

This **INDENTURE (SALE)** made this the day of **March, 2025**

B E T W E E N

1. **AMIT ROY CHOWDHURY (D.O.B. 15.03.1950)** son of Late Tarak Brambha @ Tarakabahn Roy Chowdhury, by Nationality - Indian, by Faith - Hindu, by Occupation - Service, having PAN (Permanent Account Number) – **BIQPR6716P**, Aadhar Card No. **2131 9726 6629** and Phone no. 9903098836 residing at 122, Kabi Kirandhan Road, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232 now residing at 122/1, Kabi Kirandhan Road, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232,
2. **ASIT ROY CHOWDHURY (D.O.B. 14.04.1970)** son of Late Tarak Roy Chowdhury @ Tarak Brambha Roy Chowdhury, by Nationality - Indian, by Faith - Hindu, by Occupation - Service, having PAN (Permanent Account Number) – **BLCPR4838M**, Aadhar No. **6135 1425 8751** and Phone No. **9874152162**, residing at 122, Kabi Kirandhan Road, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232,
3. **SHYMAL @ SHYAMAL ROY CHOWDHURY (D.O.B. 07.04.1958)** son of Late Tarak Brambha Roy Chowdhury, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, having PAN (Permanent Account Number) – **BIMPR1667K**, Aadhar No. **8519 8436 6922** and Phone No. **9830297242 (M)**, residing at 122, Kabi Kirandhan Road, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232 now residing at 122/3, Kabi Kirandhan Road, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232,
4. **PRATIMA ROY CHOWDHURY (D.O.B. 01.01.1960)** wife of Late Utpal Roy Chowdhury and also daughter of Late Bisweshwar Hazra Chowdhury, by Nationality - Indian, by Faith - Hindu, by Occupation – Housewife, having PAN (Permanent Account Number) – **AYRPR4082J**, Aadhar No. **7432 8415 5126** and Phone No. **8777421115 (M)**, residing at 3, Sambhu Dasgupta Sarani, Post

Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232,

5. **AMAR ROY CHOWDHURY (D.O.B. 05.06.1985)** son of Late Utpal Roy Chowdhury, by Nationality - Indian, by Faith - Hindu, by Occupation - Service, having PAN (Permanent Account Number) – **AXZPR8317F**, Aadhar No. **3625 2550 2994** and Phone No. **8777421115** (M), residing at 3, Sambhu Dasgupta Sarani, P. O. – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232,
6. **MISS SHILA DEY (D.O.B. 11.07.1954)** daughter of Late Pratul Chandra Dey, by Nationality - Indian, by Faith - Hindu, by Occupation – Household Duties, having PAN (Permanent Account Number) – **BHPPD7641M**, Aadhar No. **3729 0789 5955** and Phone No. **9143338282**, residing at 128, Kabi Kirandhan Road, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232 now residing at 128/1, Kabi Kirandhan Road, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232,
7. **ANIRBAN MUKHERJEE (D.O.B. 02.10.1984)** son of Late Debasish Mukherjee, by Nationality - Indian, by Faith - Hindu, by Occupation - Service, having PAN (Permanent Account Number) – **BIMPM3402K**, Aadhar No. **8469 8672 8816** and Phone No. **9836442832**, residing at Flat No. 601, Fortune Siddhi Priya, Handewadi, Handewadi Chowk, Pune, Maharashtra, Pin – 411 028 now residing at now residing at 124, Kabi Kirandhan Road, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232,
- 8a. **CHAITALI NANDI @ KARMAKAR (D.O.B. 08.04.1987)** wife of Sri Sayantan Nandi and also daughter of Late Prafulla Chandra Karmakar, by Nationality - Indian, by Faith - Hindu, by Occupation - Service, having PAN (Permanent Account Number) – **CNEPK2267E**, Aadhar No. **4291 1454 6915** and Phone No. **9875477486** (M), residing at 127, Kabi Kirandhan Road, Post

Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232,

- 8b. SASWATI KARMAKAR (D.O.B. 20.11.1963)** wife of Late Prafulla Chandra Karmakar and also daughter of Late Bijoy Krishna Karmakar, by Nationality - Indian, by Faith - Hindu, by Occupation - Housewife, having PAN (Permanent Account Number) – **AZBPK4671P**, Aadhar No. **2034 8875 2410** and Phone No. **9875477486** (M), residing at 127, Kabi Kirandhan Road, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232 and
- 8c. BARNALI CHATTERJEE (D.O.B. 02.12.1994)** wife of Sri Arijit Chatterjee, by Nationality - Indian, by Faith - Hindu, by Occupation – Housewife, having PAN (Permanent Account Number) – **CGXPC8460K**, Aadhar No. **2355 7809 1016** and Phone No. **9875477486** (M), residing at 38A, Tarka Siddhanta Lane, Post Office & Police Station - Bally, District – Howrah, Pin – 711 201 now residing at 38/1, Tarka Siddhanta Lane, Post Office & Police Station - Bally, District – Howrah, Pin – 711 201,

all of them duly represented by their Constituted Attorney namely **M/S. MAHA NEER NIRMAN** a Partnership Firm having its Office at 158, K. K. D. Road, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232, having PAN (Permanent Account Number) – **AAVFM4039L** and duly represented by its Partners namely (1) **Mithun Bandopadhyay (D.O.B. 20.04.1982)** son of Sri Dhrubesh Banerjee by Nationality - Indian, by Faith - Hindu, by Occupation - Business having PAN (Permanent Account Number) – **AGVPB3851B**, Aadhar No. **4519 8133 6111** and Phone No. **9432268499**, residing at 11, K.C.M. Sarani, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232, and (2) **Pulak Roy (D.O.B. 08.12.1977)** son of Late Basudeb Roy having PAN (Permanent Account Number) – **AVXPR4456K**, Aadhar No. **2622 0628 8069** and Phone No. **8910449746**, residing at 158, K.K.D. Road, Post Office – Bhadrakali,

Police Station - Uttarpara, District – Hooghly, Pin – 712 232, hereinafter collectively referred to as the “**VENDORS**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, heiresses, executors, administrators, successors, legal representatives and/or assigns) of the **FIRST PART**

A N D

1. **MONAMI MUKHERJEE (D.O.B. 26.06.1990)** wife of Sayan Mukherjee and also daughter of Pranab Kumar Chakraborty, by Nationality - Indian, by Faith - Hindu, by Occupation – Service, having PAN (Permanent Account Number) – **APIPC1816R**, Aadhar No. **7470 2385 1779** and Phone No. **98041 89711** (M), residing at 160, K.K.D. Road (Kabi Kirandhan Road), Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232, W.B., and
2. **SAYAN MUKHERJEE (D.O.B. 04.09.1989)** son of Sudhi Ranjan Mukherjee, by Nationality - Indian, by Faith - Hindu, by Occupation – Service, having PAN (Permanent Account Number) – **BEBPM8993Q**, Aadhar No. 3466 9920 0264 and Phone No. **90385 24006** (M), residing at 160, K.K.D. Road (Kabi Kirandhan Road), Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232, W.B. hereinafter collectively referred to as the **"PURCHASERS"**

(Which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, heiresses, executors, administrators, successors, legal representatives and / or assigns) of the **SECOND PART**

A N D

M/S. MAHA NEER NIRMAN a Partnership Firm having its Office at 158, K. K. D. Road, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin –

712 232, having PAN (Permanent Account Number) – **AAVFM4039L** and duly represented by its Partners namely (1) **Mithun Bandopadhyay (D.O.B. 20.04.1982)** son of Sri Dhrubesh Banerjee by Nationality - Indian, by Faith - Hindu, by Occupation - Business having PAN (Permanent Account Number) – **AGVPB3851B**, Aadhar No. **4519 8133 6111** and Phone No. **9432268499**, residing at 11, K.C.M. Sarani, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232, and (2) **Pulak Roy (D.O.B. 08.12.1977)** son of Late Basudeb Roy having PAN (Permanent Account Number) – **AVXPR4456K**, Aadhar No. **2622 0628 8069** and Phone No. **8910449746**, residing at 158, K.K.D. Road, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232, hereinafter referred to as the "**DEVELOPER / CONFIRMING PARTY**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, successors – in – office, legal representatives and/or assigns) of the **THIRD PART.**

W H E R E A S:

1. That by virtue of a Bengali Deed of Sale dated 22.02.1965 corresponding to bengali dated 10th day of Falguna, 1371 B.S. which was duly registered before the S.R. Serampore, Hooghly and there recorded in Book No. I, Volume No. 25, Page from 33 to 37 as Being No. 1277 for the year 1965 one **SMT. MENOKA RANI ROY CHOWDHURY** wife of Sri Tarak Brambha Roy Chowdhury residing at Boro Bainan, P.S. – Raina, District – Burdwan from the then owner namely **SMT. PANNA BALA DASHI** wife of Late Nagendra Nath Laha residing at G.T. Road, Bhadrakali, P.S. – Uttarpara, District – Hooghly by a lawful consideration mention in the above deed purchased a Revenue Paying Riyati Rights Bastu Land admeasuring 03 (Three) Kottahs 04 (Four) Chittacks and 03 (Three) Sq. ft. more or less along with a structure standing thereon lying and situated at Mouza – Bhadrakali, J.L. No. 09, C.S. Khatian No. 67, R.S. Khatian No. 1858, R.S. Dag No. **2700** and at Holding No. 41, Kabi Kiran Dhan Road (K.K.D. Road), P.S. – Uttarpara, District – Hooghly within the local limits

of Uttarpara – Kotrung Municipality forever and absolutely and in free from all encumbrances, charges, attachments, trust, liens and lispendences etc. and said **SMT. MENOKA RANI ROY CHOWDHURY** seized, possessed and occupied the same freely and absolutely and in free from all encumbrances, charges, attachments, trust, liens and lispendences etc. by mutating her name in the records of the Uttarpara – Kotrung Municipality and B.L. & L.R.O. by paying rents and taxes therein similarly said **SMT. MENOKA RANI ROY CHOWDHURY** by virtue of a Bengali Deed of Sale dated 11.02.1966 corresponding to bengali dated 28th day of Magh, 1372 B.S. which was duly registered before the S.R. Serampore, Hooghly and there recorded in Book No. I, Volume No. 28, Page from 18 to 21 as Being No. 979 for the year 1966 from the then owner namely **SMT. PANNA BALA DASHI** wife of Late Nagendra Nath Laha residing at G.T. Road, Bhadrakali, P.S. – Uttarpara, District - Hooghly by a lawful consideration mention in the above deed purchased a Revenue Paying Riyati Rights Bastu Land admeasuring 02 (Three) Kottahs and 12 (Twelve) Chittacks more or less lying and situated at Mouza – Bhadrakali, J.L. No. 09, C.S. Khatian No. 67, R.S. Khatian No. 1858, R.S. Dag No. **2700** and at P.S. – Uttarpara, District – Hooghly within the local limits of Uttarpara – Kotrung Municipality forever and absolutely and in free from all encumbrances, charges, attachments, trust, liens and lispendences etc. and said **SMT. MENOKA RANI ROY CHOWDHURY** seized, possessed and occupied the same freely and absolutely and in free from all encumbrances, charges, attachments, trust, liens and lispendences etc. by mutating her name in the records of the Uttarpara – Kotrung Municipality and B.L. & L.R.O. by paying rents and taxes therein.

That by the aforesaid way said **SMT. MENOKA RANI ROY CHOWDHURY** became the sole, absolute and sixteen annas owner of a piece and parcel of Bastu land admeasuring 03 (Three) Kottahs 04 (Four) Chittacks and 03 (Three) Sq. ft. more or less and 03 (Three) Kottahs and 12 (Twelve) Chittacks more or

less and in aggregating to 06 (Six) Kottahs 00 (Zero) Chittacks and 03 (Three) Sq. ft. more or less along with a structure standing thereon, which is hereinafter referred to as the **Said Landed Property No. 1** and she seized, possessed and occupied the same freely and absolutely and in free from all encumbrances, charges, attachments, trust, liens and lispendences etc. by mutating her name in the records of the Uttarpara – Kotrung Municipality and B.L. & L.R.O. by paying rents and taxes therein and the same came under L.R. Dag No. 4734 and L.R. Khatian No. **4470** and known, numbered and distinguished as 122, Kabi Kiran Dhan Road (K.K.D. Road), P.S. – Uttarpara, District – Hooghly within the local limits of Uttarpara – Kotrung Municipality.

That thereafter said **SMT. MENOKA RANI ROY CHOWDHURY** from her **Said Landed Property No. 1** donated and / or gifted a part or portion of the same admeasuring 01 (One) Kottah 06 (Six) Chittacks and 28 (Twenty Eight) Sq. ft. more or less along with a structure standing thereon, which is hereinafter referred to as the **Said Donated Property No. A** in favour of his son namely **AMIT ROY CHOWDHURY** son of Late Tarak Brambha Roy Chowdhury residing at 122 previously 41, Kabi Kiran Dhan Road, P.O. - Bhadrakali, P.S. – Uttarpara, District – Hooghly forever and absolutely and in free from all encumbrances, charges, attachments, trust, liens and lispendences etc. and from her natural love and affection and by virtue of a Bengali Deed of Gift dated 09.02.2001 corresponding to bengali dated 26th day of Magh, 1407 B.S. which was duly registered before the A.D.S.R. Serampore, Hooghly and there recorded in Book No. I, Volume No. 15, Page from 59 to 66 as Being No. 596 for the year 2001 and thereafter said **AMIT ROY CHOWDHURY** seized, possessed and occupied the **Said Donated Property No. A** freely and absolutely and in free from all encumbrances, charges, attachments, trust, liens and lispendences etc. by mutating his name in the records of the Uttarpara – Kotrung Municipality and B.L. & L.R.O. by paying rents and taxes therein.

That said **SMT. MENOKA RANI ROY CHOWDHURY** from her rest portion of the **Said Landed Property No. 1** again donated and / or gifted a part or portion of the same admeasuring 01 (One) Kottah 02 (Two) Chittacks and 11 (Eleven) Sq. ft. more or less along with a structure standing thereon, which is hereinafter referred to as the **Said Donated Property No. B** in favour of his son namely **ASIT ROY CHOWDHURY** son of Late Tarak Brambha Roy Chowdhury residing at 122, Kabi Kiran Dhan Road, Bhadrakali, P.S. – Uttarpara, District – Hooghly forever and absolutely and in free from all encumbrances, charges, attachments, trust, liens and lispendences etc. and from her natural love and affection and by virtue of a Bengali Deed of Gift dated 16.06.2006 corresponding to bengali dated 1st day of Assad, 1413 B.S. which was duly registered before the A.D.S.R. Serampore, Hooghly and there recorded in Book No. I, CD Volume No. 5, Page from 10915 to 10938 as Being No. 03925 for the year 2006 and thereafter said **ASIT ROY CHOWDHURY** seized, possessed and occupied the **Said Donated Property No. B** freely and absolutely and in free from all encumbrances, charges, attachments, trust, liens and lispendences etc. by mutating his name in the records of the Uttarpara – Kotrung Municipality and B.L. & L.R.O. by paying rents and taxes therein.

That again said **SMT. MENOKA RANI ROY CHOWDHURY** from her rest portion of **Said Landed Property No. 1** donated and / or gifted a part or portion of the same admeasuring 09 (Nine) Chittacks and 11 (Eleven) Sq. ft. more or less along with a structure standing thereon, which is hereinafter referred to as the **Said Donated Property No. C** in favour of his son namely **SHYAMAL ROY CHOWDHURY** son of Late Tarak Brambha Roy Chowdhury residing at 122, Kabi Kiran Dhan Road, Bhadrakali, P.S. – Uttarpara, District – Hooghly forever and absolutely and in free from all encumbrances, charges, attachments, trust, liens and lispendences etc. and from her natural love and affection and by virtue of a Bengali Deed of Gift dated 23.04.2006 corresponding to bengali dated 9th day of Baisakh, 1413 B.S. which was duly registered before the

A.D.S.R. Serampore, Hooghly and there recorded in Book No. I, CD Volume No. 4, Page from 5865 to 5885 as Being No. 02880 for the year 2006 and thereafter said **SHYAMAL ROY CHOWDHURY** seized, possessed and occupied the **Said Donated Property No. C** freely and absolutely and in free from all encumbrances, charges, attachments, trust, liens and lispendences etc. by mutating his name in the records of the Uttarpara – Kotrung Municipality and B.L. & L.R.O. by paying rents and taxes therein.

That said **SMT. MENOKA RANI ROY CHOWDHURY** from her rest portion of **Said Landed Property No. 1** again donated and / or gifted a part or portion of the same admeasuring 01 (One) Kottah and 03 (Three) Chittacks more or less along with a structure standing thereon, which is hereinafter referred to as the **Said Donated Property No. D** in favour of his son namely **UTPAL ROY CHOWDHURY** son of Late Tarak Brambha Roy Chowdhury residing at 122, Kabi Kiran Dhan Road, P.O. - Bhadrakali, P.S. – Uttarpara, District – Hooghly forever and absolutely and in free from all encumbrances, charges, attachments, trust, liens and lispendences etc. and from her natural love and affection and by virtue of a Bengali Deed of Gift dated 29.05.2005 corresponding to bengali dated 14th day of Jaistha, 1412 B.S. which was duly registered before the A.D.S.R. Serampore, Hooghly and there recorded in Book No. I as Being No. 03667 for the year 2005 and thereafter said **UTPAL ROY CHOWDHURY** seized, possessed and occupied the **Said Donated Property No. D** freely and absolutely and in free from all encumbrances, charges, attachments, trust, liens and lispendences etc. by mutating his name in the records of the Uttarpara – Kotrung Municipality and B.L. & L.R.O. by paying rents and taxes therein.

That said **UTPAL ROY CHOWDHURY** died intestate on 01.09.2019 leaving behind his widow namely **Pratima Roy Chowdhury** and only son namely **Amar Roy Chowdhury** as his heirs, heiresses and legal representatives in respect of his **Said Donated Property No. D** and said **Pratima Roy**

Chowdhury and Amar Roy Chowdhury jointly and / or severally seized, possessed and occupied their said ancestral property i.e. **Said Donated Property No. D** freely and absolutely and in free from all encumbrances, charges, attachments, trust, liens and lispences etc. by mutating their names in the records of the Uttarpara – Kotrung Municipality and B.L. & L.R.O. by paying rents and taxes therein and each of them obtained undivided, proportionate and equal ½ (Half) share of the same.

That by the aforesaid way 1. **AMIT ROY CHOWDHURY** owned and occupied Bastu land admeasuring 01 (One) Kottah 06 (Six) Chittacks and 28 (Twenty Eight) Sq. ft. more or less along with a structure standing thereon, 2. **ASIT ROY CHOWDHURY** owned and occupied Bastu land admeasuring 01 (One) Kottah 02 (Two) Chittacks and 11 (Eleven) Sq. ft. more or less along with a structure standing thereon, 3. **SHYAMAL ROY CHOWDHURY** owned and occupied Bastu land admeasuring 09 (Nine) Chittacks and 11 (Eleven) Sq. ft. more or less along with a structure standing thereon and 4. **UTPAL ROY CHOWDHURY** owned and occupied Bastu land admeasuring 01 (One) Kottah and 03 (Three) Chittacks more or less along with a structure standing thereon and as a result whereof they jointly obtained Bastu land admeasuring 04 (Four) Kottahs 05 (Five) Chittacks and 05 (Five) Sq. ft. more or less out of the Entire Land i.e. **Said Landed Property No. 1** admeasuring 06 (Six) Kottahs 00 (Zero) Chittacks and 03 (Three) Sq. ft. more or less and it is fact that Bastu land admeasuring 01 (One) Kottah 04 (Four) Chittacks and 08 (Eight) Sq. ft. more or less remains in the name of **SMT. MENOKA RANI ROY CHOWDHURY** along with a structure standing therein and heirs and heiresses of **SMT. MENOKA RANI ROY CHOWDHURY** jointly obtained the same after her demise and subsequently, by virtue of a Bengali Deed of Gift dated 16.06.2006 corresponding to bengali dated 1st day of Assad, 1413 B.S. which was duly registered before the A.D.S.R. Serampore, Hooghly and there recorded in Book No. I, CD Volume No. 5, Page from 10963 to 10976 as Being

No. 03926 for the year 2006 aforesaid 1. **AMIT ROY CHOWDHURY**, 2. **SHYAMAL ROY CHOWDHURY** and 3. **UTPAL ROY CHOWDHURY** jointly and / or severally donated and / or gifted a part or portion of their said inherited land admeasuring 190 (One Hundred and Ninety) Sq. Ft. equivalent to 04 (Four) Chittacks and 10 (Ten) Sq. ft. more or less along with structure standing thereon in favour of their brother namely **ASIT ROY CHOWDHURY** forever and absolutely and in free from all encumbrances, charges, attachments, trust, liens and lispendences etc. and the remaining part or portion of their said inherited land admeasuring 01 (One) Kottah more or less and each of them obtained undivided, proportionate and equal 1/4th share of the same i.e. 04 (Four) Chittacks more or less and by the aforesaid way **ASIT ROY CHOWDHURY** became the sole, absolute and sixteen annas owner of the Bastu Land admeasuring 01 (One) Kottah 02 (Two) Chittacks and 11 (Eleven) Sq. ft. more or less, 190 (One Hundred and Ninety) Sq. Ft. equivalent to 04 (Four) Chittacks and 10 (Ten) Sq. ft. more or less and 04 (Four) Chittacks more or less and in aggregating to **01 (One) Kottah 10 (Ten) Chittacks and 21 (Twenty One) Sq. ft.** more or less equivalent to 0.021 Acre more or less along with structure standing therein and the said land with structure herein after referred to as the **Said Landed Property No. T** the same has come under L.R. Dag No. 4734 and L.R. Khatian Nos. **10678 & 10729** and also came under Municipal Holding Nos. 122 & 122/4, Kabi Kiran Dhan Road (K.K.D. Road), P.O. - Bhadrakali, P.S. – Uttarpara, District – Hooghly within the local limits of Ward No. 12 of Uttarpara – Kotrung Municipality and said **ASIT ROY CHOWDHURY** entered into a Development Agreement with General Power of Attorney dated 07.07.2021 which was duly registered before the A.D.S.R. Uttarpara, Hooghly and there recorded in Book No. I, Volume No. 0621 - 2021, Page from 121982 to 122007 as Being No. 062102801 for the year 2021 with the Developer namely **M/S. MAHA NEER NIRMAN**, a Partnership Firm having its Office at 158, K. K. D. Road, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232 and duly represented by

its Partners namely 1. **Mithun Bandopadhyay** son of Sri Dhrubesh Banerjee residing at 11, K.C.M. Sarani, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232 and 2. **Pulak Roy** son of Late Basudeb Roy residing at 158, K.K.D. Road, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232 for a planned development of his **Said Landed Property No. T** by way of constructing a Five storied building thereon after demolishing the old dilapidated structure therein and also gave power through the same instrument in favour of **M/S. MAHA NEER NIRMAN**, a Partnership Firm represented by its Partners for to do acts and deeds for and on behalf of him in respect of the proposed Five storied to be erected upon the land of the **Said Landed Property No. T**.

That **AMIT ROY CHOWDHURY** is the sole, absolute and sixteen annas owner of a Bastu Landed Property 01 (One) Kottah 06 (Six) Chittacks and 28 (Twenty Eight) Sq. ft. more or less and Bastu Landed Property 04 (Four) Chittacks more or less and in aggregating to **01 (One) Kottah 10 (Ten) Chittacks and 28 (Twenty Eight) Sq. ft.** more or less equivalent to 0.023 Acre more or less along with a structure standing therein and the said land with structure herein after referred to as the **Said Landed Property No. U** and the same came under L.R. Dag No. 4734 and L.R. Khatian No. **10458** and known, numbered and distinguished as Municipal Holding Nos. 122/1 & 122/4, Kabi Kiran Dhan Road (K.K.D. Road), P.O. - Bhadrakali, P.S. – Uttarpara, District – Hooghly within the local limits of ward No. 12 of Uttarpara – Kotrung Municipality said **AMIT ROY CHOWDHURY** entered into a Development Agreement with General Power of Attorney dated 07.07.2021 which was duly registered before the A.DS.R. Uttarpara, Hooghly and there recorded in Book No. I, Volume No. 0621 - 2021, Page from 122008 to 122033 as Being No. 062102802 for the year 2021 with the Developer namely **M/S. MAHA NEER NIRMAN**, a Partnership Firm having its Office at 158, K. K. D. Road, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712

232 and duly represented by its Partners namely 1. **Mithun Bandopadhyay** son of Sri Dhrubesh Banerjee residing at 11, K.C.M. Sarani, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232 and 2. **Pulak Roy** son of Late Basudeb Roy residing at 158, K.K.D. Road, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232 for a planned development of his **Said Landed Property No. U** by way of constructing a Five storied building thereon after demolishing the old dilapidated structure therein and also gave power through the same instrument in favour of **M/S. MAHA NEER NIRMAN**, a Partnership Firm represented by its Partners for to do acts and deeds for and on behalf of him in respect of the proposed Five storied to be erected upon the land of the **Said Landed Property No. U**.

That **SHYAMAL ROY CHOWDHURY** is the sole, absolute and sixteen annas owner of a Bastu Landed Property 09 (Nine) Chittacks and 11 (Eleven) Sq. ft. more or less and Bastu Landed Property 04 (Four) Chittacks more or less and in aggregating to **13 (Thirteen) Chittacks and 11 (Eleven) Sq. ft.** more or less equivalent to 0.009 Acre more or less along with a structure standing therein and the said land with structure herein after referred to as the **Said Landed Property No. V** and the same came under L.R. Dag No. 4734 and L.R. Khatian No. **10358** and known, numbered and distinguished as Municipal Holding Nos. 122/3 & 122/4, Kabi Kiran Dhan Road (K.K.D. Road), P.O. - Bhadrakali, P.S. – Uttarpara, District – Hooghly within the local limits of ward No. 12 of Uttarpara – Kotrung Municipality and said **SHYAMAL ROY CHOWDHURY** entered in to Development Agreement with General Power of Attorney dated 16.08.2021 which was duly registered before the A.D.S.R. Uttarpara, Hooghly and there recorded in Book No. I, Volume No. 0621 - 2021, Page from 146417 to 146443 as Being No. 062103546 for the year 2021 with the Developer namely **M/S. MAHA NEER NIRMAN**, a Partnership Firm having its Office at 158, K. K. D. Road, Post Office – Bhadrakali, Police Station - Uttarpara,

District – Hooghly, Pin – 712 232 and duly represented by its Partners namely 1. **Mithun Bandopadhyay** son of Sri Dhrubesh Banerjee residing at 11, K.C.M. Sarani, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232 and 2. **Pulak Roy** son of Late Basudeb Roy residing at 158, K.K.D. Road, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232 for a planned development of his **Said Landed Property No. V** by way of constructing a Five storied building thereon after demolishing the old dilapidated structure therein and also gave power through the same instrument in favour of **M/S. MAHA NEER NIRMAN**, a Partnership Firm represented by its Partners for to do acts and deeds for and on behalf of him in respect of the proposed Five storied to be erected upon the land of the **Said Landed Property No. V**.

That **PRATIMA ROY CHOWDHURY** along with **AMAR ROY CHOWDHURY** are the joint, absolute and sixteen annas owner of a Bastu Landed Property 01 (One) Kottah and 03 (Three) Chittacks more or less and Bastu Landed Property 04 (Four) Chittacks more or less and in aggregating to **01 (One) Kottah and 07 (Seven) Chittacks** more or less equivalent to 0.019 Acre more or less along with a structure standing therein and the said land with structure herein after referred to as the **Said Landed Property No. W** and the same came under L.R. Dag No. 4734 and L.R. Khatian Nos. **11550 & 11551** and known, numbered and distinguished as Municipal Holding Nos. 122/2 & 122/4, Kabi Kiran Dhan Road (K.K.D. Road), P.O. - Bhadrakali, P.S. – Uttarpara, District – Hooghly within the local limits of ward No. 12 of Uttarpara – Kotrung Municipality said **PRATIMA ROY CHOWDHURY** along with **AMAR ROY CHOWDHURY** jointly and / or severally entered into a Development Agreement with General Power of Attorney dated 01.03.2021 which was duly registered before the A.D.S.R. Uttarpara, Hooghly and there recorded in Book No. I, Volume No. 0621 - 2021, Page from 46256 to 46282 as Being No. 062101072 for the year 2021 with the Developer namely **M/S.**

MAHA NEER NIRMAN, a Partnership Firm having its Office at 158, K. K. D. Road, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232 and duly represented by its Partners namely 1. **Mithun Bandopadhyay** son of Sri Dhrubesh Banerjee residing at 11, K.C.M. Sarani, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232 and 2. **Pulak Roy** son of Late Basudeb Roy residing at 158, K.K.D. Road, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232 for a planned development of his **Said Landed Property No. W** by way of constructing a Five storied building thereon after demolishing the old dilapidated structure therein and also gave power through the same instrument in favour of **M/S. MAHA NEER NIRMAN**, a Partnership Firm represented by its Partners for to do acts and deeds for and on behalf of him in respect of the proposed Five storied to be erected upon the land of the **Said Landed Property No. W**.

2. That by virtue of a Bengali Deed of Gift dated 13.06.2003 corresponding to Bengali dated 29th day of Jaistha, 1410 B.S. which has duly registered on 19.06.2003 before the District Sub Registrar of Hooghly at Hooghly and there recorded in Book No. I, Volume No. 40, Pages 43 to 50 as Being No. 1479 for the year 2003 one **SMT. MANURANI DEY** wife of Late Pratul Chandra Dey residing at 128, Kabi Kiran Dhan Road (K.K.D. Road), Post Office – Bhadrakali, Police Station – Uttarpara, District – Hooghly, Pin – 712 232, W.B. donated and / or gifted in favour of **MISS SHILA DEY** daughter of Late Pratul Chandra Dey residing at 128, Kabi Kiran Dhan Road (K.K.D. Road), Post Office – Bhadrakali, Police Station – Uttarpara, District – Hooghly, Pin – 712 232 a Revenue Paying Riyati Rights Bastu Land admeasuring **03 (Three) Kottahs 02 (Two) Chittacks** equivalent to 0.050 Acre more or less along with structure standing thereon lying and situated at Mouza – Bhadrakali, J.L. No. 09, R.S. No. 1764, Touzi No. 3989, Pargana – Bore, R.S. Khatian No. 2315, R.S. Dag No. 2699/5618, L.R. Khatian No. 4129/1, L.R. Dag No. 4981,

Municipal Holding No. 128, Kabi Kiran Dhan Road (K.K.D. Road), Post Office – Bhadrakali, Police Station – Uttarpara, District – Hooghly, Pin – 712 232 within the local limits of Uttarpara - Kotrung Municipality, which is hereinafter referred to as the **Said Landed Property No. 2** forever and absolutely in consideration of natural love and affection and in free from all encumbrances, charges, attachments, trusts, liens and lispendences etc. and thereafter said **MISS SHILA DEY** seized, possessed and occupied the **Said Landed Property No. 2** freely and absolutely and in free from all encumbrances, charges, attachments, trusts, liens and lispendences etc. by mutating her name in the records of the Uttarpara - Kotrung Municipality and B.L. & L.R.O. by paying rents and taxes therein and the same came under L.R. Dag No. 4981 and Hal L.R. Khatian No. 7678 and known, numbered and distinguished as Municipal Holding No. 128/1, Kabi Kiran Dhan Road (K.K.D. Road), Post Office – Bhadrakali, Police Station – Uttarpara, District – Hooghly, Pin – 712 232 within the local limits of Ward No. 12 of Uttarpara - Kotrung Municipality and said **MISS SHILA DEY** entered into a Development Agreement with General Power of Attorney dated 23.12.2020 which was duly registered before the A.D.S.R. Uttarpara, Hooghly and there recorded in Book No. I, Volume No. 0621 - 2020, Page from 145256 to 145291 as Being No. 062104369 for the year 2020 with the Developer namely **M/S. MAHA NEER NIRMAN**, a Partnership Firm having its Office at 158, K. K. D. Road, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232 and duly represented by its Partners namely 1. **Mithun Bandopadhyay** son of Sri Dhrubesh Banerjee residing at 11, K.C.M. Sarani, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232 and 2. **Pulak Roy** son of Late Basudeb Roy residing at 158, K.K.D. Road, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232 for a planned development of her **Said Landed Property No. 2** by way of constructing a Five storied building thereon after demolishing the old dilapidated structure standing therein and also gave power through the same instrument in favour of **M/S.**

MAHA NEER NIRMAN, a Partnership Firm represented by its Partners for to do acts and deeds for and on behalf of him in respect of the proposed Five storied to be erected upon the land of the **Said Landed Property No. 2**.

3. That one **SMT. MENAKA MUKHOPADHYAY @ MUKHERJEE** wife of Late Pinaki Mukherjee residing at 124, Kabi Kiran Dhan Road, P.O. - Bhadrakali, P.S. – Uttarpara, District – Hooghly was the sole, absolute and sixteen annas owner of a piece and parcel of Revenue Paying Riyati Rights Bastu Land admeasuring **01 (One) Kottah 10 (Ten) Chittacks and 40 (Forty) Sq. Ft.** equivalent to 0.028 Acre more or less along with structure standing thereon lying and situated at Mouza – Bhadrakali, J.L. No. 09, Pargana – Bore, R.S. Khatian No. 858, R.S. Dag No. 2700, L.R. Khatian No. 4469, L.R. Dag No. 4731 and at Municipal Holding No. 124, Kabi Kiran Dhan Road (K.K.D. Road), Post Office – Bhadrakali, Police Station – Uttarpara, District – Hooghly , Pin – 712 232 within the local limits of ward No. 12 of Uttarpara - Kotrung Municipality, which is hereinafter referred to as the **Said Landed Property No. 3** and she by virtue of a Bengali Deed of Gift dated 16.03.2011 corresponding to bengali dated 1st day of Coitra, 1417 B.S. which was duly registered before the A.D.S.R. Serampore, Hooghly and there recorded in Book No. I, CD Volume No. 4, Page from 725 to 738 as Being No. 02092 for the year 2011 donated and / or gifted the **Said Landed Property No. 3** in favour of his grandson namely **ANIRBAN MUKHERJEE** son of Sri Debasish Mukherjee residing at 124 previously 44, Kabi Kiran Dhan Road, P.O. - Bhadrakali, P.S. – Uttarpara, District – Hooghly forever and absolutely in consideration of natural love and affection and in free from all encumbrances, charges, attachments, trusts, liens and lispendences etc. and thereafter said **ANIRBAN MUKHERJEE** seized, possessed and occupied the **Said Landed Property No. 3** freely and absolutely and in free from all encumbrances, charges, attachments, trusts, liens and lispendences etc. by mutating his name in the records of the Uttarpara - Kotrung Municipality and B.L. & L.R.O. by paying rents and taxes therein and the same

came under L.R. Dag No. 4731 and Hal L.R. Khatian No. 9247 and known, numbered and distinguished as Municipal Holding No. 124, Kabi Kiran Dhan Road (K.K.D. Road), Post Office – Bhadrakali, Police Station – Uttarpara, District – Hooghly, Pin – 712 232 within the local limits of Ward No. 12 of Uttarpara - Kotrung Municipality and said **ANIRBAN MUKHERJEE** entered into a Development Agreement with General Power of Attorney dated 12.02.2021 which was duly registered before the A.D.S.R. Uttarpara, Hooghly and there recorded in Book No. I, Volume No. 0621 - 2021, Page from 37752 to 37776 as Being No. 062100810 for the year 2021 with the Developer namely **M/S. MAHA NEER NIRMAN**, a Partnership Firm having its Office at 158, K. K. D. Road, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232 and duly represented by its Partners namely 1. **Mithun Bandopadhyay** son of Sri Dhrubesh Banerjee residing at 11, K.C.M. Sarani, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232 and 2. **Pulak Roy** son of Late Basudeb Roy residing at 158, K.K.D. Road, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232 for a planned development of his **Said Landed Property No. 3** by way of constructing a Five storied building thereon after demolishing the old dilapidated structure standing therein and also gave power through the same instrument in favour of **M/S. MAHA NEER NIRMAN**, a Partnership Firm represented by its Partners for to do acts and deeds for and on behalf of him in respect of the proposed Five storied to be erected upon the land of the **Said Landed Property No. 3** and Hal L.R. Khatian No. of the **Said Landed Property No. 3** has been written at the said Development Agreement with General Power of Attorney dated 12.02.2021 as 1247 and the same has rectified as 9247 by virtue of a Registered Declaration dated 09.01.2023 which was duly registered before the A.D.S.R. Uttarpara, Hooghly and there recorded in Book No. I, Volume No. 0621 - 2023, Page from 7506 to 7515 as Being No. 062100113 for the year 2023.

4. That by virtue of a Bengali Deed of Sale Dated 06.10.1958 corresponding to Bengali dated 19th day of Arsin, 1365 B.S. which has duly registered before the S.R. Serampore, Hooghly and there recorded in Book No. I, Volume No. 86, Pages 161 to 163 as Being No. 7286 for the year 1958 one **Prabodh Chandra Singha** son of Late Haripada Singha residing at Bhadrakali, Police Station – Uttarpara, District – Hooghly sold, conveyed and / or transferred a Revenue Paying Riyati Rights Bastu Land admeasuring **02 (two) Kottahs 04 (Four) Chittacks** equivalent to 0.036 Acre more or less at Mouza – Bhadrakali, J.L. No. 9, R.S. No. 1764, Touzi No. 3876, Pargana – Bore, R.S. Khatian No. 1496, R.S. Dag No. 2699, Police Station - Uttarpara, District – Hooghly within the local limits of Kotrung Municipality and within the Administration of B.L. & L.R.O Serampore, Hooghly and also within the Registration Jurisdiction of S.R. Serampore, Hooghly and D.R. Hooghly in favour of **Haradhan Das** son of Late Chuni Lal Das residing at 2, Raja Peary Mohan Road, Police Station – Uttarpara, District – Hooghly forever and absolutely and in free from all encumbrances, charges, attachments, trusts, liens and lispendences etc. and at or for a lawful consideration mentioned therein and said **Haradhan Das** thereafter seized, possessed and occupied the same freely and absolutely and in free from all encumbrances, charges, attachments, trusts, liens and lispendences etc. by mutating his name in the records of the Uttarpara - Kotrung Municipality and B.L. & L.R.O. by paying rents and taxes therein and the same came under the Administration of Uttarpara – Kotrung Municipality after merging of Uttarpara and Kotrung Municipality by and between themselves and the said land came under the Municipal Holding No. 127, Kabi Kiran Dhan Road (K.K.D. Road), within the local limits of Ward No. 12 of Uttarpara – Kotrung Municipality and L.R. Khatian No. 6696, L.R. Dag No. 4982, P.S. – Uttarpara, District – Hooghly and said **Haradhan Das** made and / or construct a brick built structure upon the said land, which are herein and hereinafter collectively referred to as the **Said Landed Property No. 4.**

That thereafter said **Haradhan Das** died intestate as Bachelor on 05.02.1981, leaving behind his only widow sister namely **Jayabati Karmakar**, since deceased, wife of Late Khagendra Nath Karmakar as his heiress and legal representative in respect of the **Said Landed Property No. 4** and said **Jayabati Karmakar** seized, possessed and occupied the same freely and absolutely and in free from all encumbrances, charges, attachments, trust, liens and lispendences etc. and thereafter said **Jayabati Karmakar** died and intestate on 06.09.1986 leaving behind her only son namely **Prafulla Chandra Karmakar** as her heir and legal representative and thereafter said **Prafulla Chandra Karmakar** seized, possessed and occupied the **Said Landed Property No. 4** freely and absolutely and in free from all encumbrances, charges, attachments, trusts, liens and lispendences etc. and died intestate on 29.08.2007 leaving behind his widow namely **Smt. Saswati Karmakar** and 2 (Two) married daughter namely **Chaitali Nandi** wife of Sri Sayantan Nandi and **Barnali Chatterjee** wife of Sri Arijit Chatterjee as his heirs, heiresses and legal representatives and they jointly and / or severally seized, possessed and occupied the **Said Landed Property No. 4** freely and absolutely and in free from all encumbrances, charges, attachments, trusts, liens and lispendences etc. by mutating their names in the records of the Uttarpara – Kotrung Municipality and yet to be mutating their names in the records of the B.L. & L.R.O. by paying rents and taxes therein and each of them seized, possessed and occupied the undivided, proportionate and equal 1/3rd share of the **Said Landed Property No. 4** and by the aforesaid way **Saswati Karmakar** wife of Late Prafulla Chandra Karmakar, **Chaitali Nandi** wife of Sri Sayantan Nandi and **Barnali Chatterjee** wife of Arijit Chatterjee became the joint, absolute and sixteen annas owners of the **Said Landed Property No. 4** and they jointly and / or severally seized, possessed and occupied the same freely and absolutely and in free from all encumbrances, charges, attachments, trusts, liens and lispendences etc. and the same came under L.R. Dag No. 4982 and Hal L.R. Khatian Nos. 11482, 11483 & 11484 and known, numbered and distinguished as Municipal

Holding No. 127, Kabi Kiran Dhan Road (K.K.D. Road), Post Office – Bhadrakali, Police Station – Uttarpara, District – Hooghly, Pin – 712 232 within the local limits of Ward No. 12 of Uttarpara - Kotrung Municipality and said **SASWATI KARMAKAR, CHAITALI NANDI and BARNALI CHATTERJEE** jointly entered into a Development Agreement with General Power of Attorney dated 28.06.2021 which was duly registered before the A.D.S.R. Uttarpara, Hooghly and there recorded in Book No. I, Volume No. 0621 - 2021, Page from 104900 to 104944 as Being No. 062102588 for the year 2021 with the Developer namely **M/S. MAHA NEER NIRMAN**, a Partnership Firm having its Office at 158, K. K. D. Road, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232 and duly represented by its Partners namely 1. **Mithun Bandopadhyay** son of Sri Dhrubesh Banerjee residing at 11, K.C.M. Sarani, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232 and 2. **Pulak Roy** son of Late Basudeb Roy residing at 158, K.K.D. Road, Post Office – Bhadrakali, Police Station - Uttarpara, District – Hooghly, Pin – 712 232 for a planned development of his **Said Landed Property No. 4** by way of constructing a Five storied building thereon after demolishing the old dilapidated structure standing therein and also gave power through the same instrument in favour of **M/S. MAHA NEER NIRMAN**, a Partnership Firm represented by its Partners for to do acts and deeds for and on behalf of him in respect of the proposed Five storied to be erected upon the land of the **Said Landed Property No. 4**.

5. That **Said Landed Property No. 1** consisting of Bastu Landed area admeasuring 05 (Five) Kottahs 09 (Nine) Chittacks and 15 (Fifteen) Sq. ft. more or less which is in aggregate of landed area at **Said Landed Property No. T, Said Landed Property No. U, Said Landed Property No. V and Said Landed Property No. W** and **Said Landed Property No. 2** consisting of Bastu Landed area admeasuring 03 (Three) Kottahs 02 (Two) Chittacks equivalent to 0.050 Acre more or less, **Said Landed Property No. 3** consisting of Bastu

Landed area admeasuring 01 (One) Kottah 10 (Ten) Chittacks and 40 (Forty) Sq. Ft. equivalent to 0.028 Acre more or less and **Said Landed Property No. 4** consisting of Bastu Landed area 02 (two) Kottahs 04 (Four) Chittacks equivalent to 0.036 Acre more or less and as a result whereof Entire Landed Area i.e. in aggregating of Said Landed Property No. 1, Said Landed Property No. 2, Said Landed Property No. 3 and Said Landed Property No. 4 and admeasured as 12 (Twelve) Kottahs 10 (Ten) Chittacks and 10 (Ten) Sq. Ft. more or less but as per record admeasured as **13 (Thirteen) Kottahs** and **08 (Eight) Chittacks** more or less but in accordance to Sanction Plan it has actually admeasured as **13 (Thirteen) Kottahs** and **02 (Two) Chittacks** more or less equivalent to **888.51 Sq. M.** more or less, which is hereinafter referred to as the **Said Land** and the Municipal Holding Nos. of the **Said Landed Property** like Municipal Holding No. 122 & 122/4, Kabi Kiran Dhan Road (K.K.D. Road), P.O. - Bhadrakali, P.S. – Uttarpara, District – Hooghly within the local limits of Ward No. 12 of Uttarpara – Kotrung Municipality, Municipal Holding No. 122/1, Kabi Kiran Dhan Road (K.K.D. Road), P.O. - Bhadrakali, P.S. – Uttarpara, District – Hooghly within the local limits of ward No. 12 of Uttarpara – Kotrung Municipality, Municipal Holding No. 122/3, Kabi Kiran Dhan Road (K.K.D. Road), P.O. - Bhadrakali, P.S. – Uttarpara, District – Hooghly within the local limits of ward No. 12 of Uttarpara – Kotrung Municipality, Municipal Holding No. 122/2, Kabi Kiran Dhan Road (K.K.D. Road), P.O. - Bhadrakali, P.S. – Uttarpara, District – Hooghly within the local limits of Ward No. 12 of Uttarpara – Kotrung Municipality, Municipal Holding No. 122/4, Kabi Kiran Dhan Road (K.K.D. Road), P.O. - Bhadrakali, P.S. – Uttarpara, District – Hooghly within the local limits of ward No. 12 of Uttarpara – Kotrung Municipality, Municipal Holding No. 128/1, Kabi Kiran Dhan Road (K.K.D. Road), Post Office – Bhadrakali, Police Station – Uttarpara, District – Hooghly, Pin – 712 232 within the local limits of Ward No. 12 of Uttarpara - Kotrung Municipality, Municipal Holding No. 124, Kabi Kiran Dhan Road (K.K.D. Road), Post Office – Bhadrakali, Police Station – Uttarpara, District –

Hooghly, Pin – 712 232 within the local limits of Ward No. 12 of Uttarpara - Kotrung Municipality and Municipal Holding No. 127, Kabi Kiran Dhan Road (K.K.D. Road), Post Office – Bhadrakali, Police Station – Uttarpara, District – Hooghly, Pin – 712 232 within the local limits of Ward No. 12 of Uttarpara - Kotrung Municipality are adjacent of each other and those are amalgamated by and between themselves and finally came into a single Municipal Holding No. 122, Kabi Kiran Dhan Road (K.K.D. Road), Post Office – Bhadrakali, Police Station – Uttarpara, District – Hooghly, Pin – 712 232 within the local limits of Ward No. 12 of Uttarpara - Kotrung Municipality, which is more fully and particularly described in the **First Schedule** written hereunder and the Developer namely **M/S. MAHA NEER NIRMAN** a Partnership Firm obtained a Sanction Plan bearing No. SWS-OBPAS/1813/2022/0318 dated 10.12.2022 issued by the Chairman of Uttarpara – Kotrung Municipality started construction of a Five storied building consisting of several blocks, which are fully accommodate by several flats and spaces and the proposed Five storied named and known as “**MURARI NEER**” and those are collectively herein, hereinafter referred to as the **Said Property** and which are more fully and particularly described in the **First Schedule** written hereunder and the **Said Property** consisting of a residential flat bearing No. 303 at Third Floor and more detailed as the **Said Flat** and which is more fully and particularly described in the **Second Schedule** written hereunder and constructed with the specification as detailed in the **Third Schedule** written hereunder and Common areas and facilities of the **Said Property** detailed in the **Forth Schedule** written hereunder and Common Expenses for maintenances and decorations as well as other accessories of the said building detailed in the **Fifth Schedule** written hereunder and the Purchasers herein as an intending Purchaser of a self – contained lift facilitated and tiles flooring **Type - B** residential **Flat** at **Block A** of a Five storied building named and known as “**MURARI NEER**” from Developer’s Allocation bearing No. **303** on the **Third** Floor having Super Built – up area **695** Sq. Ft. consisting of Carpet Area 485 Sq. Ft. and Covered Area

556 Sq. Ft. more or less and intends to purchase the same at or for a lawful consideration of Rs. **22,58,750/-** (Rupees Twenty Two Lacs Fifty Eight Thousand Seven Hundred and Fifty) only and the Developer as well as Owners herein also agreed with them to sell the **Said Flat**, which is more fully and particularly described in the **Second Schedule** written hereunder and the Purchasers hereinabove as a nominee of the said Developer / Confirming Party herein entered into a Agreement for Sale dated 24.02.2025 with the Vendors hereinabove through the Developer / Confirming Party herein for delivery the **Said Flat** in the **Said Property** together with undivided, impartiable and proportionate share in the land underneath to the said Purchasers more fully and particularly described in the Second Schedule hereunder written, hereinafter referred to as the "**Said Flat**" at or for a valuable consideration of Rs. **22,58,750/-** (Rupees Twenty Two Lacs Fifty Eight Thousand Seven Hundred and Fifty) only on the terms and conditions therein set out.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the aforesaid Agreement for Sale dated 24.02.2025 and in consideration of the sum of Rs.4,52,000./- (Rupees Four Lacs and Fifty Two Thousand) only paid by the Purchasers to the Developer / Confirming Party hereinabove by Cheque as Earnest Money and in further consideration of the sum of Rs. **18,06,750/-** (Rupees Eighteen Lacs Six Thousand Seven Hundred and Fifty) only paid by Cheque & RTGS and in aggregating to Rs. **22,58,750/-** (Rupees Twenty Two Lacs Fifty Eight Thousand Seven Hundred and Fifty) only truly and lawfully paid on or before execution of this Deed by the Purchasers to the Vendors and the Developer / Confirming Party (the receipt whereof the Vendors and the Developer / Confirming Party doth hereby as also by Memo of Consideration appearing hereunder admit and

acknowledge and of and from the payment of the same and every part thereof acquit, exonerate, release and discharge the Purchasers, the **Said Flat**, the said proportionate share in the land, common parts and portions, easements and all other rights for ever), the Vendors doth hereby as absolute owners do hereby indefeasibly, grant, convey, sell, transfer, assign and assure and the said Developer / Confirming Party confirms the same to and unto the Purchasers **ALL THAT** the Said lift facilitated and tiles flooring **Type - B** residential **Flat** at **Block A** of a Five storied building named and known as “**MURARI NEER**” from Developer’s Allocation bearing No. **303** on the **Third** Floor having Super Built – up area **695** Sq. Ft. consisting of Carpet Area 485 Sq. Ft. and Covered Area 556 Sq. Ft. more or less which is more fully and particularly described in the **Second Schedule** hereunder written together with the undivided, proportionate and impartible share in the land, comprised in the said land, more fully and particularly, described in the First Schedule hereunder written also in the common areas and facilities more fully and particularly described in the **Fourth Schedule** hereunder written (hereinafter collectively referred to as the ‘Said Flat’) in free from all encumbrances, charges, trusts, attachments, liens and lispenses etc. unto and to the use of the Purchasers, absolutely and forever together with all liberties privileges and all rights of easements and appurtenances whatsoever attached to the **Said Flat**, or in any way appertaining thereto to be usually held, used or occupied therewith and all right, title, interest, claim, demand whatsoever of the Vendors and the Developer / Confirming Party into and upon the **Said Flat** and every part thereof **TO HAVE AND TO HOLD** the **Said Flat** hereby sold, conveyed, transferred unto and to the use of the Purchasers, their heirs, executors, administrators, successors, legal representatives and assigns absolutely and forever **NOTWITHSTANDING** any acts, deeds

or things herein before done, executed or knowingly, suffered to the contrary and the Vendors and the Developer / Confirming Party declare that they are now lawfully and absolutely seized and possessed of the **Said Flat** as described in the Second Schedule written hereunder, in free from all encumbrances, charges, attachments, trusts, liens and lispendenses etc. whatsoever and the **Said Flat** is not a Debottar or Pirottar property and the same is not within the Wakf Estate and not hit by the Urban Land (Ceiling and Regulation) Act, 1976 and not affected by any scheme of the Government or any Statutory Authority and neither notified to be acquired by the Land Acquisition or Requisition Act nor vested or charged in any way or manner whatsoever and the Vendors have full power and absolute authority to sell, transfer and convey the **Said Flat** together with all easements and rights of ingress and egress at all times for the beneficial use of the Purchasers and the said Purchasers will hereafter peacefully and quietly hold, possess and enjoy the **Said Flat** in khas as sixteen annas owners thereof with the absolute right to mutate the Purchasers' name in the records of the Uttarpara - Kotrung Municipality and other Government Departments and having full power and absolute authority to sell, transfer, gift, mortgage, convey or deal with the **Said Flat** in any way or manner whatsoever without any lawful eviction, claim, interruption or demand whatsoever from any quarter or quarters which the Vendors and the Developer / Confirming Party hereto have confirmed the same.

THIS INDENTURE WITNESSETH as follows:

The Vendors and the Developer / Confirming Party do and each of them doth hereby covenant with the Purchasers as follows:

- (a) The interest which the Vendors and the Developer / Confirming Party do hereby profess to transfer, subsist and that they have good, marketable, title, right full and absolute authority to grant, convey, transfer, assign, confirm and assure their respective rights, interests in the **Said Flat** and in the undivided, proportionate and impartible share in the said land and in the common portions, common passages and / or easements, rights, electrical installations, sewers, water connection and other parts, paths, passages installations / erection and all other rights and facilities in the said land and building hereunder granted, conveyed, transferred and assured unto the Purchasers in the manner aforesaid.
- (b) It shall be lawful for the Purchasers for time to time and at all times hereafter to enter into and upon and enjoy the **Said Flat** together with undivided, proportionate and impartible share in the said land and common areas and facilities and / or easements, rights, electrical installations, sewers, water connection and other parts, paths, passages in the said building and every part thereof and to receive rents, profits arising thereof without any interruptions, disturbances, claims or demands whatsoever from or by the Vendors or the Developer / Confirming Party or any person or persons, claiming under them.
- (c) The **Said Flat** and the undivided, proportionate and impartible share in the said land and also in the common areas and facilities, electrical installations, other common paths and passages and all other easements rights of the building hereby conveyed, discharged are freed from all sorts of encumbrances, trusts, liens, lispenses, attachments etc. whatsoever save and except those expressly mentioned herein before.

- (d) The Vendors and the Developer / Confirming Party and every person claiming under them shall from time to time and at all times hereafter, upon every reasonable request and at the cost and expenses of the Purchasers make, do, acknowledge, execute and perform all such further and other lawful and reasonable acts, deeds, pertaining to the **Said Flat** and portions unto the Purchasers in the manner as aforesaid.

- (e) The Vendors and the Developer / Confirming Party further covenant with the Purchasers that the Vendors and the Developer / Confirming Party shall at the request and at the cost of the Purchasers do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the **Said Flat** and every part thereof and the Vendors and the Developer / Confirming Party have this day simultaneously with the completion of the sale by the execution of these presents relinquished their rights, title and interests into and over the **Said Flat**, described in the Second Schedule below, in favour of the Purchasers, absolutely and forever.

- (f) The Developer / Confirming Party has constructed and completed the **Said Flat** in accordance with the said sanctioned plan with all fittings and fixtures described in the Third Schedule hereunder written.

THE PURCHASERS DOES HEREBY COVENANT WITH THE VENDORS AND THE DEVELOPER / CONFIRMING PARTY as follows:

- (a) The Purchasers shall use the Said lift facilitated and tiles flooring **Type - B** residential **Flat** at **Block A** of a Five storied building named and known as

“MURARI NEER” from Developer’s Allocation bearing No. **303** on the **Third** Floor having Super Built – up area **695** Sq. Ft. consisting of Carpet Area **485** Sq. Ft. and Covered Area **556** Sq. Ft. more or less lying and situated at Municipal Holding No. 122, Kabi Kiran Dhan Road (K.K.D. Road), Post Office – Bhadrakali, Police Station – Uttarpara, District – Hooghly, Pin – 712 232 within the local limits of Ward No. 12 of Uttarpara - Kotrung Municipality, for the residential purposes only.

- (b) The Purchasers shall pay from the date of the possession of the **Said Flat** the proportionate share of common expenses described in the Fifth Schedule hereunder written and / or lawful charges and no abatement shall be allowed in respect of the **Said Flat** on use and enjoyment of the same. Any default on the part of the Purchasers to pay their share of common expenses or any part or portion thereof as stated in the said Fifth Schedule shall be treated as debt recoverable under due process of law.
- (c) The Purchasers shall be a member of association consisting of all Purchasers and / or occupiers of the said building and for the purpose of their management, administration, maintenance shall do necessary acts and deeds in accordance with the rules and regulations to be framed by such association. Until formation of such Owners' Association, the management, administration, maintenance and all other jobs incidental thereto shall rest with and executed by the Developer / Confirming Party herein.
- (d) The Purchasers shall maintain at his own cost the **Said Flat** in good and habitable state of order and condition and shall abide by all laws, bye-

laws, rules and regulations of the Government authorities, Municipality, Local bodies and / or any other authority.

- (e) The Purchasers shall not make any structural additions and alterations in the **Said Flat** and / or erect brick partition or keep any heavy articles, plant any tree by storing earth on the floor or in any other place of the building without prior written consent of the Association of flat owners in the said building. The installation of refrigerator, water cooler or any household furniture by the Purchasers shall not require such permission. However, if the Purchasers desire to install individual air-conditioning unit, they shall have to obtain prior written consent of the Association, so as not to impair the beauty or elevation of the building or to damage the same.
- (f) The Purchasers shall have equal right, claim, demand and title to use the roof of the building with all other flat owners and / or co-sharers of the building.
- (g) The Purchasers shall not keep nor store in the **Said Flat** any explosive or combustible article excepting the cooking gas or do anything which shall be or constitute any nuisance or annoyance to the occupiers of other flats, in the said building.
- (h) After the possession of the **Said Flat** is handed over to the said Purchasers, if any additions or alterations in or about the **Said Flat** or building is required to be carried out at the instance of the Government Authority or any other competent authorities the same shall be carried out by the Purchasers in co-operation with the other Purchasers and / or

occupiers of other flats / shops / spaces in the said building at their own costs and risks.

- (i) The Purchasers shall have no right, title and interest in other parts or portions of the said building.
- (j) The Purchasers at his own costs shall take separate meter for consumption of electricity for the **Said Flat** and shall be ready to pay the proportionate charges for enjoyment of electricity in the common areas, paths and passages.
- (k) The Purchasers shall not throw or accumulate any rubbish or refuse articles in any portion except the place to be determined by the Owners' Association in the said building.
- (l) The Purchasers shall not affix any signboard, nameplate in the common portion or outside wall of the building, but can display decent nameplate at the outside of the main entrance of the flat.
- (m) The Purchasers shall not affix or draw any wire, cables, pipes from and / or through outside walls of the building or flat and shall install his own meter at the common space / area provided therefore.
- (n) The Purchasers shall use all the common facilities commonly with other flat owners and the common service and portions in the building shall be considered as provided in the West Bengal Apartment Ownership Act, 1972.

- (o) That the said property consisting of the multi-storied building is always be called and known as " **MURARI NEER** " and the Purchasers have no right to change the name of the said building.
- (p) At all reasonable times upon prior notice in writing of 24 hours the Purchasers shall allow the men masons and mechanics appointed by the Owners' Association or the Developer / Confirming Party herein to enter into the **Said Flat**, to maintain common services, if required.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the "**Said Property**")

ALL THAT a piece and parcel of Revenue Paying Riyati Rights Bastu Land admeasuring 12 (Twelve) Kottahs 10 (Ten) Chittacks and 10 (Ten) Sq. Ft. more or less but as per record admeasured as 13 (Thirteen) Kottahs and 08 (Eight) Chittacks more or less but in accordance to Sanction Plan it has actually admeasured as 13 (Thirteen) Kottahs and 02 (Two) Chittacks more or less equivalent to 888.51 Sq. M. more or less along with proposed Five storied building namely "**MURARI NEER**" having several blocks and consisting of several flats and spaces therein lying and situated Mouza – Bhadrakali, J.L. No. 09, C.S. Khatian No. 67, R.S. Khatian Nos. 2315, 1496, 858 & 1858, R.S. Dag Nos. 2699, 2699/5618 & 2700, L.R. Dag Nos. 4734, 4982, 4981, 4731, L.R. Khatian No. 4470 and Hal L.R. Khatian Nos. 10678, 10729, 10458, 10358, 11550, 11551, 7678, 9247, 11482, 11483 & 11484 and at Municipal Holding No. 122, Kabi Kiran Dhan Road (K.K.D. Road), P.O. – Bhadrakali, P.S – Uttarpara, District – Hooghly, Pin – 712 232 within the local limits of Ward No. 12 of Uttarpara – Kotrung Municipality and also within the Registration Jurisdiction of A.D.S.R. - Uttarpara, Hooghly previously A.D.S.R. - Serampore, Hooghly, D.S.R. – II, Hooghly, A.R.A. – Kolkata and within the Administration of B.L. & L.R.O. Serampore, Hooghly **TOGETHER WITH** each and every

easementary and other rights attached therewith and thereto alongwith the right to use paths and passages attached therewith and thereto and therein and butted and bounded by:

ON THE NORTH	:	Municipal Road.
ON THE SOUTH	:	House of Pabitra Dey & Mr. Dutta.
ON THE EAST	:	Municipal Road.
ON THE WEST	:	House of Bijay Das & Mr. Ganguly.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the "**Said Flat**")

ALL THAT a piece and parcel of one self – contained lift facilitated and tiles flooring **Type - B** residential **Flat** at **Block A** of a Five storied building named and known as “**MURARI NEER**” from Developer’s Allocation bearing No. **303** on the **Third** Floor having Super Built – up area **695** Sq. Ft. consisting of Carpet Area **485** Sq. Ft. and Covered Area **556** Sq. Ft. more or less lying and situated at Municipal Holding No. 122, Kabi Kiran Dhan Road (K.K.D. Road), Post Office – Bhadrakali, Police Station – Uttarpara, District – Hooghly, Pin – 712 232 within the local limits of Ward No. 12 of Uttarpara - Kotrung Municipality having Double Bedroom, Verandah, Kitchen, Dinning / Living and Double Toilet along with the undivided proportionate and impartiable share or interest of the land underneath of the **Said Property** described in the First Schedule written hereinabove constructed as per specification mentioned in the Third Schedule written hereunder including all rights to use Common Portions of the building mentioned in the Fourth Schedule written hereunder and delineated by the border **RED** at Map / Plan annexed herewith and also right to use each and every easementary and other right attached therewith and thereto and butted and bounded by:

ON THE NORTH	:	Open to Sky.
ON THE SOUTH	:	Flat No. 302.
ON THE EAST	:	Partly by Flat No. 304 and Partly by Stair & Lift.
ON THE WEST	:	Open to sky.

THE THIRD SCHEDULE ABOVE REFERRED TO
(Specification of the **Construction**)

FOUNDATION	: R.C.C. isolated Column Footings tied at Ground level.
SUPER STRUCTURE	: R.C.C. frames structure.
WALLS	
FLOORS	: Vetrified tiles and 4 (Four) inch high skirting on all sides.
DOORS:	: Sal wood frames, Commercial flash door, waterproof P.V.C. door shall be provided in toilet.
WINDOWS	: Aluminium windows with glass panel including integrated M.S. Grills.
KITCHEN	: Black stone cooking platform, one sink with tap, three feet high glazed tiles over cooking platform.
SANITARY TOILET	: ANTISCRIT flooring, glazed tiles dado upto 5'6" high from level including 6" high skirting on all sides, 2 taps, 1 shower and Indian type W.C. pan with one tap and low down flushing cistern will be provided.
EXTERNAL PLUMBING & SANITARY FIXTURES	: All external soil, vent and waste water P.V.C. will be provided.
WATER SUPPLY	: 24 hours water supply, distribution line from overhead tank to be filled up by electronic jet pump from deep tube well.
WALLS	: All inside walls of the flats finished with Putty.
ELECTRICALS	: Each Bedroom – 5 points. Each Kitchen – 3 points. Each Toilets – 2 points. Each din – 4 points.
WATER SUPPLY	: Water supply by deep tube well with plumbing arrangement to overhead tank in roof.
TRANSFORMER	: Arrangement for installation of L.T. & H.T. transformer if suggested by CESC the cost of area for transformer room should be borne by the owners / buyers.
EXTRA WORK CHARGES	: i. AC Points (per point) – Rs. 20,000/- ii. CESC Meter – Rs. 20,000/- iii. R.C.C. Loft (per S.f.t.) – Rs. 800/- iv. Box window Rs. 8,000/- (per window)

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Particulars of **Common Portions**)

1. AREA:

- a) Boundary walls, open and / or covered path and passages.
- b) Lobbies, staircase and landings.
- c) Roof of the proposed buildings.
- d) Lift & Lift peat.

2. WATER & PLUMBING:

Water pumps, water reservoirs, water tanks, water pipes (save and those inside any unit) and deep tube well.

3. ELECTRICAL INSTALLATION:

Wiring and assemblies for lighting of the Common portion and wiring from the electrical sub-station to one point insides or at the main gate of each unit.

4. DRAINS etc.:

Drains sewers and pipes.

5. OTHER: Other area which is used for common purposes.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(Particulars of **Common Expenses**)

Cost, expenses outgoings and obligations for all Purchasers are liable to pay proportionate contributions

- 1. The expenses of maintaining, repairing, re-decorating and renewing the main structure and in particular there of drainage system, rain water discharge arrangements, water supply system from the point of pumps to reservoir sanitary pipes, electric wire in under or upon the building entrance passages, stair cases, landing and all other common areas and facilities.
- 2. The cost of cleaning and lighting the entrance to the building, the passage.
- 3. Cost of repairing, painting and decorating the exterior surface of the said building.
- 4. All rates and taxes Govt. Levies, outgoings, surcharges and impositions now in force or May hereafter be imposed on the said premises including interest or penalty accrued thereon.
- 5. Salary, wages, fees and remuneration of Darwans, lawyers, engineers etc.

IN WITNESSES WHEREOF the Parties hereunto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the within named **VENDORS** at

Uttarpara, Hooghly, in the presence of:

WITNESSES:

1.

2.

As a true and lawful Constituted Attorney of:

1. **AMIT ROY CHOWDHURY**
2. **ASIT ROY CHOWDHURY**
3. **SHYMAL @ SHYAMAL ROY CHOWDHURY**
4. **PRATIMA ROY CHOWDHURY,**
5. **AMAR ROY CHOWDHURY**
6. **MISS SHILA DEY,**
7. **ANIRBAN MUKHERJEE,**
- 8a. **CHAITALI NANDI @ KARMAKAR,**
- 8b. **SASWATI KARMAKAR**
- 8c. **BARNALI CHATTERJEE**

SIGNED, SEALED AND DELIVERED

by the **PURCHASERS** at Uttarpara,

Hooghly, in the presence of:

WITNESSES:

1.

2.

SIGNED, SEALED AND DELIVERED by the

DEVELOPER / CONFIRMING PARTY

at Uttarpara, Hooghly, in the presence of:

WITNESSES:

1.

2.

Drafted by:

(Amarnath Dhar), Advocate.

City Civil Court, Kolkata.

Enrol. No. WB/109/1995.

Typed by:

(T. Sadhukhan), Salkia, Howrah.

RECEIVED of and from the within named **PURCHASERS** the within mentioned sum of Rs. **22,58,750/-** (Rupees Twenty Two Lacs Fifty Eight Thousand Seven Hundred and Fifty) only by following ways towards the full and final consideration of the **Said Flat**.

..... Rs. 22,58,750/- /-
Total : Rs. 22,58,750/-

MEMO OF CONSIDERATION

Dated	Particulars	Drawn From	Amount (Rs.)
24.02.2025	By Cheque No. 335124	SBI, Uttarpura Br.	4,52,000/-
		TOTAL	Rs.: 22,58,750/-

(Rupees Twenty Two Lacs Fifty Eight Thousand Seven Hundred and Fifty) only.

DEVELOPER / CONFIRMING PARTY)

WITNESSES:

- 1.
- 2.