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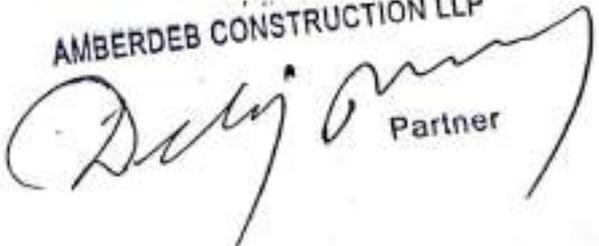
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is registered. The Stipulative Sheet and
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document are the part of the document.

Additional District Sub-Registrar
West Bengal, Howrah, 24-Pgs. (Plastic)

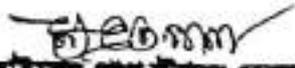
20 SEP 2024

DEVELOPMENT AGREEMENT OR CONSTRUCTION AGREEMENT

THIS AGREEMENT is made on this 20th day of September, in the
Christian Era Two Thousand Twenty Four (2024).

AMBERDEB CONSTRUCTION LLP

 Partner

সংখ্যা নং 1058
তারিখ 13/9/24
মূল্য ৫০০০ টাকার
সেবা


সাহসিক প্রাপ্ত স্ট্যান্ড ডেভার
সেহাঙ্গী এ.ডি.এস.আর অফিস
জেলা উত্তর ২৪ পাবনা

Goutam Chakraborty
Advocate
High Court, Calcutta
"TEMPLE CHAMBERS"
8, Old Post Office Street
2nd Floor, Room, No.72
Kolkata-700 001



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ডেভার নাম শ্রী সুরভ পাল
ক্রয়কারীর নাম কালকণ্ঠ
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Buddhadeb Mukherjee
S/o Lt S.K. Mukherjee
vill - Kalitala
P.O - Lt. Narayanpur
P.S - Raichighi
Dist - 24 Pgs (S)
743354

Asst. District Sub-Registrar
Dum Dum
20 SEP 2024

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BETWEEN

(1) SMT. POLY BHATTACHARYA, [(PAN: BDLPB9606G), (Aadhar No: - 691626014464)](DOB: 01.02.1958)], married daughter of Late Sachindranath Chakraborty @ Sachin Chakraborty @ Sacchida Nanda Chakraborty and wife of Late Shri Batuknath Bhattacharya, resident of 31, Deshbandhu Road (East) Alambazar, Kolkata- 700035, by occupation - Pensioner Housewife; (2) SMT. GAYATRI BHATTACHARJEE, [(PAN: AZFPB1281N), (Aadhar No: - 212196681736)](DOB: 07.12.1958)], married daughter of Late Sachindranath Chakraborty @ Sachin Chakraborty @ Sacchida Nanda Chakraborty and wife of Late Utpal Kumar Bhattacharjee, resident of Doorasha-CMDA Employees Co-Op Housing Society Ltd, EE Block, EE - 31/10, Fourth Floor, Sector - II, Salt Lake City, Bidhannagar, Kolkata - 700091, by occupation - Pensioner Housewife; (3) SMT. LILI BANERJEE, [(PAN: ACWPB7213Q), (Aadhar No: - 652682166595)](DOB: 01.01.1955)], married daughter of Late Sachindranath Chakraborty @ Sachin Chakraborty @ Sacchida Nanda Chakraborty and wife of Shri Samir Banerjee, resident of Atithi Abasan, 1A BT Road, Flat No: - F4, Kamarhati, Kolkata - 700058, P.O - Kamarhati & P.S - Belgharia, by occupation - Retired Govt. WB Pensioner; (4) SHRI. SOMNATH CHAKRABORTY, [(PAN: BAGPC666OR), (Aadhar No: - 400435513469)](DOB: 28.12.1958)], son of Late Sachindranath Chakraborty @ Sachin Chakraborty @ Sacchida Nanda Chakraborty, residing at 15, Boral Para Lane, Kutighat, Baranagar, Kolkata - 700036, P.O & P.S - Baranagar, by occupation - Businessman; (5) SHRI. DEBNATH CHAKRABORTY, [(PAN: ABVPC8368D), (Aadhar No: - 914592862696)](DOB: 10.01.1959)], son of Late Sachindranath Chakraborty @ Sachin Chakraborty @ Sacchida Nanda Chakraborty, resident of 41, B.K Moitra Road, Baranagar, Kolkata - 700036, P.O & P.S - Baranagar, by occupation - Retired; (6) SMT. RINKU SANYAL[(PAN: BSMPS8453C), (Aadhar No: - 237526717991)](DOB: 15.01.1974)], daughter of Late Shri Binoy Kumar Sanyal and Late Smt. Ira Sanyal, resident of 123/1, Beneras Road, Salkia, Howrah - 711106, West Bengal, by occupation - Union Government Employee; (7) SMT. NIBEDITA KUNDU[(PAN: ALBPK7918F), (Aadhar No: - 682394190229)](DOB: 15.10.1981)], married daughter of Late Binoy Kumar Sanyal and Late Ira Sanyal, wife of Late Amalendu Kundu, resident of 28/1/2, C-Road,

Bamangachi, Salkia, Howrah-711106, by faith - Hindu, by Nationality - Indian, by occupation - Union Government Employee; All by faith Hindu, All by Nationality Indian, herein jointly called and referred to as the "VENDORS/LANDOWNERS" (which expression shall unless excluded by or repugnant to the context deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

AND

AMBERDEB CONSTRUCTION LL.P., having PAN :ABZFA4788R, is a corporate body under the Limited Liability Partnership Act, 2008(6 of 2009) (D.O.I : 01.09.2022), with its registered office at 41/1/1, Joy Narayan Banerjee Lane, Ground Floor, P.S & P.O - Baranagar, Kolkata - 700036, represented by its designated partners - (1).SRI DEBRAJ MUKHERJEE [(PAN: AOIPM5515J), (Aadhar No:- 292973041396), (D.O.B: - 05.08.1981)], son of Late Kalyan Mukherjee, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 28/8, Joy Narayan Banerjee Lane, P.S & P.O - Baranagar, Kolkata - 700036, (2).MRS. BHAVANA BHALLA[(PAN: AEPPB8232C), (Aadhar No: - 522505112573), (D.O.B: - 26.09.1972)], daughter of Late Surendra Kumar Bhalla, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 5 No. Circus Row, P.O - Circus Avenue, P.S - Benia Pukur, Kolkata - 700017, herein after jointly called and referred to as the "DEVELOPERS/PROMOTERS" [which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, successors-in-office, successors-in-interest and/or permitted assigns] of the SECOND PART;

WHEREAS one Late Shri Digambar Chakraborty was the absolute owner of ALL THAT piece and parcel of Bastu land measuring about 5 Cottahs and 11 Chittacks more or less comprised in Mouja - Baranagar, Alipore Collectorate Touzi No: 1068/2833, Division I, Sub Division 1, Holding No. - 142, Premises No. - 14, Baral Para Lane, P.S - Baranagar, District - North 24 Paraganas within the jurisdiction of A.D.S.R.O - Cossipore Dum Dum and became well seized and possessed of the same.

AND WHEREAS, the said Late Digambar Chakraborty by a Bengali Deed of Gift dated 8th of Poush of the Bengali Year 1284, gifted the aforesaid property in favour of his wife, Smt. Raj Lakshmi Devi and delivered peaceful possession in her favour. The said Smt. Raj Lakshmi Devi had died intestate leaving behind her surviving son, Shri Gopal Chandra Chakraborty, as her only legal heir and survivor in respect of the said property.

AND WHEREAS, after obtaining the aforesaid property by the way of inheritance, the said Late Shri Gopal Chandra Chakraborty had been possessing and enjoying the aforesaid property without any objection and/or interruption by constructing a dwelling unit thereon. The said Late Gopal Chandra Chakraborty had died intestate leaving behind his four sons, Shri Ras Behari Chakraborty, Shri Binod Behari Chakraborty, Shri Kunja Behari Chakraborty and Shri Charu Charit Chakraborty respectively as his surviving legal heirs and successors in respect of the said property, the Wife of Gopal Chandra Chakraborty pre-deceased him. After the demise of the said, Late Gopal Chandra Chakraborty, as his said legal heirs and successors became the joint owners of the said property by way of inheritance each having undivided 1/4th of the share of the same.

AND WHEREAS, the said Shri Binod Behari Chakraborty had died intestate, leaving behind his widow namely, Smt. Mrinalini Chakraborty and two sons namely, Shri Sachindranath Chakraborty @ Sachin Chakraborty @ Sacchida Nanda Chakraborty and Shri Chinmayananda Chakraborty as his only surviving legal heirs and successors in respect of the aforesaid property, renumbered as Premises No. 15, Boral Para Lane, P.S - Baranagar, Kolkata - 700036.

AND WHEREAS, the said Smt. Mrinalini Chakraborty died intestate, leaving behind her two sons namely, Shri Sachindranath Chakraborty @ Sachin Chakraborty @ Sacchida Nanda Chakraborty and Shri Chinmayananda

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Chakraborty as her only surviving legal heirs and the successors of the aforesaid property as mutated and renumbered as Premises No. 15, Boral Para Lane, P.S - Baranagar, Kolkata - 700036.

AND WHEREAS, Shri Sachindranath Chakraborty @ Sachin Chakraborty and Shri Chinmayananda Chakraborty had mutated their name in the B.L & L.R.O, Barrackpore as L.R. Dag No. 9693 ; L.R. Khatian Nos. 12289 & 12290.

AND WHEREAS, by a Deed of Conveyance (Bengali Kobala), dated 13.09.1960, duly registered before the Office of the S.R. Cossipore, Dum Dum and recorded in Book No. I, Volume No. 94, Pages 289 to 291, being No. 7437 for the Christian Era Year of 1960, the said Shri Chinmayananda Chakraborty, sale, convey and transfer undivided 1/2th share in the aforesaid property and below schedule property in favour of his brother Shri Sachindranath Chakraborty @ Sachin Chakraborty @ Sacchida Nanda Chakraborty, who became the absolute owner in respect of the said land measuring '01' (one) Cottah '02' (two) Chittacks '30' (thirty) Sq.Ft. more or less comprised in Mouja Baranagar, Alipore Collectorate Touzi No. 1068/2833, Division I, Sub Division 1, Holding No.142, J.L. No. 05, Re. Sa. No. 06, Khatian No. 1437, Dag No. 6527, correspondence L.R. Dag No. 9693 ; L.R. Khatian Nos. 12289 & 12290, Premises No. 14(Now 15), Boral Para Lane, Baranagar, P.S & P.O - Baranagar, District - North 24 Parganas, within the jurisdiction of A.D.S.R.O Cossipore Dum Dum.

AND WHEREAS, the said Shri Sachindranath Chakraborty @ Sachin Chakraborty @ Sacchida Nanda Chakraborty had died intestate on the 27th of February, 1992 in the Christian Era, leaving behind his widow Smt. Doly Chakraborty, with four married daughters namely, Smt. Ira Sanyal, Smt. Poly Bhattacharya, Smt. Gayatri Bhattacharjee, Smt. Lili Banerjee, and two sons namely - Shri Somnath Chakraborty and Shri Debnath Chakraborty, as his only surviving legal heirs and successors in regards to the aforementioned property and thereby they are the co-owner cum co-sharer as per the Hindu Succession Act of 1956(as amended to date), in respect to the

Premises No. 15, Boral Para Lane, Baranagar, Kolkata - 700036, P.O & P.S - Baranagar.

AND WHEREAS, the said Smt. Doly Chakraborty, had died intestate on the 26th of September, 2015 leaving behind her four married daughters Smt. Ira Sanyal, Smt. Poly Bhattacharya, Smt. Gayatri Bhattacharjee, Smt. Lili Banerjee, and two sons namely - Shri Somnath Chakraborty and Shri Debnath Chakraborty, as her only surviving legal heirs and successors in regards to the aforesaid property and they are the co-owner cum co-sharer as per the Hindu Succession Act of 1956 (as amended to date), in respect of the Premises No. 15, Boral Para Lane, Baranagar, Kolkata - 700036, P.O & P.S - Baranagar.

AND WHEREAS, thereafter the Landowners, hereof namely, Smt. Ira Sanyal (now Late), Smt. Poly Bhattacharya, Smt. Gayatri Bhattacharjee, Smt. Lili Banerjee, Shri Somnath Chakraborty and Shri Debnath Chakraborty, had mutated their name as the Joint Owners with respect to the said Land & the Building at the Premises No. 15, Boral Para Lane, Baranagar, Kolkata - 700036, North 24 Parganas, West Bengal, Holding No.15(new), Ward No. - 34 (erstwhile 01), in the concerned Baranagar Municipality as '*Ira Sanyal & Ors.*' and have been in occupation and enjoying the said property as lawfully seized & well possessed as the sole owner with the absolute right to sale, mortgage, transfer, devolution, etc., and had been paying all the relevant statutory rates & taxes from time to time.

AND WHEREAS, the said Smt. Ira Sanyal had died intestate on the 18th of January, 2022, leaving behind her two married daughters namely, Smt. Rinku Sanyal & Smt. Nibedita Kundu, as her only surviving legal heirs and successors in respect of the aforementioned property. Smt. Ira Sanyal's husband Shri Binoy Kumar Sanyal had died predeceased on the 11th of July, 1999 in the Christian Era, and they are co-sharer as per the Hindu Succession Act, 1956 (as amended up-to-date) in respect of the Premises No. 15, Boral Para Lane, Baranagar, Kolkata - 700036, P.O & P.S - Baranagar.

AND WHEREAS, the Landowners came up with the view to construct a '*Multi-Storeed Building*' over the said land more fully described in the

Schedule hereunder written the Owners approached the Developers of the Second Part hereto for a *joint venture* in relation to the construction and completion of the Multi-Storied building on the aforementioned parcel of land measuring 01 (one) Cottah 2 Chittacks 30 sqft more or less, in strict adherence to the Building Plan so developed, approved, and sanctioned by the Baranagar Municipality exclusively at the costs, expenses and charges borne by the Developer/Promoters and the Developer/Promoters have hereto agreed and accepted to the same proposal, on basis of the transactor metrics and other terms and conditions presented herein after.

AND WHEREAS, the aforementioned LANDOWNERS and DEVELOPER/PROMOTERS have mutually agreed to construct a multi-storied building on the said parcel of land, which will consist of several self-contained flats, as detailed in the First Schedule below. This construction shall materialize the desire of the LANDOWNERS to own and possess a portion of the total constructed area for their specific residential purposes, as absolute owners. This ownership will include undivided rights in the underlying land and equal rights to use the common areas and facilities of the building. Additionally, the DEVELOPER/PROMOTERS may retain the right to use certain common areas and facilities for commercial purposes(if any), as agreed.

AND WHEREAS, after extensive consideration of facts, figures under mutual discussions between the prevalent LANDOWNERS amongst their own-selves and with the DEVELOPER/PROMOTERS, the same have unanimously accepted the proposal in principle and other matters pertaining to the said housing project, subject to the terms and conditions as appearing hereto as follows.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:-

ARTICLE - 1 : DEFINITIONS

In this agreement unless in consistent with or repugnant to the subject or contest: -

1. **"The said premises"** shall mean the messuages of land hereditament and Premises No. 15, Boral Para Lane, Baranagar, Kolkata - 700036, P.O & P.S - Baranagar, District - North 24 Parganas, West Bengal, India and under the Municipal Ward No.- 34 of the prevalent ward numerations of the **Baranagar Municipality**, more fully described in the schedule hereunder written.
2. **"Proposed Building"** or **"Building"** shall mean the building or the buildings (multi-storied) that are to be constructed at the said premises including commercial units, shop rooms (if any), parking spacing and other spaces as demarcated for specific purposes within the Building Plan that be approved and sanctioned, for enjoyment of the said building or building portions or apartments thereof.
3. **"Landowners Allocation"** shall mean the (a) Land Owners will get a total little more or less, **700 (seven hundred,) Sq. Ft. of Super Built Up Area** (including Built Up Area + Proportionate Share of the Common Space comprising of Stair-case, corridors (if any), there after 25% of covered area) as per the sanctioned plan approved by the Baranagar Municipality with the proportionate share of Roof and Land beneath comprised in the said premises along with the Right of Easement, as per the Building Plan sanctioned by the Baranagar Municipality with proportionate share of roof and land beneath comprised in the said premises, comprising of

(a) **residential flat** unit of aforementioned dimensions, containing the following features as - '02'(two) Bed Rooms, '01' (one) dining cum kitchen, '01' (one) toilet and '01' (one) balcony.

(b)The LANDOWNERS shall receive a total of INR 12,00,001/- (Rupees Twelve Lacs one Only) as a non refundable security deposit money of the said joint venture of developing the aforementioned parcel of land, which shall be paid in totality by the DEVELOPER/PROMOTERS to be distributed amongst the Landowners as per the 'payment schedule' written here under.

4. "**Developer's Allocation**" shall mean the entire covered area of the newly developed building barring the Landowners Allocation as mentioned above , as per the sanctioned plan approved by the Baranagar Municipality, with undivided share of Roof and land beneath comprised in the said premises with the Right of Easement.

5. "**Building Plan**" shall mean the sanctioned Building plans and thereby incorporate and include all amendments and/or modifications thereon as may be made by the consent of the parties hereto subject to the Rules and the Regulations of the West Bengal Municipality Act of 1993.

6. "**DEVELOPER/PROMOTERS**" or "**Developers**" shall mean the said AMBERDEB CONSTRUCTION LL.P., a partnership corporate firm having its registered office at 41/1/1, Joy Narayan Banerjee Lane, Ground Floor, P.S & P.O - Baranagar, Kolkata - 700036. The same also denotes and includes its partners as mentioned above and successor or successors interest and assigns.

7. "**Landowners**" or "**VENDORS/LANDOWNERS**" shall mean (1) Smt. Poly Bhattacharya (2) Smt. Gayatri Bhattacharjee (3) Smt. Lili Banerjee (4) Shri Somnath Chakraborty (5) Shri Debnath Chakraborty (6) Smt. Rinku Sanyal (7) Smt. Nibedita Kundu, and their legal heirs, administrators and assigns.

8. "**Transfer**" with its grammatical variations shall include a transfer by possession and by any other means adopted for effecting what is understood

as the transfer of a unit of the Multi-Storied Building to purchase thereof and will include the meaning of the said terms as defined within the Income Tax Act of 1961 and the transfer of Property Act.

9. "**Transferee**" shall mean a person, firm, limited company, association or persons or body of individuals to whom any space in the building has been transferred.

10. "**Purchaser**" shall mean a person to whom any unit in the proposed building has been transferred.

11. "**Unit**" shall mean a Flat or a Shop and other common areas in the building proposed to be constructed at the said premises including parking space (if any), with all other amenities and facilities and Right of Easement.

12. "**Common Facilities**" shall include corridors, over head water tank, stair-case passage ways, lifts, machine rooms, (if any), pump with overhead /underground water tank, and other spaces and facilities whatsoever is required for the use, enjoyment of the establishment location, maintenance and/or management of the building and/or common facilities or any of them as the case may be.

13. "**Roof**" shall mean and include the roof of the said building at the top of the terrace.

14. "**Common Purposes**" shall mean and include the purpose of maintaining the said building and in particular the common parts as also meeting of the common expenses and matters relating to the mutual rights and obligations of the purchasers and the common use and the enjoyment thereof.

15. "**Undivided Share**" shall mean the undivided proportionate variable impartial share or interest in the said land underneath the building to be constructed as also the common parts to be determined by the Developer and the Landowners at his absolute discretion taking into the account of the

total area to comprise in the said unit agreed to be acquired by the purchaser in relation to the total area of the said building.

"EXPRESSION IMPARTING MASCULINE" shall include feminine and neuter gender.

ARTICLE - 2 : COMMENCEMENT

This agreement shall come into effect on execution of this agreement.

ARTICLE - 3 : RIGHTS TITLE AND IMDEMNITIES

1. The Landowners are absolutely seized and possessed or otherwise well and sufficiently entitled to all that of the said premises and every part thereof.
2. That the entity & title of the said premises is free from all encumbrance's charges lien, *Lis pendens*, detachments, trusts whatsoever of howsoever. Landowners are not involved with other Developer through any sorts of Agreement. If it is proved that the said Landowners are in involved with another Developers, then **AMBERDEB CONSTRUCTION LL.P** (present Developers/Promoters) will not remain anyway responsible by any means of that incident.
3. The owners are agreed to keep the developer indemnified against any claim or demand at the time of agreement in respect of the said premises.
4. That the Landowners are presently in exclusive possession of the said premises.

5. There are no proceedings initiated and pending by the Baranagar Municipality or any other authorities regarding the said land.

6. On similar lines, the Developer/Promoters shall totally indemnify the Landowners should there be any undisclosed/suppressed factual information and other facts, on the part of themselves, which could compromise / stall / denigrate the formulation and the ultimate materialization of the end goal of developing the said land into a Multi-Storied Building as pre-discussed and agreed as a part of this agreement, if so proved, then the Landowners shall be free to engage to other Developer/Promoters and / or explore other options as legally validated, for the actual and practical realization and materialization of the same. If so proved, then the Landowners shall not be bound to any demand or policies of the Developer agency - **AMBERDEB CONSTRUCTION LL.P.**

7. That the Developer/Promoters - **AMBERDEB CONSTRUCTION LL.P.** have promised and have provided their assurance of their financial and material / practical capabilities and expertise to pull off the entire housing project within the stipulated timeframe, and that if due to any reason within/or beyond their control, that could compromise their financial stability, capabilities or any other unforeseen circumstances, would also indemnify the Landowners from any bindings and they shall be free to explore and exercise their options, to safeguard their material interest in this regard, so as to give shape to the ultimate goal of the project.

ARTICLE - 4 : CONSIDERATION AND SPACE ALLOCATION

1. The Developer/Promoters will provide one of the Landowner, with **'01'** (one) **residential flat** unit within developed or newly constructed Multi-Storied Building of dimensions a little more or less **700 (seven hundred) Sq. Ft. Super Built Up Area** (including Built Up Area + Proportionate Share of Staircase, Corridors = Covered Area, thereafter **25%** of the covered area), as per the sanctioned plan approved by the **Baranagar Municipality** with proportionate share of the Roof and Land underneath. The residential flat

unit will be comprising of '02' (two) Bed Rooms, '01' (one) dining cum kitchen, '01' (one) toilet and '01' (one) balcony.

2. The Landowners have discussed and **resolved** unanimously amongst themselves, and hereafter proposed Landowner No. (4) **Shri Somnath Chakraborty** to be titled as the recipient of the aforementioned '**01**' self-contained **residential flat** unit of the aforementioned dimensions and features, as consideration within the building so constructed, as an outcome of this agreement by the Developer/Promoters. The same has been well communicated amongst all parties, and with the Developer/Promoters, which have been unanimously accepted by all stakeholders.

3. The self-contained residential flat unit measuring **700 (seven hundred)** Super built up area will be of the Top Floor of the proposed Multi-Storied Building, on the South Eastern side, complete in all respects and terms, consisting of '02' (two) Bed Rooms, '01' (one) dining cum kitchen, '01' (one) toilet and '01' (one) balcony.

4. The Landowners will get a total of **INR 12,00,001/- (Rupees Twelve Lacs one Only)** as a **non refundable security deposit money** of the said joint venture which shall be distributed amongst the landowners as per the **payment schedule** presented here under, and it will be fully paid by the **Developer/Promoters**.

5. Apart from the aforementioned consideration, it is provided that the Developer/Promoters - **AMBERDEB CONSTRUCTION LLP** shall arrange for the residential and dwelling accommodation for Landowner No. (4) **Shri Somnath Chakraborty**, on relocation basis, till the newly developed, materialized and complete constructed residential flat unit of **Shri Somnath Chakraborty's** allocation and entitlement, as mentioned above, for self and complete possession of the same is handed over by the Developer. The Developer/Promoters will also continue to pay for the relocation based **Rent of the accommodation** from the month of vacating the existing building on the said premises, until the handing over of the said Landowner's share of allocation of the newly developed and completely

constructed materialized residential unit, even after the stipulated and declared timeframe, if the Landowner's share of the residential flat unit is not yet ready, materialized and completely constructed for natural living possession, within the said timeframe deadline.

6. That if the Developer/Promoters provides less than **700 (seven hundred) Sq. Ft. Super Built Up Area** (including Built Up Area + Proportionate Share of Staircase, Corridors = Covered Area, thereafter **25%** of the covered area), as per the sanctioned plan approved by the **Baranagar Municipality** with proportionate share of the Roof and Land underneath comprised in the said premises along with the Right of Easement, then the Developer/Promoters will have to pay in adequate and precise terms to the Landowners, of the extra price for the deficit space at the rate of a reasonable amount as per the then prevalent market value, adjusted for inflation.

7. **On the other hand**, if the Developer/Promoters provide for more than the **700 (seven hundred) Sq. Ft. Super Built Up Area** (including Built Up Area + Proportionate Share of Staircase, Corridors = Covered Area, thereafter **25%** of the covered area), as per the sanctioned plan approved by the **Baranagar Municipality** with proportionate share of the Roof and Land underneath comprised in the said premises along with the Right of Easement, then the Landowner will have to pay to the said Developer/Promoter, the extra price of the extra space at the rate of a reasonable amount as the then prevalent market value.

8. In this respect both parts will follow the standard practice and ignore the difference of space allocation within an acceptable range of little more or less of **1 to 10 Sq. Ft.**

ARTICLE - 5 : LANDOWNERS REPRESENTATION.

1. The said premises is not vested under the Urban Land Ceiling and Regulation Act of 1976.

2. There is no existing agreement with regards to any Developers, or of any Sale of the said premises and that all other agreements if any, prior to this agreement have been nullified and cancelled, thereby them being superseded by this agreement and the Landowners agree to indemnify and keep indemnified the developer against any or all claims made by any third party pertaining to the said premises in consideration of this agreement.

ARTICLE - 6 : LANDOWNER'S OBLIGATIONS.

1. It shall be a mandatory obligation of the Landowners to provide the Developer, with the entire property encumbrance free for the construction of the said Multi-Storied Building.

2. The Landowners hereby further agrees and are covenant with the Developer as follows: -

a. If the Landowners are involved with another developer to develop the Scheduled property before the present Developer/Promoters, then on that case, the present Developer/Promoters has no responsibility to pay any thing as damages / compensations for the same.

b. Without any reasonable cause, the said Landowners ought not to do any act, deed or any other activity, whereby the DEVELOPER is prevented from selling, assigning or disposing of any portions in the Developer's share of allocation in the said building and/or buildings (if any).

c. Not to let-out, grant, lease, mortgage, or change the said premises or any portions thereof without the written consent of the Developer pertaining to the Developer's share of the allocated unit area.

d. To sign and apply all deed, papers and documents and render all assistance as may be required by the Developer from time to time with regards to the construction of the said building on the same premises which

are necessary for the smooth development process. Immediately upon the execution of the agreement, the Landowners shall execute their registered Power of Attorney to transfer and register the Developers or in the name of the Unit Purchaser in the building constructed within the same premises and to sign such further deeds, papers and documents for and on behalf of and in the name of the Landowners as may be required and effecting the transfer of the Developers allocation and to give such powers and authorities as are necessary to give effect to this development agreement.

ARTICLE - 7 :DEVELOPER'S OBLIGATIONS.

1. It shall be the obligation of the DEVELOPER/PROMOTERS to provide for the Landowners, of their share of allocation, as per the Work Specification / Construction Specification written herein under and as per the sanctioned plan approved by the Baranagar Municipality with an undivided share in the land comprised in the said premises.
2. It shall be the stringent obligation of the Developers to complete the overall construction and erection of the said multi-Storied building with **'36' (Thirty six) Months**, from the date of sanctioning of the Building Plan by the Baranagar Municipality as required for the said premises.
3. The Developer hereby undertake that if they fail to complete the said housing project on the same premises, within the specified timeframe of **"36' (Thirty six) Months** from the date of sanctioning of the Building plan as mentioned above, due to conditions / reasons / causes within or beyond their control, or due to any circumstances involving natural calamity, Act of God, financial / logistics / manpower related deficiencies and/or issues, local disturbances, then the Landowners extend the time frame of completion window by **'06' (Six) months, overall not exceeding 42 (forty two) months**, from the date of sanctioning of the Building plan pertaining to the said Multi-Storied building, by the Baranagar Municipality.

4. That if the Developer/Promoters fails to handed over the possession of the residential flat unit to the said Landowner No. 04, as per the given specifications within the above-mentioned period, then the said Developer/Promoters shall be liable to pay a sum not less than INR 10,000/- (Rupees Ten Thousand Only), per delayed month to the Landowners, as a penalty as far the delay persists, and shall immediately cease as soon as the previous conditions are attained.

5. That the Developers, shall present all factual details, information and activities pertaining to the correspondence with the Baranagar Municipality at any point starting from the signing of this agreement to the final handing over of the possession of the Landowner's share of residential unit allocation and the completion of the entire construction window, to the Landowners and keep them informed on all developments and/ or happenings concerning the procedures of the developing the said plot of land, although it shall be imperative and be the total obligation and responsibility of the Developers to process all these matters with the relevant authorities on their own.

6. The Developer hereby agrees that it shall keep the Landowners indemnified and themselves against all third-party claims or actions arising out of any act or omission on the part of the Developers, its agents, men, or labourers during the construction of the proposed multi-storied building.

7. That it is hereby agreed between the parties that the name of the newly constructed residential multi-storied building shall be decided on a mutual consensus basis, taking into account the due opinions and other considerations of the Landowners, by the Developer/Promoters, while choosing/selecting the same.

8. The Developer shall be entitled to enter into agreement for the sale and transfer its own name with any transferees for their residential and commercial purpose and to receive and collect all the money in respect thereof.

9. If any partner retires and/or withdraws, and /or is declared financially insolvent, and / or is in absconded from the scene of responsibility and obligations towards the faithful execution of the of the development of the said premises into a multi-storied building, at the time of continuation of this project then and in the event, the partnership firm i.e. **AMBERDEB CONSTRUCTION LLP** will not dissolve and the existing partners will honour the commitment by complete the construction and other associated tasks with respect to the complete materialization of the end-goal of this housing project, within the stipulated timeframe.

10. It is categorically noted that before the submission of the Building Plan for the due approval and sanctioning by the Baranagar Municipality, the Developer/Promoters shall provide a copy of both the architectural and structural plan ,to the said Landowners, at their expenses for the due consent of the said Building plan.

ARTICLE - 8 : CONSTRUCTION.

1. It shall be the responsibility of the Developers to pursue and follow up on the Building Plan to be sanctioned by the Baranagar Municipality and to get the said plan sanctioned by the Baranagar Municipality and others authorities. All expenses and charges incurred in respect of preparation, submission and sanctioning of the plan, shall be borne and paid by the Developer/Promoters and the Developer/Promoters agree to reimburse and keep the Landowners indemnified and saved harmless from all costs, charges and expenses incurred or which may have incurred for the purpose of the preparation and submission and sanctioning of the said plan, including all the incidental expenses.

2. The Developer shall forthwith upon the building plan being sanctioned by the Baranagar Municipality commence the construction and erection of the multi-storied building on the said premises by providing in a

substantial material and workman like manner and to expedite the completion of the construction of the building in accordance with the plans specifications and elevations sanctioned by the Baranagar Municipality to any amendment modification or variations to the said plans and specifications which may be agreed between the Landowners and the Developer and sanctioned by the respective authority.

3. That the Developer shall carry the total construction work of the building at their own costs and will take the sale proceeds of the Developer's share of the unit allocation exclusively.

4. The Developer shall comply with the requirements and requisitions of the Baranagar Municipality and other local authority relating to the construction of the said building or buildings on the said premises and shall obtain the necessary approval or approvals from the authorities concerned as and when required.

5. The existing building and other properties in the said premises shall belong to the Developer who shall be at the liberty to demolish the same with the consent and with proper & satisfactory shifting of the Landowner No.4 and also to sell, transfer or dispose of on such consideration and on such terms and conditions as the developer in its absolute discretion shall think fit and proper.

6. That it is also clearly understood by and between the parties hereto that the Landowners at any time during the construction of the proposed multi-storied building shall have the right to oversee the work of construction and/or inspect the construction and/or the materials being utilized and used in the said construction, PROVIDED ALWAYS, that the Developer/Promoters constructs the building as the sanctioned Building plan confirming to the construction specifications laid down in this agreement.

ARTICLE - 9 :COMMON FACILITIES AND OBLIGATIONS.

1. All rates, taxes and outgoing up to the date of taking over the possession by the Landowner's share of allocation after the completion of the construction of the said premises as hereinbefore stated shall be paid borne and discharged by the Developer. From the date of possession of the respective allocation, the parties hereto shall also be responsible to pay and bear the service charges for the for the common facilities in the building in proportion to their respective allocations, the said charges to include the premium for the insurance of the building under fire and scavenging charges, Light, Sanitation and Maintenance and Operation and Renewal charges for bill connection and management of common facilities renovation, replacement repair and maintenance charges and expenses for the building and of all common wiring pipe, electrical and mechanical equipment, switch gear, , pump motors and other electrical and mechanical installations and equipment, stairways, corridors, passageways, lift shafts, and other common facilities will be declared and maintained by the resident flat owners.

ARTICLE - 10 :REVISED PLANS.

1. The Developer shall at the costs of their own, from time to time submit the Building plans and other relevant documents to the Baranagar Municipality and/or other appropriate Government Authorities under the Urban Land Ceiling and Regulation Act of 1976 and any other local body authorities, or the Government for the sanctioning of permission clearance or approval of the plans as may or shall be required by the Government or the relevant authority and the Landowners shall comply with sanction permission clearance or approval as aforesaid.

2. Landowners shall render to the Developer all responsible assistance necessary to apply for and / or obtain all sanctions permission clearance approvals and / or authorities and shall do all such acts deeds and sign such papers and documents as may be necessary to enable the Developer

collect and receive from the concerned authorities or bodies and refunds or other payments or deposits made by other party. The developer also undertakes that the copy of every permission shall and will be handed over to the said owners from the date of getting the same from developer's office.

ARTICLE - 11 : MISCELLANEOUS.

1. The parties hereto have entered into this agreement on principal-to-principal basis and nothing as contained herein shall be deemed or constructed as a partnership business between the parties hereto or a joint venture between the parties hereto nor shall the LANDOWNERS or the DEVELOPER/PROMOTERS in any manner constitute and association of persons. Each party shall keep the other indemnified against the same.
2. None of the parties shall be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by reason of a force majeure with a view that the obligations of the party affected by force majeure. Force majeure shall mean floods, earthquake, riot, war, storm, civil commotion, strike lockout and any act or commission beyond the control of the party so prevented.
3. That on basis of extensive mutual discussion and consensus thereafter, between all the stakeholders comprising the Landowners and the Developer/Promoters, it is understood that the Developer should amalgamate portions of the adjoining plot whose respective owners are already in agreement with the Developer - **AMBERDEB CONSTRUCTION LLP**, for the same purpose of developing their piece of land into a Multi-Storyed building, which through amalgamation may facilitate the Developer to operate on a bigger plot. It has been further informed by the Developer/Promoters, to the aforementioned Landowners that the respective owners of the said adjoining plots, are well informed and are in general consensus of this venture.

4. The Developer/Promoters have acquired the full consensus of the respective owners of the land scheduled and/or intended for the amalgamation process, and that they are in unanimous agreement about the allocation of '01' (one) residential flat unit within the proposed multi-storied building with shared and equal rights of easement with common facilities within the complex, to the aforementioned Landowner No. 4 - Shri Somnath Chakraborty, and thereby shall not raise any dispute, litigation further at any stage that could harm / jeopardize the prospects of the Landowners at Premises No. 15, Boral Para Lane, Baranagar, Kolkata - 700036, and that on the event of any discrepancies at any levels across any point of time in the span of the construction window of the said multi-storied building, the Developer/Promoters will actively intervene and resolve the matter at the earliest, so as to complete the project within the stipulated timeframe.

ARTICLE - 12 : CONSTRUCTION / WORK SPECIFICATIONS.

The Developer/Promoters shall provide the following amenities in the said Multi-Storied Building/buildings.

Structure

The multi-storied building is of a R.C.C Frame Structure with an Individual / Combined forming Foundation as approved by the Architect. The R.C.C Frame Structure is to be constructed with extensively high-quality materials and resources. Self-Contained flats are to be located within each floor to suit the requirements of the individual flat owners, wide staircase with appropriately wide landings to be place, positioned and situated within the Multi-Storied building. Each of the residential flats will be designed for the ample free flow of air and sunlight and/or other ambient atmospheric light.

Brick Work

All walls 5" for the inner / Outer walls with high quality standard Red Bricks.

Flooring

All Floors and Balcony will be finished with Vitrified Ceramic tiles and/or Good quality Marble with a 4" skirting.

Toilet Floor - Wall/Water-Closet

The floor of the toilets will be provided with a marble flooring and up to 6 feet height of the walls on all sides, Vitrified Ceramic Glaze tiles will be erected with one P.V.C Door.

Kitchen

The Kitchen will have '01' (one) steel sink with attached tap and water-line connection, '01' (one) tap under sink and Blackstone table on cooking slab and two sides with 3 Ft. Glaze tiles and floor will be of Good Quality Marble.

Interior Walls

All interior walls will be finished with a coat of Putty.

Exterior Walls

All exterior walls will be finished with good quality Weather-Coat Exterior Paint.

Roof & Floor Slab

The Roof and Floor Slab shall be of 4" R.C.C.

Doors.

All Doors will be made of Wooden Frame and Plywood structure (High Quality solid Flush Door), except the Main Door. The Frame of the Main Door will be made of High-Quality *Sal wood* and the Palla of the Main Door

will be made of **Gamar Wood** with '01' (one) Eye-piece/hole, for the Landowner.

Windows.

All windows will be made of Steel frame with glass fitting pallah cover with smoked glass and iron grill.

Electrification

Concealed 3 Phase wiring with adequate electrical points and appropriate good quality M.C.B at relevant points. The Developer shall provide with Electrical points include bed room 5 Point, Bathroom 2 point, Dining and/or Drawing Room 4 point, Balcony 1 point with appropriate distribution of 16 Ampere Plug points, for the Landowner.

Toilet Apparatus

The toilet will be provided with standard fittings including '01' (one) shower, '01' (one) White Commode, Two Tap-lines for the Landowner.

Kitchen Apparatus

'01' (one) Steel Sink nearby Kitchen Window.

Plumbing & Sanitary

Concealed UPVC Pipe for Water Line for basin, shower and tap in attached toilets, one inlet and outlet connected for kitchen and sink.

Electric Meter

Installation of the Electric Meter will be at Extra Charges.

The Charges for the Extra Work on the Landowner's allocated portion will be paid by the Landowner and it will be executed as per the direction of them provided both parts will follow the standard practice of system. Apart from the Landowners and other intending purchaser will have to pay compulsorily for each flat/s a reasonable amount for the installation of personal/ individual electric meter and proportionate expenditure for the installation of transformer (if any),

Apart from that: -

- a. The Developer/Promoters are in total acknowledgment of their responsibility to obtain the Completion Certificate (C.C) from the Baranagar Municipality after the completion of the entire work.
- b. Developer will not have any rights whatsoever to install any cell-phone tower and display boards on the terrace of the proposed multi-storied building, of the entire premises.
- c. The Landowners are entitled to the right to visit the entire premises to inspect & observe of the construction work being performed during the period of the construction.
- d. The Developer at their own cost shall arrange for the sewerage and water outlet lines of the multi-storied building complex along with the relevant and respective boundaries and pavements.
- e. After vacating the existing building on the premises by the Landowner on the basis of an appropriate relocation arranged by the Developer, the Developer at its own cost and responsibility shall destroy the existing building and remove / clear off the debris, rubbish, scrap materials etc. which will then be the property of the Developer/Promoters.

ARTICLE - 13 :PAYMENT SCHEDULE.

1. The total non refundable security deposit money of the entire venture / project is **INR 12,00,001/- (Rupees Twelve Lacs one Only)**, which will be paid by the Developer/Promoters - AMBERDEB CONSTRUCTION LLP exclusively at their costs and expenses, prior to the due signing of this agreement, to all the aforementioned Landowners, as specified and mentioned in the following payment schedule manner.

2. The same is duly notified, informed and acknowledged by the Landowner No. (05), across the span of various meetings of business conducted in this particular regard, and have provided their verbal as well as written consent, which is in duly preserved by the Landowners, and the same can be notarized, only if the Developer/Promoter insists for the same and / or necessitates its requirement.

3. The payment and realization / encashment of the consideration amount to all the Landowners numbered as - (1) to (7), as above shall proceed the due signing of this development agreement and the development Power of Attorney, and other formal relevant documents (if any).

4. If any discrepancy found in the legal papers of the said property, then the above-mentioned consideration amount may be refunded to the said Developer/Promoters which is mutually agreed by both parts.

Annexed Forms of finger prints with this '**Development Agreement**', are to be treated as a part of this '**Development Agreement**'.

FIRST SCHEDULE OF PROPERTY ABOVE REFERRED TO

(Description of entire existing property)

ALL THAT piece or parcel of bastu land measuring .02 acres (as per R.O.R) and **'01' (One) Cottah '02' (Two) Chittacks '30' (Thirty) Sq. Ft.** more or less (as per Deed) along with 20-year-old, **500 (five hundred) Sq. Ft. Cement Flooring One Storied building** lying and situated in Mouja **Baranagar, Allpore Collectorate**, Touzi No. **1068/2833**, Division I, Sub Division 01, Holding No. **142**, J.L. No. **05**, Re. Sa. No. **06**, Khatian No. **1437**, Dag No. **6527**, correspondence to **L.R. Dag No. 9693**, **L.R. Khatian No. 12289** (measuring about .01 acre M/L) & **12290**(measuring about .01 acre M/L), in the local limits of the **Baranagar Municipality**, Ward No. **34** (erstwhile 01), Holding No. and Premises No. **15, Boral Para Lane, Baranagar, P.S & P.O - Baranagar, Kolkata - 700036**, District - North 24 Parganas under the revenue jurisdiction of **A.D.S.R Cossipore, Dum Dum**, with right to take electric line, tap water line, Gas Line, Telephone line, drains e.t.c connections through under and above common passage together with all sorts of easement rights and amenities attached hereto and which is butted and bounded in the manner as follows:

ON THE NORTH	Land and Building of Kunja Behari Chakraborty
ON THE SOUTH	Boral Para Lane(On Road).
ON THE EAST	Land and Building of Prasun Kr. Mukherjee
ON THE WEST	Common Passage with Kunja Behari Chakraborty.

SECOND SCHEDULE ABOVE REFERRED TO

(Owner's allocation)

Shri Somnath Chakraborty will get as consideration the self-contained residential flat unit measuring 700 (seven hundred) sq ft more or less(

Super built up area) will be of the Ground Floor of the proposed Multi-Storied Building, on the **South Eastern side**, complete in all respects and terms, consisting of '02' (two) Bed Rooms, '01' (one) dining cum kitchen, '01' (one) toilet and '01' (one) balcony. And also Landowners will get a total of **INR 12,00,001/- (Rupees Twelve Lacs one Only)** as a **non refundable security deposit money** of the said joint venture which shall be distributed amongst the landowners as per the **payment schedule** in the following manner:

SL No. / Landowner Number.	Particulars / Payee (Landowner)	Amount Receivable [in ₹]
1	Smt. Poly Bhattacharya	2,00,000.00/-
2	Smt. Gayatri Bhattacharjee	2,00,000.00/-
3	Smt. Lili Banerjee	2,00,000.00/-
4	Shri. Somnath Chakraborty	4,00,000.00/-
5	Shri Debnath Chakraborty	01/-
6	Smt. Rinku Sanyal	1,00,000.00/-
7	Smt. Nibedita Kundu	1,00,000.00/-
Grand Total		12,00,001.00/- [Indian National Rupees Twelve Lacs one Only.]

After handing over the possession from the Developer, the Owners will make Partition Deed or Gift Deed among themselves and this Owner's Allocation will take effect from the date of execution of Partition Deed or Gift Deed .

THIRD SCHEDULE ABOVE REFERRED TO.

(Developer's Allocation)

The developer shall be entitled to remaining total constructed area the new building of the units and/or space along with the remain other spaces of the proposed building, save and except the above mentioned owner's allocation of the newly constructed building in the said premises. It is specifically agree the developer shall be entitled to own, posses, transfer and otherwise dispose of as the absolute owners there of as per the provisions contained to be called "Developer's Allocation", on account of it's ownership right to use, occupy and enjoy their share and/or allocation, either for the residential purpose or commercial purposes in any manner whatsoever save and except any immoral and/or illegal purpose. (The roof of the building shall remain common to all).

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands and executed this Development Agreement on the day, month and year first above written.

SIGNED, SEALED & DELIVERED at Kolkata in the presence of

Witness

1.

Souradi Banerjee
"ATITHI APARTMENT", 1A/17 ROAD,
FLAT NO-19, KAMARHATI, KOL-58.

(1) Poly Bhattacharya

(2) Gayatri Bhattacharya

(3) Kirti Banerjee

(4) Somnath Chakraborty

(5) Debnath Chakraborty

(6) Rimku Sanyal

(7) Nibedita Kundu.

2. Subhojit Chakraborty
15, Boral Para Lane,
Baranagar, Kolkata-700036

(SIGNATURE OF LAND OWNERS)

AMBERDEB CONSTRUCTION LLP

Bhavna Bhalla
Partner

AMBERDEB CONSTRUCTION LLP

Debjyoti
Partner

(SIGNATURE OF THE DEVELOPER/PROMOTERS)

9 dekul & Dabbe
Goutam Chakraborty
Acharya, High Court, Cal.
Reg. No. WB/1415/1999.
M-943322275



MEMO OF CONSIDERATION

RECEIVED from the within named Developer the within mentioned earnest money of Rs.2,00,000/- (Rupees Two lacs only) in the following manner.

Paid by A/c Payee D.D. vide No.010330

Drawn on H.D.F.C Bank, Dunlop Br

Dated 16.09.2024

Rs.2,00,000/-

Total (Rupees Two lacs only)

Rs. 2,00,000 /-

WITNESSES

1. Soumalip Banerjee

2. Subhojit Chatterjee

Poly Bhattacharya

Signature of the Owner

No. 1(Smt. Poly Bhattacharya)

MEMO OF CONSIDERATION

RECEIVED from the within named Developer the within mentioned earnest money of Rs.2,00,000/- (Rupees Two lacs only) in the following manner.

Paid by A/c Payee D.D. vide No.010329

Drawn on H.D.F.C Bank, Dunlop Br

Dated 16.09.2024

Rs.2,00,000/-

Total (Rupees Two lacs only)

Rs.2,00,000 /-

WITNESSES

1. *Jouralip Banerjee*

2. *Subhojit Chakraborty*

Gayatri Bhattacharjee

Signature of the Owner No.
2 (Smt. Gayatri Bhattacharjee)

MEMO OF CONSIDERATION

RECEIVED from the within named Developer the within mentioned earnest money of Rs.2,00,000/- (Rupees Two lacs only) in the following manner.

Paid by A/c Payee D.D. vide No.010328

Drawn on H.D.F.C Bank, Dunlop Br

Dated 16.09.2024

Rs.2,00,000/-

Total (Rupees Two lacs only)

Rs. 2,00,000 /-

WITNESSES

1. *Lili Banerjee*

2. *Subhojit Makraborty*

Lili Banerjee

Signature of the Owner No. 3
(Smt. Lili Banerjee)

MEMO OF CONSIDERATION

RECEIVED from the within named Developer the within mentioned earnest money of Rs.4,00,000/- (Rupees Four lacs only) in the following manner.

Paid by A/c Payee D.D. vide No.010332

Drawn on H.D.F.C Bank, Dunlop Br

Dated 16.09.2024

Rs.4,00,000/-

Total (Rupees Four lacs only)

Rs.4,00,000/-

WITNESSES

1. *Souradip Banerjee*

2. *Subhojit Chakraborty*

Somnath Chakraborty
Signature of the Owner No. 4
(Shri. Somnath Chakraborty)

MEMO OF CONSIDERATION

RECEIVED from the within named Developer the within mentioned earnest money of Rs.01/- (Rupees one only) in the following manner.

Paid by A/c Payee Cheque vide No.,000103

Drawn on H.D.F.C Bank, Dunlop Br

Dated 20.09.2024

Rs.01/-

Total (Rupees one only)

Rs. 01 /-

WITNESSES

1. Souvadipta Banerjee

2. Subhjit Chakraborty

Debnath Chakraborty
Signature of the Owner No.
5(Shri Debnath Chakraborty)

MEMO OF CONSIDERATION

RECEIVED from the within named Developer the within mentioned earnest money of Rs.1,00,000/- (Rupees One lac only) in the following manner.

Paid by A/c Payee D.D. vide No.010331

Drawn on H.D.F.C Bank, Dunlop Br

Dated 16 .09.2024

Rs. 1,00,000/-

.....
Total (Rupees one lac only)

Rs. 1,00,000 /-

WITNESSES

1. Sourabj Banerjee

2. Subhjit Chakraborty


Rinku Sanyal
Signature of the Owner
No.6 (Smt. Rinku Sanyal)

MEMO OF CONSIDERATION

RECEIVED from the within named Developer the within mentioned earnest money of Rs.1,00,000/- (Rupees One lac only) in the following manner.

Paid by A/c Payee D.D. vide No.010327

Drawn on H.D.F.G Bank, Dunlop Br

Dated 16 .09.2024.

Rs. 1,00,000/-

Total (Rupees one lac only)

Rs. 1,00,000 /-

WITNESSES

1. *Somnadij Banerjee*

2. *Subhajit Chakraborty*

Nibedita Kundu
Signature of the Owner
No.7 (Smt. Nibedita Kundu)

SPECIMEN FORM FOR TEN FINGER PRINTING. CI

Signature of the
Applicants/Vendors
(Developers/
Presentants)

Aoly Adhitecharya



					L. H.
					Little
					R. H.
					Thumb

Gayatri Bhattacharya



					L. H.
					Little
					R. H.
					Thumb

Shri Ranvijay



					L. H.
					Little
					R. H.
					Thumb

SPECIMEN FORM FOR TEN FINGER PRINTS (G.C)

Signature of the
Accusants/Vendors
/Developers/
Presentants

Sarwanika Chakrabarty



					L H
Little	Ring	Middle (Left hand)	Fore		R. H.
Thumb	Fore	Middle (Right Hand)	Ring	Little	

Dakshina Chakrabarty



Little	Ring	Middle (Left hand)	Fore		
Thumb	Fore	Middle (Right Hand)	Ring	Little	

Rinku Samyol



Little	Ring	Middle (Left hand)	Fore	Thumb	
Thumb	Fore	Middle (Right Hand)	Ring	Little	

SPECIMEN FORM FOR TEN FINGER PRINTS(O.C)

Signature of the
Executants/Vendors
/Developers/
Presentants

Nibedita Kundoo



					L. H.
Little	Ring	Middle (Left hand)	Fore	Thumb	
					R. H.
Thumb	Fore	Middle (Right Hand)	Ring	Little	

Ruby Prany



Little	Ring	Middle (Left hand)	Fore	Thumb	
Fore	Middle (Right Hand)	Ring	Little		

Bhavana Pshella



Little	Ring	Middle (Left hand)	Fore	Thumb	
Thumb	Fore	Middle (Right Hand)	Ring	Little	



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



192024250216309148

GRN Details

GRN:	192024250216309148	Payment Mode:	SBI Epay
GRN Date:	20/09/2024 12:48:03	Bank/Gateway:	SBIfcPay Payment Gateway
BRN :	3430617590546	BRN Date:	20/09/2024 12:48:31
Gateway Ref ID:	98692499	Method:	IndusInd Bank NB
GRIPS Payment ID:	200920242021630913	Payment Init. Date:	20/09/2024 12:48:03
Payment Status:	Successful	Payment Ref. No:	2002445489/10/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Goutam Chakraborty
 Address: H c
 Mobile: 9433222175
 Period From (dd/mm/yyyy): 20/09/2024
 Period To (dd/mm/yyyy): 20/09/2024
 Payment Ref ID: 2002445489/10/2024
 Dept Ref ID/DRN: 2002445489/10/2024

Payment Details

Sl. No.	Payment Ref. No.	Head/Description	Head A/C	Amount (₹)
1	2002445489/10/2024	Property Registration-Stamp duty	0030-02-103-003-02	1
2	2002445489/10/2024	Property Registration- Registration Fees	0030-03-104-001-16	12000
Total				12001

IN WORDS: TWELVE THOUSAND ONE ONLY





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



192024250215745768

Payment Details

GRN: 192024250215745768 Payment Mode: SBI Epay
 GRN Date: 20/09/2024 10:07:26 Bank/Gateway: SBIEpay Payment Gateway
 BRN : 6657059524129 BRN Date: 20/09/2024 10:08:28
 Gateway Ref ID: 45687337 Method: State Bank of India WIBMO PG CC
 GRIPS Payment ID: 200920242021574575 Payment Init. Date: 20/09/2024 10:07:26
 Payment Status: Successful Payment Ref. No: 2002445489/3/2024
 [Query No*/Query Year]

Registration Details

Depositor's Name: Mr GOUTAM CHAKRABORTY
 Address: H C
 Mobile: 9433222175
 Period From (dd/mm/yyyy): 20/09/2024
 Period To (dd/mm/yyyy): 20/09/2024
 Payment Ref ID: 2002445489/3/2024
 Dept Ref ID/DRN: 2002445489/3/2024

Registration Details

Sl. No.	Payment Ref. No.	Particulars	Amount (₹)	Amount (₹)
1	2002445489/3/2024	Property Registration- Stamp Duty	0030-02-103-003-02	20
2	2002445489/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				41

IN WORDS: FORTY ONE ONLY.



Major Information of the Deed

Query No./Year	I-1506-09950/2024	
Query Date	1506-2002445489/2024	Date of Registration: 20/09/2024
Applicant Name, Address & Other Details	15/09/2024 10:42:28 AM	Office where deed is registered
Transaction	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
[0110] Sale, Development Agreement or Construction agreement	GOUTAM CHAKRABORTY 8, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9433222175, Status : Advocate	
Set Forth Value	Additional Transaction	
Rs. 3/-	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 12,00,001/-]	
Stamp duty Paid (SD)	Market Value	
Rs. 5,021/- (Article:4B(g))	Rs. 17,40,815/-	
Remarks	Registration Fee Paid	
	Rs. 12,021/- (Article:E, E, B)	
	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)	

Land Details :

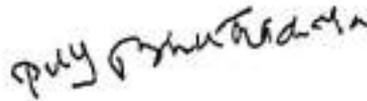
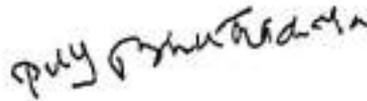
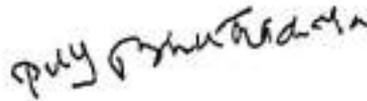
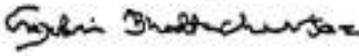
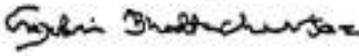
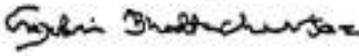
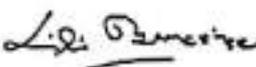
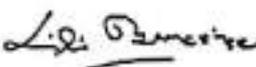
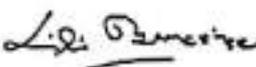
District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Baral Para Lane, Mouza: Baranagar, Premises No: 15, , Ward No: 34, Holding No:15 JI No: 5, Pin Code : 700036

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Setforth Value (In Rs)	Market Value (In Rs)	Other Details
L1	LR-9693 (RS :- 6527/6754)	LR-12289	Bastu	Bastu	0.01 Acre	1/-	6,96,970/-	Property is on Road Adjacent to Metal Road,
L2	LR-9693 (RS :- 6527/6754)	LR-12290	Bastu	Bastu	0.01 Acre	1/-	6,96,970/-	Property is on Road Adjacent to Metal Road,
TOTAL :					2Dec	2 /-	13,93,940 /-	
Grand Total :					2Dec	2 /-	13,93,940 /-	

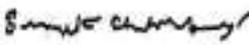
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs)	Market value (In Rs)	Other Details
S1	On Land L1, L2	500 Sq Ft.	1/-	3,46,875/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	3,46,875 /-	

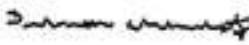
Land Lord Details :

Sl No	Name Address Photo Fingerprint 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> Smt POLY BHATTACHARYA Daughter of Late SACHINDRANATH CHAKRABORTY Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office </td> <td></td> <td> Captured</td> <td></td> </tr> <tr> <td>20/09/2024</td> <td>LTI 20/09/2024</td> <td>20/09/2024</td> <td></td> </tr> </tbody> </table> <p>31, DESHBANDHU ROAD (EAST), City:- Baranagar, P.O:- ALAMBAZAR, P.S:-Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700035 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX8 , PAN No.: BDxxxxxx6G, Aadhaar No: 69xxxxxxxx4464, Status :Individual, Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Smt POLY BHATTACHARYA Daughter of Late SACHINDRANATH CHAKRABORTY Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office		 Captured		20/09/2024	LTI 20/09/2024	20/09/2024	
Name	Photo	Finger Print	Signature										
Smt POLY BHATTACHARYA Daughter of Late SACHINDRANATH CHAKRABORTY Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office		 Captured											
20/09/2024	LTI 20/09/2024	20/09/2024											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt GAYATRI BHATTACHARJEE Daughter of Late SACHINDRANATH CHAKRABORTY Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office </td> <td></td> <td> Captured</td> <td></td> </tr> <tr> <td>20/09/2024</td> <td>LTI 20/09/2024</td> <td>20/09/2024</td> <td></td> </tr> </tbody> </table> <p>DOORASHA CMDA EMPLOYEES CO-OP HOUSING SOCIETY LTD. EE-31/10, FOURTH FLOOR, SETOR II, SALT LAKE CITY, Block/Sector: EE, City:- Bidhannagar, P.O:- BIDHANNAGAR, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX8 , PAN No.: AZxxxxxx1N, Aadhaar No: 21xxxxxxxx1736, Status :Individual, Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Smt GAYATRI BHATTACHARJEE Daughter of Late SACHINDRANATH CHAKRABORTY Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office		 Captured		20/09/2024	LTI 20/09/2024	20/09/2024	
Name	Photo	Finger Print	Signature										
Smt GAYATRI BHATTACHARJEE Daughter of Late SACHINDRANATH CHAKRABORTY Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office		 Captured											
20/09/2024	LTI 20/09/2024	20/09/2024											
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt LILI BANERJEE Daughter of Late SACHINDRANATH CHAKRABORTY Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office </td> <td></td> <td> Captured</td> <td></td> </tr> <tr> <td>20/09/2024</td> <td>LTI 20/09/2024</td> <td>20/09/2024</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Smt LILI BANERJEE Daughter of Late SACHINDRANATH CHAKRABORTY Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office		 Captured		20/09/2024	LTI 20/09/2024	20/09/2024	
Name	Photo	Finger Print	Signature										
Smt LILI BANERJEE Daughter of Late SACHINDRANATH CHAKRABORTY Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office		 Captured											
20/09/2024	LTI 20/09/2024	20/09/2024											

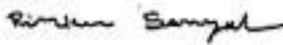
ATTITHI ABASAN, 1A B.T. ROAD, Flat No: F4, City:- , P.O:- KAMARHATI, P.S:-Belgharia, District:- North 24-Parganas, West Bengal, India, PIN:- 700058 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth: XX-XX-1XX5 , PAN No.: ACxxxxxx3Q, Aadhaar No: 65xxxxxxxx6595, Status :Individual, Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office

Name	Photo	Finger Print	Signature
Mr SOMNATH CHAKRABORTY Son of Late SACHINDRANATH CHAKRABORTY Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office		 Captured	 20/09/2024

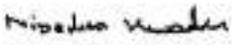
15, BORAL PARA LANE, City:- Baranagar, P.O:- BARANAGAR, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX8 , PAN No.: BAxxxxxx0R, Aadhaar No: 40xxxxxxxx3469, Status :Individual, Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office

Name	Photo	Finger Print	Signature
Mr DEBNATH CHAKRABORTY Son of Late SACHINDRANATH CHAKRABORTY Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office		 Captured	 20/09/2024

41, B.K. MOITRA ROAD, City:- Baranagar, P.O:- BARANAGAR, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth: XX-XX-1XX9 , PAN No.: ABxxxxxx8D, Aadhaar No: 91xxxxxxxx2696, Status :Individual, Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office

Name	Photo	Finger Print	Signature
Smt RINKU SANYAL Daughter of Late BINOY KUMAR SANYAL Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office		 Captured	 20/09/2024

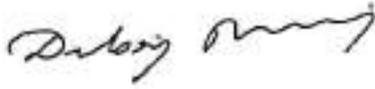
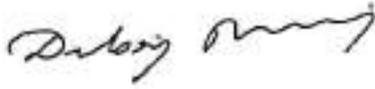
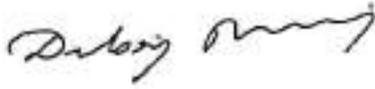
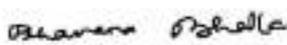
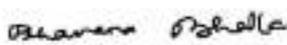
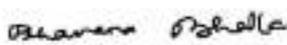
123/1, BENERAS ROAD, City:- Howrah, P.O:- SALKIA, P.S:-Salkia, District:-Howrah, West Bengal, India, PIN:- 711106 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth: XX-XX-1XX4 , PAN No.: BSxxxxxx3C, Aadhaar No: 23xxxxxxxx7991, Status :Individual, Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office

Name	Photo	Finger Print	Signature
Smt NIBEDITA KUNDU Daughter of Late BINOY KUMAR SANYAL Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office		 Captured	 20/09/2024
28/1/2, C ROAD, BAMANGACHI, City:- Howrah, P.O:- SALKIA, P.S:-Salkia, District:-Howrah, West Bengal, India, PIN:- 711106 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: ALxxxxxx8F, Aadhaar No: 68xxxxxxxx0229, Status :Individual, Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office			

Developer Details :

Sl. No.	Name/Address/Photo/Fingerprint and Signature
1	AMBERDEB CONSTRUCTION LLP 41/1/1, JOY NARAYAN BANERJEE LANE, City:- Baranagar, P.O:- BARANAGAR, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Date of Incorporation:XX-XX-2XX2 , PAN No.:: ABxxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl. No.	Name/Address/Photo/Fingerprint 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> Mr DEBRAJ MUKHERJEE (Presentant) Son of Late KALYAN MUKHERJEE Date of Execution - 20/09/2024 , , Admitted by: Self, Date of Admission: 20/09/2024, Place of Admission of Execution: Office </td> <td></td> <td>  Captured </td> <td>  20/09/2024 </td> </tr> <tr> <td colspan="4"> 28/8, JOY NARAYAN BANERJEE LANE, City:- Baranagar, P.O:- BARANAGAR, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: AOxxxxxx5J, Aadhaar No: 29xxxxxxxx1396 Status : Representative, Representative of : AMBERDEB CONSTRUCTION LLP (as PARTNER) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr DEBRAJ MUKHERJEE (Presentant) Son of Late KALYAN MUKHERJEE Date of Execution - 20/09/2024 , , Admitted by: Self, Date of Admission: 20/09/2024, Place of Admission of Execution: Office		 Captured	 20/09/2024	28/8, JOY NARAYAN BANERJEE LANE, City:- Baranagar, P.O:- BARANAGAR, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: AOxxxxxx5J, Aadhaar No: 29xxxxxxxx1396 Status : Representative, Representative of : AMBERDEB CONSTRUCTION LLP (as PARTNER)			
Name	Photo	Finger Print	Signature										
Mr DEBRAJ MUKHERJEE (Presentant) Son of Late KALYAN MUKHERJEE Date of Execution - 20/09/2024 , , Admitted by: Self, Date of Admission: 20/09/2024, Place of Admission of Execution: Office		 Captured	 20/09/2024										
28/8, JOY NARAYAN BANERJEE LANE, City:- Baranagar, P.O:- BARANAGAR, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: AOxxxxxx5J, Aadhaar No: 29xxxxxxxx1396 Status : Representative, Representative of : AMBERDEB CONSTRUCTION LLP (as PARTNER)													
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Name	Photo	Finger Print	Signature										
Mrs BHAVANA BHALLA Daughter of Late SURENDRA KUMAR BHALLA Date of Execution - 20/09/2024 , , Admitted by: Self, Date of Admission: 20/09/2024, Place of Admission of Execution: Office		 Captured	 20/09/2024										

5 NO. CIRCUS ROW, City:- , P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: AExxxxxx2C, Aadhaar No: 52xxxxxxxx2573 Status : Representative, Representative of : AMBERDEB CONSTRUCTION LLP (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BUDDHADEB MUKHERJEE Son of Late S K MUKHERJEE KALITALA, City:- , P.O:- UL NARAYANPUR, P.S:-Raighi, District:- South 24-Parganas, West Bengal, India, PIN:- 743354		 Captured	
	20/09/2024	20/09/2024	20/09/2024
Identifier Of Smt POLY BHATTACHARYA, Smt GAYATRI BHATTACHARJEE, Smt LILI BANERJEE, Mr SOMNATH CHAKRABORTY, Mr DEBNATH CHAKRABORTY, Smt RINKU SANYAL, Smt NIBEDITA KUNDU, Mr DEBRAJ MUKHERJEE, Mrs BHAVANA BHALLA			

Sl.No	From	To. with area (Name-Area)
1	Smt POLY BHATTACHARYA	AMBERDEB CONSTRUCTION LLP-0.1666 Dec
2	Smt GAYATRI BHATTACHARJEE	AMBERDEB CONSTRUCTION LLP-0.1666 Dec
3	Smt LILI BANERJEE	AMBERDEB CONSTRUCTION LLP-0.1666 Dec
4	Mr SOMNATH CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.1666 Dec
5	Mr DEBNATH CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.1666 Dec
6	Smt RINKU SANYAL	AMBERDEB CONSTRUCTION LLP-0.084 Dec
7	Smt NIBEDITA KUNDU	AMBERDEB CONSTRUCTION LLP-0.083 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt POLY BHATTACHARYA	AMBERDEB CONSTRUCTION LLP-0.1666 Dec
2	Smt GAYATRI BHATTACHARJEE	AMBERDEB CONSTRUCTION LLP-0.1666 Dec
3	Smt LILI BANERJEE	AMBERDEB CONSTRUCTION LLP-0.1666 Dec
4	Mr SOMNATH CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.1666 Dec
5	Mr DEBNATH CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.1666 Dec
6	Smt RINKU SANYAL	AMBERDEB CONSTRUCTION LLP-0.083 Dec
7	Smt NIBEDITA KUNDU	AMBERDEB CONSTRUCTION LLP-0.084 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt POLY BHATTACHARYA	AMBERDEB CONSTRUCTION LLP-83.30000000 Sq Ft
2	Smt GAYATRI BHATTACHARJEE	AMBERDEB CONSTRUCTION LLP-83.30000000 Sq Ft
3	Smt LILI BANERJEE	AMBERDEB CONSTRUCTION LLP-83.30000000 Sq Ft
4	Mr SOMNATH CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-83.30000000 Sq Ft
5	Mr DEBNATH CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-83.30000000 Sq Ft
6	Smt RINKU SANYAL	AMBERDEB CONSTRUCTION LLP-41.50000000 Sq Ft
7	Smt NIBEDITA KUNDU	AMBERDEB CONSTRUCTION LLP-42.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Baral Para Lane, Mouza: Baranagar, Premises No: 15, Ward No: 34, Holding No:15 JI No: 5, Pin Code : 700036

Sch No	Plot/Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 9893, LR Khatian No:- 12289	Owner:স্বয়ং স্বামী, Gurdian:স্বয়ং, Address:স্বয়ং, Classification:স্বয়ং, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.

L2	LR Plot No:- 9693, LR Khatian No:- 12290	Owner:शक्ति लाल झाकरी, Gurdian:शिवल , Address:मिठ , Classification:बाग, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
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Endorsement For Deed Number : I - 150609950 / 2024

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

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

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

Presented for registration at 12:40 hrs on 20-09-2024, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr DEBRAJ 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 17,40,815/-

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

Execution is admitted on 20/09/2024 by 1. Smt POLY BHATTACHARYA, Daughter of Late SACHINDRANATH CHAKRABORTY, 31, DESHBANDHU ROAD (EAST), P.O: ALAMBAZAR, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700035, by caste Hindu, by Profession House wife, 2. Smt GAYATRI BHATTACHARJEE, Daughter of Late SACHINDRANATH CHAKRABORTY, DOORASHA CMDA EMPLOYEES CO-OP HOUSING SOCIETY LTD, EE-31/10, FOURTH FLOOR, SETOR II, SALT LAKE CITY, Sector: EE, P.O: BIDHANNAGAR, Thana: Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession House wife, 3. Smt LILI BANERJEE, Daughter of Late SACHINDRANATH CHAKRABORTY, ATITHI ABASAN, 1A B.T. ROAD, Flat No: F4, P.O: KAMARHATI, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700058, by caste Hindu, by Profession Retired Person, 4. Mr SOMNATH CHAKRABORTY, Son of Late SACHINDRANATH CHAKRABORTY, 15, BORAL PARA LANE, P.O: BARANAGAR, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Business, 5. Mr DEBNATH CHAKRABORTY, Son of Late SACHINDRANATH CHAKRABORTY, 41, B.K. MOITRA ROAD, P.O: BARANAGAR, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Retired Person, 6. Smt RINKU SANYAL, Daughter of Late BINOY KUMAR SANYAL, 123/1, BENERAS ROAD, P.O: SALKIA, Thana: Salkia, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by Profession Service, 7. Smt NIBEDITA KUNDU, Daughter of Late BINOY KUMAR SANYAL, 28/1/2, C ROAD, BAMANGACHI, P.O: SALKIA, Thana: Salkia, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by Profession Service

Indetified by Mr BUDDHADEB MUKHERJEE, , Son of Late S K MUKHERJEE, KALITALA, P.O: UL NARAYANPUR, Thana: Raidighi, , South 24-Parganas, WEST BENGAL, India, PIN - 743354, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 20-09-2024 by Mr DEBRAJ MUKHERJEE, PARTNER, AMBERDEB CONSTRUCTION LLP (LLP), 41/1/1, JOY NARAYAN BANERJEE LANE, City:- Baranagar, P.O:- BARANAGAR, P.S:-Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700036

Indetified by Mr BUDDHADEB MUKHERJEE, , Son of Late S K MUKHERJEE, KALITALA, P.O: UL NARAYANPUR, Thana: Raidighi, , South 24-Parganas, WEST BENGAL, India, PIN - 743354, by caste Hindu, by profession Law Clerk

Execution is admitted on 20-09-2024 by Mrs BHAVANA BHALLA, PARTNER, AMBERDEB CONSTRUCTION LLP (LLP), 41/1/1, JOY NARAYAN BANERJEE LANE, City:- Baranagar, P.O:- BARANAGAR, P.S:-Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700036

Indetified by Mr BUDDHADEB MUKHERJEE, , Son of Late S K MUKHERJEE, KALITALA, P.O: UL NARAYANPUR, Thana: Raidighi, , South 24-Parganas, WEST BENGAL, India, PIN - 743354, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,021.00/- (B = Rs 12,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 12,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/09/2024 10:08AM with Govt. Ref. No: 192024250215745768 on 20-09-2024, Amount Rs: 21/-, Bank: SBI
EPay (SBIPay), Ref. No. 6657059524129 on 20-09-2024, Head of Account 0030-03-104-001-16
Online on 20/09/2024 12:48PM with Govt. Ref. No: 192024250216309148 on 20-09-2024, Amount Rs: 12,000/-,
Bank: SBI EPay (SBIPay), Ref. No. 3430617590546 on 20-09-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 21/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1058, Amount: Rs.5,000.00/-, Date of Purchase: 13/09/2024, Vendor name: S Pal
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/09/2024 10:08AM with Govt. Ref. No: 192024250215745768 on 20-09-2024, Amount Rs: 20/-, Bank: SBI
EPay (SBlePay), Ref. No. 6657059524129 on 20-09-2024, Head of Account 0030-02-103-003-02
Online on 20/09/2024 12:48PM with Govt. Ref. No: 192024250216309148 on 20-09-2024, Amount Rs: 1/-, Bank: SBI
EPay (SBlePay), Ref. No. 3430617590546 on 20-09-2024, Head of Account 0030-02-103-003-02

Kaustava Dey

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

QTM
Certificate of Registration under section 60 and Rule 69,
Registered in Book - I
Volume number 1506-2024, Page from 291892 to 291944
Being No 150609950 for the year 2024.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2024.09.23 14:05:44 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 23/09/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

AMBERDEB CONSTRUCTION LLP

Dey Amberdeb
Partner