

088/2024

I - 00112/24

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 687103

VC Case No - 00014/24

G. NO. 1506 - 2003182484/2023

Certified that the documents submitted
to registration. The Stamp Sheet and
endorsement Sheet attached to the
document are the part of the document.

Additional District Sub-Registrar
Medinipur, Dist. No. 24-Pg. 10/10

05 JAN 2024

DEVELOPMENT AGREEMENT CUM

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT CUM

DEVELOPMENT POWER OF ATTORNEY is made

on this ^{December} 30th Day of ~~November~~ Two Thousand Twenty Three (2023)

Arunde Mondal

207987

10 OCT 2023

S.L. NO. Sold To Sitangsu Desgupta
Advocate

Rs. Addrs. High Court, Calcutta

G.C. SAHA
(Govt.) LICENSED STAMP VENDOR
11A, Mirza Galib Street, Kol-87

Issue Date Sign 

10 OCT 2023

04/01/2024

Ashade Mun Gupta



N.C.P.
34

Ashade Mun Gupta



N.C.P.
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Bulin Behari Mullick.



N.C.P.
36

Rabhat Kumar Mullick.

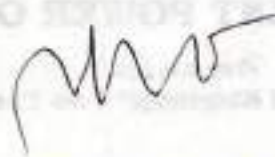


N.C.P.
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Doanob K. Mullick



add. District Sub-Registrar
Coxsipore, Dum Dum



Sitangsu Desgupta
Advocate (F/342/305/2013)

High Court Calcutta

Mob - 9831225148

04 JAN 2024

BETWEEN

1). **MR PULIN BEHARI MULLICK (PAN NO -AENPM3541D, AADHAAR NO - 9239 4114 8115)** son of Late Shiba Pada Mullick, by faith Hindu, by occupation Service, 2). **MR PRABHAT KUMAR MULLICK (PAN NO: AEPPM1312Q, AADHAAR NO- 3066 4324 0651)** son of Late Shiba Pada Mullick, by faith Hindu, by occupation Service, 3). **MR PRONOB KUMAR MULLICK (PAN NO - AHOPM1307R, AADHAAR NO : 2297 3763 0866)** son of Late Shiba Pada Mullick, by faith Hindu, by occupation Service, all by Nationality Indian, residing at 6A, Ram Krishna Ghose Road, P.S. & P.O. Sinthi, Kolkata - 700050, District - North 24 Parganas, 4). **MR BANIBRATA CHATTERJEE (PAN NO - ABUPC7805N, AADHAAR NO - 2403 2064 2749)** son of Late Hari Prasanna Chatterjee, by faith Hindu, by occupation Retired Person, by Nationality Indian, residing at Premises No 6B/1A, Ram Krishna Ghose Road, P.S. & P.O. Sinthi, Kolkata - 700050, District - North 24 Parganas, 5). **MRS SANDHYA MUKHERJEE (PAN NO - BNOPM6795E, AADHAAR NO - 5902 0703 6296)** daughter of Late Hari Prasanna Chatterjee & wife of Ashoke Kumar Mukherjee by faith Hindu, by occupation House Wife, by Nationality Indian, residing at 25, Sukanta Sarani, P.S. Uttarpara, P.O. Bhadrakali, Pin No 712232, District - Hooghly, 6) **MRS GITA CHATTERJEE (PAN NO-AONPC0973P, AADHAAR NO - 8216 6420 9421)** wife of Late Subrata Chatterjee, by faith Hindu, by occupation House Wife, by Nationality Indian, residing at Premises No 6B/1A, Ram Krishna Ghose Road, P.S. & P.O. Sinthi, Kolkata - 700050, District - North 24 Parganas, (7). **MR SOUGATA CHATTERJEE (PAN NO - AONPC0863J, AADHAAR NO - 9723 1975 9694)** son of Late Subrata Chatterjee, by faith Hindu, by occupation Advocate, by Nationality Indian, residing at Premises No 6B/1A, Ram Krishna Ghose Road, P.S. & P.O. Sinthi, Kolkata - 700050, District - North 24 Parganas, , 8). **MRS PRANATI CHATTERJEE (PAN NO - AOKPC5750K, AADHAAE NO - 2278 0465 4640)**, wife of Late Debabrata Chatterjee, by occupation House Wife, 9) **MR SUKUMAR CHATTERJEE (PAN NO - AIGPC4990B, AADHAAR NO - 4729 6539 9520)**, son of Late Debabrata Chatterjee, by occupation Service, 10) **MRS MINATI BANERJEE**

Bani Brata Chatterji.

[Signature]

sukumar chatterji

Minati Banerjee.

Gita Chatterjee

Sougata Chatterji

Bani Bata Chatterjee

N.C.P.
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N.C.P.
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Sonchya Mukherjee

04/01/2024

N.C.P.
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Gita Chatterjee

N.C.P.
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Sougat Chatterjee

N.C.P.
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Arjun Chatterjee

N.C.P.
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Sukumar Chatterjee

N.C.P.
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Minati Banerjee

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addl. District Sub-Registrar
Cossipore, Dum Dum

04 JAN 2024

Sitangsu Dargahi
Av (P/342/305/2013)

(PAN NO - AYFPB1391N, AADHAAR NO - 5253 4206 0245) daughter of Late Debabrata Chatterjee & wife of Mr Sambhu Banerjee, by occupation House Wife, all (Sl 8 to 10) by faith Hindu, by Nationality Indian, residing at Premises No 6B/1A, Ram Krishna Ghose Road, P.S. & P.O. Sinthi, Kolkata - 700050, District - North 24 Parganas, 11) **MR ANIRBAN GHOSH (PAN NO - AGRPG7411Q, AADHAAR NO - 5366 0391 3541)** son of Late Gauranga Chandra Ghosh by faith Hindu, by occupation Business, by Nationality Indian, residing at 6A/1, Ram Krishna Ghose Road, P.S. & P.O. Sinthi, Kolkata - 700050, District - North 24 Parganas, hereinafter referred to and called as the **OWNERS** (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs/heiresses, representatives, administrator, executor, nominees and assign) of the **PARTY OF THE FIRST PART.**

AND

JAIMA ENTERPRISE, a proprietor ship firm being represented by **MR ANANDA KUMAR GUPTA (PAN NO- ADNPG3286C, AADHAAR NO - 6434 9101 1945)** son of Late Raghunandan Prasad Gupta, by faith Hindu, by occupation Business, by Nationality Indian, residing at 47/25A Ramkrishna Ghosh Road, P.O. & P.S. Baranagar, Kolkata - 700050, District - North 24 Parganas, having its Office at 4G, Roy Para Lane, P.S. & P.O. Sinthi, Kolkata - 700050, hereinafter referred to and called as the **DEVELOPER** (Which term or expression shall unless excluded by or repugnant to the context be deemed to include his legal heirs/heiresses, representatives, executors, administrators nominees and assigns) of the **SECOND PARTY.**

WHEREAS One Mr Shiba Pada Mullick son of Late Jadunath Mullick purchased a plot of Bastu land measuring about 3 Katha 13 Square Feet with structure on it from its previous owner Mr Gobinda Chandra Ghose son of Late Panchu Gopal Ghosh by way of Deed of Conveyance which was executed in the Office of Sub Registrar Cossipore Dum Dum and recorded in

Bani Bate Chatterji

24/06/2024

Sukumar Chatterji

Minati Banerjee

Sugata Chatterjee
Gita Chatterjee

Sitangpu Dargah
Ad (F/342/305/2013)
High Court Calcutta



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Asst. District Sub-Registrar
Gossipore, Dum Dum

04 JAN 2024

Book No 1, Volume No 107, Pages from 17 to 20, Being No 7162 for the year 1962.

AND WHEREAS said Mr Shiba Pada Mullick duly mutated his name in the record of Calcutta Municipal Corporation and his portion of land was renumbered as 6A, Ram Krishna Ghose Road under Ward No -002, P.S. Cossipore (Now Sinthi), Kolkata - 700050 and he subsequently sold out 1 Katha 4 Chatak of land to one Mrs Renuka Ghosh by way of Deed of Conveyance which was executed in the Office of Sub Registrar Cossipore Dum Dum and recorded in Book No 1, Volume No 57, Pages from 193 to 197, Being No 5643 for the year 1964 and he constructed two storied building in the remaining portion of the said Premises measuring about 1 Katha 12 Chatak 13 Square Feet vide Building Plan No 7B-1 dated 31/07/1986 and began to stay in the said Premises with his family members having 35 years old cement flooring R.C.C. structural area measuring about 790 Sft in Ground Floor & 790 Sft in First Floor. There is one shop of the owner measuring about 120 Sft in the Ground Floor which is within the area of 790 Sft.

AND WHEREAS said Mr Shiba Pada Mullick died intestate on 21/09/2005 leaving behind him wife Smt Santilata Mullick, married daughter Smt Prativa Sarkar and three sons namely Sri Pulin Behari Mullick, Sri Prabhat Kumar Mullick & Sri Pronob Kumar Mullick as his legal heiresses/heirs in connection with Premises No 6A, Ram Krishna Ghose Road, under Ward No -002 of K.M.C., P.S. & P.O. Sinthi, Kolkata - 700050 vide Assessee No 11-002-18-00090.

AND WHEREAS said Smt Santilata Mullick and Smt Prativa Sarkar jointly gifted their 2/5th undivided share of right, title and interest in the property at Premises No 6A, Ram Krishna Ghose Road, P.S. & P.O. Sinthi, Kolkata - 700050 vide Assessee No : 11-002-18-00090 in favour of Sri Pulin Behari Mullick, Sri Prabhat Kumar Mullick & Sri Pronob Kumar Mullick by way of Deed of Gift which was executed in the Office of A.D.S.R.Cossipore Dum Dum and recorded in Book No 1, Being No 09724 for the year 2011.

Bani Brata Chatterjee

ATG 3276132

Sukumar Chatterjee

Minati Banerjee.

Savitri Chatterjee - Gita Chatterjee



ADDL. District Sub-Registrar
Cossidora, Dum Dum

04 JAN 2024

AND WHEREAS said Pulin Behari Mullick, Prabhat Kumar Mullick & Pronob Kumar Mullick duly mutated their names in the record of K.M.C. as joint owners of Premises No 6A, Ram Krishna Ghose Road, P.S. & P.O. Sinthi, Kolkata - 700050 vide Assessee No : 11-002-18-00090

AND WHEREAS the present owners of the said premises, intend to develop their premises as referred to above following usual prescribed procedure of K.M.C. for which they were in search of a reputed Developer having strong financial background as they are not financially in a position to develop their premises out of their own fund as well as for lack of technical expertise and they have already entered into Development Agreement cum Development Power with Jaima Enterprise a Proprietor Ship Firm being represented by Ananda Kumar Gupta vide Deed No 1-150608573/2023.

AND WHEREAS One Mrs Santilata Devi wife of Hari Prasanna Chattopadhyay (Haoladar) purchased a plot of Bastu Land measuring about 1 Katha 8 Chatak with single storied Tin Shed structure standing thereon from its previous owner Sri Laxmi Pada Maity son of Late Srinath Chandra Maity against Premises No 6B/1A, Ramkrishna Ghose Road, P.S. Cossipore (Now Sinthi), Kolkata - 700050, District 24 Parganas (Now North 24 Parganas) by way of Deed of Conveyance which was executed in the Office of Sub Registrar Cossipore Dum Dum and recorded in Book No 1, Volume No 38, Pages from 280 to 283, Being No 6765 for the year 1962.

AND WHEREAS said Mrs Santilata Devi duly mutated her name in the record of Calcutta Municipal Corporation and constructed 40 years old cement flooring two storied building in the premises measuring about 750 Square Feet in each floor (Ground & First Floor) and she began to stay in the said Premises with her family members and continued payment of K.M.C. tax regularly.

AND WHEREAS said Mrs Santilata Devi died intestate on 22/03/1991 and her husband Hari Prasanna Chatterjee (Haoladar) predeceased her on 09/08/1987 leaving behind them three sons and one daughter namely

Bani Banta Chatterji.

অনুগ্রহে প্রদত্ত


sukumar chatterji

Minati Banerjee.

Bani Chatterjee.

Soukta Chatterjee.




Addl. District Sub-Registrar
Coosipora, Dum Dum

04 JAN 2024

Debabrata Chatterjee, Subrata Chatterjee, Banibrata Chatterjee and Sandhya Mukherjee as their legal heirs/heir in connection with Premises No 6B/1A, Ramkrishna Ghose Road, P.S. & P.O. Sinthi, Kolkata - 700050, District - North 24 Parganas.

AND WHEREAS said Mr Debabrata Chatterjee, Mr Subrata Chatterjee, Mr Banibrata Chatterjee and Mrs Sandhya Mukherjee duly mutated their names in the record of Kolkata Municipal Corporation in place of deceased Santilata Devi against Premises No 6B/1A, Ram Krishna Ghose Road, P.S. & P.O. Sinthi, Kolkata - 700050 vide Assessee No : 11-002-18-00107.

AND WHEREAS said Mr Debabrata Chatterjee died intestate leaving behind him wife Mrs Pranati Chatterjee and son Mr Sukumar Chatterjee, daughter Mrs Minati Banerjee as his legal heiress/heir in connection with his undivided 25% share of right, title and interest in the property at 6B/1A, Ram Krishna Ghose Road, P.S. & P.O. Sinthi, Kolkata - 700050 vide Assessee No : 11-002-18-00107.

AND WHEREAS said Mr Subrata Chatterjee died intestate leaving behind him wife Mrs Gita Chatterjee and only son Mr Sougata Chatterjee as his legal heiress/heir in connection with his undivided 25% share of right, title and interest in the property at 6B/1A, Ram Krishna Ghose Road, P.S. & P.O. Sinthi, Kolkata - 700050 vide Assessee No : 11-002-18-00107.

AND WHEREAS said Mr Banibrata Chatterjee, Mrs Sandhya Mukherjee, Mrs Pranati Chatterjee, Mr Sukumar Chatterjee, Mrs Minati Banerjee, Mrs Gita Chatterjee and Mr Sougata Chatterjee are now the joint owners of Premises No 6B/1A, Ram Krishna Ghose Road, P.S. & P.O. Sinthi, Kolkata - 700050 vide Assessee No : 11-002-18-00107 but they have not yet mutated their names in the record of K.M.C. due to some unavoidable circumstances however they have now decided to mutate their names in the record of K.M.C.

Bani Brata Chatterjee.

সুকুমার চট্টোপাধ্যায়

Sukumar Chatterjee

Minati Banerjee.

Gita Chatterjee.

Sougata Chatterjee



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Advt. District Sub-Registrar
Gossapore, Dum Dum

08 JAN 2024

AND WHEREAS the present owners of the said premises intend to develop their premises as referred to above following usual prescribed procedure of K.M.C. for which they were in search of a reputed Developer having strong financial background as they are not financially in a position to develop their premises out of their own fund as well as for lack of technical expertise and they have already entered into Development Agreement cum Development Power with Jaima Enterprise a Proprietor Ship Firm being represented by Ananda Kumar Gupta vide Deed No 1-150608572/2023.

AND WHEREAS One Mr Shiba Pada Mullick son of Late Jadunath Mullick purchased a plot of Bastu land measuring about 3 Katha 13 Square Feet with structure on it from its previous owner Mr Gobinda Chandra Ghose son of Late Panchu Gopal Ghosh by way of Deed of Conveyance which was executed in the Office of Sub Registrar Cossipore Dum Dum and recorded in Book No 1, Volume No 107, Pages from 17 to 20, Being No 7162 for the year 1962.

AND WHEREAS said Mr Siba Pada Mullick duly mutated his name in the record of Calcutta Municipal Corporation and his portion of land was renumbered as 6A, Ram Krishna Ghose Road under Ward No -002, P.S. Cossipore (Now Sinthi), Kolkata - 700050 and he subsequently sold out 1 Katha 4 Chatak of land to one Mrs Renuka Ghosh by way of Deed of Conveyance which was executed in the Office of Sub Registrar Cossipore Dum Dum and recorded in Book No 1, Volume No 57, Pages from 193 to 197, Being No 5643 for the year 1964 and she duly mutated her name in the record of K.M.C. and her portion of property was renumbered as 6A/1, Ram Krishna Ghose Road on Mutation/Separation vide Assessee No 11-002-18-00650 and she began to stay in the said premises.

AND WHEREAS said Smt Renuka Ghosh sold out her property at 6A/1 Ram Krishna Ghose Road measuring about 1 Katha 4 Chatak of land with single storied structure on it to one Mr Gauranga Chandra Ghosh son of Jagadish Chandra Ghosh by way of Deed of Conveyance which was executed in the Office of A.D.S.R. Cossipore Dum Dum and recorded in

Bani Bala Chatterjee.

ANU Bhowmik

sukumar chatterjee

Minati Banerjee.

Soumitra Chatterjee
Girija Chatterjee



[Signature]
Dist. Sub-Registrar
Cossipore, Dum Dum

04 JAN 2024

Book No 1, Volume No 43, Pages from 182 to 186, Being No 1594 for the year 1977.

AND WHEREAS said Mr Gauranga Chandra Ghosh duly mutated his name in the record of K.M.C. against Premises No 6A/1, Ram Krishna Ghosh Road vide Assessee No 11-002-18-00650 and began to stay in the said Premises without any encumbrances from any corner and his name is still appearing in the record of K.M.C. as R/O of Premises No 6A/1, Ram Krishna Ghosh Road vide Assessee No 11-002-18-00650.

AND WHEREAS said Mr Gauranga Chandra Ghosh gifted his entire property at Premises No 6A/1, Ram Krishna Ghosh Road, P.S. & P.O. Sinthi, under Ward No -002 of K.M.C. Kolkata - 700050 vide Assessee No 11-002-18-00650 for an area of Bastu Land measuring about 1 Katha 4 Chatak with single storied 45 years old cement flooring Asbestos Shed Structure (Shop) standing on it measuring about 322 Sft in favour of his son Sri Anirban Ghosh by way of Deed of Gift which was executed in the Office of A.D.S.R. Cossipore Dum Dum and recorded in Book No 1, Volume No 1506-2021, Being No 150602419 for the year 2021 but Sri Anirban Ghosh has not yet mutated his name in the record of K.M.C. due to some unavoidable circumstances.

AND WHEREAS the present owner of the said premises intend to develop his premises as referred to above following usual prescribed procedure of K.M.C. for which he was in search of a reputed Developer having strong financial background as they are not financially in a position to develop their premises out of their own fund as well as for lack of technical expertise he has already entered into Development Agreement cum Development Power with Jaima Enterprise a Proprietor Ship Firm being represented by Ananda Kumar Gupta vide Deed No 1-150608578/2023.

AND WHEREAS the owners of Premises No. 6A, Ram Krishna Ghosh Road, 6B/1A, Ramkrishna Ghosh Road & 6A/1, Ramkrishna Ghosh Road all under Ward No -002, P.S. & P.O. Sinthi, Kolkata - 700050 vide Assessee

Bani Bata Chatterjee.

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sukumar chatterjee

Minati Banerjee.

Sangak Chatterjee
Guruchatterjee




Addl. District Sub-Registrar
Coasipore, Dum Dum

04 JAN 2024 04 JAN 2024

Nos 11-002-18-00090, 11-002-18-00107, 11-002-18-00650, already executed Deed of Amalgamation which for was executed in the Office of A.D.S.R. Cossipore Dum Dum and recirded in Book No 1, Volume No 1506-2023, Being No 150612141 for the year 2023, for all that three Premises for the purpose of better use of both the Premises by development of said three premises in its amalgamated forms after obtaining necessary sanctioned building Plan from Kolkata Municipal Corporation with the help of same Developer and all the co-owners will enjoy the property jointly and intend to retain Premises No 6A, Ram Krishna Ghose Road (Assessee No:11-002-18-00090), Kolkata - 700050 after the proposed Mutation/Amalgamation of all the three Premises as referred to above and Premises No. 6B/1A Ram Krishna Ghose Road (A/No : 11-002-18-00107) & Premises No 6A/1, Ram Krishna Ghose Road (A/No - 11-002-18-00650) may be deleted from K.M.C record after amalgamation of all the premises and after the proposed amalgamation total area of the amalgamated area of three premises will be 4 Katha 8 Chatak 13 Sqft under Ward No -002, P.S. & P.O. Sinthi, Kolkata - 700050 with 45 years old Asbestos Shop measuring about 322 Sft and One Shop in the Ground Floor measuring about 120 Sft which is within the area of structure measuring about 1540 Sft (Residential area 1420Sft + Shop Area 120 Sft in the Ground Floor & Residential Structure measuring about 1540 Sft in the First Floor.

AND WHEREAS after execution of Deed of Amalgamation as referred to above both the Owners and the Developer intend to execute necessary Development Agreement cum Development Power of Attorney against Premises No 6A, Ram Krishna Ghosh Road vide Assessee No 11-002-18-00090 in its amalgamated form as detailed above. Present Development Agreement cum Development Power of Attorney will be in continuation of Previous Development Agreements Cum Development Power of Attorney which were executed for the same purpose.

Gita Chatterjee

Sangita Chatterjee



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Joint District Sub-Registrar
Cossipore, Dum Dum

04 JAN 2024

NOW THIS AGREEMENT WITNESSETH that in pursuance of this Agreement, the Developer has agreed to develop and for construction of a Multistoried building on the said plot of land and it is hereby agreed to and declared by and between the parties hereto as follows:

ARTICLE NO 1: DEFINITIONS:

Unless the context or subject otherwise requires words or expressions contained in this agreement shall have the following meaning.

OWNERS: Shall mean the owners Mr Pulin Behari Mullick, Mr Prabhat Kumar Mullick & Mr Pronob Kumar Mullick, Mr Banibrata Chatterjee, Mrs Sandhya Mukherjee, Mrs Pranati Chatterjee, Mr Sukumar Chatterjee, Mrs Minati Banerjee, Mrs Gita Chatterjee and Mr Sougata Chatterjee & Mr Anirban Ghosh as named above including their legal heirs/heirresses, legal representatives, successors, executors, administrators and assigns.

DEVELOPER/BUILDER: Shall mean the Developer Jaima Enterprise a Proprietorship firm being represented by Mr Ananda Kumar Gupta named above and it includes their successors, heirs, executors, administrators, legal representatives and assigns.

THE SAID PROPERTY/PREMISES: Shall mean **ALL THAT** piece and parcel of Bastu land measuring about 4 Katha 8 Chatak 13 Sft along with two storied cement flooring R.C.C. structure measuring about 1540 Square Feet in each floor (both Ground & First Floor) including One Shop measuring about 120 Sft in the Ground Floor & in addition to that One Asbestos Shop measuring about 322 Sft in the Ground Floor standing on it.

THE NEW BUILDING: Shall mean and include the new proposed Multistoried building consisting of several self contained flats, Garage space, units and other structures to be constructed on the said property according to the Building Plan to be sanctioned by the Kolkata Municipal Corporation after demolition of existing structure.

SANCTIONED BUILDING PLAN: Shall mean and include the Building Plan to be sanctioned by K.M.C.

Banibrata Chatterjee.

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Minati Banerjee.

Sougata Chatterjee
Banibrata Chatterjee



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Adlt. District Sub-Registrar
Gossipore, Dum Dum

04 JAN 2024

COMMON PARTS/Common FACILITIES: Shall mean and include the entrance, corridors, lobbies, landing, stair cases, roof/terrace users right of the building, common electric meter, water pump room, underground and overhead reservoir, passage, drainage, sewerage and air ways and or all open spaces including other common areas and common covered spaces and all other civic amenities and facilities including lift room, lift well, lift, as may be required for beneficial use and enjoyment and maintenance of the new building.

FLAT/UNIT: Shall mean any self contained space/unit/apartment in the premises including all fittings and fixtures therein and/or appurtenant thereto agreed to be constructed.

MEASUREMENT OF FLAT AREAS: Shall mean according to its context mean the plinth area or outer walls of the flats in the building including the balconies and open spaces, if any adjacent to the said flats and also the thickness of the peripheral walls, internal walls and pillars and proportionate area in the stair case, lobbies, lift, lift, well lift room. etc of the building.

SUPER BUILT UP AREA: Shall mean the covered area of the said flat/unit/apartment together with proportionate common areas and such proportionate share in the common parts as shall be determined by the Developer in its absolute discretion and to be certified by the architect according to law.

Roof: Shall mean and include the entire open space of the roof and / or top of the building excluding the space required for the installation of overhead tank, T.V. Antena, stair case, lift, lift pit, lift room, etc and other facilities, users rights and easement right over the roof by all unit holders.

PROPORTIONATE SHARE/PROPORTIONATELY: Shall mean and include the proportion in which the covered area of the flat will be in comparison with the total area of the Premises, **Provided THAT** where it refers to share of any municipal rates and/ or taxes amongst the common expenses then

Bani Bani Chatterjee.

Dr. B. B. Chatterjee

Sukumar Chatterjee

Minati Banerjee.

Bani Chatterjee.

Sangita Chatterjee



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add. District Sub-Registrar
Coimbatore, Dum Dum

01 JAN 2024

such share of whole, shall be determined on the basis of which such rates and or taxes are being respectively levied i.e. in case the basis of any levy be area, rental, income or user respectively of the respective flats.

COMMON EXPENSES: All costs of maintenance, whitewashing, redecorating, rebuilding, decorating and lighting of common parts etc salaries of all persons employed by the society, insurance premium, electricity bill etc.

ARCHITECT: Shall mean any experienced and qualified person or persons, firm or firms or a limited company having the proper requisite and valid license as Building Architect from the Kolkata Municipal Corporation to be appointed and/ or nominated by the Developer as the Architect or Architects of the proposed building to be constructed on the said Premises.

OWNERS' (FIRST PARTY) ALLOCATION/ CONSIDERATION:

Shall mean and include as follows:

Anirban Ghosh: One Shop measuring about 460 Sft covered area in the Ground Floor (North/East side) & One 2BHK Flat in the First Floor (North/East side) measuring about 600 Sft covered area including proportionate area of Stair.

Pulin Behari Mullick, Prabhat Kumar Mullick & Pronob Kumar Mullick:


One 2BHK Flat in the 2nd Floor (North/East side) measuring about 600 Sft covered area including proportionate area of Stair & Another 2BHK Flat in the 2nd Floor (North/West side) measuring about 600 Sft covered area including proportionate area of Stair & One 2 BHK Flat in the First Floor (North/West side) measuring about 600 Sft covered area including proportionate area of Stair.

Banibrata Chatterjee, Sandhya Mukherjee, Gita Chatterjee, Sougata Chatterjee, Pranati Chatterjee, Sukumar Chatterjee, Minati Banerjee :

One 2BHK Flat in the 2nd Floor (South/East/West side) measuring about 600 Sft covered area including proportionate area of Stair & Another 2BHK

Sougata Chatterjee
Gita Chatterjee




Addl. District Sub-Registrar
Cooch Behar, Dum Dum

01 JAN 2024

Flat in the 1st Floor (South/East/West side) measuring about 600 Sft covered area including proportionate area of Stair and One Room in the Ground Floor (South side) measuring about 120 Sft covered area. And the owners will have to execute Deed of Partition or Deed of Gift among themselves after getting owners' Allocated portion from the Developer failing which specific Owners' Allocation will not be effected. No Security Advance or shifting charge will be given to the owners.

In consideration the Developer having agreed to bear the cost of construction of the land owners' allocated portion as mentioned herein above, the landowners shall transfer to the Developer and/or their nominee /nominee's undivided proportionate share of land.


DEVELOPER'S ALLOCATION: Shall mean and include **ALL THAT** the balance portion of the total constructed area excluding Owners'Allocated area depending upon sanctioned Building Plan.

INTERPRETATION: Any reference to statute shall include any statutory extension or modification and its enactment of such statue and the rules regulation or orders made therein. Any covenant by the Developer and/or the owners not to do or commit any act, deed or thing shall mean and include their respective obligations not to permit such act or thing to be done or committed.

DATE OF POSSESSION: Shall mean the near exact date when possession of the Owner's allocation shall be delivered to the owners in the newly constructed building i.e. in short within 24 (Twenty four) months from the date of sanction of Building Plan or handing over vacant Khas possession of the said property by the owners herein unto and in favour of the Developer herein for starting construction work whichever is later. The Developer shall submit Building Plan to K.M.C. as soon as practicable from the date of execution of Development Agreement cum Development Power of Attorney.

Sangeeta Chatterjee
Sangeeta Chatterjee




Addl. District Sub-Registrar
Coochpur, Dum Dum

04 JAN 2024

ARTICLE II COMMENCEMENT:

This agreement shall be deemed to have commenced on and from and with effect from the date of execution of these presents.

ARTICLE III: OWNERS' REPRESENTATION ON TITLE:

The Owners are seized and possessed of and /or otherwise well sufficiently entitled to as absolute owners in respect of the said property more fully described in the schedule hereunder written and they have not deposited the title deed in respect of the said property with any person with an intention to create equitable mortgage or as security for performance of any act or payment of any money and they have not entered into any agreement for sale/ or development in respect of the said property with any person or company whosoever and also after execution of this agreement, they shall not in any manner encumber, mortgage, sell, transfer, let out , demise or otherwise deal with or dispose of the said property except in the manner as hereinafter expressly provided.

ARTICLE IV: DEVELOPER'S REPRESENTATION

a) The Developer having inspected the said property as also copy of the title deed and other documents and papers concerning or relating to the said property has duly satisfied themselves with regards to the right, title and interest of the owners over the said property. However in case of any defect relating to the right, title and interest is found, the owners shall rectify and/ or cause such defects to be rectified to make the title perfect at their own cost i.e. owners' cost and expenses.

b) The Developer has sufficient knowledge and experience in the matter of development immovable properties and construction new building and also has sufficient means of necessary finance as may be required for carrying out the development of the said property and construction of the said building.

c) The developer shall carry out the development work of the said property and or construction of the said building by causing demolishing of the

Sangeeta Chatterjee
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Gosaipore, Dum Dum

04 JAN 2024

existing structure on the said land and the Developer shall take all the materials and debris of the existing structure. The Owners shall not claim/demand anything from the materials and debris of the existing structure. The owners herein shall however handover the possession of the said property in favour of the Developer simultaneous within 5(five) days from the date of requisition made by the Developer for the same after getting sanctioned building plan from K.M.C., provided the Developer has caused shifting of the owners in the alternative accommodation in terms of this agreement.

ARTICLE V: OWNERS AND DEVELOPER'S JOINT OBLIGATION:

1. It appears from records and documents given by the **First Party/Owner** that the First Party/Owners are the absolute owners of their respective premises mentioned in the **Schedule** written hereunder and the land are free from all encumbrances and charges and good marketable title thereon.
2. The authorized representatives (obviously the Partners of the Developer Firm) on behalf of the Party/Owners, by means of a registered power which is to be considered as a part of this agreement, will sign all necessary papers from time to time as may be required to develop the Schedule mentioned property. The cost of which will be borne by the Developer as per condition of the Bid called for the purpose.
3. The Developer may revise/modify the building plan if it is necessary with prior intimation to the owners without prejudice to their right and for this purpose the cost is to be borne by the Developers absolutely.
4. All costs for the construction of the building including the expenses for preparation and sanction of building plan with all allied expenses from K.M.C. also will be borne by the Developer only.
5. The First party/owners of the said plot or the Authorised Representatives on behalf of owners shall sign necessary papers as may be required for the sanction of the building plan and revised building plan in the name of the First Party/Owner and copy of the sanctioned plan must be handed over to

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Coasipore, Dum Dum

04 JAN 2024

the First Party/Owner or the Authorized representatives on behalf of owners before commencement of work.

6. That the Developer shall construct the said building in terms of this Agreement inclusive of all supporting papers and in accordance with the plan sanctioned by the K.M.C. during execution of construction work, the owners' representatives will have right to ingress or egress to the project for the interest of the construction and the owners as a whole.

7. That the Developer shall have every right to enter into any agreement for sale with the intending purchaser(s) or realise earnest money/booking money or consideration money of only such portion as allocated for the Developer, but the owners have no liability for the money so collected by the Developer.

8. That the proportionate ownership of the total land area of the said premises described in the **Schedule** below shall be transferred proportionately without any liability at the time of transfer of each flats/units/garages and free from all encumbrances with the ownership of connected building area of the said housing project to the purchaser/purchasers of the flats, car parking spaces.

9. That except the title of the said property the First Party/Owner shall not be liable to any way for any dispute or any kind of Income Tax, and Apartment Tax, for sale and transfer of the said building except the then owners' allocation as aforesaid.

10. That it has been agreed upon that with regard to the building to be erected at the property of the owner herein, the party of the Second Part shall be duty bound to fulfil their commitment and the Developers will hand over the possession of constructed area to the owner of the said plot which will be as per owners allocation together with undivided proportionate share of land in proposed building within 24 months from the date of handing over possession of the vacant property to the Developer and a copy of the signed building plan must be handed over to the First Party obviously before commencement of work.

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04 JAN 2024

11. It is expressly agreed and declared that the consideration money to be paid for such development as aforesaid shall belong absolutely to the Developer/Second Party and the land owner shall not be entitled to effect sale of the Developer's Allocation and the Developers also shall not be entitled to effect sale of the Owners' allocation.

12. That the legal expenses such as stamp duties, registration cost etc relating to the Agreement and Power of Attorney in between the owner and the Developers including cost towards execution of the construction work shall be borne by the Developers only.

13. That from the date of delivery of possession of vacant land for development, the Developer shall pay the proportionate share of Municipal Tax, Maintenance and other expenses in relation to the housing project.

14. That after delivery of possession and completion or transfer of all the flats in the said building an Association shall be formed under the relevant statute to protect the right, title and interest of the respective owners of flats, garages etc., and for proper maintenance and preservation of the building in which both the Developer and the owners will render active assistance.

15. That if the Developer fails to construct the proposed building in accordance with the plan sanctioned by the K.M.C. within the stipulated time as stated herein above and/or if there is any deviation from the said sanctioned plan, the Developers will be answerable to all concerned authorities for such failure and deviation. The expenditures if any, for such rectifications shall be borne by the developer.

16. That the owners shall not be liable to and responsible for any damage or for any claim arising out of any accident in connection with the construction to be carried out while executing the said project and after completion of the said flats and/or structures.

17. That the flats/garages/ of Developers Allocation in the said housing project as stated hereunder shall be booked and sold by the Developers to the intending purchaser or purchasers and the Developers will also be entitled to receive appropriate consideration from the intending purchaser or purchasers by way of advance and also the full consideration for sale of flat/flats/Car Parking spaces from the intending purchaser/purchasers and to appropriate the money so received in consideration of constructing the said building at its cost and the Developer on behalf of the land owners will convey the proportionate share of land in respect of the flat/flats, garage/garages/as per request of the intending

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Gangtok, Distt. Doo

04 JAN 2024

Purchaser but the cost and expenses of such conveyance however shall be borne and to be paid by the prospective purchaser for their respective flats or garages.

18. That any dispute arising out of the completion of the project and associated with the same including the cost incurred by the Developers or the performance by the owners of their part of the contractor or the amount of compensation payable to the Developers or to the owners in case of determination or non fulfillment of the terms of this agreement, that will be referred to two Arbitrators, to be selected by each party within a month from the date of arising of such dispute and their decision will be final and conclusive and in case of any difference of opinion between the Arbitrators, the same will be referred to an umpire to be selected by the parties and those decision will be final and conclusive in the matter and the whole matter must be completed within four months from the date of reference to the Arbitrators and thereafter to the Umpire for the settlement of the dispute notwithstanding as stated herein above the parties to the agreement are entitled to the specific performance of contract and/ or damage.

19. Be it mentioned that if the Developer suffers any loss due to the defective title of the owners in the said property, the owners will compensate all loss so suffered by the Developers.

20. Be it mentioned that in order to establish owner's marketable title as in existence now and possession to the said premises, if the Developers obtain and/or procure any document, certified copy of orders and deeds and/or other papers relating to the said property at their own cost the owner will not pay cost therefore or in the alternative the same may not be adjusted against the owner's allocation as aforesaid.

21. The Developer will keep the then Owner safe, harmless and indemnify against all claims, losses, expenses and proceedings as may be occurred by the reason mentioned hereunder :-

a) Violation of rules and regulations prescribed by the K.M.C. and/or infringement of such act or deviation from the sanctioned building plan causing payment of fines or penalty imposed by the said authority for such violation of the building plan.

A) All claims and demands of the suppliers of building materials etc. at the premises or all claims due to any accident suffered by employers workmen engaged by the Developer to carry out development work in the premises, the Developer shall solely be liable for compensation for such accident of any under the workmen's compensation Act or any other Law.

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04 JAN 2024

B) All claims and demands of the owner and or occupiers of the adjoining premises due to damage or loss suffered by them in course of hazards in construction work of the premises shall be the liability of the developer which shall be rectified or regularized for a peaceful and co-existence.

22. All the current rates / taxes of the K.M.C., and other dues and outgoings in respect of the said premises from the date of execution of this agreement shall be borne by the Developer or their agents only up to the period of handing over the completed flats of the owner's allocation to the owner along with Completion Certificate from K.M.C..

23. The Owners hereby give permission to the Developers to enter upon the said property for the purpose of Development of the building.

24. The Owners with the help of a registered power of attorney, hereby agree to sign and execute from time to time plans, applications for lay outs, sub division, construction of the building and other applications necessary to be submitted to the authorities concerned at the request of and at the cost of the Developers.

25. The owners shall not object to any construction or laying of sewerage, drainage, water pipes, cables or other provisions made in accordance with the law and scheme of construction of the said multi-storied building

26. This agreement shall commence from the date of execution of this agreement and in terms of this agreement, the developers shall be held responsible for completion of the proposed multi-storied building.

27. The developer shall abide by all the laws, bye-laws of the Government Bodies, K.M.C. and shall attend before all authorities and shall be responsible to answer any deviation or departure or violation of any laws, bye-laws, rules or regulations and the Developer shall keep the owner protected, saved and indemnified against all this Third Party actions save and except the title of the Schedule mentioned property

28. The Developer shall also keep the owner protected saved and indemnified against all third party actions suits and proceedings and/or for penalties and other consequence that will come during construction process.

29. All persons who will be employed by the developer for the purpose of construction, supervision or protection of the property and at work-site shall not have any claims or dispute or concern with the owner and the developer

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Addl. District Sub-Registrar
Cossipora, Dum Dum

06 JAN 2024

shall be responsible to pay all their salaries, wages, compensation and form complaints of all laws relating to their services.

30. It is clearly mentioned that during the construction of the building, the owners will give peaceful vacant possession of the Schedule property to the developers herein for development only.

31. In case of leaving the project half done or if the project cannot be completed within schedule time as would be agreed upon by both the parties to this agreement, the whole construction cost along with cost of all raw materials will become the absolute property of the Owners and the Owners will reimburse entire expenditure to the Developer so far incurred by the Developer according to the prevailing market price and Development Agreement to be cancelled following legal procedure. However if it is detected that the reason for delay in execution of the work is beyond the control of the Developer and the situation is created due to disturbance by outsiders/antisocial or by natural calamity or for any forceful or illegal interference of any Third party, in that case the Developer will not be liable for delay in execution of work.

32. The Developer undertakes to bear full infrastructure cost for bringing main electric line as well as installation of Lift at proposed Building.

33. The Developer shall take all reasonable care and responsibility at the time of demolition of existing structure as well as at the time of construction of new building. If any unfortunate accident takes place during such period in that event the Developer shall be held sole responsible for the same and if there is any monetary loss that shall be borne by the Developer.

34. The Developer shall take the responsibility to collect and deposit GST to the respective Governments after collection from prospective buyers of its allotted area.

35. The Developer undertakes to provide necessary Certificate to be obtained from competent Authority of Government of West Bengal in form "C" regarding Fit to use Lift as well as Completion Certificate of the Building from K.M.C. before handing over physical possession of the Land Owners Allocated portion in the proposed newly constructed building.

Bani Aneta Chatterjee.

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Cossipore, Dum Dum

04 JAN 2024

ARTICLE VI- FORCE MAJEURE:

A) The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligation is prevented by the existence of a force majeure.

B) Force majeure shall mean Covid-19, flood, earthquake, riot, war, storm, civil commotion, epidemic, strikes or from other acts beyond the control of parties hereto.

C) Force majeure shall include local affairs, K.M.C. affairs, or any other Government office or officers and/or Government Act if published after execution of this agreement and in this regard if the construction is held up, then the time of this agreement will be extended automatically.

ARTICLE VII- JURISDICTION:

Only Courts in the competent jurisdiction in the District of Kolkata shall have the jurisdiction to try and determine all actions, suits and proceedings arising out of these presents between the parties,

AND WHEREAS for the interest of timely completion of entire project work **We** do hereby nominate, appoint, constitute and authorize and empower **JAIMA ENTERPRISE**, a proprietorship firm being represented by **MR ANANDA KUMAR GUPTA** son of Late Raghunandan Prasad Gupta, by faith Hindu, by occupation Business, by Nationality Indian, residing at 47/25A Ramkrishna Ghosh Road, P.O. & P.S. Baranagar, Kolkata - 700050, District - North 24 Parganas, having its Office at 4G, Roy Para Lane, P.S. & P.O. Sinthi, Kolkata - 700050 in order to take up following works on our behalf:

1). To look after and manage and control and supervise and administrate the construction on my said property on our behalf and to take any steps in respect of the said property.

2). To sign, execute and admit any documents, statements, papers, undertaking declaration etc as may be required for necessary permission for

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Subir Chattopadhyay


Sukumar Chattopadhyay

Minati Banerjee

Swati Chatterjee

Soumitra Chatterjee




Addl. District Sub-Registrar
Cossipore, Dum Dum

04 JAN 2024

construction of the building on the said property from the Kolkata Municipal Corporation and other appropriate authorities.

3). To enter into agreement for sale/lease with prospective buyer or buyers on our behalf and to receive earnest money or part payments and full consideration money from the prospective buyers from Developer's share only. To receive from the intending purchasers any earnest money and/or advance and also the balance consideration money and to give good valid receipt and discharge for the same which will protect the right and interest of the purchasers in all respects without seeing the application of the money except the portion of the Land **Owners**.

4) To file and receive back any documents to deposit money against claim or receipt and to withdraw money from any Government office and the Kolkata Municipal Corporation.

5) To sign and execute all other deeds, instrument and assurances which shall consider necessary and to enter into and/or agree to such covenants/lease and condition as may be required for fully and effectually conveying the flats of the said property as we could do ourselves, if personally present. (Exclusively for Developer's Allocated portion only)

6) To present any such conveyance for registration or lease deed, Partition Deed and to admit execution and receipt of consideration before Additional District Sub Registrar and Registrar having authority for and to have the said conveyance registered according to the law and to do all acts, deed and things which our said Attorney shall consider necessary for conveying the said property to the said purchasers/lessee as fully and effectually in all respects as we could do ourselves, which will be restricted from Developer's Share only.

7) To represent us before the Kolkata Municipal Corporation and sign all necessary paper, Plan, addition, alteration and renovation plan & paper and submit before the Kolkata Municipal Corporation for construction of the

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Adl. District Sub-Registrar
Coasipore, Dum Dum

04 JAN 2024

building on the said property including making Gift to K.M.C. for the purpose of obtaining sanction to Building Plan.

8). To pay fees, obtain sanction and such other orders and permission from the authorities in our names as may be expedient for sanction, modification and /or alteration of any papers and documents as may be required by the competent authorities.

9) To apply and obtain the connection relating to electricity, water, sewerage, drainage, telephone or any other service which will be considered necessary to the said proposed newly constructed building and or connect or disconnect the same and for those purpose to sign execute and submit all papers, applications, documents before the concerned authorities and to do all other acts deeds and things as may be deemed fit and proper by the said attorneys.

10) To effect mutation of holding in the office of the collector and/or Kolkata Municipal Corporation and obtain any essential service and to all other acts and things.

11) To compromise suits, appeals or other legal proceedings in any court, tribunal authority whatsoever and sign and verify applications thereof for the said property.

12) To execute, carry into effect and perform all agreements and contracts entered into by us with any other persons as on our own act and deed as per terms and conditions of the Development Agreement.

13) To appoint any Mason, Engineer, Architect, Planner, Revenue Agent or any legal practitioner relating to our said property on behalf of us and construct a building on our said property and sell the same to anybody out of Developer's Share only as per terms of Development Agreement.

We do hereby agree to ratify and confirm all and whatsoever other act which our said attorney shall lawfully do, execute or perform or cause to be done executed or performed in connection with construction and the sale of the

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Soukanta Chatterjee.




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Kolkata, Dum Dum

08 JAN 2024

said property (Developer's Share only) and under which by virtue of this deed notwithstanding no express power is given hereunder.

THE SCHEDULE 'A' REFERRED TO ABOVE

Premises No 6A, Ram Krishna Ghosh Road, P.S. & P.O. Sinthi, Kolkata - 700050, under Ward No -002 of Kolkata Municipal Corporation vide

Assessee No 11-002-18-00090

(Amalgamated form of Premises No - 6A, Ram Krishna Ghose Road, 6B/1A, Ram Krishna Ghose Road, 6A/1, Ram Krishna Ghose Road, under Ward No 002 of K.M.C., P.S. & P.O. Sinthi, Kolkata - 700050, District - North 24 Parganas, vide A/ Nos : 11-002-18-00090, 11-00218-00107, 11-002-18-00650)

ALL THAT piece and parcel of Bastu land, measuring about 4 Katha 8 Chatak 13 Sqft (1 Katha 12 Chatak 13 Sft + 1 Katha 8 Chatak + 1 Katha 4 Chatak) along with 45 years old cement flooring Asbestoe shop measuring about 322 Sft, in Ground Floor & One R.C.C. Shop in the Ground Floor measuring about 120 Sft (under Premises No 6A) which is within 1540 Sft Cement Flooring Structure in the Ground Floor (6A -- 670 Sft + 6B/1A -- 750 Sft) & 1540 Sft Cement Flooring First Floor (6A - 790 Sft+ 6B/1A--- 750Sft) Structure, (6A structure 35 years old, 6B/1A structure 40 years old, 6A/1 Structure 45 years old) considering land area of Premises No. 6A, Ram Krishna Ghose Road, 6B/1A, Ram Krishna Ghose Road, 6A/1, Ram Krishna Ghose Road, under Ward No -002 of K.M.C., P.S. & P.O. Sinthi, Kolkata - 700050, District - North 24 Parganas

ON THE NORTH : Ram Krishna Ghose Road (30 Feet Wide)
ON THE SOUTH : 3 Feet wide Common Passage
ON THE EAST : By Premises No.4 & 6B/1 Ram Krishna Ghose Road.
ON THE WEST : 6 Feet wide Common Passage

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Cossipore, Dum Dum

08 JAN 2024

SCHEDULE 'B' OF THE PROPERTY/ALLOCATION OF FIRST PARTY

OWNERS ALLOCATION:

Shall mean and include as follows :

Anirban Ghosh: One Shop measuring about 460 Sft covered area in the Ground Floor (North/East side) & One 2BHK Flat in the First Floor (North/East side) measuring about 600 Sft covered area including proportionate area of Stair.

Pulin Behari Mullick, Prabhat Kumar Mullick & Pronob Kumar Mullick :

One 2BHK Flat in the 2nd Floor (North/East side) measuring about 600 Sft covered area including proportionate area of Stair & Another 2BHK Flat in the 2nd Floor (North/West side) measuring about 600 Sft covered area including proportionate area of Stair & One 2BHK Flat in the First Floor (North/West side) measuring about 600 Sft covered area including proportionate area of Stair.

Banibrata Chatterjee, Sandhya Mukherjee, Gita Chatterjee, Sougata Chatterjee, Pranati Chatterjee, Sukumar Chatterjee, Minati Banerjee :

One 2BHK Flat in the 2nd Floor (South/East/West side) measuring about 600 Sft covered area including proportionate area of Stair & Another 2BHK Flat in the 1st Floor (South/East/West side) measuring about 600 Sft covered area including proportionate area of Stair and One Room in the Ground Floor (South side) measuring about 120 Sft covered area.

And the owners will have to execute Deed of Partition or Deed of Gift among themselves after getting owners' Allocated portion from the Developer failing which specific Owners' Allocation will not be effected. No Security Advance or shifting charge will be provided to the owners.

In consideration the Developer having agreed to bear the cost of construction of the land owners' allocated portion as mentioned herein above, the landowners shall transfer to the Developer and/or their nominee / nominee's undivided proportionate share of land.

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Coosipore, Dum Dum

04 JAN 2024

SCHEDULE 'C' OF THE PROPERTY/ALLOCATION OF SECOND PARTY

DEVELOPER'S ALLOCATION: Shall mean and include **ALL THAT** balance portion of the entire constructed area excluding the Owners' Allocated area following the sanctioned Building Plan.

SCHEDULE - D - SPECIFICATION OF THE FLAT

1. The partition brick wall of the inner side of the said flat will be 5" (five) in thickness, other major brick wall of inner side will be 5" (five) inches in thickness and the outside brick wall of the said flat will be 8" (Eight) inches in thickness.
2. All floors will be finished with Kumari marble of good quality including skirting areas. The height between floor to inside roof shall be according to guideline of Building Plan.
3. All door frames are Sal Wood and other doors will be water proof flush type ply wood made and P.V.C. / Syntax toilet door.
4. Wooden window panel, two or three racks with glass fitting and M.S. Grill will be fitted from outside in all windows.
5. All the inside walls and partition walls will be covered by plaster of Paris including the ceiling with smooth finish.
6. Vitrified Tiles of good quality in bathroom, toilet and privy up to 6'6" on the walls,
7. Black Granite slab/Counter on top of the kitchen slab/counter.
8. Glazed tiles of good quality on wall of kitchen, from kitchen slab upto 3'3" height.
9. One Basin in between kitchen and dining room,
10. All electric wiring will be concealed in the said flats. Wires will be Havels/Finoles make.
11. The electric points will be installed as follows :-
 - a) Bed Room -- 4 (four) points each room.
 - b) Dining & Kitchen - 4 (four) points.
 - c) A.C. -- 1 (One) point.
 - d) Cable T. V. -- 1 (One) point.

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Adl. District Sub-Registrar
Cossigore, Dum Dum

04 JAN 2024

- e) Toilet - 2 (two) points.
- f. Calling bell - 1 (One) point.
- g. Stair Case. - 1 (One) point.
- h. Geyser - 1 (one) point.

12. The water connection in the said flat will be as follows :-

- a) Kitchen - 2 (two) points.
- b) Toilet - 2 (two) tap & 1 (One) shower.
- c) Basin - 1 (One) point.

13. Lift. (Capacity - Four Passengers)/ Any reputed company as per decision of Developer.

14. No Tower will be installed on the roof of the new Building.

Sangeeta Chatterjee
Civil Engineer



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Coimbatore, Dum Dum

01 JAN 2024

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

SIGNED SEALED AND DELIVERED.

In the presence of

WITNESS:

1. Amit Kumar Mullick
s/o, Pronob Kumar Mullick

Pulin Behanikuttick.

Prabhat Kumar Mullick.

Pronob Kumar Mullick.

2. Sitangsu Dasgupta
Adv.

Bani Bala Chatterji.
Sonalhya Mukherjee

Gita Chatterjee.

Sangita Chatterjee

Sukumar Chatterji

Minati Banerjee.

Anirban Chatterji.

SIGNATURE OF OWNERS

(FIRST PARTY).

JAIMA ENTERPRISE

Ananda Kumar Chatterji
Proprietor

SIGNATURE OF DEVELOPER

(SECOND PARTY)

Drafted By:-

Sitangsu Dasgupta

Advocate (F/342/305/2013)

High Court, Calcutta.



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Cossipore, Dum Dum

04 JAN 2024

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
		Little	Ring	Middle		
		(Left Hand)			Fore	Thumb
						
		Thumb	Fore	Middle		
		(Right Hand)			Ring	Little
	Pulin Behari Mullick					
		Little	Ring	Middle		
		(Left Hand)			Fore	Thumb
						
		Thumb	Fore	Middle		
		(Right Hand)			Ring	Little
	Pralhat Kumar Mullick					
		Little	Ring	Middle		
		(Left Hand)			Fore	Thumb
						
		Thumb	Fore	Middle		
		(Right Hand)			Ring	Little
	Pramod Kumar Mullick					



Addl. District Sub-Registrar
Coasipore, Dum Dum

04 JAN 2024

SPECIMEN FORM FOR TEN FINGERPRINTS

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		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
								
	 Sandhya Mukherjee	Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
								
Gita Chatterjee		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
								



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Addl. District Sub-Registrar
Cossipore, Dum Dum

01 JAN 2024

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
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			(Left Hand)			
						
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
						
2		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
						
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
						
3		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
						
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
						




































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Cossipore, Dum Dum

04 JAN 2024

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
	 Minati Banerjee	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 Anirban Chakrabarty	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 Anand Kumar Gupta	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						



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Coimbatore, Dum Dum

04 JAN 2024









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15062003182484/2023

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	Mr PULIN BEHARI MULLICK 6A, Ramkrishna Ghosh Road, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050	Land Lord			<i>Pulin Behari Mulkick 04.01.2024</i>
2	Mr PRABHAT KUMAR MULLICK 6A, Ram Krishna Ghosh Road, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050	Land Lord			<i>Prabhat Kumar Mulkick 4/1/24</i>
3	Mr PRONOB KUMAR MULLICK 6A, Ram Krishna Ghosh Road, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050	Land Lord			<i>Pronob K. Mulkick 04.01.2024</i>



[Handwritten signature]

addl. District Sub-Registrar
Cossipore, Dum Dum

01 JAN 2024

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	Mr BANIBRATA CHATTERJEE 6A, Ram Krishna Ghosh Road, City:- , P.O:- Sinthi, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050	Land Lord			<i>Bani Brata Chatterjee</i> 04-01-24
5	Mrs SANDHYA MUKHERJEE 6A, Ramkrishna Ghish Road, City:- , P.O:- Sinthi, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050	Land Lord			<i>Sandhya Mukherjee</i> 04-01-24
6	Mrs GITA CHATTERJEE 6A, Ram Krishna Ghosh Road, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050	Land Lord			<i>Gita Chatterjee</i> 04-01-24
7	Mr SOUGATA CHATTERJEE 6A, Ram Krishna Ghosh Road, City:- , P.O:- Sinthi, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050	Land Lord			<i>Sougata Chatterjee</i> 04/01/24



[Signature]
Addl. District Sub-Registrar
Coastpore, Dum Dum

01 JAN 2024

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 PRANATI CHATTERJEE 6A, Ram Krishna Ghosh Road, City:- , P.O:- Sinthi, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050	Land Lord			<i>Pranati Chatterjee</i> 02.01.2024
9	Mr SUKUMAR CHATTERJEE 6A, Ram Krishna Ghosh Road, City:- , P.O:- Sinthi, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050	Land Lord			<i>Sukumar Chatterjee</i> 04.01.2024
10	Mrs MINATI BANERJEE 6A, Ram Krishna Ghosh Road, City:- Ariadaha Kamarhati, P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050	Land Lord			<i>Minati Banerjee</i> 4.1.2024
11	Mr ANIRBAN GHOSH 6A, Ram Krishna Ghosh Road, City:- , P.O:- Sinthi, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050	Land Lord			<i>Anirban Ghosh</i> 4.01.2024



[Signature]
Addl. District Sub-Registrar
Coimbatore, Dum Dum

01 JAN 2024

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	Mr ANANDA KUMAR GUPTA 47/25A, Ram Krishna Ghosh Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700050	Representative of Developer [JAIMA ENTERPRISE]			<i>Ananda Kumar Gupta</i> 04.01.2024
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SITANGSU DASGUPTA Son of Late Pramode Ranjan Dasgupta 60, Rafi Ahmed Kidawl Road, City:- , P.O:- Bangur, P.S:- Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700055	Mr PULIN BEHARI MULLICK, Mr PRABHAT KUMAR MULLICK, Mr PRONOB KUMAR MULLICK, Mr BANIBRATA CHATTERJEE, Mrs SANDHYA MUKHERJEE, Mrs GITA CHATTERJEE, Mr SOUGATA CHATTERJEE, Mrs PRANATI CHATTERJEE, Mr SUKUMAR CHATTERJEE, Mrs MINATI BANERJEE, Mr ANIRBAN GHOSH, Mr ANANDA KUMAR GUPTA			<i>Sitangsu Dasgupta</i> 04/01/2024

(Kaustava Dey)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
COSSIPORE DUMDUM
North 24-Parganas, West
Bengal

Addl. District Sub-Registrar
Cossipore, Dum Dum

1. Name of the person	S. V. Singh	2. Age	3. Date of birth
4. Address	[Redacted]		
5. Occupation	[Redacted]		
6. Signature	[Redacted]		
7. Date	[Redacted]		
8. Remarks	[Redacted]		
9. Signature of Officer	[Redacted]		
10. Date	[Redacted]		



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Asst. District Sub-Registrar
Cossipore, Dum Dum

01 JAN 2024



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



192023240328457241

GRN Details

GRN: 192023240328457241 Payment Mode: Online Payment
GRN Date: 27/12/2023 22:57:16 Bank/Gateway: State Bank of India
BRN : IK0COSZWL7 BRN Date: 27/12/2023 22:58:29
GRIPS Payment ID: 271220232032845723 Payment Init. Date: 27/12/2023 22:57:16
Payment Status: Successful Payment Ref. No: 2003182484/3/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: ANANDA KUMAR GHOSH
Address: Ram krishna Ghosh.Road Pin 700050
Mobile: 9163534282
Depositor Status: Others
Query No: 2003182484
Applicant's Name: Mr SITANGSU DASGUPTA
Identification No: 2003182484/3/2023
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 27/12/2023
Period To (dd/mm/yyyy): 27/12/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003182484/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	40070
2	2003182484/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	28
Total				40098

IN WORDS: FORTY THOUSAND NINETY EIGHT ONLY.

Major Information of the Deed

Deed No :	I-1506-00112/2024	Date of Registration	05/01/2024
Query No / Year	1506-2003182484/2023	Office where deed is registered	
Query Date	27/12/2023 7:37:37 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	SITANGSU DASGUPTA 60, Rafi Ahmed Kidawi Road,Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 9831225148, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 50,00,000/-		Rs. 1,66,68,004/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,120/- (Article:48(g))		Rs. 28/- (Article:E, E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ramkrishna Ghosh Road, , Premises No: 6A, , Ward No: 002 Pin Code : 700050

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	4 Katha 8 Chatak 13 Sq Ft	40,00,000/-	1,47,60,488/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :				7.4548Dec	40,00,000 /-	147,60,488 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	322 Sq Ft.	1,00,000/-	1,57,579/-	Structure Type: Structure, CS: 1
Gr. Floor, Area of floor : 322 Sq Ft.,Commercial Use, Cemented Floor, Age of Structure: 45 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
S2	On Land L1	120 Sq Ft.	1,00,000/-	1,64,531/-	Structure Type: Structure
Gr. Floor, Area of floor : 120 Sq Ft.,Commercial Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete					

S3	On Land L1	670 Sq Ft.	2,00,000/-	3,67,453/-	Structure Type: Structure
Gr. Floor, Area of floor : 670 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete					
S4	On Land L1	750 Sq Ft.	2,00,000/-	3,92,344/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
S5	On Land L1	790 Sq Ft.	2,00,000/-	4,33,265/-	Structure Type: Structure
Floor No: 1, Area of floor : 790 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete					
S6	On Land L1	750 Sq Ft.	2,00,000/-	3,92,344/-	Structure Type: Structure
Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3402 sq ft	10,00,000 /-	19,07,516 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr PULIN BEHARI MULLICK Son of Late Shibapada Mullick 6A, Ramkrishna Ghosh Road, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AExxxxxx1D, Aadhaar No: 92xxxxxxx8115, Status :Individual, Executed by: Self, Date of Execution: 04/01/2024 , Admitted by: Self, Date of Admission: 04/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/01/2024 , Admitted by: Self, Date of Admission: 04/01/2024 ,Place : Pvt. Residence
2	Mr PRABHAT KUMAR MULLICK Son of Late Shibapada Mullick 6A, Ram Krishna Ghosh Road, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AExxxxxx2Q, Aadhaar No: 30xxxxxxx0651, Status :Individual, Executed by: Self, Date of Execution: 04/01/2024 , Admitted by: Self, Date of Admission: 04/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/01/2024 , Admitted by: Self, Date of Admission: 04/01/2024 ,Place : Pvt. Residence
3	Mr PRONOB KUMAR MULLICK Son of Late Shibapada Mullick 6A, Ram Krishna Ghosh Road, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AHxxxxxx7R, Aadhaar No: 22xxxxxxx0866, Status :Individual, Executed by: Self, Date of Execution: 04/01/2024 , Admitted by: Self, Date of Admission: 04/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/01/2024 , Admitted by: Self, Date of Admission: 04/01/2024 ,Place : Pvt. Residence

4	<p>Mr BANIBRATA CHATTERJEE Son of Late Hari Prasanna Chatterjee 6A, Ram Krishna Ghosh Road, City:- , P.O:- Sinthi, P.S:-Sinthi, District:- North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ABxxxxxx5N, Aadhaar No: 24xxxxxxxx2749, Status :Individual, Executed by: Self, Date of Execution: 04/01/2024 , Admitted by: Self, Date of Admission: 04/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/01/2024 , Admitted by: Self, Date of Admission: 04/01/2024 ,Place : Pvt. Residence</p>
5	<p>Mrs SANDHYA MUKHERJEE Daughter of Late Hari Prasanna Chatterjee 6A, Ramkrishna Ghosh Road, City:- , P.O:- Sinthi, P.S:-Sinthi, District:- North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BNxxxxxx5E, Aadhaar No: 59xxxxxxxx6296, Status :Individual, Executed by: Self, Date of Execution: 04/01/2024 , Admitted by: Self, Date of Admission: 04/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/01/2024 , Admitted by: Self, Date of Admission: 04/01/2024 ,Place : Pvt. Residence</p>
6	<p>Mrs GITA CHATTERJEE Wife of Late Subrata Chatterjee 6A, Ram Krishna Ghosh Road, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AOxxxxxx3P, Aadhaar No: 82xxxxxxxx9421, Status :Individual, Executed by: Self, Date of Execution: 04/01/2024 , Admitted by: Self, Date of Admission: 04/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/01/2024 , Admitted by: Self, Date of Admission: 04/01/2024 ,Place : Pvt. Residence</p>
7	<p>Mr SOUGATA CHATTERJEE Son of Late Subrata Chatterjee 6A, Ram Krishna Ghosh Road, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.: AOxxxxxx3J, Aadhaar No: 97xxxxxxxx9694, Status :Individual, Executed by: Self, Date of Execution: 04/01/2024 , Admitted by: Self, Date of Admission: 04/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/01/2024 , Admitted by: Self, Date of Admission: 04/01/2024 ,Place : Pvt. Residence</p>
8	<p>Mrs PRANATI CHATTERJEE Wife of Late Drbabrata Chatterjee 6A, Ram Krishna Ghosh Road, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AOxxxxxx0K, Aadhaar No: 22xxxxxxxx9694, Status :Individual, Executed by: Self, Date of Execution: 04/01/2024 , Admitted by: Self, Date of Admission: 04/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/01/2024 , Admitted by: Self, Date of Admission: 04/01/2024 ,Place : Pvt. Residence</p>
9	<p>Mr SUKUMAR CHATTERJEE Son of Late Debabrata Chatterjee 6A, Ram Krishna Ghosh Road, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: Alxxxxxx0B, Aadhaar No: 47xxxxxxxx9520, Status :Individual, Executed by: Self, Date of Execution: 04/01/2024 , Admitted by: Self, Date of Admission: 04/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/01/2024 , Admitted by: Self, Date of Admission: 04/01/2024 ,Place : Pvt. Residence</p>
10	<p>Mrs MINATI BANERJEE Daughter of Late Debabrata Chatterjee 6A, Ram Krishna Ghosh Road, City:- Ariadaha Kamarhati, P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: Ayxxxxxx1N, Aadhaar No: 52xxxxxxxx0245, Status :Individual, Executed by: Self, Date of Execution: 04/01/2024 , Admitted by: Self, Date of Admission: 04/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/01/2024 , Admitted by: Self, Date of Admission: 04/01/2024 ,Place : Pvt. Residence</p>

11	Mr ANIRBAN GHOSH Son of Late Gauranga Chandra Ghosh 6A, Ram Krishna Ghosh Road, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx1Q, Aadhaar No: 53xxxxxxxx3541, Status :Individual, Executed by: Self, Date of Execution: 04/01/2024 , Admitted by: Self, Date of Admission: 04/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/01/2024 , Admitted by: Self, Date of Admission: 04/01/2024 ,Place : Pvt. Residence
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Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	JAIMA ENTERPRISE 4G, Roy Para Lane, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 , PAN No.:: ADxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ANANDA KUMAR GUPTA (Presentant) Son of Late Raghunandan Prasad Gupta 47/25A, Ram Krishna Ghosh Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx6C, Aadhaar No: 64xxxxxxxx1945 Status : Representative, Representative of : JAIMA ENTERPRISE (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SITANGSU DASGUPTA Son of Late Pramode Ranjan Dasgupta 60, Rafi Ahmed Kidawi Road, City:- , P.O:- Bangur, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700055			

Identifier Of Mr PULIN BEHARI MULLICK, Mr PRABHAT KUMAR MULLICK, Mr PRONOB KUMAR MULLICK, Mr BANIBRATA CHATTERJEE, Mrs SANDHYA MUKHERJEE, Mrs GITA CHATTERJEE, Mr SOUGATA CHATTERJEE, Mrs PRANATI CHATTERJEE, Mr SUKUMAR CHATTERJEE, Mrs MINATI BANERJEE, Mr ANIRBAN GHOSH, Mr ANANDA KUMAR GUPTA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PULIN BEHARI MULLICK	JAIMA ENTERPRISE-0.677708 Dec
2	Mr PRABHAT KUMAR MULLICK	JAIMA ENTERPRISE-0.677708 Dec
3	Mr PRONOB KUMAR MULLICK	JAIMA ENTERPRISE-0.677708 Dec
4	Mr BANIBRATA CHATTERJEE	JAIMA ENTERPRISE-0.677708 Dec
5	Mrs SANDHYA MUKHERJEE	JAIMA ENTERPRISE-0.677708 Dec
6	Mrs GITA CHATTERJEE	JAIMA ENTERPRISE-0.677708 Dec

7	Mr SOUGATA CHATTERJEE	JAIMA ENTERPRISE-0.677708 Dec
8	Mrs PRANATI CHATTERJEE	JAIMA ENTERPRISE-0.677708 Dec
9	Mr SUKUMAR CHATTERJEE	JAIMA ENTERPRISE-0.677708 Dec
10	Mrs MINATI BANERJEE	JAIMA ENTERPRISE-0.677708 Dec
11	Mr ANIRBAN GHOSH	JAIMA ENTERPRISE-0.677708 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr PULIN BEHARI MULLICK	JAIMA ENTERPRISE-29.27272700 Sq Ft
2	Mr PRABHAT KUMAR MULLICK	JAIMA ENTERPRISE-29.27272700 Sq Ft
3	Mr PRONOB KUMAR MULLICK	JAIMA ENTERPRISE-29.27272700 Sq Ft
4	Mr BANIBRATA CHATTERJEE	JAIMA ENTERPRISE-29.27272700 Sq Ft
5	Mrs SANDHYA MUKHERJEE	JAIMA ENTERPRISE-29.27272700 Sq Ft
6	Mrs GITA CHATTERJEE	JAIMA ENTERPRISE-29.27272700 Sq Ft
7	Mr SOUGATA CHATTERJEE	JAIMA ENTERPRISE-29.27272700 Sq Ft
8	Mrs PRANATI CHATTERJEE	JAIMA ENTERPRISE-29.27272700 Sq Ft
9	Mr SUKUMAR CHATTERJEE	JAIMA ENTERPRISE-29.27272700 Sq Ft
10	Mrs MINATI BANERJEE	JAIMA ENTERPRISE-29.27272700 Sq Ft
11	Mr ANIRBAN GHOSH	JAIMA ENTERPRISE-29.27272700 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr PULIN BEHARI MULLICK	JAIMA ENTERPRISE-10.90909100 Sq Ft
2	Mr PRABHAT KUMAR MULLICK	JAIMA ENTERPRISE-10.90909100 Sq Ft
3	Mr PRONOB KUMAR MULLICK	JAIMA ENTERPRISE-10.90909100 Sq Ft
4	Mr BANIBRATA CHATTERJEE	JAIMA ENTERPRISE-10.90909100 Sq Ft
5	Mrs SANDHYA MUKHERJEE	JAIMA ENTERPRISE-10.90909100 Sq Ft
6	Mrs GITA CHATTERJEE	JAIMA ENTERPRISE-10.90909100 Sq Ft
7	Mr SOUGATA CHATTERJEE	JAIMA ENTERPRISE-10.90909100 Sq Ft
8	Mrs PRANATI CHATTERJEE	JAIMA ENTERPRISE-10.90909100 Sq Ft
9	Mr SUKUMAR CHATTERJEE	JAIMA ENTERPRISE-10.90909100 Sq Ft
10	Mrs MINATI BANERJEE	JAIMA ENTERPRISE-10.90909100 Sq Ft
11	Mr ANIRBAN GHOSH	JAIMA ENTERPRISE-10.90909100 Sq Ft

Transfer of property for S3		
Sl.No	From	To. with area (Name-Area)
1	Mr PULIN BEHARI MULLICK	JAIMA ENTERPRISE-60.90909100 Sq Ft
2	Mr PRABHAT KUMAR MULLICK	JAIMA ENTERPRISE-60.90909100 Sq Ft
3	Mr PRONOB KUMAR MULLICK	JAIMA ENTERPRISE-60.90909100 Sq Ft
4	Mr BANIBRATA CHATTERJEE	JAIMA ENTERPRISE-60.90909100 Sq Ft
5	Mrs SANDHYA MUKHERJEE	JAIMA ENTERPRISE-60.90909100 Sq Ft
6	Mrs GITA CHATTERJEE	JAIMA ENTERPRISE-60.90909100 Sq Ft
7	Mr SOUGATA CHATTERJEE	JAIMA ENTERPRISE-60.90909100 Sq Ft
8	Mrs PRANATI CHATTERJEE	JAIMA ENTERPRISE-60.90909100 Sq Ft
9	Mr SUKUMAR CHATTERJEE	JAIMA ENTERPRISE-60.90909100 Sq Ft
10	Mrs MINATI BANERJEE	JAIMA ENTERPRISE-60.90909100 Sq Ft
11	Mr ANIRBAN GHOSH	JAIMA ENTERPRISE-60.90909100 Sq Ft
Transfer of property for S4		
Sl.No	From	To. with area (Name-Area)
1	Mr PULIN BEHARI MULLICK	JAIMA ENTERPRISE-68.18181800 Sq Ft
2	Mr PRABHAT KUMAR MULLICK	JAIMA ENTERPRISE-68.18181800 Sq Ft
3	Mr PRONOB KUMAR MULLICK	JAIMA ENTERPRISE-68.18181800 Sq Ft
4	Mr BANIBRATA CHATTERJEE	JAIMA ENTERPRISE-68.18181800 Sq Ft
5	Mrs SANDHYA MUKHERJEE	JAIMA ENTERPRISE-68.18181800 Sq Ft
6	Mrs GITA CHATTERJEE	JAIMA ENTERPRISE-68.18181800 Sq Ft
7	Mr SOUGATA CHATTERJEE	JAIMA ENTERPRISE-68.18181800 Sq Ft
8	Mrs PRANATI CHATTERJEE	JAIMA ENTERPRISE-68.18181800 Sq Ft
9	Mr SUKUMAR CHATTERJEE	JAIMA ENTERPRISE-68.18181800 Sq Ft
10	Mrs MINATI BANERJEE	JAIMA ENTERPRISE-68.18181800 Sq Ft
11	Mr ANIRBAN GHOSH	JAIMA ENTERPRISE-68.18181800 Sq Ft
Transfer of property for S5		
Sl.No	From	To. with area (Name-Area)
1	Mr PULIN BEHARI MULLICK	JAIMA ENTERPRISE-71.81818200 Sq Ft
2	Mr PRABHAT KUMAR MULLICK	JAIMA ENTERPRISE-71.81818200 Sq Ft
3	Mr PRONOB KUMAR MULLICK	JAIMA ENTERPRISE-71.81818200 Sq Ft

4	Mr BANIBRATA CHATTERJEE	JAIMA ENTERPRISE-71.81818200 Sq Ft
5	Mrs SANDHYA MUKHERJEE	JAIMA ENTERPRISE-71.81818200 Sq Ft
6	Mrs GITA CHATTERJEE	JAIMA ENTERPRISE-71.81818200 Sq Ft
7	Mr SOUGATA CHATTERJEE	JAIMA ENTERPRISE-71.81818200 Sq Ft
8	Mrs PRANATI CHATTERJEE	JAIMA ENTERPRISE-71.81818200 Sq Ft
9	Mr SUKUMAR CHATTERJEE	JAIMA ENTERPRISE-71.81818200 Sq Ft
10	Mrs MINATI BANERJEE	JAIMA ENTERPRISE-71.81818200 Sq Ft
11	Mr ANIRBAN GHOSH	JAIMA ENTERPRISE-71.81818200 Sq Ft

Transfer of property for S6

Sl.No	From	To. with area (Name-Area)
1	Mr PULIN BEHARI MULLICK	JAIMA ENTERPRISE-68.18181800 Sq Ft
2	Mr PRABHAT KUMAR MULLICK	JAIMA ENTERPRISE-68.18181800 Sq Ft
3	Mr PRONOB KUMAR MULLICK	JAIMA ENTERPRISE-68.18181800 Sq Ft
4	Mr BANIBRATA CHATTERJEE	JAIMA ENTERPRISE-68.18181800 Sq Ft
5	Mrs SANDHYA MUKHERJEE	JAIMA ENTERPRISE-68.18181800 Sq Ft
6	Mrs GITA CHATTERJEE	JAIMA ENTERPRISE-68.18181800 Sq Ft
7	Mr SOUGATA CHATTERJEE	JAIMA ENTERPRISE-68.18181800 Sq Ft
8	Mrs PRANATI CHATTERJEE	JAIMA ENTERPRISE-68.18181800 Sq Ft
9	Mr SUKUMAR CHATTERJEE	JAIMA ENTERPRISE-68.18181800 Sq Ft
10	Mrs MINATI BANERJEE	JAIMA ENTERPRISE-68.18181800 Sq Ft
11	Mr ANIRBAN GHOSH	JAIMA ENTERPRISE-68.18181800 Sq Ft

Endorsement For Deed Number : I - 150600112 / 2024

On 04-01-2024

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

Presented for registration at 18:40 hrs on 04-01-2024, at the Private residence by Mr ANANDA KUMAR GUPTA ,.

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 1,66,68,004/-

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

Execution is admitted on 04/01/2024 by 1. Mr PULIN BEHARI MULLICK, Son of Late Shibapada Mullick, 6A, Ramkrishna Ghosh Road, P.O: Sinthi, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Service, 2. Mr PRABHAT KUMAR MULLICK, Son of Late Shibapada Mullick, 6A, Ram Krishna Ghosh Road, P.O: Sinthi, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Service, 3. Mr PRONOB KUMAR MULLICK, Son of Late Shibapada Mullick, 6A, Ram Krishna Ghosh Road, P.O: Sinthi, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Service, 4. Mr BANIBRATA CHATTERJEE, Son of Late Hari Prasanna Chatterjee, 6A, Ram Krishna Ghosh Road, P.O: Sinthi, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Retired Person, 5. Mrs SANDHYA MUKHERJEE, Daughter of Late Hari Prasanna Chatterjee, 6A, Ramkrishna Ghosh Road, P.O: Sinthi, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession House wife, 6. Mrs GITA CHATTERJEE, Wife of Late Subrata Chatterjee, 6A, Ram Krishna Ghosh Road, P.O: Sinthi, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession House wife, 7. Mr SOUGATA CHATTERJEE, Son of Late Subrata Chatterjee, 6A, Ram Krishna Ghosh Road, P.O: Sinthi, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Advocate, 8. Mrs PRANATI CHATTERJEE, Wife of Late Drbabrata Chatterjee, 6A, Ram Krishna Ghosh Road, P.O: Sinthi, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession House wife, 9. Mr SUKUMAR CHATTERJEE, Son of Late Debabrata Chatterjee, 6A, Ram Krishna Ghosh Road, P.O: Sinthi, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Service, 10. Mrs MINATI BANERJEE, Daughter of Late Debabrata Chatterjee, 6A, Ram Krishna Ghosh Road, P.O: Sinthi, Thana: Sinthi, , City/Town: ARIADHA KAMARHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession House wife, 11. Mr ANIRBAN GHOSH, Son of Late Gauranga Chandra Ghosh, 6A, Ram Krishna Ghosh Road, P.O: Sinthi, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Business

Indetified by Mr SITANGSU DASGUPTA, , Son of Late Pramode Ranjan Dasgupta, 60, Rafi Ahmed Kidawi Road, P.O: Bangur, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Advocate

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

Execution is admitted on 04-01-2024 by Mr ANANDA KUMAR GUPTA, Proprietor, JAIMA ENTERPRISE (Sole Proprietorship), 4G, Roy Para Lane, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050

Indetified by Mr SITANGSU DASGUPTA, , Son of Late Pramode Ranjan Dasgupta, 60, Rafi Ahmed Kidawi Road, P.O: Bangur, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Advocate

Kaustava Dey

Kaustava Dey

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

On 05-01-2024

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 28.00/- (E = Rs 28.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/12/2023 10:58PM with Govt. Ref. No: 192023240328457241 on 27-12-2023, Amount Rs: 28/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0COSZWL7 on 27-12-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,070/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 40,070/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 207987, Amount: Rs.50.00/-, Date of Purchase: 10/10/2023, Vendor name: G C Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/12/2023 10:58PM with Govt. Ref. No: 192023240328457241 on 27-12-2023, Amount Rs: 40,070/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0COSZWL7 on 27-12-2023, Head of Account 0030-02-103-003-02



Kaustava Dey

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2024, Page from 12094 to 12142

being No 150600112 for the year 2024.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2024.01.09 12:16:39 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 09/01/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.