt. Pratibha Mukherjee

2. Receiving Rs. 1, 66, 666 by cheque no: 017130 of B.O.I, Patuli Branch on 06/12/2023 in the Name Smt. Usmala Mukherjee

3. Receiving Rs. 1, 66, 666 B.O.I, Patuli Branch by cheque no: 017131 on 06/12/2023, in the Name of Sri. Ujjal Kanti Mukherjee

4. Receiving Rs. 2, 00, 000 by Bank transfer in the Name of Biyali Das on 06/12/23

5. Receiving Rs. 500, 000 by transfer on 06/12/23 in the Name of Smt. Madhuki Das.

In presence of:-


6. Receiving Rs. 1, 75, 000 by Bank transfer on 06/12/23 in the Name of Smt. Sumita Das.

7. Receiving Rs. 50, 000 by B.O.I, Patuli Branch on 06/12/23

by cheque no: 2 Deepshikha Roy 017128 on 06/12/2023 in the Name of Prof. Manoj Das.


- 1) Pratibha Mukherjee
- 2) Ujjal Kanti Mukherjee
- 3) Usmala Mukherjee
- 4) Ujjal Kanti Mukherjee
- 5) Radhika Roy
- 6) Sujit Das
- 7) Ujjal Kanti Mukherjee
- 8) Ujjal Kanti Mukherjee
- 9) Pulan Das
- 10) Manoj Das
- 11) Ujjal Kanti Mukherjee
- 12) Ujjal Kanti Mukherjee
- 13) Biyali Das.

Signature of the Owners




	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name PRATIBHA MUKHERJEE  
 Signature Pratibha Mukherjee




	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name UTPAL KANTI MUKHOPADHYAY  
 Signature Utpal Kanti Mukhopadhyay



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name URMILA MUKHERJEE  
 Signature Urmila Mukherjee



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name IRA RAY  
 Signature ইরা রায়



Thumb      1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name RAJIB RAY  
Signature Rajib Roy



Thumb      1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SANJIB RAY  
Signature Sanjib Ray



Thumb      1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name PRATIMA DAS  
Signature প্রতিমা দাস



Thumb      1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SHUKLA DAS  
Signature শুকলা দাস



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name PULAK DAS  
Signature Pulak Das



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name MUNMUN DAS  
Signature Munmun Das



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name MADHABI DAS  
Signature Madhabi Das



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SUMITA BISWAS  
Signature Sumita Biswas

PHOTO		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
right hand						

Name .....

Signature .....



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name PIYALI DAS

Signature Piyali Das



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name TAPAS HOWLADAR

Signature Tapas Howladar

PHOTO		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
right hand						

Name .....







Signature .....





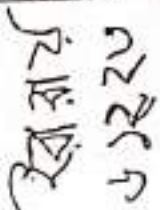


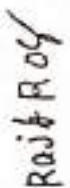


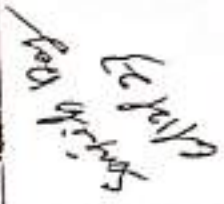


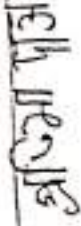
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16042002945757/2023



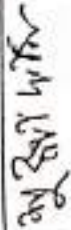


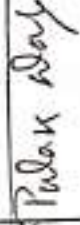





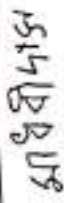
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Pratibha Mukherjee A/69, Rabindra Pally, City:- , P.O - Baghajatin, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700086	Land Lord			Pratibha Mukherjee 6/12/23
2	Mr Utpal Kanti Mukhopadhyay A/69, Rabindra Pally, City:- , P.O:- Baghajatin, P.S:- Patuli, District:-South 24- Parganas, West Bengal, India, PIN:- 700086	Land Lord			Utpal Kanti Mukhopadhyay 06/12/2023
3	Mrs Urmila Mukherjee 10, New Park, Garla Station Road, City:- , P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Land Lord			Urmila Mukherjee



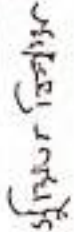








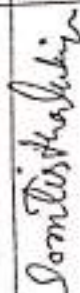
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs Ira Ray A/69, Rabindra Pally, City:- , P.O:- Baghajatin, P.S:- Patull, District:-South 24- Parganas, West Bengal, India, PIN:- 700086	Land Lord			 5/2/20
5	Mr RAJIB RAY A/69, RABINDRA PALLY, City:- , P.O:- BAGHAJATIN, P.S:- Patull, District:-South 24- Parganas, West Bengal, India, PIN:- 700086	Land Lord			 6,12,2023
6	Mr SANJIB RAY A/69, RABINDRA PALLY, City:- , P.O:- BAGHAJATIN, P.S:- Patull, District:-South 24- Parganas, West Bengal, India, PIN:- 700086	Land Lord			 Sanjib Ray 6/12/23
7	Mrs PRATIMA DAS A/64, RABINDRA PALLY, City:- , P.O:- BAGHAJATIN, P.S:- Patull, District:-South 24- Parganas, West Bengal, India, PIN:- 700086	Land Lord			 Pratima Das

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Mrs SHUKLA DAS A/68, RABINDRA PALLY, City:- , P.O:- BAGHAJATIN, P.S:- Patuli, District:-South 24- Parganas, West Bengal, India, PIN:- 700086	Land Lord			 06.12.23
9	Mr PULAK DAS A/64, RABINDRA PALLY, City:- , P.O:- BAGHAJATIN, P.S:- Patuli, District:-South 24- Parganas, West Bengal, India, PIN:- 700086	Land Lord			 06.12.23
10	Mrs Munmun Das A/64, Rabindra Pally, City:- , P.O:- Baghajatin, P.S:- Patuli, District:-South 24- Parganas, West Bengal, India, PIN:- 700086	Land Lord			 6.12.23
11	Mrs Madhabi Das Kalikapur Chandpur, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700150	Land Lord			

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
12	Mrs Sumita Biswas Piali Kalarla, City:- , P.O:- Canning One, P.S:- Canning, District:-South 24-Parganas, West Bengal, India, PIN:- 743363	Land Lord			 6/12/2023
13	Mrs Piyali Das Nalungram Battala, City:- , P.O:- Morepukur, P.S:-Rishra, District:- Hooghly, West Bengal, India, PIN:- 712250	Land Lord			 6/12/2023
14	Mr Tapas Howladar A/82, Rabindra Pally, City:- , P.O:- Baghajatin, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700086	Represent ative of Developer [Unneta ]			 6/12/2023
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Somtirtha Mukherjee Son of S Mukherjee Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mrs Prabhha Mukherjee, Mr Kanti Mukhopadhyay, Mrs U Mukherjee, Mrs Ira Ray, Mr RAJIB RAY, Mr SANJIB RA Mrs PRATIMA DAS, Mrs SHUKLA DAS, Mr PULAK D Mrs Munmun Das, Mrs Mad Das, Mrs Sumita Biswas, M Piyali Das, Mr Tapas Howla			 6/12/23

(Anupam Halder)  
DISTRICT SUB-  
REGISTRAR



GOVT. OF West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192023240308722418

GRN Details

GRN:	192023240308722418	Payment Mode:	SBI Epay
GRN Date:	06/12/2023 11:13:23	Bank/Gateway:	SBICPay Payment Gateway
BRN :	1771076470039	BRN Date:	06/12/2023 11:13:44
Gateway Ref ID:	IGAQRNF19	Method:	State Bank of India NB
GRIPS Payment ID:	061220232030872240	Payment Init. Date:	06/12/2023 11:13:23
Payment Status:	Successful	Payment Ref. No:	2002945757/2/2023 [Query No*.Query Year]

Depositor Details

Depositor's Name:	Mr SANTOSH
Address:	ALIPORE
Mobile:	9051628330
Period From (dd/mm/yyyy):	06/12/2023
Period To (dd/mm/yyyy):	06/12/2023
Payment Ref ID:	2002945757/2/2023
Dept Ref ID/DRN:	2002945757/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002945757/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	10071
2	2002945757/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	44028
			Total	54099

IN WORDS: FIFTY FOUR THOUSAND NINETY NINE ONLY.



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

Query No / Year	2002945757/2023	Office where deed will be registered
Query Date	30/11/2023 1:48:24 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Bishnu Guha Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9609404370, Status : Solicitor firm	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4002] General Power of Attorney [Rs : 1/-], [4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 44,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 60,17,892/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,071/- (Article:48(g))	Rs. 44,028/- (Article:E, E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Paluli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rabindrapally Block B, Premises No: 48, Ward No: 101, Pin Code : 700086

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 11 Chatak	1/-	59,63,892/-	Width of Approach Road: 12 Ft.
Grand Total :				11.0344Dec	1/-	59,63,892/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total : 200 sq ft			1/-	54,000/-	

*Doubling receipt  
BY - A. W.*



Query No: 2002945757 of 2023, Printed On: Dec 8 2023 11:02AM, Generated from wregistration.gov.in

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mrs Pratibha Mukherjee Wife of Late Satya Ranjan Mukherjee, A/69, Rabindra Pally, City:- . P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. bdxxxxxx9c, Aadhaar No.: 75xxxxxxx2131, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr Utpal Kanti Mukhopadhyay Son of Late Satya Ranjan Mukherjee, A/69, Rabindra Pally, City:- . P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. chxxxxxx5k, Aadhaar No.: 23xxxxxxx7432, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mrs Urmila Mukherjee Daughter of Late Satya Ranjan Mukherjee, 10, New Park, Garla Station Road, City:- . P.O:- Narendrapur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. aexxxxx9j, Aadhaar No.: 89xxxxxxx1415, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Mrs Ira Ray Wife of Late Birendra Nath Ray, A/69, Rabindra Pally, City:- . P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. bsxxxxxx7r, Aadhaar No.: 95xxxxxxx6848, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	Mr RAJIB RAY Son of Late BIRENDRA NATH RAY, A/69, RABINDRA PALLY, City:- . P.O:- BAGHAJATIN, P.S:-Patuli, District:-South 24- Parganas, West Bengal, India, PIN:- 700086 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. Bxxxxxx6C, Aadhaar No.: 78xxxxxxx0563, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	Mr SANJIB RAY Son of Late BIRENDRA NATH RAY, A/69, RABINDRA PALLY, City:- . P.O:- BAGHAJATIN, P.S:-Patuli, District:-South 24- Parganas, West Bengal, India, PIN:- 700086 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BPxxxxxx5D, Aadhaar No.: 80xxxxxxx1355, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
7	Mrs PRATIMA DAS Wife of Late KARTIK CHANDRA DAS, A/64, RABINDRA PALLY, City:- . P.O:- BAGHAJATIN, P.S:-Patuli, District:-South 24- Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BTxxxxxx8G, Aadhaar No.: 68xxxxxxx9971, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



8	Mrs SHUKLA DAS Wife of Late ALOK DAS,A/68, RABINDRA PALLY, City:- , P.O:- BAGHAJATIN, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. CSxxxxxx9H, Aadhaar No.: 34xxxxxxx9848,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
9	Mr PULAK DAS Son of Late ALOK DAS,A/64, RABINDRA PALLY, City:- , P.O:- BAGHAJATIN, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. FBxxxxxx8G, Aadhaar No.: 68xxxxxxx9971,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
10	Mrs Munmun Das Daughter of Late Alok Das,A/64, Rabindra Pally, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. gmxxxxxx8n, Aadhaar No.: 71xxxxxxx9449,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
11	Mrs Madhabi Das Daughter of Late Kartick Chandra Das,Kalikapur Chandpur, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. chxxxxxx6e, Aadhaar No.: 76xxxxxxx5176,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
12	Mrs Sumita Biswas Daughter of Late Kartick Chandra Das,Piali Kalaria, City:- , P.O:- Canning One, P.S:-Canning, District:-South 24-Parganas, West Bengal, India, PIN:- 743363 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. baxxxxxx3k, Aadhaar No.: 41xxxxxxx0887,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
13	Mrs Piyali Das Daughter of Late Kartick Chandra Das,Natungram Baltala, City:- , P.O:- Morepukur, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712250 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ddxxxxxx5f, Aadhaar No.: 48xxxxxxx6898,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Developer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Unneta ( Sole Proprietorship ) ,1/1, B P Township O Block, City:- , P.O:- Panchasayar, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 PAN No. afxxxxxx9h, Aadhaar No Not Provided by UIDAI,Status :Organization, Executed by: Representative	Organization	Executed by: Representative



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**Representative Details :**

Sl No	Name & Address	Representative of
1	Mr Tapas Howladar Son of Late Ananda Mohan Howladar/A/82, Rabindra Pally, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. afxxxxxx9h , Aadhaar No.: 32xxxxxxxx0865	Unneta (as Proprietor)

**Identifier Details :**

Name & address
Mr Somirtha Mukherjee Son of S Mukherjee Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027. Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, . Identifier Of Mrs Pratibha Mukherjee, Mr Utpal Kanti Mukhopadhyay, Mrs Urmila Mukherjee, Mrs Ira Ray, Mr RAJIB RAY, Mr SANJIB RAY, Mrs PRATIMA DAS, Mrs SHUKLA DAS, Mr PULAK DAS, Mrs Munmun Das, Mrs Madhabi Das, Mrs Sumita Biswas, Mrs Piyali Das, Mr Tapas Howladar



**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	Mrs Pratibha Mukherjee	Unneta-0.848798 Dec
2	Mr Utpal Kanti Mukhopadhyay	Unneta-0.848798 Dec
3	Mrs Urmila Mukherjee	Unneta-0.848798 Dec
4	Mrs Ira Ray	Unneta-0.848798 Dec
5	Mr RAJIB RAY	Unneta-0.848798 Dec
6	Mr SANJIB RAY	Unneta-0.848798 Dec
7	Mrs PRATIMA DAS	Unneta-0.848798 Dec
8	Mrs SHUKLA DAS	Unneta-0.848798 Dec
9	Mr PULAK DAS	Unneta-0.848798 Dec
10	Mrs Munmun Das	Unneta-0.848798 Dec
11	Mrs Madhabi Das	Unneta-0.848798 Dec
12	Mrs Sumita Biswas	Unneta-0.848798 Dec
13	Mrs Piyali Das	Unneta-0.848798 Dec

**Transfer of property for S1**

Sl.No	From	To, with area (Name-Area)
1	Mrs Pratibha Mukherjee	Unneta-15.3846 Sq Ft
2	Mr Utpal Kanti Mukhopadhyay	Unneta-15.3846 Sq Ft
3	Mrs Urmila Mukherjee	Unneta-15.3846 Sq Ft
4	Mrs Ira Ray	Unneta-15.3846 Sq Ft
5	Mr RAJIB RAY	Unneta-15.3846 Sq Ft
6	Mr SANJIB RAY	Unneta-15.3846 Sq Ft
7	Mrs PRATIMA DAS	Unneta-15.3846 Sq Ft
8	Mrs SHUKLA DAS	Unneta-15.3846 Sq Ft
9	Mr PULAK DAS	Unneta-15.3846 Sq Ft
10	Mrs Munmun Das	Unneta-15.3846 Sq Ft
11	Mrs Madhabi Das	Unneta-15.3846 Sq Ft
12	Mrs Sumita Biswas	Unneta-15.3846 Sq Ft
13	Mrs Piyali Das	Unneta-15.3846 Sq Ft

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 30-12-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 30-12-2023)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.



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6. The e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for Issuing of this e-Assessment Slip if the property under transaction situated in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. ALIPORE, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



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



192023240308722418

GRN Details

GRN: 192023240308722418 Payment Mode: SBI Epay  
GRN Date: 06/12/2023 11:13:23 Bank/Gateway: SBlePay Payment Gateway  
BRN : 1771076470039 BRN Date: 06/12/2023 11:13:44  
Gateway Ref ID: IGAQNRNF19 Method: State Bank of India NB  
GRIPS Payment ID: 061220232030872240 Payment Init. Date: 06/12/2023 11:13:23  
Payment Status: Successful Payment Ref. No: 2002945757/2/2023  
(Query No\*Query Year)

Depositor Details

Depositor's Name: Mr SANTOSH  
Address: ALIPORE  
Mobile: 9051628330  
Period From (dd/mm/yyyy): 06/12/2023  
Period To (dd/mm/yyyy): 06/12/2023  
Payment Ref ID: 2002945757/2/2023  
Dept Ref ID/DRN: 2002945757/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002945757/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	10071
2	2002945757/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	44028
			<b>Total</b>	<b>54099</b>

IN WORDS: FIFTY FOUR THOUSAND NINETY NINE ONLY.

PAID

### Major Information of the Deed

Deed No :	I-1604-14566/2023	Date of Registration	07/12/2023
Query No / Year	1604-2002945757/2023	Office where deed is registered	
Query Date	30/11/2023 1:48:24 PM	D.S.R. - IV SOUTH 24-PARGANAS, District, South 24-Parganas	
Applicant Name, Address & Other Details	Bishnu Guha Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9609404370, Status - Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 44,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 60,17,892/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,091/- (Article:48(g))	Rs. 44,060/- (Article E, E, E.)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

#### Land Details :

District. South 24-Parganas, P.S.- Paluli, Corporation. KOLKATA MUNICIPAL CORPORATION, Road. Rabindrapally Block B. , Premises No. 48. , Ward No. 101 Pin Code : 700086

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 :-)		Baslu	6 Katha 11 Chatak	1/-	59,63,892/-	Width of Approach Road 12 Ft.
Grand Total :				11.0344Dec	1/-	59,63,892/-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1/-	54,000/-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<p><b>Mrs Pratibha Mukherjee</b>                      Wife of Late Satya Ranjan Mukherjee A/19, Rabindra Pally, City:- , P.O - Baghajatin, P.S- Patuli, District -South 24 Parganas, West Bengal, India, PIN - 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: <del>1elxxxxxll</del>, Aadhaar No: <del>2lxxxxxxx2131</del>, Status: Individual, Executed by: Self, Date of Execution: 06/12/2023                      . Admitted by: Self, Date of Admission: 06/12/2023, Place: Pvt. Residence, Executed by: Self, Date of Execution: 06/12/2023                      . Admitted by: Self, Date of Admission: 06/12/2023, Place: Pvt. Residence</p>
2	<p><b>Mr Utpal Kanti Mukhopadhyay</b>                      Son of Late Satya Ranjan Mukherjee A/19, Rabindra Pally, City:- , P.O - Baghajatin, P.S- Patuli, District -South 24 Parganas, West Bengal, India, PIN - 700086 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No.: <del>clxxxxxdk</del>, Aadhaar No: <del>23xxxxxxx7432</del>, Status: Individual, Executed by: Self, Date of Execution: 06/12/2023                      . Admitted by: Self, Date of Admission: 06/12/2023, Place: Pvt. Residence, Executed by: Self, Date of Execution: 06/12/2023                      . Admitted by: Self, Date of Admission: 06/12/2023, Place: Pvt. Residence</p>
3	<p><b>Mrs Urmila Mukherjee</b>                      Daughter of Late Satya Ranjan Mukherjee 10, New Park, Garia Station Road, City - , P.O - Harandigram, P.S - Sonapatra, District -South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.: <del>nxxxxxxjl</del>, Aadhaar No: <del>80xxxxxxx1415</del>, Status: Individual, Executed by: Self, Date of Execution: 06/12/2023                      . Admitted by: Self, Date of Admission: 06/12/2023, Place: Pvt. Residence, Executed by: Self, Date of Execution: 06/12/2023                      . Admitted by: Self, Date of Admission: 06/12/2023, Place: Pvt. Residence</p>
4	<p><b>Mrs Ira Ray</b>                      Wife of Late Birendra Nath Ray A/69, Rabindra Pally, City:- , P.O - Baghajatin, P.S- Patuli, District -South 24-Parganas, West Bengal, India, PIN - 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: <del>lsxxxxx7t</del>, Aadhaar No: <del>90xxxxxxx8948</del>, Status: Individual, Executed by: Self, Date of Execution: 06/12/2023                      . Admitted by: Self, Date of Admission: 06/12/2023, Place: Pvt. Residence, Executed by: Self, Date of Execution: 06/12/2023                      . Admitted by: Self, Date of Admission: 06/12/2023, Place: Pvt. Residence</p>
5	<p><b>Mr RAJIB RAY</b>                      Son of Late BIRENDRA NATH RAY A/69, RABINDRA PALLY, City:- , P.O - BAGHAJATIN, P.S- Patuli, District -South 24-Parganas, West Bengal, India, PIN - 700086 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.: <del>BNxxxxx6C</del>, Aadhaar No: <del>78xxxxxxx0563</del>, Status: Individual, Executed by: Self, Date of Execution: 06/12/2023                      . Admitted by: Self, Date of Admission: 06/12/2023, Place: Pvt. Residence, Executed by: Self, Date of Execution: 06/12/2023                      . Admitted by: Self, Date of Admission: 06/12/2023, Place: Pvt. Residence</p>
6	<p><b>Mr SANJIB RAY</b>                      Son of Late BIRENDRA NATH RAY A/69, RABINDRA PALLY, City:- , P.O - BAGHAJATIN, P.S- Patuli, District -South 24-Parganas, West Bengal, India, PIN - 700086 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.: <del>BPxxxxx5D</del>, Aadhaar No: <del>80xxxxxxx1355</del>, Status: Individual, Executed by: Self, Date of Execution: 06/12/2023                      . Admitted by: Self, Date of Admission: 06/12/2023, Place: Pvt. Residence, Executed by: Self, Date of Execution: 06/12/2023                      . Admitted by: Self, Date of Admission: 06/12/2023, Place: Pvt. Residence</p>

7	<p><b>Mrs PRATIMA DAS</b>  Wife of Late KANTI CHANDRA DAS A/64, RABINDRA PALLY, City:- , P.O.- BAGHAJATIN, P.S.-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:- BTxxxxxx8G, Aadhaar No: 68xxxxxxx9971, Status :Individual, Executed by: Self, Date of Execution: 06/12/2023  , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/12/2023  , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Pvt. Residence</p>
8	<p><b>Mrs SHUKLA DAS</b>  Wife of Late ALOK DAS A/68, RABINDRA PALLY, City:- , P.O.- BAGHAJATIN, P.S.-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.:- CSxxxxxx9H, Aadhaar No: 34xxxxxxx9848, Status :Individual, Executed by: Self, Date of Execution: 06/12/2023  , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/12/2023  , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Pvt. Residence</p>
9	<p><b>Mr PULAK DAS</b>  Son of Late ALOK DAS A/64, RABINDRA PALLY, City:- , P.O.- BAGHAJATIN, P.S.-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.:- FBxxxxxx8G, Aadhaar No: 68xxxxxxx9971, Status :Individual, Executed by: Self, Date of Execution: 06/12/2023  , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/12/2023  , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Pvt. Residence</p>
10	<p><b>Mrs Munmun Das</b>  Daughter of Late Alok Das A/64, Rabindra Pally, City:- , P.O.- Baghajatin, P.S.-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:- gmxxxxxx8n, Aadhaar No: 71xxxxxxx9449, Status :Individual, Executed by: Self, Date of Execution: 06/12/2023  , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/12/2023  , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Pvt. Residence</p>
11	<p><b>Mrs Madhabi Das</b>  Daughter of Late Kartick Chandra Das Kalikapur Chandpur, City:- , P.O.- Sonarpur, P.S.-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.:- cfxxxxxx6e, Aadhaar No: 76xxxxxxx5176, Status :Individual, Executed by: Self, Date of Execution: 06/12/2023  , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/12/2023  , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Pvt. Residence</p>
12	<p><b>Mrs Sumita Biswas</b>  Daughter of Late Kartick Chandra Das Pali Kalaria, City:- , P.O.- Canning One, P.S.-Canning, District:-South 24-Parganas, West Bengal, India, PIN:- 743363 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:- baxxxxxx3k, Aadhaar No: 41xxxxxxx0887, Status :Individual, Executed by: Self, Date of Execution: 06/12/2023  , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/12/2023  , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Pvt. Residence</p>
13	<p><b>Mrs Piyali Das</b>  Daughter of Late Kartick Chandra Das Natungram Bailala, City:- , P.O.- Morepukur, P.S.-Rishra, District:- Hooghly, West Bengal, India, PIN:- 712250 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:- ddxxxxxx5f, Aadhaar No: 49xxxxxxx6898, Status :Individual, Executed by: Self, Date of Execution: 06/12/2023  , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/12/2023  , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Pvt. Residence</p>

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Unneta</b>                      1/1, B P Township O Block, City:- , P.O:- Panchasayar, P.S:-Patuli, District:-South 24 Parganas, West Bengal, India, PIN - 700094 , PAN No.:: afxxxxxx9h,Aadhaar No Not Provided by UIDAI, Status :Organization, I recruited by : Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr Tapas Howladar (Presentant )</b>                      Son of Late Ananda Mohan Howladar A/B2, Rabindra Pally, City:- , P.O:- Baghajada, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700066, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx9h, Aadhaar No: 32xxxxxxxx0865 Status : Representative, Representative of : Unneta (as Proprietor)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr Sontirtha Mukherjee</b>                      Son of S Mukherjee                      Alipore Police Court, City:- , P.O.- Alipore, P.S.-Alipore, District.-South 24-Parganas, West Bengal, India, PIN - 700027</p>			
<p>Identifier Of Mrs Pratibha Mukherjee, Mr Utpal Kant Mukhopadhyay, Mrs Urmila Mukherjee, Mrs Ira Ray, Mr RAJIB RAY, Mr SANJIB RAY, Mrs PRATIMA DAS, Mrs SHUKLA DAS, Mr PULAK DAS, Mrs Munmat Das, Mrs Madhubi Das, Mrs Sumita Biswas, Mrs Piyali Das, Mr Tapas Howladar</p>			

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	Mrs Pratibha Mukherjee	Unneta-0.848798 Dec
2	Mr Utpal Kanti Mukhopadhyay	Unneta-0.848798 Dec
3	Mrs Unneta Mukherjee	Unneta-0.848798 Dec
4	Mrs Ira Ray	Unneta-0.848798 Dec
5	Mr RAJIB RAY	Unneta-0.848798 Dec
6	Mr SANJIB RAY	Unneta-0.848798 Dec
7	Mrs PRATIMA DAS	Unneta-0.848798 Dec
8	Mrs SHUKLA DAS	Unneta-0.848798 Dec
9	Mr PULAK DAS	Unneta-0.848798 Dec
10	Mrs Munmun Das	Unneta-0.848798 Dec
11	Mrs Madhabi Das	Unneta-0.848798 Dec
12	Mrs Sumita Biswas	Unneta-0.848798 Dec
13	Mrs Piyali Das	Unneta-0.848798 Dec

Transfer of property for S1		
Sl.No	From	To, with area (Name-Area)
1	Mrs Pratibha Mukherjee	Unneta-15.38461500 Sq Ft
2	Mr Utpal Kanti Mukhopadhyay	Unneta-15.38461500 Sq Ft
3	Mrs Unneta Mukherjee	Unneta-15.38461500 Sq Ft
4	Mrs Ira Ray	Unneta-15.38461500 Sq Ft
5	Mr RAJIB RAY	Unneta-15.38461500 Sq Ft
6	Mr SANJIB RAY	Unneta-15.38461500 Sq Ft
7	Mrs PRATIMA DAS	Unneta-15.38461500 Sq Ft
8	Mrs SHUKLA DAS	Unneta-15.38461500 Sq Ft
9	Mr PULAK DAS	Unneta-15.38461500 Sq Ft
10	Mrs Munmun Das	Unneta-15.38461500 Sq Ft
11	Mrs Madhabi Das	Unneta-15.38461500 Sq Ft
12	Mrs Sumita Biswas	Unneta-15.38461500 Sq Ft
13	Mrs Piyali Das	Unneta-15.38461500 Sq Ft

Endorsement For Deed Number : I - 100414506 / 2023

On 06-12-2023

Presentation(Under Section 52 & Rule 22A(3) 40(1),W.B. Registration Rules,1962)

Presented for registration at 20 20 hrs on 06-12-2023, at the Private residence by Mr Tapas Howladar .

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 60,17,892/-

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

Execution is admitted on 06/12/2023 by 1. Mrs Pratibha Mukherjee, Wife of Late Satya Ranjan Mukherjee, A/69, Rabindra Pally, P.O. Baghajatin, Thana- Patuli, South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife, 2. Mr Utpal Kanti Mukhopadhyay, Son of Late Satya Ranjan Mukherjee, A/69, Rabindra Pally, P.O. Baghajatin, Thana- Patuli, South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Service, 3. Mrs Urmila Mukherjee, Daughter of Late Satya Ranjan Mukherjee, 10, New Park, Garia Station Road, P.O. Narendrapur, Thana- Sonarpur, South 24 Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person, 4. Mrs Ira Ray, Wife of Late Birendra Nath Ray, A/69, Rabindra Pally, P.O. Baghajatin, Thana- Patuli, South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife, 5. Mr RAJIB RAY, Son of Late BIRENDRA NATH RAY, A/69, RABINDRA PALLY, P.O. BAGHAJATIN, Thana- Patuli, South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Others, 6. Mr SANJIB RAY, Son of Late BIRENDRA NATH RAY, A/69, RABINDRA PALLY, P.O. BAGHAJATIN, Thana- Patuli, South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Others, 7. Mrs PRATIMA DAS, Wife of Late KARTEK CHANDRA DAS, A/64, RABINDRA PALLY, P.O. BAGHAJATIN, Thana- Patuli, South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife, 8. Mrs SHUKI A DAS, Wife of Late ALOK DAS, A/68, RABINDRA PALLY, P.O. BAGHAJATIN, Thana- Patuli, South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Others, 9. Mr PULAK DAS, Son of Late ALOK DAS, A/64, RABINDRA PALLY, P.O. BAGHAJATIN, Thana- Patuli, South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife, 10. Mrs Munmun Das, Daughter of Late Alok Das, A/64, Rabindra Pally, P.O. Baghajatin, Thana- Patuli, South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife, 11. Mrs Madhabi Das, Daughter of Late Kartick Chandra Das, Kalkapur Chandpur, P.O. Sonarpur, Thana- Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession House wife, 12. Mrs Sumita Biswas, Daughter of Late Kartick Chandra Das, Pali Kalana, P.O. Canning One, Thana- Canning, South 24-Parganas, WEST BENGAL, India, PIN - 743363, by caste Hindu, by Profession House wife, 13. Mrs Piyali Das, Daughter of Late Kartick Chandra Das, Natungam Ballala, P.O. Morepukur, Thana- Rishra, Hooghly, WEST BENGAL, India, PIN - 712250, by caste Hindu, by Profession House wife

Identified by Mr Somnitha Mukherjee, . . Son of S Mukherjee, Alipore Police Court, P.O. Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 06-12-2023 by Mr Tapas Howladar, Proprietor, Unneta (Sole Proprietorship), 1/1, B P Township O Block, City - . P.O - Panchasayar, P.S -Patuli, District-South 24-Parganas, West Bengal, India, PIN:- 700094

Identified by Mr Somnitha Mukherjee, . . Son of S Mukherjee, Alipore Police Court, P.O. Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

(Signature)

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

On 07-12-2023

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

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

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 44,060.00/- ( B = Rs 44,000.00/- , E = Rs 28.00/- , H = Rs 28.00/- , M(t) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 44,028/-  
Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB:  
Online on 06/12/2023 11:13AM with Govt. Ref. No. 192023240308722418 on 06-12-2023, Amount Rs: 44,028/-,  
Bank: SBI EPay ( SBIEPay), Ref. No. 1771076470039 on 06-12-2023, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,071/- and Stamp Duty paid by Stamp Rs 20.00/-,  
by online = Rs 10,071/-

Description of Stamp  
1. Stamp Type: Impressed, Serial no 9322, Amount: Rs 20.00/-, Date of Purchase: 24/07/2023, Vendor name:  
SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB:  
Online on 06/12/2023 11:13AM with Govt. Ref. No. 192023240308722418 on 06-12-2023, Amount Rs: 10,071/-,  
Bank: SBI EPay ( SBIEPay), Ref. No. 1771076470039 on 06-12-2023, Head of Account 0030-02-103-003-02

(Signature)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 450477 to 450538  
being No 160414566 for the year 2023.



Digitally signed by Anupam Halder  
Date: 2023.12.07 14:21:00 +05.30  
Reason: Digital Signing of Deed.

(Anupam Halder) 07/12/2023

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.