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पश्चिमबङ्ग पश्चिमबङ्गाल WEST BENGAL

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

Additional District Sub-Registrar
Presidency District, 24-Poz. (North)

08 JUL 2024

DEVELOPMENT AGREEMENT OR CONSTRUCTION AGREEMENT

THIS AGREEMENT is made on this 08th day of July, in the Christian Era Two Thousand Twenty Four (2024).

AMBERDEB CONSTRUCTION LLP

[Handwritten Signature]
Partner

79985

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



NAME	
ADD	
Rs.	
- 4 JUL 2024	
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Ray Road, Kal-1	

- 4 JUL 2024



Buddhadis Mukherjee
S/o Lt S.K. Mukherjee
Vill - Kalatala
P.O - Lt L. Narayan Pur
P.S - Raidighi
Dist - 24 Pgs (S)
79 3354

[Signature]
Addl District Sub-Registrar
Coochbehar, Dum Dum

08 JUL 2024

1. **MR. SWARUP MAITRA** Son of Late Brajamanik Maitra , bearing PAN BMJPM9224J, (AADHAR: 806085962644) by Occupation Service, presently residing at Shuk Purudya, P.S. Baduria, 24 Parganas(North) Pin- 743401
2. **MR. APARUP MAITRA** Son of Late Brajamanik Maitra, bearing PAN GJGPM8916N, (AADHAR: 612991981527) by Occupation Service, presently residing at Shuk Purudya, P.S. Baduria, 24 Parganas(North) Pin- 743401
3. **SMT.ALPANA CHAKRABORTY**, (PAN:CUZPC6007J), (Aadhar No. 3532 58529032) Daughter of Nalin Lochan Chakraborty, Residing at 15/1, Baral Para Lane, Baranagar, Kolkata- 700036, by Occupation Professional
4. **SMT. SUBHRA ROY**, (PAN:BIVPR4252D), (Aadhar No.494896149861) Wife of Sadhan Roy, Residing at 449/1/A, Railway Colony, Naihati, North 24 Parganas, Pin-743165, by Occupation Housewife
5. **SMT.KABITA MUKHERJEE**, (PAN:IGYPM2197E), (Aadhar No. 264364524229) Wife of Suprabhat Mukherjee, Residing at 18/1/A, Desbandhu Road(East) Baranagar, Kolkata- 700035, by Occupation Housewife,
6. **SRI BISHWAJIT CHAKRABORTY**, (PAN: ACWPC7984P) Son of Late Krishna Chakraborty, Residing at B/8/91, Kalyani, Nadia, Pin-741235, by Occupation Retired,
7. **SRI SUMIT CHAKRABORTY**, (PAN:BFNPC2042B), (Aadhar No.5185 08533053) Son of Late Kamal Chakraborty, Residing at 27/3, Choudhury Para 2nd bye lane, Howrah, Pin-711104, by Occupation Service,
8. **SMT. NILA CHAKRABORTTY**, (PAN:AXBPC2806N), (Aadhar No.616867705328) Wife of Mr. Ashis Ranjan Chakraborty , Residing at B.L. Choudhury Lane, Bahilapara, Bardhaman, Pin- 713101, by Occupation Housewife,
9. **SMT. SANDEEPA CHAKRABORTY**, (PAN:ANMPC2456P), (Aadhar No.6350 96970538) Wife of Late Pradip Kumar Chakraborty, Residing at 27/3, Choudhury Para 2nd bye Lane, Howrah, Pin-711104, by Occupation Housewife,
10. **SMT.DEBJIT CHAKRABORTY**, (PAN: COYPC3179J), (Aadhar No. 298121344230) Son of Late Pradip Kumar Chakraborty, Residing at 27/3, Choudhury Para 2nd bye Lane, Howrah, Pin-711104, by Occupation service,
11. **SMT. SRABANI CHAKRABORTY**, (PAN: AMKPC6184D), (Aadhar No. 346461142015) Wife of Late Debasish Chakraborty, Residing at 15/1, Baral Para Lane, Baranagar, Kolkata- 700036, by Occupation Housewife,
12. **SMT. DEBASHREE MONDAL**, (PAN:AMKPC6183E), (Aadhar No.926274338017) Wife of Mr. Debar Mondal, Residing at 15/1, Baral Para Lane, Baranagar, Kolkata- 700036, by

Occupation Housewife, **13. SRI ASHISH CHAKRABORTY** (PAN:BEUPC2447C), (Aadhar No. 753323450104) Son of Late Amal Chakraborty, Residing at 15/1, Baral Para Lane, Baranagar, Kolkata-700036, by Occupation Service and **14. SRI BIKASH CHAKRABORTY** (PAN: AOWPC5541C), (Aadhar No. 785884836779) Son of Late Amal Chakraborty, Residing at 15/1, Baral Para Lane, Baranagar, Kolkata-700036, by Occupation Service All by faith Hindu, All by Nationality - Indian, hereinafter jointly referred to as the **VENDORS/LAND OWNERS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART;**

AND

AMBERDEB CONSTRUCTION LLP (PAN: ABZFA4788R), a body corporate under the Limited Liability Partnership Act,2008(6 of 2009) having its Registered Office at 41/1/1, Joy Narayan Banerjee Lane, Ground floor, P.S. & P.O. Baranagar, Kolkata - 700 036, represented by its designated partners **1. SRI DEBRAJ MUKHERJEE** (PAN: AOIPM5515J) son of Late Kalyan Mukherjee, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 28/8 Joy Narayan Banerjee Lane, P.S. & P.O. Baranagar, Kolkata - 700 036, **2. MRS. BHAVANA BHALLA** (PAN:AEPPB8232C)(AADHAAR:52250511 2573), Daughter of Late Surendra Kumar Bhalla, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 5 No. Circus Row, P.O. Circus Avenue, P.S. Benia Pukur, Kolkata - 700 017, hereinafter jointly called and referred to as the "**DEVELOPER**" [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 Digambar Chakraborty was the owner of ALL THAT piece and parcel of bastu land measuring about 5 cottah 11 chittaks 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, Police Station Baranagar, District - North 24 Parganas 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 Poush, Year 1284 gifted the aforesaid property in favour of his daughter-in-law Smt. Raj Kumari Devi and delivered peaceful possession in her favour. The said Smt. Raj Kumari Devi died intestate leaving behind her surviving, Sri Gopal Chandra Chakraborty, as her only legal heir and survivor in respect of the said property.

AND WHEREAS after obtaining the aforesaid property by way of inheritance, the said Late 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 died intestate leaving behind his four sons, Sri Ras Behari Chakraborty, Sri Binod Behari Chakraborty, Sri Kunja Behari Chakraborty and Sri Charu Charit Chakraborty respectively as his only surviving legal heirs and successors in respect of the said property, The Wife of Gopal Chandra Chakraborty predeceased him. After the demise of said Late Gopal Chandra Chakraborty, his said legal heirs and successors became the joint owners of the said property by way of inheritance each having undivided 1/4th share of the same.

AND WHEREAS _ by a Deed of Partition dated 16th January, 1934 the aforesaid Kunja Bihari Chakraborty became the owner of ALL THAT land measuring 01 (one) cottah 7(seven) chittacks 22.5 sq ft (Twenty two point five) comprised in Mouja, Baranagar, Alipore Collectorate Touzi No.1068/2833, Division I, Sub Division 1, Holding No.391, J.L. No.05, Re. Sa. No.06, Khatjan No.1437, R.S. Khatian No.6175, Dag No.6527, Premises No.14, Boral Para Lane, Police Station Baranagar, District - North 24 Parganas within the jurisdiction of A.D.S.R.O. Cossipore Dum Dum and thereafter mutated his name and property renumber as Premises No. 15/1, Boral Para Lane, Police Station Baranagar, District - North 24 Parganas

AND WHEREAS _ the said Kunja Bihari Chakraborty died intestate 1939, leaving behind his widow namely Santa Shila Debi and Five sons namely Nalin Lochan Chakraborty, Krishna Chakraborty, Kamal Lochan Chakraborty, Bimal Prakash Chakraborty and Amal Kumar @ Prakash Chakraborty as his only surviving legal heirs and successors in respect of the aforesaid property. The wife of Kunja Bihari Chakraborty, Santa Shila

Debi died in the year 1959 leaving behind Five sons namely Nalin Lochan Chakraborty, Krishna Chakraborty, Kamal Lochan Chakraborty, Bimal Prakash Chakraborty and Amal Kumar @ Prakash Chakraborty as her only surviving legal heirs and successors in respect of the aforesaid property

AND WHEREAS _ the said Nalin Chakraborty @ Nalin Lochan Chakraborty died intestate on 25.02.1989 leaving behind his four married daughter Ashrukana Maitra, Alpana Chakraborty, Subhra Roy & Kabita Mukherjee as as his only surviving legal heirs and successors in respect of the aforesaid property,. The wife of Nalin Lochan Chakraborty, Bira Rani Chakraborty died predeceased him on 16.05.1987.

AND WHEREAS _ That the said Krishna Chakraborty died intestate on 16.06.1992 leaving behind his widow namely Anita Chakraborty one son namely Biswajit Chakraborty as his only surviving legal heirs and successors in respect of the aforesaid property,. The wife of Krishna Chakraborty, Anita Chakraborty died on him on 12.01.2000 leaving behind one issue son namely Biswajit Chakraborty as her only surviving legal heirs and successors in respect of the aforesaid property

AND WHEREAS _ the said Kamal Lochan Chakraborty died intestate on 02.07.1994 leaving behind his widow namely Pratima Chakraborty, two son namely Pradip Kr. Chakraborty and Sumit Kumar Chakraborty and one married daughter Nila Chakraborty as his only surviving legal heirs and successors in respect of the aforesaid property,. The wife of Kamal Lochan Chakraborty, Pratima Chakraborty died on 04.07.2011 leaving behind Two son namely Pradip Kr. Chakraborty and Sumit Kumar Chakraborty and one married daughter Nila Chakraborty as her only surviving legal heirs and successors in respect of the aforesaid property. Further Pradip Kr. Chakraborty died intestate on 12.07.2020 leaving behind his widow namely Sandeepa Chakraborty and only issue son namely Debjit Chakraborty as his only surviving legal heirs and successors in respect of the aforesaid property

AND WHEREAS the said Bimal Prakash Chakraborty (Unmarried) died intestate on 26.12.1996 leaving behind his legal heirs as per Hindu Succession Act, 1956.

AND WHEREAS the said Amal Kumar Chakraborty @ Amal Prakash Chakraborty died intestate on 08.01.1988 leaving behind his widow namely Mira Chakraborty, Three son namely Debasish Chakraborty, Asish Chakraborty and Bikash Chakraborty as his only surviving legal heirs and successors in respect of the aforesaid property,. The wife of Amal Kumar @ Prakash Chakraborty, Mira Chakraborty died on 23.11.2010 leaving behind Three son namely Debasish Chakraborty, Asish Chakraborty and Bikash Chakraborty as her only surviving legal heirs and successors in respect of the aforesaid property.

AND WHEREAS the said Debasish Chakraborty, died intestate on 13.09.2023 leaving behind his widow namely Smt. Srabani Chakraborty, only issue(married daughter) namely Smt. Debashree Mondal as his only surviving legal heirs and successors in respect of the aforesaid property,

AND WHEREAS enjoying, the said Ashrukana Maitra died intestate on 06.02.2024 leaving behind two sons namely Mr. Swarup Maitra & Mr. Aparup Maitra as her only surviving legal heirs and successors in respect of the aforesaid sharer of property. The Husband of Ashrukana Maitra, Brajamanik Maitra died predeceased on 25.12.1996. Mr. Swarup Maitra & Mr. Aparup Maitra her(Ashrukana Maitra) only surviving legal heirs and successors in respect of the aforesaid sharer of property.

AND WHEREAS by virtue of above fact as well as per Hindu Succession Act, present land owners namely Mr. Swarup Maitra & Mr. Aparup Maitra , Alpana Chakraborty, Subhra Roy, Kabita Mukherjee, Biswajit Chakraborty, Sumit Kumar Chakraborty, Nila Chakraborty, Sandeepa Chakraborty, Debjit Chakraborty, Smt. Srabani Chakraborty, Smt. Debashree Mondal, Asish Chakraborty and Bikash Chakraborty now as joint owner of **ALL THAT** Bastu land measuring 01 (one) cottah 7(seven) chittacks 22.5 sq ft (Twenty two point five) along with 20 year old 500 sq ft cement flooring one storied building lying and situated in Mouja Baranagar, Alipore Collectorate Touzi No.1068/2833, Division I, Sub Division 1, Holding No.391, J.L. No.05, Re. Sa. No.06, Khatian No.1437, R.S. Khatian No.6175, Dag No.6527, District - North 24 Parganas, in the local limits of Baranagar Municipality, Ward

No.01(previous) 34(new), Holding No. 325(new) and Premises No.15/1, Boral Para Lane, Police Station Baranagar, District - North 24 Parganas and/ or otherwise as well seized and occupied reserve and enjoys the full absolute right to sale, mortgage, let, lease or otherwise dispose of the same to any person/s against any consideration and/ or conditions as they deems fit and had been occupying & enjoying the said property as lawfully seized & well possessed as the sole owner without any encumbrances and objections whatsoever from any quarter 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 Vendors/Land Owners are now desirous of developing the said land measuring 01 (one) cottah 7(seven) chittacks 22.5 sq ft (Twenty two point five) more or less by constructing a multi - storied building as per building plan to be sanctioned by the Baranagar Municipality but the Vendor/Land Owner due to financial stringency, it will neither be practical nor possible for them to develop the said premises by constructing a Multi-storied building thereat in accordance with the building plan is in the look out for a responsible and reputable Promoter/Developer/Builder/Contractor in conjunction with the Vendors/Land Owners.

AND WHEREAS the within named Developer having come to know the intention of the Vendor/Land Owner approached and requested Vendor/Land Owner to allow the said Developer to construct the proposed Multi-storied building over the said land and being thus approached by the Developer the Vendor/Land Owner have agreed to allow the Developer to construct such building at the said premises entirely at the cost and expenses of the Developer subject to the terms and conditions hereinafter appearing.

AND WHEREAS the within named Developer having come to know the intention of the Vendors/Land Owners approached and requested Vendors/Land Owners to allow the said Developer to construct the proposed Multi-storied building over the said land and being thus approached by the Developer the Vendor/Land Owner have agreed to allow the Developer to construct such building at the said premises entirely at the cost and expenses of the Developer subject to the terms and conditions hereinafter appearing.

AND WHEREAS the aforesaid present owners are intended to get construction of a multi- storied building making with a plan sanctioned by the Baranagar Municipality at the said land and property comprising of

several flats but owing the paucity of fund and lack of experiences and knowledge they fail to materials the same.

AND WHEREAS the aforesaid present owners approached the aforesaid Developer to construct a multi- storied building which contents several self-contained flats on the aforesaid plot of land which is particularly mentioned in the First Schedule below and also materialize their desire for ownership and possession of a portion of the total constructed area of the proposed building for their own residential as absolute owners thereof together with undivided ownership in the land underneath and with the right of user of the common areas and common facilities of the total constructed area of the said building together with undivided proportionate share of interest in the land underneath and also with the right of user of common area and common facilities with belong to the Developer at its disposal for commercial exploitation.

AND WHEREAS after mutual discussions caused between the Present Owners and the Developer, the Developer accepted the proposal to implement the said housing project subject to the terms and conditions as appearing hereunder:-

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

1. That the request of the owners, the Developer has agreed to undertake a scheme of Development of the said bastu land and may amalgamated beside plot without any objection of present owners, by rising and constructing multi- storied new residential building thereon containing self-contained flats or apartments or spaces as may be sanctioned by the Baranagar Municipality. After completion of the construction of the proposed new building Owner's Allocation shall mean the constructed area of the said Building so to be constructed in accordance with the plan so to be Sanctioned by Baranagar Municipality receivable by the owner as consideration for the construction and for transferring the constructed area of the said Building receivable by the Developer/Promoter against the construction cost borne by Developer along with the proportionate share of land in favour of Developer and /or their nominee/ nominees and /or

intending purchaser nominated by the Developer. It is agreed by and between the parties that the Developer will as consideration to the owners and/or the owner will receive as consideration from the Developer. That the **Owner namely** Mr. Swarup Maitra & Mr. Aparup Maitra (jointly) will received Rs. 2,50,000/- (Rupees two lacs fifty thousand only) at the time of signing this Power and Development Agreement, Smt. Kabita Mukherjee will received Rs. 2,50,000/- (Rupees two lacs fifty thousand only) at the time of signing this Power and Development Agreement, Smt. Alpana Chakraborty & Smt. Subhra Roy jointly will received ALL THAT self contained flat measuring about 175 sq ft cover area consisting of One Bed room, Kitchen cum Dining and Toilet in ground floor, East side. **Owners namely** Sri Sumit Kumar Chakraborty, Nila Chakraborty, Smt. Sandeepa Chakraborty and Sri Debjit Chakraborty will jointly received Rs. 4,75,000/- (Rupees four lacs seventy five thousand only) at the time of signing this Power and Development Agreement, **Owners namely** Smt. Srabani Chakraborty & Smt. Debashree Mondal, jointly will received ALL THAT self contained flat measuring about 275 sq ft cover area consisting of One Bed room, Kitchen cum Dining and Toilet in First floor, East side, **Owners namely** Mr. Asish Chakraborty will received ALL THAT self contained flat measuring about 325 sq ft cover area consisting of One Bed room, Kitchen cum Dining and Toilet in Ground floor, East side and **Owners namely** Mr. Bikash Chakraborty will received ALL THAT self contained flat measuring about 275 sq ft cover area consisting of One Bed room, Kitchen cum Dining and Toilet in Top floor, West side, properly mentioned in the Second Schedule. This is the Owner's Allocation. The Developer (Developer's Allocation) shall be entitled to get rest all flats and spaces of the said premises of newly constructed building that will be the Developers' allocation.

2. That the owners shall be liable to deliver vacant peaceful possession of the aforesaid property to the Developer for the construction of the proposed new building to the Developer as and when the Developer will advice to the owners. The owners will not raised any objection for amalgamation with the beside plots of land for multi-storied building.

3. The owners shall supply the original Deeds, Documents, papers in respect of the land and property mentioned in the First Schedule hereunder written at the time of execution of this agreement.

4. That the owners shall always remain liable to execute and register appropriate deeds of conveyance to sale, transfer convey in favour of the intending purchaser alongwith proportionate undivided share of interest in

the land beneath the newly constructed building at the costs and expenses of the Developer or intending flat occupiers/purchasers whenever called upon by the Developer without in anyway demanding the price at which the said undivided share in the land of the said constructed premises is sold or any part thereof received by the Developers against such sale in regard to the developer's allocation.

5. That the Owners and the Developers have agreed upon the specifications of constructions of the proposed new building hereafter referred to as "Construction Specifications" as morefully and particularly described in the Second Schedule written hereinbelow.

6. That subject to the provisions of these presents the owners hereby grant to the Developers exclusive rights to build upon and construct a multi-storied building in or upon the vacant land comprised in the said premises in accordance with the plan of the construction as may be permitted and sanctioned by the Baranagar Municipality and/or other competent authorities.

7. That the Developer shall be entitled to vary and/or modify the said plan or construction, subject to sanction of such modified plan.

8. That all applications, plan and other requisites documents as may be prepared by the Developer for the purpose of sanction of the plan shall be signed and submitted by the owners to the Developer for processing.

9. That the Developer shall remain liable to incur all cost and expenses for the purpose as detailed in clause (5 and 6) hereinabove.

10. That the Owner's part from receiving her allocated portions of the proposed building shall also be entitled to easement rights in common with the other occupiers of the said building in respect of common areas and the facilities provided therein, as setout in Third schedule hereinbelow.

11. That save the area allocated to the owners, the Developer shall have the exclusive rights to deal with the remaining constructed area or portion i.e except owner's Allocation of the proposed building its rights to all common areas and facilities provided in the said building and shall have the right to enter into any agreement with prospective flat occupiers as may be

chosen and selected by the Developer, for transfer, sale, grant lease of the portion of the building for or a such price and at such consideration of construction of such terms and conditions as may be agreed upon by and between the Developer and intending purchaser.

12. That with the execution of these present the owners shall remain liable to execute and register Power-of-Attorney in favour of the Developer and/or nominee of the Developer granting due and all requisite authority to the Developer to enter upon the said premises, take measurement and construct the proposed building, purpose the sanction of the plan of the construction of the building represents the owners before all authorities for sanction of the plan, submit application on behalf of the owners for procuring the building materials and/or otherwise to pursue to full the above objectives.

13. That the owners shall also authorize by the proposed registered power of Attorney to do all other acts, and things at the instance of the Developer whenever necessary to obtain any other requisite permission of authority of sanction of the Government, public or any statutory body as may be required for the construction of the proposed building Provided that the Developers shall bear all costs and expenses for all such documents, letter, papers memorandum etc. small deposit requisite fees, whenever necessary and obtain refund of fees and appropriate the same without any way being answerable to the Vendor for the same.

14. That the owners shall at the request of Developer, execute of such documents, papers memorandum and deeds in furtherance of these presents which the Developer may require from the owners for smooth and expeditious construction of the proposed building, use an occupation thereof.

15. That prior to actual construction work is taken up in hand by the Developer, the owners undertake to make put a good and marketable title to the said premises, free from all encumbrances, charges, claims, demands, liabilities, liens and lispence or attachments or whatsoever kind or nature of the building.

16. That the owners hereby agree that they shall not do anything in regard to the said property whereby the Developers to undertake construction of the proposed building and disposal of its share of the said building is prejudicially effected and/or the construction be delayed or impeded in any manner and whatsoever.

17. That regarding question of right title and interest in respect of the aforesaid and below schedule property that it will be liability of the herein mentioned owners to get right title and perfected in any question hereto relating to the schedule mentioned property in relation to owners arises. The developers shall bear the expenses or perfecting of such right title and interest of the owners if at all the question arises and such expenses then will be by the owners or deducted from the owner's allocation as per market price.

18. That the developer shall handover the owner's allocation of the Multi- storied building mentioned before in this Deed on or before the expiry 30 (Thirty months) from the date of Sanction Plan as well as vacant possession mentioned in the First Schedule hereunder written by the owners.

19. The Developer hereby undertake that if they fail to complete the said project in stipulated time of the 30 (Thirty months) from the date of Sanction Plan of Land mentioned in the first schedule hereunder written by the owners due to natural calamity, Act of God or local disturbances, then the owners may at their option extend six(6) months the time on mutual understanding. In that case the agreed amount which has been settle in favour of owners shall be paid fully.

20. The Developer hereby agrees that it shall keep the owners indemnified and themselves against all third party claims or actions arising out of any act or omission on the part of the Developer, it agents, men or labours during the construction of the proposed building.

21. That it is hereby agreed by between the parties that name of the constructed residential building shall be chosen by the Developer.

22. That the owners and developers have entered into this agreement purely on a principal to principal basis and nothing contained in these

presents shall be construed as a partnership business or joint venture and/or Developer and the Owners or developer shall constitute an association of persons.

23. That it is also hereby clearly understood by and between the parties hereto that the Owners at any time during the construction of the proposed building, shall have right to oversee the work of construction and/or to inspect the construction and/or the material used in the said construction PROVIDED ALWAYS that the Developer constructs the building as per sanction plan confirming to the construction specifications as set out in the third schedule written hereinbelow.

24. That the Developer shall carry total construction work of the building at their own costs and will take the sale proceeds of Developers' allocation exclusively.

25. Booking from intending Purchaser for Developer's allocation will be taken by the Developer and the agreement with the intending Purchaser will be signed in firm's own name on behalf of the Owners as per Registered Power of Attorney Holder.

26. The selling rate of the Developer's allocation will be fixed by the Developer without any permission or consultation with the Owners. The Profit and loss, earned from the project will be entirely received or borne by the developer and no amount will be adjusted from the Owner's allocation on accounts or loss or vice versa on account of profit from Developers' allocation.

27. Developer is empowered to collect consideration money from the sale of Developers' allocation from the intending Purchaser/Purchasers and issue money receipt in firm's own name, and moreover take advance and full and final consideration from the intending purchasers for Developers' allocation only.

28. In so far as necessary all dealing by the Developer in respect of the building including agreement for sale or any kind of transfer advance money converting Developers' allocation shall be in the same of the Owners for which purpose of the Owners undertake to given the Developers' agent, a Registered General Power of Attorney in a form and manner required by the

Developers. It being understood, the such dealing shall not in any manner fasten or create any financial liability upon the Owners.

29. The Developer shall pay and bear the all property, taxes and other dues and outgoings in respect of the said premises according to dues as and from the date of execution of this agreement.

30. That it is hereby declared by the parties to this agreement that, First Schedule refers to the Owner's land and existing building and Premises also and the Second Schedule herein refers to proposed construction to be constructed by the Developer according to the sanctioned plan to be obtained by the Developer. If owners want to do any extra job/install that will be charged ..

31. That the Owners shall be liable to deliver vacant peaceful possession of the aforesaid property to the Developer to demolish the same for the construction of the proposed new building. The Developer will bear the expenses for demolish the building and the Developer will take all old bricks, doors, windows and other old building materials. It is provided that the Developer shall arrange dwelling Two(2) accommodation for residing owners till handed over the new owner's allocation Flat and Developer also will bear the expenses for the same for till handed over the newly constructed flat and after arrangement of accommodation the vacant possession shall be delivered by owners.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of entire existing property)

ALL THAT Bastu land measuring 01 (one) cottah 7(seven) chittacks 22.5 sq ft (Twenty two point five) along with 20 year old 500 sq ft cement flooring one storied building lying and situated in Mouja Baranagar, Alipore Collectorate Touzi No.1068/2833, Division I, Sub Division 1, J.L. No.05, Re. Sa. No.06, R.S. Khatian No.1437, R.S.Dag No.6527/6753, L.R. Dag No. 9694, L.R. Khatian No. 12284 to 12288, District - North 24 Parganas, in the local limits of Baranagar Municipality, Ward No.01(previous) 34(new), Holding No. 15/1, and Premises No.15/1, Baral Para Lane, Police Station Baranagar, Kolkata- 700036 District - North 24 Parganas under revenue jurisdiction of A.D.S.R Cossipore, DumDum, with right to take electric line, tap water line, Gas line, Telephone line, drains etc

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	:	Others land and building ;
ON THE SOUTH	:	12 foot Baral Para Lane;
ON THE EAST	:	Others land and building
ON THE WEST	:	Others land and building ;

SECOND SCHEDULE ABOVE REFERRED TO

(Owner's allocation)

That the **Owner namely** Mr. Swarup Maitra & Mr. Aparup Maitra (jointly) will received Rs. 2,50,000/- (Rupees two lacs fifty thousand only) at the time of signing this Power and Development Agreement, Smt. Kabita Mukherjee will received Rs. 2,50,000/- (Rupees two lacs fifty thousand only) at the time of signing this Power and Development Agreement, Smt. Alpana Chakraborty & Smt. Subhra Roy jointly will received ALL THAT self contained flat measuring about 175 sq ft cover area consisting of One Bed room, Kitchen cum Dining and Toilet in ground floor, East side. **Owners namely** Sri Sumit Kumar Chakraborty, Nila Chakraborty, Smt. Sandeepa Chakraborty and Sri Debjit Chakraborty will jointly received Rs. 4,75,000/- (Rupees four lacs seventy five thousand only) at the time of signing this Power and Development Agreement, **Owners namely** Smt. Srabani Chakraborty & Smt. Debashree Mondal, jointly will received ALL THAT self contained flat measuring about 275 sq ft cover area consisting of One Bed room, Kitchen cum Dining and Toilet in First floor, East side, **Owners namely** Mr. Asish Chakraborty will received ALL THAT self contained flat measuring about 325 sq ft cover area consisting of One Bed room, Kitchen cum Dining and Toilet in Ground floor, East side and **Owners namely** Mr. Bikash Chakraborty will received ALL THAT self contained flat measuring about 275 sq ft cover area consisting of One Bed room, Kitchen cum Dining and Toilet in Top floor, West side, 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).

FOURTH SCHEDULE ABOVE REFERRED TO

(Building specification)

It is building of R.C.C. frame structure to be constructed with quality materials. Self-contained flats are located in each floor to suit the requirements of individual flat Owner, wide staircase with wide landings situate in the building. Each flat will be designed for ample free flow of light and air.

A. **FOUNDATION:**

RCC Foundation and framed structure for plain multi- storied with Lift.

B. **FLOORS :**

All floors and balcony will be finished with marble and with 4" skirting.

C. **TOILET:**

Floor of the Toilet will be provided marble and 6 Ft. height of the all walls will erect by Glaze tiles and also white commode) and one P.V.C. Door and 1 (one) Shower 2 (Two) Tap .

D. KITCHEN:

Kitchen will have one steel sink with tap and one tap under Sink and blackstone table and two side 3 Ft. glaze tiles & floor will be Marble

E. WINDOWS :

All windows will be made of Steel frame with glass fitting pallah Cover with iron grill.

F. DOORS :

Frame and door of good quality Flush Door(Solid).

G. ELECTRICAL WIRING :

All wiring will be concealed and adequate outlet sockets will be provided and Room 5 point, bath Room 2 point, Drawing Room 4 point, balcony 1 point, will be given in the said flat including two 15 Amp plug point.

H. INTERIOR WALL COATS :

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

I. BRICK WORKS :

All exterior brick work 5" thick and interior brick work 5"/3" thick with bricks of approved quality.

J. ELECTRIC METER :

Installation of Electric Meter will be extra charges.

K. MAINTENANCE :

For over all maintenance of the building the developer advises the owner of flats to be a member of Association will in advance against nominal subscription. The activity of the said Association will effect after taking possession of the flat and it will be controlled by members only.

L. OUTER WALL COATS:

All the outer walls will be finished with a Weather coat of Colour.

M. BOUNDARY WALL:

Boundary wall's height should be 3 Feet and main gate will be 3 Feet .

FIFTH SCHEDULE ABOVE REFERRED TO

(Other facilities)

1. Toilet-cum-bath will have one shower one tap and Indian type. All fittings and water pipes will be made up of P.V.C.
2. Kitchen will have one black stone and one tap. Wash basin will be provided in the dining space with a tap.
3. Two light points, one fan, one plug point and one tube point will be at bed room. One light and exhaust Fan points be at toilet. Two light points, one fan point, one refrigerator and one T.V. Plug Point (15 Amp) will be at dining space, one light and one Plug point at verandah.
4. The light for top floor, staircase and the open spaces around the ground floor will be given to all flat owner for common use only.

SIXTH SCHEDULE ABOVE REFERRED

(Maintenance)

The flat owner may form an association and the actual maintenance, which include sweepers, electric charges for common areas like staircase light, building external light, common light, pump set motors etc. will be borne by Association.

1. Staircase on all floors.
2. Staircase landing on all floors and roof of the top floor.
3. Water pump, water tank, water pipes and others common pump installation.

4. Electrical Wiring, Meters and Fittings (excluding those as are installed for any particular unit).
5. Drainage and sewerages/septic tank.
6. Boundary walls and main gates.
7. Such other common parts, areas, equipments, installation, fixture, fittings and spaces in or about the said building as are necessary for passage or for the use and occupancy or the flats in common and as specific by the Developers expressing to be the common portions after construction of the proposed building.

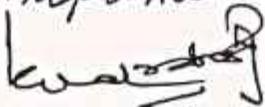
IN WITNESS WHEREOF the parties hereto put their respective hand and seal on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the OWNERS at Kolkata in the presence of :

1. Sonatan Santra
6, Old Post Post Office Street
KOL-700001

2. Bharat Halder
10, K.S. Roy Road
KOL-1

Subhra Roy
KABITA Chakraborty
Debarshi Mondal,
Bhabani Chakraborty.

Bikash Chakraborty
Alpana Chakraborty


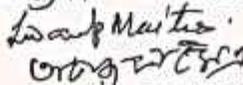
Anish Chakraborty.

Nila Chakraborty.

Sumit Chakraborty

Sandeepa Chakraborty.

Debit Chakraborty.

Swati Mahto


OWNERS

AMBERDEB CONSTRUCTION LLP

Bhanana Bhella

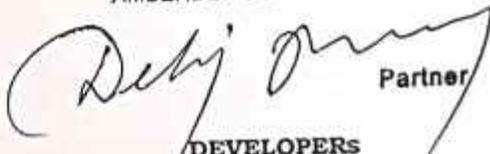
Partner

SIGNED, SEALED AND DELIVERED by the DEVELOPER at Kolkata in the presence of :

1. Sonatan Santra

2. Bharat Halder

AMBERDEB CONSTRUCTION LLP


Partner

DEVELOPERS

Drafted by :-


GOUTAM CHAKRABORTY

Advocate, High Court Calcutta
Reg No. WB/1415/1999



MEMO OF CONSIDERATION

RECEIVED from the within named Developer the within mentioned earnest money of Rs. 2,50,000/- (Rupees two lacs fifty thousand only) in the following manner.

Paid by A/c Payee cheque vide No.010230

Drawn on HDFC, B T Rd Br

Dated 01.07.2024

Rs. 2,50,000/-

Total (Rupees two lacs fifty thousand only)

Rs. 2,50,000/-

WITNESSES

1. Sonatan Santra

2. Bharat Halder

Swarup Maitra
owner

Owner No. 1 & 2 (Mr.
Swarup Maitra & Mr. Aparup
Maitra)

MEMO OF CONSIDERATION

RECEIVED from the within named Developer the within mentioned earnest money of Rs. 2,50,000/- (Rupees two lacs fifty thousand only) in the following manner.

Paid by A/c Payee cheque vide No. 010235.

Drawn on HDFC, B T Rd Br

Dated 01.07.2024

Rs. 2,50,000/-

KABITA Mukherjee

Total (Rupees two lacs fifty thousand only)

Rs. 2,50,000/-

WITNESSES

1. Sonatan Sarkar

2. Psharat Halder

KABITA Mukherjee.
Owner No. 5 (Smt. Kabita
Mukherjee)

MEMO OF CONSIDERATION

RECEIVED from the within named Developer the within mentioned earnest money of Rs. 4,75,000/- (Rupees four lacs seventy five thousand only) in the following manner.

1. Paid by A/c Payee cheque vide No.010233

Drawn on HDFC, B T Rd Br

Dated 01.07.2024

Rs. 1,58,334/-

2. Paid by A/c Payee cheque vide No.010234

Drawn on HDFC, B T Rd Br

Dated 01.07.2024

Rs. 1,58,333/-

3. Paid by A/c Payee cheque vide No.010237

Drawn on HDFC, B T Rd Br

Dated 03.07.2024

Rs. 1,58,333/-

Total

Rs. 4,75,000/-

(Rupees four lacs seventy five thousand only)

WITNESSES

1. *Souran Santra*

Sumit Chakraborty

Nila Chakraborty

Sandeepa Chakraborty

Debjit Chakraborty

2. *Bhush Halder*

Owners No.7 to 10 (Sri

Sumit Kumar Chakraborty,

Nila Chakraborty, Smt.

Sandeepa Chakraborty and

Sri Debjit Chakraborty)

SPECIMEN FORM FOR TEN FINGER PRINTS(G.C)

30
Signature of the
executants/Vendors
/Developers/
Presentants

Sunit Chakraborty



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

Sandeepa Chakraborty



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

Debit Chakraborty



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

SPECIMEN FORM FOR TEN FINGER PRINTS(G.C)

SL
NO

Signature of the
executants/Vendors
/Developers/
Presentants

Handwritten signature



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

Handwritten signature



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

Handwritten signature



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

Subhira Roy



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

KABITA DUKHREYEE



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

Abhishek Mondal



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

SPECIMEN FORM FOR TEN FINGER PRINTS (S.G.C)

Sl
No

Signature of the
executants/Vendors
/Developers/
Presentants

Shrabani Chakraborty



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

Alpam Chakraborty Bikal Chakraborty



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



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

SPECIMEN FORM FOR TEN FINGER PRINTS (G.C)

Sl NO	Signature of the executants/Vendors /Developers/ Presentants								
<i>Shankar Madhav</i>							L H		
		Little	Ring	Middle (Left hand)	Fore	Thumb			
								R H	
		Thumb	Fore	Middle (Right Hand)	Ring	Little			
		<i>Kushterwar</i>							
				Little	Ring	Middle (Left hand)	Fore	Thumb	
									
Thumb	Fore			Middle (Right Hand)	Ring	Little			
<i>Bhanu Bhallo</i>									
				Little	Ring	Middle (Left hand)	Fore	Thumb	
									
		Thumb	Fore	Middle (Right Hand)	Ring	Little			

SPECIMEN FORM FOR TEN FINGER PRINTS(G.C)

SL
NO

Signature of the
executants/Vendors
/Developers/
Presentants

Shy my



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



192024250105625608

GRN Details

GRN: 192024250105625608 Payment Mode: SBI Epay
 GRN Date: 04/07/2024 22:48:52 Bank/Gateway: SBIPay Payment Gateway
 BRN: 4322395024619 BRN Date: 04/07/2024 22:49:53
 Gateway Ref ID: 19484375 Method: State Bank of India WIBMO PG CC
 GRIPS Payment ID: 040720242010562559 Payment Init. Date: 04/07/2024 22:48:52
 Payment Status: Successful Payment Ref. No: 2001718044/3/2024
 [Query No**Query Year]

Depositor Details

Depositor's Name: Mr GOUTAM CHAKRABORTY
 Address: HC
 Mobile: 9433222175
 Period From (dd/mm/yyyy): 04/07/2024
 Period To (dd/mm/yyyy): 04/07/2024
 Payment Ref ID: 2001718044/3/2024
 Dept Ref ID/DRN: 2001718044/3/2024

Payment Details

Sr	Payment Ref No	Item No / Description	Head of A/c	Amount (₹)
1	2001718044/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	21
2	2001718044/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	9771
Total				9792

IN WORDS: NINE THOUSAND SEVEN HUNDRED NINETY TWO ONLY.



Major Information of the Deed

Deed No :	I-1506-07065/2024	Date of Registration	08/07/2024
Query No / Year	1506-2001718044/2024	Office where deed is registered	
Query Date	04/07/2024 5:09:51 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	GOUTAM CHAKRABORTY 6, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9433222175, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 9,75,000/-]		
Set Forth value	Market Value		
Rs. 6/-	Rs. 21,38,088/-		
Stampduty Paid (SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 9,771/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

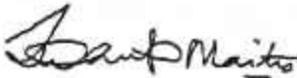
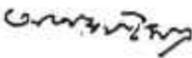
District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Baral Para Lane, Mouza: Baranagar, Premises No: 15/1, , Ward No: 34, Holding No:15/1 JI No: 5, Pin Code : 700036

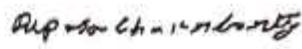
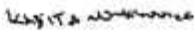
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-9694 (RS :- 6527/6753)	LR-12284	Bastu	Bastu	0.0052 Acre	1/-	3,62,424/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-9694 (RS :- 6527/6753)	LR-12285	Bastu	Bastu	0.0051 Acre	1/-	3,55,455/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L3	LR-9694 (RS :- 6527/6753)	LR-12286	Bastu	Bastu	0.0052 Acre	1/-	3,62,424/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L4	LR-9694 (RS :- 6527/6753)	LR-12287	Bastu	Bastu	0.0051 Acre	1/-	3,55,455/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L5	LR-9694 (RS :- 6527/6753)	LR-12288	Bastu	Bastu	0.0051 Acre	1/-	3,55,455/-	Width of Approach Road: 12 Ft.,
TOTAL :					2.57Dec	5 /-	17,91,213 /-	
Grand Total :					2.57Dec	5 /-	17,91,213 /-	

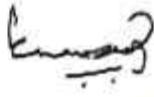
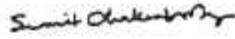
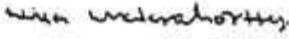
Structure Details :

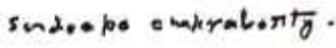
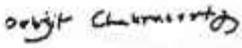
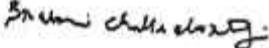
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,46,875/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: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

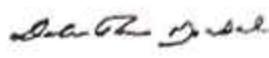
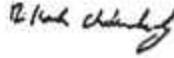
Land Lord Details :

Sl No	Name	Address	Photo	Finger print and Signature	
1	Mr SWARUP MAITRA Son of Late BRAJAMANIK MAITRA Executed by: Self, Date of Execution: 08/07/2024 , Admitted by: Self, Date of Admission: 08/07/2024 ,Place : Office			 Captured	
			08/07/2024	LTI 08/07/2024	08/07/2024
SHUK PURUDYA, City:- , P.O:- BADURIA, P.S:-Baduria, District:-North 24-Parganas, West Bengal, India, PIN:- 743401 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: BMxxxxxx4J, Aadhaar No: 80xxxxxxxx2644, Status :Individual, Executed by: Self, Date of Execution: 08/07/2024 , Admitted by: Self, Date of Admission: 08/07/2024 ,Place : Office					
2	Mr APARUP MAITRA Son of Late BRAJAMANIK MAITRA Executed by: Self, Date of Execution: 08/07/2024 , Admitted by: Self, Date of Admission: 08/07/2024 ,Place : Office			 Captured	
			08/07/2024	LTI 08/07/2024	08/07/2024
SHUK PURUDYA, City:- , P.O:- BADURIA, P.S:-Baduria, District:-North 24-Parganas, West Bengal, India, PIN:- 743401 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: GJxxxxxx6N, Aadhaar No: 61xxxxxxxx1527, Status :Individual, Executed by: Self, Date of Execution: 08/07/2024 , Admitted by: Self, Date of Admission: 08/07/2024 ,Place : Office					

Name	Photo	Finger Print	Signature
<p>3</p> <p>Smt ALPANA CHAKRABORTY Daughter of NALIN LOCHAN CHAKRABORTY Executed by: Self, Date of Execution: 08/07/2024 , Admitted by: Self, Date of Admission: 08/07/2024 ,Place : Office</p>	 08/07/2024	 LTI 08/07/2024 Captured	 08/07/2024
<p>15/1, BARAL PARA LANE, City:- Baranagar, P.O:- BARANAGAR, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: CUxxxxxx7J, Aadhaar No: 35xxxxxxxx9032, Status :Individual, Executed by: Self, Date of Execution: 08/07/2024 , Admitted by: Self, Date of Admission: 08/07/2024 ,Place : Office</p>			
<p>4</p> <p>Smt SUBHRA ROY Wife of Mr SADHAN ROY Executed by: Self, Date of Execution: 08/07/2024 , Admitted by: Self, Date of Admission: 08/07/2024 ,Place : Office</p>	 08/07/2024	 LTI 08/07/2024 Captured	 08/07/2024
<p>449/1/A, RAILWAY COLONY, City:- Naihati, P.O:- NAIHATI, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743165 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: BIxxxxxx2D, Aadhaar No: 49xxxxxxxx9861, Status :Individual, Executed by: Self, Date of Execution: 08/07/2024 , Admitted by: Self, Date of Admission: 08/07/2024 ,Place : Office</p>			
<p>5</p> <p>Smt KABITA MUKHERJEE Wife of Mr SUPRABHAT MUKHERJEE Executed by: Self, Date of Execution: 08/07/2024. , Admitted by: Self, Date of Admission: 08/07/2024 ,Place : Office</p>	 08/07/2024	 LTI 08/07/2024 Captured	 08/07/2024
<p>18/1/A, DESBANDHU 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-1XX3 , PAN No.:: IGxxxxxx7E, Aadhaar No: 26xxxxxxxx4229, Status :Individual, Executed by: Self, Date of Execution: 08/07/2024 , Admitted by: Self, Date of Admission: 08/07/2024 ,Place : Office</p>			

6	Name	Photo	Finger Print	Signature
	Mr BISHWAJIT CHAKRABORTY Son of Late KRISHNA CHAKRABORTY Executed by: Self, Date of Execution: 08/07/2024 , Admitted by: Self, Date of Admission: 08/07/2024 ,Place : Office	 <small>08/07/2024</small>	 <small>LTI</small> <small>08/07/2024</small> Captured	 <small>08/07/2024</small>
B/8/91, KALYANI, City:- , P.O:- KALYANI, P.S:-Kalyani, District:-Nadla, West Bengal, India, PIN:- 741235 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth: XX-XX-1XX4 , PAN No.:: ACxxxxxx4P, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/07/2024 , Admitted by: Self, Date of Admission: 08/07/2024 ,Place : Office				
7	Name	Photo	Finger Print	Signature
	Mr SUMIT CHAKRABORTY Son of Late KAMAL CHAKRABORTY Executed by: Self, Date of Execution: 08/07/2024 , Admitted by: Self, Date of Admission: 08/07/2024 ,Place : Office	 <small>08/07/2024</small>	 <small>LTI</small> <small>08/07/2024</small> Captured	 <small>08/07/2024</small>
27/3, CHOUDHURY PARA 2ND BYE LANE, City:- Howrah, P.O:- SANTRAGACHI, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711104 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth: XX-XX-1XX4 , PAN No.:: BFxxxxxx2B, Aadhaar No: 51xxxxxxxx3053, Status :Individual, Executed by: Self, Date of Execution: 08/07/2024 , Admitted by: Self, Date of Admission: 08/07/2024 ,Place : Office				
8	Name	Photo	Finger Print	Signature
	Smt NILA CHAKRABORTY Wife of Mr ASHIS RANJAN CHAKRABORTY Executed by: Self, Date of Execution: 08/07/2024 , Admitted by: Self, Date of Admission: 08/07/2024 ,Place : Office	 <small>08/07/2024</small>	 <small>LTI</small> <small>08/07/2024</small> Captured	 <small>08/07/2024</small>
B L CHOUDHURY LANE, BAHILAPARA, City:- , P.O:- BARDHAMAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX1 , PAN No.:: AXxxxxxx6N, Aadhaar No: 61xxxxxxxx5328, Status :Individual, Executed by: Self, Date of Execution: 08/07/2024 , Admitted by: Self, Date of Admission: 08/07/2024 ,Place : Office				

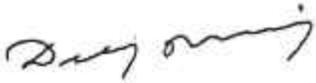
Name	Photo	Finger Print	Signature
9 Smt SANDEEPA CHAKRABORTY Wife of Late PRADIP KUMAR CHAKRABORTY Executed by: Self, Date of Execution: 08/07/2024 , Admitted by: Self, Date of Admission: 08/07/2024 ,Place : Office		 Captured	 08/07/2024
27/3, CHOUDHURY PARA 2ND BYE LANE, City:- Howrah, P.O:- SANTRAGACHI, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: ANxxxxxx6P, Aadhaar No: 63xxxxxxxx0538, Status :Individual, Executed by: Self, Date of Execution: 08/07/2024 , Admitted by: Self, Date of Admission: 08/07/2024 ,Place : Office			
10 Mr DEBJIT CHAKRABORTY Son of Late PRADIP KUMAR CHAKRABORTY Executed by: Self, Date of Execution: 08/07/2024 , Admitted by: Self, Date of Admission: 08/07/2024 ,Place : Office		 Captured	 08/07/2024
27/3, CHOUDHURY PARA 2ND BYE LANE, City:- Howrah, P.O:- HOWRAH, P.S:-Howrah, District:- Howrah, West Bengal, India, PIN:- 711104 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-2XX1 , PAN No.:: COxxxxxx9J, Aadhaar No: 29xxxxxxxx4230, Status :Individual, Executed by: Self, Date of Execution: 08/07/2024 , Admitted by: Self, Date of Admission: 08/07/2024 ,Place : Office			
11 Smt SRABANI CHAKRABORTY Wife of Late DEBASISH CHAKRABORTY Executed by: Self, Date of Execution: 08/07/2024 , Admitted by: Self, Date of Admission: 08/07/2024 ,Place : Office		 Captured	 08/07/2024
15/1, BARAL PARA LANE, City:- Baranagar, P.O:- BARANAGAR, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: AMxxxxxx4D, Aadhaar No: 34xxxxxxxx2015, Status :Individual, Executed by: Self, Date of Execution: 08/07/2024 , Admitted by: Self, Date of Admission: 08/07/2024 ,Place : Office			

	Name	Photo	Finger Print	Signature
12	Smt DEBASHREE MONDAL Wife of Mr DEBAR MONDAL Executed by: Self, Date of Execution: 08/07/2024 , Admitted by: Self, Date of Admission: 08/07/2024 ,Place : Office	 <small>08/07/2024</small>	 Captured <small>LTI 08/07/2024</small>	 <small>08/07/2024</small>
15/1, BARAL PARA LANE, City:- Baranagar, P.O:- BARANAGAR, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: AMxxxxxx3E, Aadhaar No: 92xxxxxxxx8017, Status :Individual, Executed by: Self, Date of Execution: 08/07/2024 , Admitted by: Self, Date of Admission: 08/07/2024 ,Place : Office				
13	Mr ASHISH CHAKRABORTY Son of Late AMAL CHAKRABORTY Executed by: Self, Date of Execution: 08/07/2024 , Admitted by: Self, Date of Admission: 08/07/2024 ,Place : Office	 <small>08/07/2024</small>	 Captured <small>LTI 08/07/2024</small>	 <small>08/07/2024</small>
15/1, BARAL 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: Service, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: BExxxxxx7C, Aadhaar No: 75xxxxxxxx0104, Status :Individual, Executed by: Self, Date of Execution: 08/07/2024 , Admitted by: Self, Date of Admission: 08/07/2024 ,Place : Office				
14	Mr BIKASH CHAKRABORTY Son of Late AMAL CHAKRABORTY Executed by: Self, Date of Execution: 08/07/2024 , Admitted by: Self, Date of Admission: 08/07/2024 ,Place : Office	 <small>08/07/2024</small>	 Captured <small>LTI 08/07/2024</small>	 <small>08/07/2024</small>
15/1, BARAL 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: Service, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: AOxxxxxx1C, Aadhaar No: 78xxxxxxxx6779, Status :Individual, Executed by: Self, Date of Execution: 08/07/2024 , Admitted by: Self, Date of Admission: 08/07/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print 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.: ABxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DEBRAJ MUKHERJEE (Presentant) Son of Late KALYAN MUKHERJEE Date of Execution - 08/07/2024, , Admitted by: Self, Date of Admission: 08/07/2024, Place of Admission of Execution: Office	 <small>Jul 8 2024 1:24PM</small>	 Captured <small>LT1 08/07/2024</small>	 <small>08/07/2024</small>
	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 Not Provided by UIDAI Status : Representative, Representative of : AMBERDEB CONSTRUCTION LLP (as PARTNER)			
2	Name	Photo	Finger Print	Signature
	Mrs BHAVANA BHALLA Daughter of Late SURENDRA KUMAR BHALLA Date of Execution - 08/07/2024, , Admitted by: Self, Date of Admission: 08/07/2024, Place of Admission of Execution: Office	 <small>Jul 8 2024 1:24PM</small>	 Captured <small>LT1 08/07/2024</small>	 <small>08/07/2024</small>
	5 NO. CIRCUS ROW, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Benlapukur, District:-Kolkata, 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:-Raidighi, District:- South 24-Parganas, West Bengal, India, PIN:- 743354	 <small>08/07/2024</small>	 Captured <small>08/07/2024</small>	 <small>08/07/2024</small>

Identifier Of Mr SWARUP MAITRA, Mr APARUP MAITRA, Smt ALPANA CHAKRABORTY, Smt SUBHRA ROY, Smt KABITA MUKHERJEE, Mr BISHWAJIT CHAKRABORTY, Mr SUMIT CHAKRABORTY, Smt NILA CHAKRABORTTY, Smt SANDEEPA CHAKRABORTY, Mr DEBJIT CHAKRABORTY, Smt SRABANI CHAKRABORTY, Smt DEBASHREE MONDAL, Mr ASHISH CHAKRABORTY, Mr BIKASH CHAKRABORTY, Mr DEBRAJ MUKHERJEE, Mrs BHAVANA BHALLA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SWARUP MAITRA	AMBERDEB CONSTRUCTION LLP-0.0371429 Dec
2	Mr APARUP MAITRA	AMBERDEB CONSTRUCTION LLP-0.0371429 Dec
3	Smt ALPANA CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0371429 Dec
4	Smt SUBHRA ROY	AMBERDEB CONSTRUCTION LLP-0.0371429 Dec
5	Smt KABITA MUKHERJEE	AMBERDEB CONSTRUCTION LLP-0.0371429 Dec
6	Mr BISHWAJIT CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0371429 Dec
7	Mr SUMIT CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0371429 Dec
8	Smt NILA CHAKRABORTTY	AMBERDEB CONSTRUCTION LLP-0.0371429 Dec
9	Smt SANDEEPA CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0371429 Dec
10	Mr DEBJIT CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0371429 Dec
11	Smt SRABANI CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0371429 Dec
12	Smt DEBASHREE MONDAL	AMBERDEB CONSTRUCTION LLP-0.0371429 Dec
13	Mr ASHISH CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0371429 Dec
14	Mr BIKASH CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0371429 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr SWARUP MAITRA	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
2	Mr APARUP MAITRA	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
3	Smt ALPANA CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
4	Smt SUBHRA ROY	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
5	Smt KABITA MUKHERJEE	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
6	Mr BISHWAJIT CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
7	Mr SUMIT CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
8	Smt NILA CHAKRABORTTY	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
9	Smt SANDEEPA CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
10	Mr DEBJIT CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec

11	Smt SRABANI CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
12	Smt DEBASHREE MONDAL	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
13	Mr ASHISH CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
14	Mr BIKASH CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mr SWARUP MAITRA	AMBERDEB CONSTRUCTION LLP-0.0371429 Dec
2	Mr APARUP MAITRA	AMBERDEB CONSTRUCTION LLP-0.0371429 Dec
3	Smt ALPANA CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0371429 Dec
4	Smt SUBHRA ROY	AMBERDEB CONSTRUCTION LLP-0.0371429 Dec
5	Smt KABITA MUKHERJEE	AMBERDEB CONSTRUCTION LLP-0.0371429 Dec
6	Mr BISHWAJIT CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0371429 Dec
7	Mr SUMIT CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0371429 Dec
8	Smt NILA CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0371429 Dec
9	Smt SANDEEPA CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0371429 Dec
10	Mr DEBJIT CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0371429 Dec
11	Smt SRABANI CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0371429 Dec
12	Smt DEBASHREE MONDAL	AMBERDEB CONSTRUCTION LLP-0.0371429 Dec
13	Mr ASHISH CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0371429 Dec
14	Mr BIKASH CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0371429 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Mr SWARUP MAITRA	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
2	Mr APARUP MAITRA	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
3	Smt ALPANA CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
4	Smt SUBHRA ROY	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
5	Smt KABITA MUKHERJEE	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
6	Mr BISHWAJIT CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
7	Mr SUMIT CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
8	Smt NILA CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
9	Smt SANDEEPA CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec

10	Mr DEBJIT CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
11	Smt SRABANI CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
12	Smt DEBASHREE MONDAL	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
13	Mr ASHISH CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
14	Mr BIKASH CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr SWARUP MAITRA	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
2	Mr APARUP MAITRA	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
3	Smt ALPANA CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
4	Smt SUBHRA ROY	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
5	Smt KABITA MUKHERJEE	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
6	Mr BISHWAJIT CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
7	Mr SUMIT CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
8	Smt NILA CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
9	Smt SANDEEPA CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
10	Mr DEBJIT CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
11	Smt SRABANI CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
12	Smt DEBASHREE MONDAL	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
13	Mr ASHISH CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec
14	Mr BIKASH CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.0364286 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SWARUP MAITRA	AMBERDEB CONSTRUCTION LLP-35.71428600 Sq Ft
2	Mr APARUP MAITRA	AMBERDEB CONSTRUCTION LLP-35.71428600 Sq Ft
3	Smt ALPANA CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-35.71428600 Sq Ft
4	Smt SUBHRA ROY	AMBERDEB CONSTRUCTION LLP-35.71428600 Sq Ft
5	Smt KABITA MUKHERJEE	AMBERDEB CONSTRUCTION LLP-35.71428600 Sq Ft
6	Mr BISHWAJIT CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-35.71428600 Sq Ft
7	Mr SUMIT CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-35.71428600 Sq Ft
8	Smt NILA CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-35.71428600 Sq Ft

9	Smt SANDEEPA CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-35.71428600 Sq Ft
10	Mr DEBJIT CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-35.71428600 Sq Ft
11	Smt SRABANI CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-35.71428600 Sq Ft
12	Smt DEBASHREE MONDAL	AMBERDEB CONSTRUCTION LLP-35.71428600 Sq Ft
13	Mr ASHISH CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-35.71428600 Sq Ft
14	Mr BIKASH CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-35.71428600 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: 15/1, , Ward No: 34, Holding No:15/1 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:- 9694, LR Khatian No:- 12284	Owner:বুধ চন্দ্র চক্রবর্তী, Gurdian:বুধ বিহারী, Address:নিতজ , Classification:বাগ, Area:0.00520000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 9694, LR Khatian No:- 12285	Owner:কমল লাক্ষণ চক্রবর্তী, Gurdian:বুধ বিহারী, Address:নিতজ , Classification:বাগ, Area:0.00510000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 9694, LR Khatian No:- 12286	Owner:সদীক লাক্ষণ চক্রবর্তী, Gurdian:বুধ বিহারী, Address:নিতজ , Classification:বাগ, Area:0.00520000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 9694, LR Khatian No:- 12287	Owner:অমল কুমার চক্রবর্তী, Gurdian:বুধ বিহারী, Address:নিতজ , Classification:বাগ, Area:0.00510000 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 9694, LR Khatian No:- 12288	Owner:বিমল প্রকাশ চক্রবর্তী, Gurdian:বুধ বিহারী, Address:নিতজ , Classification:বাগ, Area:0.00510000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 150607065 / 2024

On 08-07-2024

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 12:54 hrs on 08-07-2024, 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 21,38,088/-

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

Execution is admitted on 08/07/2024 by 1. Mr SWARUP MAITRA, Son of Late BRAJAMANIK MAITRA, SHUK PURUDYA, P.O: BADURIA, Thana: Baduria, , North 24-Parganas, WEST BENGAL, India, PIN - 743401, by caste Hindu, by Profession Service, 2. Mr APARUP MAITRA, Son of Late BRAJAMANIK MAITRA, SHUK PURUDYA, P.O: BADURIA, Thana: Baduria, , North 24-Parganas, WEST BENGAL, India, PIN - 743401, by caste Hindu, by Profession Service, 3. Smt ALPANA CHAKRABORTY, Daughter of NALIN LOCHAN CHAKRABORTY, 15/1, BARAL PARA LANE, P.O: BARANAGAR, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Professionals, 4. Smt SUBHRA ROY, Wife of Mr SADHAN ROY, 449/1/A, RAILWAY COLONY, P.O: NAIHATI, Thana: Naihati, , City/Town: NAIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by Profession House wife, 5. Smt KABITA MUKHERJEE, Wife of Mr SUPRABHAT MUKHERJEE, 18/1/A, DESBANDHU 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, 6. Mr BISHWAJIT CHAKRABORTY, Son of Late KRISHNA CHAKRABORTY, B/8/91, KALYANI, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by Profession Retired Person, 7. Mr SUMIT CHAKRABORTY, Son of Late KAMAL CHAKRABORTY, 27/3, CHOUDHURY PARA 2ND BYE LANE, P.O: SANTRAGACHI, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711104, by caste Hindu, by Profession Service, 8. Smt NILA CHAKRABORTY, Wife of Mr ASHIS RANJAN CHAKRABORTY, B L CHOUDHURY LANE, BAHILAPARA, P.O: BARDHAMAN, Thana: Bardhaman .. Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession House wife, 9. Smt SANDEEPA CHAKRABORTY, Wife of Late PRADIP KUMAR CHAKRABORTY, 27/3, CHOUDHURY PARA 2ND BYE LANE, P.O: SANTRAGACHI, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711104, by caste Hindu, by Profession House wife, 10. Mr DEBJIT CHAKRABORTY, Son of Late PRADIP KUMAR CHAKRABORTY, 27/3, CHOUDHURY PARA 2ND BYE LANE, P.O: HOWRAH, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711104, by caste Hindu, by Profession Service, 11. Smt SRABANI CHAKRABORTY, Wife of Late DEBASISH CHAKRABORTY, 15/1, BARAL PARA LANE, P.O: BARANAGAR, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession House wife, 12. Smt DEBASHREE MONDAL, Wife of Mr DEBAR MONDAL, 15/1, BARAL PARA LANE, P.O: BARANAGAR, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession House wife, 13. Mr ASHISH CHAKRABORTY, Son of Late AMAL CHAKRABORTY, 15/1, BARAL PARA LANE, P.O: BARANAGAR, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Service, 14. Mr BIKASH CHAKRABORTY, Son of Late AMAL CHAKRABORTY, 15/1, BARAL PARA LANE, P.O: BARANAGAR, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Service

Identified 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 08-07-2024 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

Identified 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 08-07-2024 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

Identified 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 9,771.00/- (B = Rs 9,750.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 9,771/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/07/2024 10:49PM with Govt. Ref. No: 192024250105625608 on 04-07-2024, Amount Rs: 9,771/-, Bank: SBI EPay (SBlePay), Ref. No. 4322395024619 on 04-07-2024, 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 79985, Amount: Rs.5,000.00/-, Date of Purchase: 04/07/2024, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/07/2024 10:49PM with Govt. Ref. No: 192024250105625608 on 04-07-2024, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 4322395024619 on 04-07-2024, 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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2024, Page from 216777 to 216821
being No 150607065 for the year 2024.



Kaustava Dey

Digitally signed by KAUSTAVA DEY-
Date: 2024.07.15 14:12:58 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 15/07/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

AMBERDEB CONSTRUCTION LLP

Debjit
Partner