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पश्चिम बंगाल WEST BENGAL

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certified that the document in admitted
to registration. The signature sheet
and endorsement sheets attached to
the document are the part of the
document.

Additional District Sub-Registrar
Belghoria, 24 Pgs. (44)

27 AUG 2021

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT made this 27th day
of August, 2021,

BETWEEN

17 AUG 2021

17 AUG 2021

105372

Arup Ray Chowdhury Aet

55087-124

NAME.....
ADD.....
Rs.....
17 AUG 2021
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1



Tapas Dey

S/o Late Sushil Dey

150, Profulla Nandan

P.O. & P.S. - Belghoria

Kolkata - 700056

Service

Addl. District Sub-Registrar
Belghoria, 24 Pgs. (N)

27 AUG 2021

(1) **SRI TARUN KUMAR MUKHERJEE**, (PAN : ANXPM9601P), (AADHAAR NO. 924327081909), son of Late Narendra Chandra Mukherjee, by faith Hindu, Citizen of India, occupation retired, residing at Duke Garden, Crown Block 1A, R.B. 29, Raghunathpur, Kazi Nazrul Islam Sarani, (VIP Road), Teghoria, P.O. and P.S. Baguihati, Kolkata - 700059, District North 24-Parganas, and (2) **SRI SHEELADITYA TAPAS KUMAR MUKHERJEE**, (PAN : AJIPM8094R), (AADHAAR NO: 738685068349), son of Late Narendra Chandra Mukherjee, by faith Hindu, Citizen of India, by occupation service, residing at 19, Udaypur Road, Dakshin Nimta, P.O. & P.S. Nimta, Kolkata - 700049, District North 24-Parganas, hereinafter jointly called and described as the **OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean include their respective heirs, executors, administrators and legal representatives) of the **ONE PART**;

A N D

IM CREATIONS, (PAN: AGKPM9815F), a Proprietorship Concern, having its office at 1/1, Nagen Bhattacharjee Lane, P.O. & P.S. Belghoria, Kolkata - 700056, District North 24-Parganas, represented by its sole Proprietor **SHRI INDRANIL MUKHERJEE**, (PAN: AGKPM9815F), (AADHAAR NO: 764919674881), son of Sri Bimalendu Mukherjee, by faith Hindu, Citizen of India, by occupation business, residing at 81/1, M.B. Road, P.O. & P.S. Nimta, Kolkata - 700049, District North 24-Parganas, hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office) of the **SECOND PART**;

WHEREAS one Sanat Sing Khaliya, was the absolute owner of certain area of land including the land in Mouza Uttar Nimta, J.L. No. 2, R.S. No. 102, Touji Nos. 172, 173, 63 and 163, under P.S. formerly Dum Dum at present Nimta, District formerly 24-Parganas at present North 24-Parganas;

AND WHEREAS the said Sanat Sing Khaliya, who was a Hindu Governed under the Mitakshara School of Law, died intestate leaving behind his widow namely Indar Kaur, only son namely Gopal Sing Khaliya, three sons of Gopal Sing Khaliya namely Surender Pal Sing, Mahinder Sing and Balbir Sing, one son and one daughter of Surender Pal Sing namely Raja Sing and Miss. Kiran Raj Kaur and one son of Mahinder Sing namely Rana Sing as his legal heirs and heiresses under the Hindu Succession Act and they became the absolute joint owners of the said land;

AND WHEREAS on 6th December, 1961 by a Deed of Conveyance registered in the Office of the District Registrar at Alipore and recorded in Book No. I, Volume No. 82, Pages 139 to 168, Being No. 3323 for the year 1961 and made by and between the said Gopal Sing Khaliya and others therein described as the Vendors of the One Part and Ajit

Kumar Singh, therein described as the Purchaser of the Other Part the said Vendors for a valuable consideration mentioned therein sold, conveyed and transferred the said land in Mouza Uttar Nimta, J.L. No. 2, R.S. No. 102, Touji Nos. 172, 173, 63 and 163, under P.S. formerly Dum Dum at present Nimta, District formerly 24-Parganas at present North 24-Parganas and seized and possessed the same free from all encumbrances, charges, liens, etc.;

AND WHEREAS on 27th November, 1978 by a Deed of Conveyance registered in the Office of the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No. 156, Pages 155 to 159, Being No. 6841 for the year 1978 and made by and between the said Sri Ajit Kumar Singh, therein described as the Vendor of the One Part and Sri Saila Ghosh and Sri Joydeb Ghosh, therein jointly described as the Purchasers of the Other Part the said Vendor for a valuable consideration mentioned therein sold, conveyed and transferred a portion of the said land measuring 6 Kathas 4 Chataks be the same a little more or less which includes the land measuring 13 Chataks 15 Sq. Ft. be the same a little more or less in the common passage to the east of the said land the said land measuring 6 Kathas 4 Chataks be the same a little more or less which on actual psychical measurement comes to 5 Kathas 6 Chataks 30 Sq. Ft. be the same a little more or less as the said portion of land has been merged with the common Passage to the east of the said land in Mouza Uttar Nimta, J.L. No. 2, R.S. No. 102, Touji Nos. 172, 173, 63 and 163, under P.S. formerly Dum Dum at present Nimta, District formerly 24-Parganas at present North 24-Parganas and seized and possessed the same free from all encumbrances, charges, liens, etc.;

AND WHEREAS on 6th April, 1981 by a Deed of Conveyance registered in the Office of the Additional District Sub-Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No. 97, Pages 1 to 6, Being No. 3350 for the year 1981 and made by and between the said Sri Saila Ghosh and Sri Joydeb Ghosh, therein jointly described as the Vendors of the One Part and Sri Narendra Chandra Mukherjee, therein described as the Purchaser of the Other Part the said Vendors for a valuable consideration mentioned therein sold, conveyed and transferred the said land measuring 5 Kathas 6 Chataks 30 Sq. Ft. be the same a little more or less in Mouza Uttar Nimta, J.L. No. 2, R.S. No. 102, Touji Nos. 172, 173, 63 and 163, under P.S. Nimta, District North 24-Parganas and seized and possessed the same free from all encumbrances, charges, liens, etc.;

AND WHEREAS on 26/07/1991 the said Narendra Chandra Mukherjee, who was a Hindu Governed under the Dayabhaga Hindu School of Law, died intestate, leaving behind his widow namely Smt. Sadhana Mukherjee and four sons namely Sri Tapan Kumar Mukherjee, Sri Tarun Kumar Mukherjee, Sri Kalidas Chandra Mukherjee and Sri Sheeladitya Tapash Kumar Mukherjee, as his legal heirs under the Hindu Succession Act,

1956 and each being entitled to the undivided 1/5th (one fifth) part or share in the said property;

AND WHEREAS the said Smt. Sadhana Mukherjee who was also a Hindu Governed under the Dayabhaga Hindu School of Law, died intestate, on 14/03/2019 leaving behind her said four sons namely the said Sri Tapan Kumar Mukherjee, Sri Tarun Kumar Mukherjee, Sri Kalidas Chandra Mukherjee and Sri Sheeladitya Tapash Kumar Mukherjee, as her legal heirs under the Hindu Succession Act, 1956 and each being entitled to the undivided 1/4th (one fourth) part or share in the said property and seized and possessed the same free from all encumbrances, charges, liens, etc.;

AND WHEREAS on 18th August, 2021 by a Deed of Gift registered in the office of the Additional District Sub Registrar at Belghoria and recorded in Book No. I, Volume No. 1526-2021, Page From 126733 to 126761, Being No. 152603520 for the year 2021 and made by and between the said Sri Kalidas Chandra Mukherjee and Sri Tapan Kumar Mukherjee therein jointly described as the Donors of the One Part and the said Sri Tarun Kumar Mukherjee the Owner No. 1 herein and therein described as the Donee of the Other Part the said Donors out of their natural love and affection for the said Donee, and also for the purpose of making provisions for the said Donee the said Donors gave, devised and bequeathed of their respective undivided 1/4th (one fourth) part or share of the said property which together comes out to be the undivided 1/2 (half) part or share of the said property in Mouza Uttar Nimta, R.S. and L.R. Dag No. 3039, under R.S. Khatian No. 1390, L.R. Khatian No. 682, Holding No. 531 (327), under Ward No. 26 at M.B. Road, within North Dum Dum Municipality, Police Station Nimta, District North 24-Parganas fully described in the Schedule thereunder written and delineated in the map or plan thereto annexed and thereon enclosed within 'Red borders';

AND WHEREAS in the events that have happened the said Sri Tarun Kumar Mukherjee the Owner No. 1 herein thus becomes the Owner of the Undivided 3/4th (three fourth) Part or share in the said property and the said Sri Sheeladitya Tapash Kumar Mukherjee the Owner No. 2 herein thus becomes the Owner of the Undivided 1/4th (one fourth) Part or share in the said property;

AND WHEREAS in the events that have happened the said Sri Tarun Kumar Mukherjee and Sri Sheeladitya Tapash Kumar Mukherjee the Owner Nos. 1 and 2 herein thus become the absolute joint owners and absolutely seized and possessed of or otherwise well and sufficiently entitled in fee simple in possession free from all encumbrances to the said land measuring 5 Kathas 6 Chataks 30 Sq. Ft. in Mouza Uttar Nimta, R.S. and L.R. Dag No. 3039, under R.S. Khatian No. 1390, L.R. Khatian No. 682, Holding No. 531 (327), under Ward No. 26 at M.B. Road, within North Dum Dum Municipality, Police Station Nimta, District North 24-Parganas fully mentioned in the

FIRST SCHEDULE hereunder written and hereinafter called and referred to as the said land;

AND WHEREAS the Owners have approached the Developer to undertake the planned development of their said land by constructing new multistoried building thereon comprising of several self-contained residential flats, garages, shop rooms etc. on ownership basis according to the sanctioned building plan from its own financial resources and endeavor on the terms and conditions agreed herein and contained hereunder;

AND WHEREAS the Developer has agreed with the proposal of the owners and undertake the planned development on the said land by constructing a new building thereon comprising of residential flats, garages, shop rooms etc. according to the building plan to be sanctioned by the Municipality from its own financial resources and endeavor on the terms and conditions agreed herein and contained hereunder and also the Owners have agreed to allow, authorize, empower, entrust and permit the Developer herein to do so on the terms and conditions hereinafter contained.

NOW THIS AGREEMENT WITNESSETH that in pursuance of this Agreement, the parties hereto have agreed for development and for constructing the said 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 - I : DEFINITIONS :

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

I. **THE SAID PROPERTY:** shall mean and include the homestead land measuring 5 (five) Kathas 6 (six) Chataks 30 (thirty) Sq. Ft. be the same a little more or less in Mouza Uttar Nimta, in R.S. and L.R. Dag No. 3039, under R.S. Khatian No. 1390, L.R. Khatian No. 682, Holding No. 531 (327), under Ward No. 26 at M.B. Road, within North Dum Dum Municipality, Police Station Nimta, District North 24-Parganas, fully described in the **FIRST SCHEDULE** hereunder written.

II. **THE NEW BUILDING :** shall mean and include the new proposed multi-storied (G+4) building consisting of several residential flats, garages, shop rooms etc. The name of the building shall be "HRIDISROTA"

III. **THE SAID LAND SHALL MEAN :** the total land contained in "The said property"

IV. **SANCTIONED BUILDING PLAN :** shall mean and include the plan for construction of the proposed new building and/or other structures which shall be sanctioned by the North Dum Dum Municipality and/or other appropriate authority or authorities on the maximum permissible floor area ratio available under the building rules

and laws and shall include any amendments thereto and/or modification, elevations, designs, maps, drawing and other specification thereof as may be made from time to time for construction of the proposed building and only in accordance of which the said building shall be constructed.

V. **COMMON AREAS AND FACILITIES** : shall include the common areas and facilities in the building for use of the Owner/Developer and all occupiers of flats and spaces of the building as described in the **THIRD SCHEDULE** hereunder written;

VI. **CONSTRUCTION AREA**: shall mean the total construction areas as may be sanctioned by the Municipality and/or any such authority/authorities in power to govern the same.

VII. **OWNERS**: shall mean the Owners' named above and including their respective legal heirs, representatives etc.

VIII. **DEVELOPER/PROMOTER**: shall mean the Developer's name above and include its legal representatives, administrators and assigns and successor/s in office.

IX. **PURCHASER**: shall mean and include any person, persons, individual, company, Partnership Firm etc. interested in purchasing flats, garages, shops etc. in the new building at the said premises.

X. **OWNERS' PORTION/CONSIDERATION**: shall mean 50% (fifty percent) of the covered area of the building which comprising of 3 (three) Garages and 2 (two) Shop Rooms in the ground floor and 4 (four) residential Flats on the first floor and second floor together with the proportionate share and/or interest in the land and the common areas and facilities.

The Owner's portion shall be distributed in accordance with the provisions mentioned in the **THIRD SCHEDULE** (I) hereunder written.

The Developer ensures that the Owner's portion shall be made in the manner as specified in the **FOURTH SCHEDULE** hereunder written.

XI. **DEVELOPER'S PORTION**: shall mean 50% (fifty percent) of the covered area of the building which comprising of 3 (three) Garages and 2 (two) Shop Rooms in the ground floor and 4 (four) residential Flats on the first floor and second floor together with the proportionate share and/or interest in the land and the common areas and facilities in accordance with the provisions mentioned in the **THIRD SCHEDULE** (II) hereunder written.

XII. **ENCUMBRANCES**: shall mean charges, liens, lispendense, claims, liabilities, trusts, demands, acquisitions or requisitions of Government and Public Authorities.

XIII. **SINGULAR NUMBER**: shall include the plural and vice-versa.

XIV. **MASCULINE**: shall mean and include feminine and vice versa.

XV. **COVERED AREA:** shall mean the total covered area together with the proportionate share of stair, lobby, passage, etc.

XVI. **FLAT AREA:** shall mean covered area plus proportionate share of the stair case, lobby/passage area and thereafter 25% shall be added which shall be considered as super built up area.

XVII. **SHOP ROOM AREA:** shall mean covered area plus 25% shall be added which shall be considered as super built up area.

XVIII. **GARAGE AREA:** shall mean only Covered area.

ARTICLE - II : OWNERS' REPRESENTATION & INDEMNITY ON TITLE :

i) The Owners hereby declare that they are the joint Owners of the said property mentioned in the **First Schedule** hereunder and the same is free from all encumbrances and the Owners have a good and marketable title in respect thereof and there is no impediment to the development of the said property and/or entrusting the work of the construction of the building to the Developer in the manner as herein agreed upon. Furthermore, Owners also declare that the said property is in their absolute possession and occupation. The Owners also declare that they shall be sole responsible if any time it appears that the title and/or ownership of the said property is defective.

ii) The original title deeds, Tax Receipt and other relevant original Documents, in respect of the said property shall be kept with and/or in the custody of the Developer.

iii) The Owners agree that after the execution of this Agreement the Owners shall not in any manner encumber, mortgage, sell, transfer, let out or otherwise deal with or dispose of the said property or portion thereof except in the manner as herein expressly provided.

iv. The Owners hereby also undertake and declare that they are the absolute Owners of the said property and the property is free from all encumbrances charges etc., and the Developer shall be entitled to construct and complete the new building on the said property as per the plan to be sanctioned by the Municipality and to retain and enjoy the Developer's portion therein without any interruption or interference from the Owners or any person or persons lawfully claiming through or under the Owners and the Owners hereby undertake to indemnify and keep the Developer indemnified against all losses, damage, costs charges and expenses incurred as a result of any breach of these undertaking or declaration.

v. The Owners shall make the said property available to the Developer immediately on execution of these presents for the development and construction of the building.

vi. Simultaneously with the execution of these presents, the Owners shall execute a registered Power of Attorney in favour of the Developer whereby the Developer shall be

authorised to represent the Owners before the Municipality, or any other authority or authorities and to sign any application, scheme, map, drawing or any other writing in this behalf and to sell the Developer's portion in the said newly constructed building to the intending purchaser or purchasers according to their choice and to do all acts authorised by the said power of attorney.

vii. The Owners hereby also undertake and declare that the Developer shall be entitled to apply before the Municipal authority for amalgamation of the said land with the adjacent land/lands.

viii. The Owners hereby also undertake that they will take all responsibility for mutation their names in the Books and Records of Municipality and mutate their names also in the Record of B.L. & L.R.O. but the costs and expenses shall be borne by the Developer. The character of the said land is now recorded as Danga in the Record of Right and the Owners undertake that they will take all responsibility for conversion of the said land from Danga to Bastu so that the Plan can be sanctioned by the Municipality and similarly the costs and expenses shall be borne by the Developer for such conversion.

ARTICLE - III : DEVELOPER'S REPRESENTATION :

- i) The Developer hereby undertakes to construct the new building in accordance with the sanction plan at its own costs.
- ii) In carrying out the said development work and/or construction of the new building the Developer shall keep the Owners indemnified from and against all third party claims or compensations and actions due to any act of omission or technical defect of the contractor or any accident in or related to the construction of the building for which the entire legal responsibility shall be of the Developer.

ARTICLE - IV : EXPLOITATION RIGHT :

The Developer shall get the Building Plan prepared by a duly licensed building Architect as stated hereinabove for the construction of the building and submit the same to the Municipality for necessary sanction and/or permission and/or clearance and/or approval as may or shall be required for the construction of the new multistoried building in the said property and also to get the same duly sanctioned and/or approved. The Developer shall be entitled to take all such change or modifications in the plan or plans from time to time as may be required by the Municipality or the Government or any other authority or to comply with such sanction, permission, clearance and approval as aforesaid. All costs, expenses and payments required for the preparation and sanction of the plan and all other incidental expenses for the above noted purposes stated hereinabove shall be paid and borne by the Developer. The Developer shall be entitled to

all refunds of payments and/or deposits made by the Developer to any authority firm or person(s).

ARTICLE - V : BUILDING :

- i) The Developer shall at its own costs construct the building in or upon the said property without any hindrance or disturbance by or on behalf of the Owners or any person claiming under them.
- ii) The Developer shall be entitled at its own cost to apply for and obtain temporary and/or permanent connection of water, sewage, electricity power to the building and other public utilities and facilities to the said property during the period of construction. The Owners or their legal heirs shall sign, execute and deliver all papers and applications signifying their consent and approval to enable the Developer to obtain such public utility service and facilities.
- iii) The Developer hereby undertake to prepare the building plan and keep it ready for submission before the authorities concerned for the sanction thereof and offer the Owners' allocated portion to the Owners within 36 (thirty six) months from the date of sanction of the building Plan (subject however that the Owners shall handover the vacant possession of the land prior to the sanction of the building plan and also handover the Mutation certificate and conversion certificate of the said land) unless prevented by circumstances beyond its control. In such eventualities the time shall be reasonably extended by the Owner but not exceeding in addition of six months.
- iv) Simultaneously with the execution of this agreement, the Owners shall execute a registered Power of Attorney in favour of the Developer authorizing them or their agent to sell the Developer's portion in the said newly constructed building to the intending purchaser or purchasers according to their choice and to do all acts authorized by the said power of Attorney.
- v) That the Developer shall have the liberty to enter into agreement with the prospective buyers of the flats, shops, garages etc. excepting the Owners' portion in the proposed building with proportionate undivided share or interest in the land on which the proposed building will be constructed by the Developer and to receive all the sale proceeds thereof and the Owners shall not have any claim whatsoever on the same or any part thereof.
- vi) The Developer shall be entitled to give possession and shall execute and register the requisite deed of conveyance or conveyances in favour of each the intending Purchaser or Purchasers as per agreement for sale which are to be entered in between the Developer and the intending Purchaser or Purchasers and the Owners shall be debarred from demand or claiming for any consideration money or value in respect of the land or

anything attached thereto from the Developer and/or from the intending Purchaser or Purchasers.

vii) The Developer shall pay all outstanding arrears of Municipal Taxes and other outgoings if any in respect of the said land. The Developer shall also pay the Municipal and other Government rents and taxes from the date of handing over possession of the said land from the Owners and the Owners shall be liable for proportionate taxes and rents to the Government only in respect of their share as mentioned above as Owners' allocation upon getting possession of their share of allocation of the building.

viii) The Developer shall be entitled to put its sign boards on the said land stating the name of the Developer, their address and other particulars as may be required from the date of execution of this agreement. The Developer has the right to advertise in news papers, magazines, T. V. or any manner whatsoever in the name of the firm for publicity and sale of flats, shops, garages or other spaces which shall within the Developer's allocation in the said New Building.

ix) That the Developer shall at its own costs and expenses demolish the existing building in the said land and sell the building materials to any person or persons at its sole discretion and take the sale proceeds.

ARTICLE – VI : CONSIDERATION & SPACE ALLOCATION :

i) Upon completion of the construction of the new building the Owners shall be allotted the Owners' portions including common area and facilities and upon completion of construction of the new building the Developer's portion shall belong to the Developer exclusively and the developer shall be entitled to deal with and dispose of the residential flats and other spaces of their portion together with the proportionate share or interest in the land, common areas and other facilities.

ii) The Owners shall be entitled to transfer or dispose of the Owners' portion of the building or right to use with other owner of the Building with the common areas and facilities situated thereon with the exclusive right to deal with, enter into agreement for sale and transfer of the same without any rights, claim demand, interest and whatsoever or howsoever of the Developer and any person or persons lawfully claiming on their behalf shall not in any way interfere with and disturb the quiet and peaceful possession of their respective portions.

iii) The Developer shall also be similarly exclusively entitled to the Developer's portion in the Building same as Owners and in the common area and facilities situated thereon with the exclusive right to deal with and enter into agreement, sell the same and transfer the same without any right, claim, demand, interest whatsoever or howsoever of the Owners or any other person or persons lawfully claiming through them shall not in any

way interfere with or disturb the quiet and peaceful possession of the developer's portion. Provided always that after the commencement of construction of the Building the Developer shall be entitled to enter into agreement or agreements or contracts for transfer and/or dispose of the area of the Developer's portion on its responsibility and to receive earnest money and payments for the sale of the area of the Developer's portion for which the Owners shall in no way be responsible. Similarly after the commencement of construction of the Building the Owners shall be entitled at all times to enter into agreement or agreements or contracts for transfer and/or dispose of the area of their portions on their responsibility.

ARTICLE - VII : MISCELLANEOUS:

- i) The Developer shall bear and pay all rates and taxes and all other outgoings in respect of the said premises till the end of last quarter immediately preceding the execution of the Agreement. Thereafter the Developer shall bear and pay all rates and taxes and other outgoings in respect of the said premises till the Owners are provided with the Owners' portion of the Building.
- ii) From the date of handing over the Owners' portion to the Owners on its due completion, the Owners shall be exclusively responsible for payment of all due Municipal taxes, rates and all other statutory outgoings and imposition whatsoever (hereinafter referred to as the 'Said Rates') payable in respect of the Owners' portion. Similarly the Developer and/or its nominee or nominees shall be responsible for payment of the said rates payable in respect of the Developer's portion. In case the said rates are levied on the Building as a whole, then and on such event it shall be apportioned pro-rata.
- iii) The Owners and the Developer have executed this Agreement purely on Principal to Principal basis and each party shall keep the other party indemnified from and against the same.
- iv) The Developer may amalgamate the Owners' land with the adjacent land or lands and thereafter raise the multistoried building on the amalgamated land. The 50% (fifty percent) of the Owners' allocation shall be calculated on the basis of the land area belongs to the Owners only.

ARTICLE - VIII : JURISDICTION :

Only Courts in the competent jurisdiction in the District of North 24 Parganas shall have the jurisdiction to try and determine all actions, suits and proceedings arising out of these presents between the parties.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of Danga land measuring 5 (five) Kathas 6 (six) Chataks 30 (thirty) Sq. Ft. be the same a little more or less in Mouza Uttar Nimta, Additional District Sub-Registration Office at Belghoria, formerly at Cossipore Dum Dum, Touji Nos. 172, 173, 63, and 163, R.S. No. 102, J.L. No. 2, Pargana Kalkata, comprised in R.S. and L.R. Dag No. 3039, under R.S. Khatian No. 1390, L.R. Khatian No. 682, Holding No. 531 (327), under Ward No. 26 at M.B. Road, within North Dum Dum Municipality, Police Station Nimta, District North 24-Parganas and the same is butted and bounded in the manner as follows:

ON THE NORTH BY	:	Property of Santosh Ghosh,
ON THE EAST BY	:	12' (twelve feet) wide common passage,
ON THE SOUTH BY	:	M.B. Road,
ON THE WEST BY	:	Property of Pachu Patra and Others.

THE SECOND SCHEDULE ABOVE REFERRED TO :

1. The said land described in the First Schedule hereinabove written.
2. The foundation, columns, beams, supports, main walls, stair, lift, stairways and entrances and exit of the building.
3. Concealed electrical wiring and fittings and fixtures for lighting in the staircase, common passage and other common areas in the building and the said land.
4. Drains and sewers from the building to the Municipal ducts.
5. Staircase and lobbies.
6. Water Pump and meter together with the space required therefore, deep tube well, overhead tank and distribution pipes from the tank to different units and from deep tube well to the overhead tank.
7. Water and evacuation pipes from the units to drains and sewers common to the building.
8. Boundary walls and main gate of the said land.
9. It is clarified that the common portion shall include the open space reserved in the said land surrounding the said building which is left open as per building regulations. The roof and the parapet walls of the building will also be a part of common portion for the co-owners of the building. The co-owners are not entitled to make any kind of temporary or permanent construction on the roof of the building or the common passage.
10. All apparatus and installations in the said building for common use.
11. The overhead water tank or reservoirs.

THE THIRD SCHEDULE ABOVE REFERRED TO

I

OWNERS' PORTION

The Owners jointly shall get 3 (three) Garages and 2 (two) Shop Rooms in the ground floor and 4 (four) residential Flats on the first floor and second floor and the same shall be distributed in the manner as follows:

GROUND FLOOR

- i. **ALL THAT** 1 (one) front facing, south west side, shop room being Shop No. 1, measuring more or less 186 (one hundred eighty six) Sq. Ft. super built up area in the ground floor together with the undivided proportionate share or interest in the land mentioned in the First Schedule hereinabove written.
- ii. **ALL THAT** 1 (one) shop room, being Shop No. 4, on the eastern side, measuring more or less 75 (seventy five) Sq. Ft. super built up area in the ground floor together with the undivided proportionate share or interest in the land mentioned in the First Schedule hereinabove written.
- iii. **ALL THAT** 1 (one) open car parking, being Parking No. CP-1, on the back portion of the shop No. 1, measuring more or less 208 (two hundred eight) Sq. Ft. covered area in the ground floor together with the undivided proportionate share or interest in the land mentioned in the First Schedule hereinabove written.
- iv. **ALL THAT** 1 (one) open car parking, being Parking No. CP-3, on the back side, western portion of the building measuring more or less 135 (one hundred thirty five) Sq. Ft. covered area in the ground floor together with the undivided proportionate share or interest in the land mentioned in the First Schedule hereinabove written.
- v. **ALL THAT** 1 (one) open car parking, being Parking No. CP-5, on the back side, western portion of the building measuring more or less 135 (one hundred thirty five) Sq. Ft. covered area in the ground floor together with the undivided proportionate share or interest in the land mentioned in the First Schedule hereinabove written.

FIRST FLOOR

- i. **ALL THAT** 1 (one) residential flat being Flat No. 1, in the first floor, measuring more or less 1120 (one thousand one hundred twenty) Sq. Ft. super built up area on the south-east side comprising of three bed rooms, one drawing cum dining, one kitchen, two toilets and one balcony together with the undivided proportionate share or interest in the land mentioned in the First Schedule hereinabove written and the common area and facilities mentioned in the Second Schedule hereinabove written.
- ii. **ALL THAT** 1 (one) residential flat being Flat No. 2, in the first floor, measuring more or less 1120 (one thousand one hundred twenty) Sq. Ft. super built up area on the

east side (behind the Flat No. 1), comprising of three bed rooms, one drawing cum dining, one kitchen, two toilets and one balcony together with the undivided proportionate share or interest in the land mentioned in the First Schedule hereinabove written and the common area and facilities mentioned in the Second Schedule hereinabove written.

SECOND FLOOR

i. **ALL THAT** 1 (one) residential flat being Flat No. 3, in the second floor, measuring more or less 1120 (one thousand one hundred twenty) Sq. Ft. super built up area on the south-east side comprising of three bed rooms, one drawing cum dining, one kitchen, two toilets and one balcony together with the undivided proportionate share or interest in the land mentioned in the First Schedule hereinabove written and the common area and facilities mentioned in the Second Schedule hereinabove written.

ii. **ALL THAT** 1 (one) residential flat being Flat No. 4, in the second floor, measuring more or less 1120 (one thousand one hundred twenty) Sq. Ft. super built up area on the eastern side (behind the flat No.3) comprising of three bed rooms, one drawing cum dining, one kitchen, two toilets and one balcony together with the undivided proportionate share or interest in the land mentioned in the First Schedule hereinabove written and the common area and facilities mentioned in the Second Schedule hereinabove written.

II

DEVELOPER'S PORTION:

GROUND FLOOR

i. **ALL THAT** 1 (one) front facing, south east side, shop room being Shop No. 2, measuring more or less 195 (one hundred ninety five) Sq. Ft. super built up area in the ground floor together with the undivided proportionate share or interest in the land mentioned in the First Schedule hereinabove written.

ii. **ALL THAT** 1 (one) shop room, being Shop No. 3, on the eastern side, behind the CP-2, measuring more or less 75 (seventy five) Sq. Ft. super built up area in the ground floor together with the undivided proportionate share or interest in the land mentioned in the First Schedule hereinabove written.

iii. **ALL THAT** 1 (one) open car parking, being Parking No. CP-2, on the back portion of the shop No. 2, measuring more or less 199 (one hundred ninety nine) Sq. Ft. covered area in the ground floor together with the undivided proportionate share or interest in the land mentioned in the First Schedule hereinabove written.

iv. **ALL THAT** 1 (one) open car parking, being Parking No. CP-4, on the back side, eastern portion of the building measuring more or less 135 (one hundred thirty five) Sq. Ft. covered area in the ground floor together with the undivided proportionate share or interest in the land mentioned in the First Schedule hereinabove written.

v. **ALL THAT 1** (one) open car parking, being Parking No. CP-6, on the back side, eastern portion of the building measuring more or less 135 (one hundred thirty five) Sq. Ft. covered area in the ground floor together with the undivided proportionate share or interest in the land mentioned in the First Schedule hereinabove written.

THIRD FLOOR

i. **ALL THAT 1** (one) residential flat being Flat No. 5, in the third floor, measuring more or less 1120 (one thousand one hundred twenty) Sq. Ft. super built up area on the south-east side comprising of three bed rooms, one drawing cum dining, one kitchen, two toilets and one balcony together with the undivided proportionate share or interest in the land mentioned in the First Schedule hereinabove written and the common area and facilities mentioned in the Second Schedule hereinabove written.

ii. **ALL THAT 1** (one) residential flat being Flat No. 6, in the third floor, measuring more or less 1120 (one thousand one hundred twenty) Sq. Ft. super built up area on the east side (behind the Flat No. 5), comprising of three bed rooms, one drawing cum dining, one kitchen, two toilets and one balcony together with the undivided proportionate share or interest in the land mentioned in the First Schedule hereinabove written and the common area and facilities mentioned in the Second Schedule hereinabove written.

FOURTH FLOOR

i. **ALL THAT 1** (one) residential flat being Flat No. 7, in the fourth floor, measuring more or less 1120 (one thousand one hundred twenty) Sq. Ft. super built up area on the south-east side comprising of three bed rooms, one drawing cum dining, one kitchen, two toilets and one balcony together with the undivided proportionate share or interest in the land mentioned in the First Schedule hereinabove written and the common area and facilities mentioned in the Second Schedule hereinabove written.

ii. **ALL THAT 1** (one) residential flat being Flat No. 8, in the fourth floor, measuring more or less 1120 (one thousand one hundred twenty) Sq. Ft. super built up area on the eastern side (behind the flat No.7) comprising of three bed rooms, one drawing cum dining, one kitchen, two toilets and one balcony together with the undivided proportionate share or interest in the land mentioned in the First Schedule hereinabove written and the common area and facilities mentioned in the Second Schedule hereinabove written.

THE FOURTH SCHEDULE ABOVE REFERRED TO :

Technical Specification:

1. Main Door: Teak Wood Body Framed by Sal Wood.
Frame size - 4in. x 2.5in. Door Size - 3.5ft. x 7ft. x 32mm.
2. Inner Door: Flush door framed by Sal Wood.

Frame size - 4in. x 2.5in. Door Size -3.ft. x 6.5ft. x 32mm.

3. Kitchen : PVC door framed by PVC (If require)
4. Toilet & W/C Door: PVC door framed by PVC.
4. Window : 3mm Glass Framed by 1.3 mm Aluminium Channel.
5. Floor : 2ft. x 2ft. Vitrified Tiles.
6. Toilet & W/C Floor : 2ft. x 2ft. Marble.
7. Wall : Covered with Putty.
8. Electricals : 42 Nos. Pt. including 2AC & 1G Pt.
9. Water Supply : 11Nos.Pt.(Kitchen-3, Toilet-5, W/C-2, Washing Machine-1)
10. Paint : Grill paint by Red led, Door body & Frame paint by wood primer.
11. Outside Paint : Whether Coat.
12. Toilet & W/C : 6ft. Gloss Tiles fitting Wall.
13. Kitchen : Cooking Table Top covered with Green Marble. 2ft. Gloss Tile on table top. Steel Sink set in corner side.
14. Basin : 16in x 20in size ceramic basin will be set as per floor plan. 3ft x 3ft tiles on basin top.

Materials to be used:

1. Cement : ACC/ JSW/Ultratech.
2. Iron : Captain/DSP/MSM.
3. Brick – ACC ECO/NKP etc.
4. Ceramic fittings- i) Commode : Parryware (Petite) ii) Basin : Parryware (Indus)
5. Water Pt. fittings - Marc (Oriental)/Roles(Star)
6. Sewage pipe – Supreme/ Finolex.
7. Plumbing pipe – Oriplast/Finolex (push).
8. Electrical Wire - a) Finolex / Habells. b) Switch - Crabtree Modular.
9. Marble – Toilet, W/C and Stair Case : White Marwar.
10. Tile – Nitco/ Somani / liza.
11. Putty – Berger.
12. Submersible Pump – CRI.
14. Flush door – Ruf&Tuff/ Kohinoor.
15. PVC door – Raunaq.
16. Wood Primer – Berger parrot primer.
17. Weather coat - Asian Paints.
18. Grill paint – ICI 5in1
19. Inside paint – Asian paints Tractor Emulsion.
20. Elevator – Aritco/ Jhonson.

- Elevation : A unique blend of oriental & modern architecture.
- Exterior : Weather coat finish.
- Interior Staircase/Lobby : Flooring with Marble, decorated railing made of Iron grill. Stair case landing & entrance lobby will be finished with Marble.
- Passage/common area : Passage & common area will be covered & finished with Net cement.
- Living/Dining/Bedroom : **Flooring** : 2 ft. x 2 ft. Floor Tiles with 4 inch skirting.
Wall : Outer wall common wall & partition wall with 8" and 5" respectively with standard quality bricks in cement mortar as per sanction Building plan. Wall covered with cement plaster then finish with Putty, double coat primer and double coat paint.
Doors : Main door – Teak Wood Body Framed by Sal Wood. Frame Size : 4in x 2.5in. Main Door Size – 3.5 ft. x 32mm. Inner Door : Flush door framed by Sal Wood. Frame size – 4in.x 2.5in. Door Size : 3ft. x 6.5 ft. x 32mm.
Windows : 3mm Glass framed by 1.3 mm Aluminium Channel.
- Kitchen : Flooring : 2ft. x 2ft. floors tiles with 4 inch skirting.
 Wall : As per sanction Building plan. Wall covered with cement plaster then finish with Putty, double coat primer and double coat paint.
 Cooking Table Top covered with Green Marble.
 2ft. Gloss Tile on table top. Steel Sink set in corner side.
- Toilet/W.C. : Flooring : 2ft. x 2ft. Marble with 4 inch skirting. (Acid Polish)
 Wall : As per sanction Building Plan. Wall covered with cement plaster then finish with Putty, double coat primer and double coat paint. 6ft. Gloss Tiles fitting on the wall.
 Doors : PVC door framed by PVC.
 Frame size – Normal size. Door size – 2.5ft. x 6.5ft.
 Windows : Aluminium skylight.
- Water Supply : Submersible pump with pump set & PVC distribution system with R.C.C. overhead tank.
- Structure : R.C.C. frame structure with individual & combined footing foundation.

Brick work / walls : Outer wall, common wall & partition wall with 8 inch, 5 inch respectively with standard quality bricks in cement mortar.

Sanitary Arrangement: :

1. Common Bathroom :	Qty.	Item	Size inch
	1	Wash Basin	20"×16"
	1	PVC Cistern	Standard size
	1	Western Commode	Standard size
	1	Shower with arm	Standard size
	3	Bib cock	Standard size
	3	Angular stop cock	Standard size
	1	Gizer point	
2. Attached W.C.	1	Western Commode	Standard size
	1	PVC Cistern	Standard size
	1	Angular Stop Cock	Standard size
	1	Bib Cock	Standard size
3. Kitchen	1	Sink	20"×16"
	2	Bib Cock	Standard size
4. Washing Machine	1	Bib Cock	

Electrical Arrangement:

1. Wiring :	Light Pt.	Fan Pt.	Plug Pt.(6amp.)	Power Pt (16amp)
Bed Rooms	6 nos.	3 nos.	6 nos.	2 nos (AC)
Drawing & Dining		2 nos.	2 nos.	3 nos.+ TV Cable 1 no.
Kitchen	1 nos.	1 no. (exhaust)	2 nos.	1 no.
Toilet & WC Basin	2 nos. 1 no.	2 no. (exhaust)		1 no.
Balcony	1 no.		1 no	1 no.
Calling Bell 2pt. Total 42 pts.				

Specification :

- i) Wire : Finolex / Havells a) .75 mm, b) 1.5 mm, c) 2.5 mm d) 4 mm e) 6 mm
- ii) Switch Box with MS Box : Crabtree (Havells) Modular
- iii) MCB DB 8 Way : Havells
- iv) 32 amp. Main Switch : Havells
- v) All related materials
- vi) No. of pt. per Flat : 42 Nos.
- vii) No. of pt. Common : Outside Area -6 Nos., Stair Case - 18Nos., Roof: 3Nos.,

N.B.: Brands & materials may be changed as per desire of the owner & for such changes prior written consent from their end should reach the Developer. The extra expenses for such change must be paid to the Developer in advance.

IN WITNESSES 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 by the

Parties at Nimta, Kolkata 700049, District North

24-Parganas, in the presence of:

1. Tapas Dey
150, Prabulla Nagar
P.O. + P.S. - Belghosia
Kolkata - 700056

Tapas Kumar Mukherjee

Shradoditya Tapas Kumar Mukherjee

SIGNATURE OF THE OWNER.

2. Aloke Ranjan Aich
S/o Amulya Bimal Aich
Aripur East 3rd Lane
P.O. Nimta, KOL - 700049

IM Creations
Indranil Mukherjee
Proprietor

SIGNATURE OF THE DEVELOPER.

























Drafted by me,

Asup Roychowdhury

Advocate, High Court Calcutta.
Enrollment No. WB/817/1991.

FINGERPRINT
L.H. BOX- SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

SIGNATURE AND PHOTO.

 Tarun Kumar Mukherjee					
	Little	Ring (Left)	Middle Hand)	Fore	Thumb
 Shuladitya Tapas Kumar Mukherjee					
	Thumb	Fore (Right)	Middle Hand)	Ring	Little
 Indranil Mukherjee					
	Little	Ring (Left)	Middle Hand)	Fore	Thumb
 Indranil Mukherjee					
	Thumb	Fore (Right)	Middle Hand)	Ring	Little

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TARUN KUMAR MUKHERJEE
N C MUKHERJEE
17/12/1954
Permanent Account Number
ANXPM9601P

[Signature]
Signature



[Signature]

Tarun Kumar Mukherjee

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

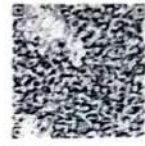
इस कार्ड के खोने/पैने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, यूटीएसएल
प्लॉट नं. 3, सेक्टर 11, सीडी बीलपुर,
नवी मुंबई - 400 614

[Signature]

Tarun Kumar Mukherjee



भारत सरकार
Government of India
Tarun Kumar Mukherjee
DOB 17/12/1954
Male



9243 2708 1909

मेरा आधार मेरी पहचान

Tarun Kumar Mukherjee



Unique Identification Authority of India

Address

S/O: Narendra Chandra Mukherjee, CROWN 1/A RB-29
RAGHUNATHPUR, HDFC BANK TEGHORIA, DUKE
GARDENS, Rajarhat Gopalpur (m), North 24 Parganas,
Jyangra, West Bengal, 700059

9243 2708 1909



1947



help@uidai.gov.in



www.uidai.gov.in

Tarun Kumar Mukherjee



ভারত সরকার

Unique Identification Authority of India

ভাষিকৃত্তির আই ডি / Enrollment No.: 2017/25075/07652

To

শীলাদিত্য তপস কুমার মুখার্জী
Sheeladitya Tapas Kumar Mukherjee
S/O: Narendra Chandra Mukherjee
19 udaypur road
Nimta
Nimta
North 24 Parganas North 24 Parganas
West Bengal 700049
9836395346

03/02/2018

3304 35938



MA304959388FT



আপনার আধার সংখ্যা / Your Aadhaar No.:

7386 8506 8349

আধার - সাধারণ মানুষের অধিকার



শীলাদিত্য তপস কুমার মুখার্জী
Sheeladitya Tapas Kumar Mukherjee
জন্মতারিখ / DOB: 21/03/1963
পুরুষ / Male

7386 8506 8349



আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ঠিকানা:

গ্রাম/ও: নরেন্দ্র চন্দ্র মুখার্জী, 19,
উদয়পুর রোড, নিমতা, উত্তর ২৪
পরগনা, নিমতা, পশ্চিম বঙ্গ,
700049

Address:

S/O: Narendra Chandra
Mukherjee, 19, udaypur road,
Nimta, North 24 Parganas, Nimta,
West Bengal, 700049




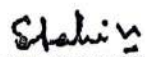
7386 8506 8349

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Sheeladitya Tapas Kumar Mukherjee

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AGKPM9815F	
	नाम /NAME INDRANIL MUKHERJEE	
	पिता का नाम /FATHER'S NAME BIMALENDU MUKHERJEE	
	जन्म तिथि /DATE OF BIRTH 05-12-1969	
हस्ताक्षर /SIGNATURE		 आधिकार आयुक्त, (कामगु: अ.पा.), कोल. COMMISSIONER OF INCOME-TAX, W.B. - III

Indranil Mukherjee



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1111/78465/12341

14/01/2014

To
INDRANIL MUKHERJEE
ইন্দ্রনীল মুখার্জী
81/1
M B ROAD
NIMTA
Nimta
Nimta, North 24 Parganas
West Bengal - 700049



KL727860824FT

72786082



আপনার আধার সংখ্যা / Your Aadhaar No. :

7649 1967 4881

আধার :- সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

ইন্দ্রনীল মুখার্জী
INDRANIL MUKHERJEE
পিতা : বিমলেন্দু মুখার্জী
Father BIMALENDU MUKHERJEE



জন্মতারিখ/DOB 05/12/1969
পুরুষ / Male

7649 1967 4881



- সাধারণ মানুষের অধিকার

Indranil Mukherjee



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
DHW0984468



নির্বাচকের নাম : তপস দে

Elector's Name : Tapas De

পিতার নাম : সুশীল দে

Father's Name : Sushil De

লিঙ্গ / Sex : পুরুষ / M

জন্ম তারিখ : XX / XX / 1962
Date of Birth

Tapas De

DHW0984468

ঠিকানা:
180 প্রফুল্ল নগর কামারহাটি 18 বেলঘরিয়া উত্তর 24
পাংশা 700056

Address:
180 Prafulla NagarKamarhati 18
Belgharia North 24 Parganas 700056

স্বাক্ষরিত
16-কামারহাটি নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক
অধিকারিকের স্বাক্ষরের অনুমতি
Facsimile-Signature of the Electoral
Registration Officer for
136-Kamarhati Constituency

নিজস্ব পরিচয়ন পত্র নতুন ঠিকানাতে ভোটার মিট্র নাম
ভোটার বা অন্যই ব্যক্তির নতুন বাড়ি বা পরিচয়ন পত্র
কোন নির্দিষ্ট স্বাক্ষর বা পরিচয়ন পত্রটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
list of the change of address and to obtain the card
with same number.

2049221



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

GRN Details

GRN:	192021220061804541	Payment Mode:	Online Payment
GRN Date:	26/08/2021 22:12:57	Bank/Gateway:	State Bank of India
BRN :	IK0BGFVFK0	BRN Date:	26/08/2021 22:08:42
Payment Status:	Successful	Payment Ref. No:	2001564232/3/2021
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Arup Kumar Roy Chowdhury
Address:	11 Old Post Office Street Kolkata 700001
Mobile:	9830948428
Depositor Status:	Advocate
Query No:	2001564232
Applicant's Name:	Mr Arup Roy Chowdhury
Identification No:	2001564232/3/2021
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001564232/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	2001564232/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				5041

IN WORDS: FIVE THOUSAND FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1526-03681/2021	Date of Registration	27/08/2021
Query No / Year	1526-2001564232/2021	Office where deed is registered	
Query Date	22/08/2021 8:04:45 PM	1526-2001564232/2021	
Applicant Name, Address & Other Details	Arup Roy Chowdhury 11, Old Post Office Street,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830948428, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 1/-		Rs. 82,87,500/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,020/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



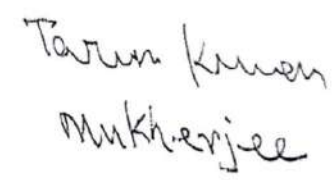
Land Details :

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: Madhusudan Banerjee Road, Mouza: Uttar Nimta, , Ward No: 26, Holding No:531 JI No: 0, Pin Code : 700049



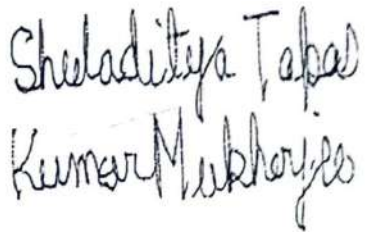
Uttar Nimta, , Ward No: 26, Holding No:531 JI No: 0, Pin Code : 766049

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3039 (RS :-)	LR-682	Bastu	Danga	5 Katha 6 Chatak 30 Sq Ft	1/-	82,87,500/-	Property is on Road
Grand Total :					8.9375Dec	1 /-	82,87,500 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri TARUN KUMAR MUKHERJEE Son of Late Narendra Chandra Mukherjee Executed by: Self, Date of Execution: 27/08/2021 , Admitted by: Self, Date of Admission: 27/08/2021 ,Place : Office			
		27/08/2021	LTI 27/08/2021	27/08/2021

Duke Garden, Crown Block 1A, R.B. 29, Raghunathpur, Kazi Nazrul Islam Sarani, (VIP Road), Teghoria, City:- , P.O:- Baguiati, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ANxxxxxx1P, Aadhaar No: 92xxxxxxxx1909, Status :Individual, Executed by: Self, Date of Execution: 27/08/2021
 , Admitted by: Self, Date of Admission: 27/08/2021 ,Place : Office



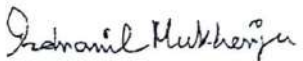


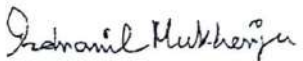


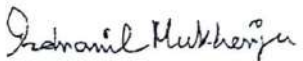
2	Name	Photo	Finger Print	Signature
	Shri SHEELADITYA TAPAS KUMAR MUKHERJEE Son of Late Narendra Chandra Mukherjee Executed by: Self, Date of Execution: 27/08/2021 , Admitted by: Self, Date of Admission: 27/08/2021 ,Place : Office			
		27/08/2021	LTI 27/08/2021	27/08/2021

19, Udaypur Road, Dakshin Nimta, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AJxxxxxx4R, Aadhaar No: 73xxxxxxxx8349, Status :Individual, Executed by: Self, Date of Execution: 27/08/2021
 , Admitted by: Self, Date of Admission: 27/08/2021 ,Place : Office

Developer Details :


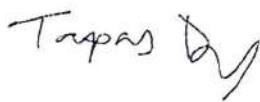
SI No	Name,Address,Photo,Finger print and Signature
1	IM CREATIONS 1/1, Nagen Bhattacharjee Lane, City:- , P.O:- Belghoria, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 , PAN No.: AGxxxxxx5F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri INDRANIL MUKHERJEE (Presentant) Son of Shri Bimalendu Mukherjee Date of Execution - 27/08/2021, , Admitted by: Self, Date of Admission: 27/08/2021, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Aug 27 2021 11:20AM</td> <td>LTI 27/08/2021</td> <td>27/08/2021</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri INDRANIL MUKHERJEE (Presentant) Son of Shri Bimalendu Mukherjee Date of Execution - 27/08/2021, , Admitted by: Self, Date of Admission: 27/08/2021, Place of Admission of Execution: Office					Aug 27 2021 11:20AM	LTI 27/08/2021	27/08/2021
Name	Photo	Finger Print	Signature										
Shri INDRANIL MUKHERJEE (Presentant) Son of Shri Bimalendu Mukherjee Date of Execution - 27/08/2021, , Admitted by: Self, Date of Admission: 27/08/2021, Place of Admission of Execution: Office													
	Aug 27 2021 11:20AM	LTI 27/08/2021	27/08/2021										

81/1, M.B. Road, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AGxxxxxx5F, Aadhaar No: 76xxxxxxxx4881 Status : Representative, Representative of : IM CREATIONS (as sole Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Tapas Dey Son of Late Sushil Dey 150, Prafulla Nagar, City:- , P.O:- Belghoria, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056			
	27/08/2021	27/08/2021	27/08/2021
Identifier Of Shri TARUN KUMAR MUKHERJEE, Shri INDRANIL MUKHERJEE, Shri SHEELADITYA TAPAS KUMAR MUKHERJEE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri TARUN KUMAR MUKHERJEE	IM CREATIONS-4.46875 Dec
2	Shri SHEELADITYA TAPAS KUMAR MUKHERJEE	IM CREATIONS-4.46875 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: Madhusudan Banerjee Road, Mouza: Uttar Nimta, , Ward No: 26, Holding No:531 JI No: 0, Pin Code : 700049

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3039, LR Khatian No:- 682	Owner:গোপাল সিং, Gurdian:সাক্ত , Address:55 সি হিন্দু হাল পার্ক , Classification:ডাঙ্গা, Area:0.73000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 27-08-2021

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

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

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

Presented for registration at 11:12 hrs on 27-08-2021, at the Office of the A.D.S.R. Belghoria by Shri INDRANIL MUKHERJEE ..

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 82,87,500/-

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

Execution is admitted on 27/08/2021 by 1. Shri TARUN KUMAR MUKHERJEE, Son of Late Narendra Chandra Mukherjee, Duke Garden, Crown Block 1A, R.B. 29, Raghunathpur, Kazi Nazrul Islam Sarani, (VIP Road), Teghoria, P.O: Baguiati, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Retired Person, 2. Shri SHEELADITYA TAPAS KUMAR MUKHERJEE, Son of Late Narendra Chandra Mukherjee, 19, Udaypur Road, Dakshin Nimta, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Service

Indetified by Shri Tapas Dey, , , Son of Late Sushil Dey, 150, Prafulla Nagar, P.O: Belghoria, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Service

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

Execution is admitted on 27-08-2021 by Shri INDRANIL MUKHERJEE, sole Proprietor, IM CREATIONS (Sole Proprietorship), 1/1, Nagen Bhattacharjee Lane, City:- , P.O:- Belghoria, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056

Indetified by Shri Tapas Dey, , , Son of Late Sushil Dey, 150, Prafulla Nagar, P.O: Belghoria, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Service

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/08/2021 10:16PM with Govt. Ref. No: 192021220061804541 on 26-08-2021, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BGFVFK0 on 26-08-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 105372, Amount: Rs.5,000/-, Date of Purchase: 17/08/2021, Vendor name: S CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/08/2021 10:16PM with Govt. Ref. No: 192021220061804541 on 26-08-2021, Amount Rs: 5,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BGFVFK0 on 26-08-2021, Head of Account 0030-02-103-003-02



Salkat Patra

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2021, Page from 136029 to 136062
being No 152603681 for the year 2021.



Digitally signed by SAIKAT PATRA
Date: 2021.08.31 12:54:08 +05:30
Reason: Digital Signing of Deed.

Patra

(Saikat Patra) 2021/08/31 12:54:08 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.

(This document is digitally signed.)