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Assistant Director Sub-Region
Dinapur, Patna

29 MAR 2023

DEVELOPMENT AGREEMENT OR CONSTRUCTION AGREEMENT

THIS AGREEMENT is made on this 29th day of March, in the Christian Era Two Thousand Twenty Three (2023).

AMBERDEB CONSTRUCTION LLP

[Handwritten Signature]
Partner

BETWEEN

1. SMT. **BULU CHAKRABORTY**, (PAN: AYRPC2788G), (Aadhar No. 860421981565), Wife of Late Anup Kumar Chakraborty, by Occupation - Housewife, 2. **SRI AMARTYA CHAKRABORTY**, (PAN: ASYPC3329G), (Aadhar No:433555058940), son of Late Anup Kumar Chakraborty, by occupation Service, 3. **SRI SANAT CHAKRABARTI @ SRI SANAT KUMAR CHAKRABORTY** (PAN: ANHPC6245M), (Aadhar No.344314278251) son of Late Sudhangshu Sekhar Chakraborty, by Occupation - Retired. All residing at 15/4, Boral Para Lane, Kolkata -700036, P.O. & P.S. Baranagar, All by Nationality - Indian, All by faith Hindu, hereinafter 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 LL.P (PAN: ABZFA47SSR), 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: AEPPBS232C) (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.15, Boral Para Lane, Police Station Baranagar, District - North 24 Parganas



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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 the said Ras Behari Chakraborty died intestate leaving behind him Smt. Subasini Devi, Sri Shasanka Sekhar Chakraborty and Sri Sudhangsu Sekhar Chakraborty, his wife and sons respectively, as his only surviving legal heirs and successors in respect of the aforesaid undivided 1/4th share in the said property.

AND WHEREAS by a Deed of Partition dated 16th January, 1934 which is registered at Sub Register, Cossipore Dumdum vide Book no.1, Volume No.2, Pages from 288 to 293, being No.53 for the year 1934. As per Partition Deed, the aforesaid Smt. Subhasini Devi, Sri Shasanka Sekhar Chakraborty and Sri Sudhangsu Sekhar Chakraborty(minor) became the owner of ALL THAT demarcated 1/4th share of the aforesaid land measuring 01 (one) cottah 06 (six) chittacks 30 (thirty) sq. ft. 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



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No.6527, Premises No. 14(now 15/3 & 15/4), Boral Para Lane, Police Station Baranagar, District - North 24 Parganas within the jurisdiction of A.D.S.R.O. Cossipore Dum Dum and became the joint owners of the said property each having undivided 1/3rd share of the same .

AND WHEREAS the said Smt. Subhasini Devi died intestate leaving behind her surviving Sri Shasanka Sekhar Chakraborty and Sri Sudhangsu Sekhar Chakraborty as her only surviving legal heirs and successors in respect of the aforesaid property. Upon her death her undivided 1/3rd share devolved upon the surviving legal heirs.

AND WHEREAS by a Deed of Partition Book No.1, Volume No.82, Pages 12 to 15, being No.4111 dated 29.05.1973 duly registered before the A.D.S.R.O., Cossipore Dum Dum, between Sri Shasanka Sekhar Chakraborty and Sri Sudhangsu Sekhar Chakraborty. The said Sudhangsu Sekhar Chakraborty became the exclusive owner of ALL THAT demarcated 1/2 share of the aforesaid total land that is measuring 13 (thirteen) chittacks 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, and mutated as Premises No.15/4, Boral Para Lane, Police Station Baranagar, District - North 24 Parganas (more fully described in the First Schedule hereunder written) within the jurisdiction of A.D.S.R.O. Cossipore Dum Dum

AND WHEREAS by a Deed of Gift dated 20.04.1983 duly registered before the Office of the Addl. District Registrar, Barasat and recorded in Book No.1, Volume No.22, pages 60 to 65 being No.1083 for the Year 1983 the said Sudhangsu Sekhar Chakraborty gifted the aforesaid property in favour of his two sons Sri Sanat Kumar Chakraborty and Sri Anup Kumar Chakraborty who became the joint and undivided owner in respect of the said land each having 1/2 share thereof.

AND WHEREAS the said Sri Anup Kumar Chakraborty died intestate as on 05.05.2013 and upon his death his wife and son namely Smt.Bulu Chakraborty and Sri Amartya Chakraborty hereof became the joint owner in respect of the 50% sharer of the said land (more fully described in the First Schedule hereunder written). and had been occupying & enjoying the said property as lawfully seized & well possessed as the sole owner without



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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 on the other hand said Sanat Kumar Chakraborty is the lawful owner of the abovemention mentioned 50% share of land.

AND WHEREAS The Vendors/Land Owners is now desirous of developing the said land measuring 13 (thirteen) chittacks 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 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



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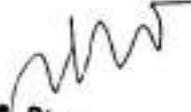
undivided ownership in the land underneath and with the right of user of the common areas and common facilities of the total constructed area of the said building together with undivided proportionate share of interest in the land underneath and also with the right of user of common area and common facilities 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 Nos. 1 and 2 shall be entitled to get/obtain as consideration one self contained flat measuring about 545 sq ft cover area including proportionate stair and lift) of the First Floor on the North- West side, complete in all respect consisting of Two Bed rooms, Puja Room, dining, kitchen, 1(one) toilet and Balcony and Owner No. 3 shall be entitled to




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get/obtain as consideration one self contained flat measuring about 400 sq ft cover area(including proportionate stair and lift) of the Ground Floor on the East side, complete in all respect consisting of Two Bed rooms, kitchen, 1(one) toilet., 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 only after providing a proper shifting upon mutual consent. 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



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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 set out 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.



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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 or 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.



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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. Even if not completed within above time then Sri Sanat Kumar Chakraborty will get accommodation compensation till handed over the new flat.
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, its agent, 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.



NBS
NATIONAL BUREAU OF STANDARDS
DEPARTMENT OF COMMERCE

23 MAR 2002

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 name of the Owners for which purpose of the Owners undertake to give 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



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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 a suitable accommodation upon mutual discussion for one(1) for Bulu Chakraborty and Amartya Chakraborty till handed over the new owner's allocation Flat in one place 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 piece and parcel of Bastu land, measuring about measuring 13 (thirteen) chittacks more or less 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.142, J.L. No.05, Re. Sa. No.06, Khatian No.1437, R.S./ L.R. Khatian No.6175, R.S.Dag No.6527, L.R. Dag No. 9691, Premises No.15/4, Boral Para Lane, Police Station Baranagar, Kolkata-700036, District - North 24 Parganas, in the local limits of Baranagar Municipality, Ward No. 34, Holding No.328 and municipal premises No.15/4, Boral Para Lane, Kolkata-700036, P.S. Baranagar, District North 24-Parganas, under revenue jurisdiction of A.D.S.R Cossipore, DumDum, North 24-Parganas, 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	:	H/o Tapan Roy
ON THE SOUTH	:	Other property;
ON THE EAST	:	H/o Ashok Chakraborty & ors
ON THE WEST	:	12 foot Boral Para Lane



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SECOND SCHEDULE ABOVE REFERRED TO**(Owner's allocation)**

That the Owner Nos. 1 and 2 shall be entitled to get/obtain as consideration one self contained flat measuring about 545 sq ft cover area[including proportionate stair and lift] of the First Floor on the North- West side, complete in all respect consisting of Two Bed rooms, Puja Room, dining, kitchen, 1(one) toilet and Balcony and Owner No. 3 shall be entitled to get/obtain as consideration one self contained flat measuring about 400 sq ft cover area[including proportionate stair and lift] of the Ground Floor on the East side, complete in all respect consisting of Two Bed rooms, kitchen, 1(one) toilet

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 .

. This is the owners Allocation.

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).



SECRETARY GENERAL
UNITED NATIONS

27 MAR 2012

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,



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Offl. District Sub-Registrar
Considered, Dum Dum

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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.



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Addl. District Sub-Registrar
Coimbatore, Dum Dum

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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 of the flats in common and as specific by the Developers expressing to be the common portions after construction of the proposed building.





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Asst. District Sub-Registrar
Coimbatore, Tum Tum

29 MAR 2023

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 Sentra
6. alda Post Office
KOL-720001

2. Bhupal Halder
10K S Raj Road
KOL-1

Sahat Chakrabarty

Amartya Chakrabarty

Dulu Chakrabarty

OWNERS

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

1. Bharat Halder

2. Sonatan Sentra

AMBERDEB CONSTRUCTION LLP

Bharat Halder
(Partner)

AMBERDEB CONSTRUCTION LLP

Dulu Chakrabarty
(Partner)

DEVELOPER

Drafted by :-

Goutam Chakrabarty

GOUTAM CHAKRABORTY

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





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Asst. District Sub-Registrar
Chakinsara, Dum Dum

29 MAR 2023

SPECIMEN FORM FOR TEN FINGER PRINTS (F-1)

Signature of the
Executive, Visitors,
Devisers,
Presenters

Savit Chakraborty



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L.
H.



R.
H.



Bulu Chakraborty



Amartya Chakraborty





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Addl. District Sub-Registrar
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29 MAR 2023

SPECIMEN FORM FOR TEN FINGER PRINTS (G)

Signature of the
executants/Vendors
/Developers/
Presentants

Bhawana Ashalla



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

Debjit Prasad



Little	Ring	Middle (Left Hand)	Index	Thumb	
Thumb	Index	Middle (Right Hand)	Ring	Little	
Little	Ring	Middle (Left Hand)	Index	Thumb	
Thumb	Index	Middle (Right Hand)	Ring	Little	

10-20



[Handwritten Signature]
Off. District Sub-Registrar
Coimbatore, Dum Dum

29 MAR 2023



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



192022230352516248

GRN Details

GRN:	192022230352516248	Payment Mode:	SBI Epay
GRN Date:	28/03/2023 21:38:53	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	7617015757536	BRN Date:	28/03/2023 21:39:25
Gateway Ref ID:	0634124747	Method:	ICICI Bank - Retail NB
GRIPS Payment ID:	280320232035251623	Payment Init. Date:	28/03/2023 21:38:53
Payment Status:	Successful	Payment Ref. No:	2000778802/3/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr GOUTAM CHAKRABORTY
Address:	H C
Mobile:	9433222175
Period From (dd/mm/yyyy):	28/03/2023
Period To (dd/mm/yyyy):	28/03/2023
Payment Ref ID:	2000778802/3/2023
Dept Ref ID/DRN:	2000778802/3/2023

Payment Details

Sl. No.	Payment Ref No.	Head of AC Description	Head of AC	Amount (₹)
1	2000778802/3/2023	Property Registration Stamp duty	0030-02-103-003-02	20
2	2000778802/3/2023	Property Registration- Registration Fees.	0030-03-104-001-16	21
Total				41

IN WORDS: FORTY ONE ONLY.



Major Information of the Deed

Deed No	I-1506-03212/2023	Date of Registration	29/03/2023
Query No / Year	1506-2000778802/2023	Office where deed is registered	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas
Query Date	23/03/2023 12:57:54 PM	GOUTAM CHAKRABORTY 6, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9433222175, Status :Advocate	
Applicant Name, Address & Other Details			
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Set Forth value	Rs. 2/-	Market Value	Rs. 11,53,124/-
Stamp duty Paid(SD)	Rs. 5,020/- (Article:48(g))	Registration Fee Paid	Rs. 21/- (Article:E, E)
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Baral Para Lane, Mouza: Baranagar, Premises No: 15/4, , Ward No: 34, Holding No:328 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-9691 (RS :-6527)	LR-6175	Bastu	Bastu	13 Chatak	1/-	8,40,937/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					1.3406Dec	1 /-	8,40,937 /-	

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/-	3,12,187/-	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 /-	3,12,187 /-	

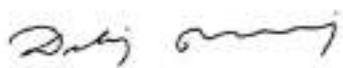
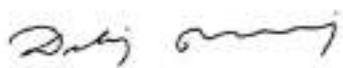
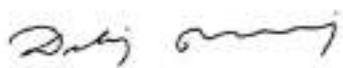
and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Smt BULU CHAKRABORTY Wife of Late ANUP KUMAR CHAKRABORTY Executed by: Self, Date of Execution: 29/03/2023 , Admitted by: Self, Date of Admission: 29/03/2023 ,Place : Office</p>			<p><i>Bulu Chakraborty</i></p>
<p>15/4, BORAL 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, PAN No.:: AYxxxxxx8G, Aadhaar No: 86xxxxxxxx1565, Status :Individual, Executed by: Self, Date of Execution: 29/03/2023 , Admitted by: Self, Date of Admission: 29/03/2023 ,Place : Office</p>				
2	<p>Mr AMARTYA CHAKRABORTY Son of Late ANUP KUMAR CHAKRABORTY Executed by: Self, Date of Execution: 29/03/2023 , Admitted by: Self, Date of Admission: 29/03/2023 ,Place : Office</p>			<p><i>Amartya Chakraborty</i></p>
<p>15/4, 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: Service, Citizen of: India, PAN No.:: ASxxxxxx9G, Aadhaar No: 43xxxxxxxx8940, Status :Individual, Executed by: Self, Date of Execution: 29/03/2023 , Admitted by: Self, Date of Admission: 29/03/2023 ,Place : Office</p>				
3	<p>Mr SANAT CHAKRABARTI, (Alias: Mr SANAT KUMAR CHAKRABORTY) Son of Late SUDHANGSHU SEKHAR CHAKRABORTY Executed by: Self, Date of Execution: 29/03/2023 , Admitted by: Self, Date of Admission: 29/03/2023 ,Place : Office</p>			<p><i>Sanat Chakraborty</i></p>
<p>15/4, 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: Retired Person, Citizen of: India, PAN No.:: ANxxxxxx5M, Aadhaar No: 34xxxxxxxx8251, Status :Individual, Executed by: Self, Date of Execution: 29/03/2023 , Admitted by: Self, Date of Admission: 29/03/2023 ,Place : Office</p>				

Developer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	AMBERDEB CONSTRUCTION LLP 41/1/1, JOY NARAYAN BANERJEE LANE, GROUND FLOOR, City:- Baranagar, P.O:- BARANAGAR, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 , PAN No.:: ABxxxxxx8R, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr DEBRAJ MUKHERJEE (Presentant) Son of Late KALYAN MUKHERJEE Date of Execution - 29/03/2023, , Admitted by: Self, Date of Admission: 29/03/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Mar 29 2023 12:34PM</td> <td>LTI 29/03/2023</td> <td>29/03/2023</td> <td></td> </tr> </tbody> </table> <p>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, , PAN No.:: AOxxxxxx5J, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : AMBERDEB CONSTRUCTION LLP (as Designated partner)</p>	Name	Photo	Finger Print	Signature	Mr DEBRAJ MUKHERJEE (Presentant) Son of Late KALYAN MUKHERJEE Date of Execution - 29/03/2023, , Admitted by: Self, Date of Admission: 29/03/2023, Place of Admission of Execution: Office				Mar 29 2023 12:34PM	LTI 29/03/2023	29/03/2023	
Name	Photo	Finger Print	Signature										
Mr DEBRAJ MUKHERJEE (Presentant) Son of Late KALYAN MUKHERJEE Date of Execution - 29/03/2023, , Admitted by: Self, Date of Admission: 29/03/2023, Place of Admission of Execution: Office													
Mar 29 2023 12:34PM	LTI 29/03/2023	29/03/2023											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs BHAVANA BHALLA Daughter of Late SURENDRA KUMAR BHALLA Date of Execution - 29/03/2023, , Admitted by: Self, Date of Admission: 29/03/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Mar 29 2023 12:35PM</td> <td>LTI 29/03/2023</td> <td>29/03/2023</td> <td></td> </tr> </tbody> </table> <p>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, , PAN No.:: AExxxxxx2C, Aadhaar No: 52xxxxxxxx2573 Status : Representative, Representative of : AMBERDEB CONSTRUCTION LLP (as Designated partner)</p>	Name	Photo	Finger Print	Signature	Mrs BHAVANA BHALLA Daughter of Late SURENDRA KUMAR BHALLA Date of Execution - 29/03/2023, , Admitted by: Self, Date of Admission: 29/03/2023, Place of Admission of Execution: Office				Mar 29 2023 12:35PM	LTI 29/03/2023	29/03/2023	
Name	Photo	Finger Print	Signature										
Mrs BHAVANA BHALLA Daughter of Late SURENDRA KUMAR BHALLA Date of Execution - 29/03/2023, , Admitted by: Self, Date of Admission: 29/03/2023, Place of Admission of Execution: Office													
Mar 29 2023 12:35PM	LTI 29/03/2023	29/03/2023											

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			
	29/03/2023	29/03/2023	29/03/2023
Identifier Of Smt BULU CHAKRABORTY, Mr AMARTYA CHAKRABORTY, Mr SANAT CHAKRABARTI, Mr DEBRAJ MUKHERJEE, Mrs BHAVANA BHALLA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt BULU CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.446875 Dec
2	Mr AMARTYA CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.446875 Dec
3	Mr SANAT CHAKRABARTI	AMBERDEB CONSTRUCTION LLP-0.446875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt BULU CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-166.66666700 Sq Ft
2	Mr AMARTYA CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-166.66666700 Sq Ft
3	Mr SANAT CHAKRABARTI	AMBERDEB CONSTRUCTION LLP-166.66666700 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: 15/4, Ward No: 34, Holding No:328 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:- 9691, LR Khatian No:- 6175		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 150603212 / 2023

On 29-03-2023

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

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

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

Presented for registration at 11:59 hrs on 29-03-2023, 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 11,53,124/-

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

Execution is admitted on 29/03/2023 by 1. Smt BULU CHAKRABORTY, Wife of Late ANUP KUMAR CHAKRABORTY, 15/4, BORAL 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, 2. Mr AMARTYA CHAKRABORTY, Son of Late ANUP KUMAR CHAKRABORTY, 15/4, BORAL PARA LANE, P.O: BARANAGAR, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Service, 3. Mr SANAT CHAKRABARTI, Alias Mr SANAT KUMAR CHAKRABORTY, Son of Late SUDHANGSHU SEKHAR CHAKRABORTY, 15/4, BORAL PARA LANE, P.O: BARANAGAR, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Retired Person

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 29-03-2023 by Mr DEBRAJ MUKHERJEE, Designated partner, AMBERDEB CONSTRUCTION LLP (LLP), 41/1/1, JOY NARAYAN BANERJEE LANE, GROUND FLOOR, 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 29-03-2023 by Mrs BHAVANA BHALLA, Designated partner, AMBERDEB CONSTRUCTION LLP (LLP), 41/1/1, JOY NARAYAN BANERJEE LANE, GROUND FLOOR, 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 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/03/2023 9:39PM with Govt. Ref. No: 192022230352516248 on 28-03-2023, Amount Rs: 21/-, Bank: SBI EPay (SBIPay), Ref. No. 7617015757536 on 28-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 20/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1676, Amount: Rs.5,000.00/-, Date of Purchase: 24/03/2023, Vendor name: S Pal
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/03/2023 9:39PM with Govt. Ref. No: 192022230352516248 on 28-03-2023, Amount Rs: 20/-, Bank: SBI
EPay (SBlePay), Ref. No. 7617015757536 on 28-03-2023, 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 1506-2023, Page from 96772 to 96799
being No 150603212 for the year 2023.



Digitally signed by KAUSTAVA DEY
Date: 2023.03.30 11:26:43 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2023/03/30 11:26:43 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

AMBERDEB CONSTRUCTION LLP

Debabrata
Partner

(This document is digitally signed.)

10270/241

l-09950/24



Ms
20/9
11-2445489/24

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 584659

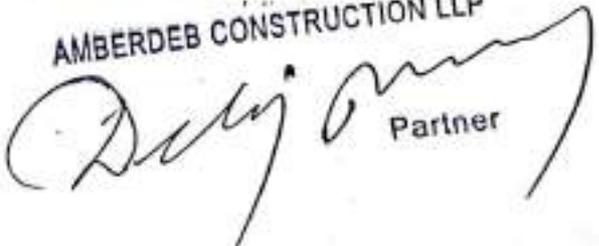
Certified that the document is authentic
is registered. The Signature Sheet and
endorsement Sheet attached to the
document are the part of the document.

Additional District Sub-Registrar
West Bengal, West Bengal, 741001 (India)

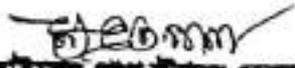
20 SEP 2024

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



বি
ডেভার নাম শ্রী সুরেন্দ্র পাল
ক্রেতার নাম কালকণ্ঠ 2 AUG 2024
টিকি নম্বর
স্বাক্ষর করিলেন তারিখ
এ টিকি নম্বরে কোটাক
মূল্য কলি হইলো
5000 00

৫০০০০

স্বাক্ষর করিলেন তারিখ
এ টিকি নম্বরে কোটাক
মূল্য কলি হইলো

৫০০০০



Buddhadeb Mukherjee
S/o Lt S.K. Mukherjee
vill - Kalitala
P.O - Lt. Narayanpur
P.S - Rajdighi
Dist - 24 Pgs (S)
743354

Asst. District Sub-Registrar
Dum Dum
20 SEP 2024

~ 2 ~

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,




Addl. District Sub-Registrar
Coosipore, Dum Dum

20 SEP 2020

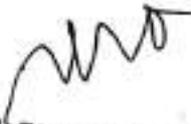
Bamangachi, Salkia, Howrah-711106, by faith - Hindu, by Nationality - Indian, by occupation - Union Government Employee; All by faith Hindu, All by Nationality Indian, herein jointly called and referred to as the "VENDORS/LANDOWNERS" (which expression shall unless excluded by or repugnant to the context 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.




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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




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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



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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.

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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.

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(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 transferee
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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

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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.




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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

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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

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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.

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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

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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.



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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.



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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



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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.



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Addl. District Sub-Registrar
Coalgapore, Dum Dum

20 SEP 2024

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



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Asst. District Sub-Registrar
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20 SEP 2024

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-Storeyed 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.



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20 SEP 2020

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.




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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




Addl. District Sub-Registrar
Cossipore, Dum Dum

8 0 SEP 2024

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.



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20 SEP 2020

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.



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Adtl. District Sub-Registrar
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8 0 SEP 2024

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***'.



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20 SEP 2024

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(



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Addl. District Sub-Registrar
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20 SEP 2024

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 .



[Handwritten Signature]
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Cossipore, Dum Dum

20 SEP 2024

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).




Addl. District Sub-Registrar
Cossipore, Dum Dum

20 SEP 2020

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

2.

(SIGNATURE OF THE DEVELOPER/PROMOTERS)

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





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Addl. District Sub-Registrar
Cossipore, Dum Dum

20 SEP 2020

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)




Addl. District Sub-Registrar
Cossipore, Dum Dum

20 SEP 2020

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)



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addl. District Sub-Registrar
Cossipore, Dum Dum

20 SEP 2020

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)



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addl. District Sub-Registrar
Cossipore, Dum Dum

20 SEP 2024

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)



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Addl. District Sub-Registrar
Cossipore, Dum Dum

20 SEP 2020

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)




Addl. District Sub-Registrar
Cossipore, Dum Dum

20 SEP 2024

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. Sourav Banerjee

2. Subhojit Chakraborty


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




Addl. District Sub-Registrar
Cossipore, Dum Dum
20 SEP 2021

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)




Addl. District Sub-Registrar
Consipore, Dum Dum

20 SEP 2024

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

Nishi Banerjee



					L. H.
					Little
					R. H.
					Thumb



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Addl. District Sub-Registrar
Cossipore, Dum Dum

20 SEP 2020

SPECIMEN FORM FOR TEN FINGER PRINTS (G.C)

Signature of the
Accoutants/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	



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Addl. District Sub-Registrar
Cossipore, Dum Dum

20 SEP 2022

SPECIMEN FORM FOR TEN FINGER PRINTS(O.C)

Signature of the
Executants/Vendors
/Developers/
Presentants

Nibedita Kundga



					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	




Addl. District Sub-Registrar
Cossipore, Dum Dum
20 SEP 2024



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

GRN: 192024250215745768
 GRN Date: 20/09/2024 10:07:26
 BRN : 6657059524129
 Gateway Ref ID: 45687337
 GRIPS Payment ID: 200920242021574575
 Payment Status: Successful

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

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

Sl. No.	Payment Ref. No.	Description	Amount (₹)	Category
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 assement slip.(Urban area)	

Land Details :

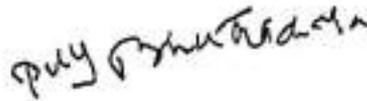
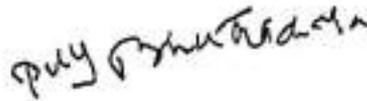
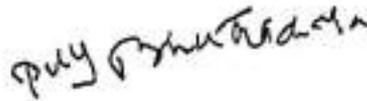
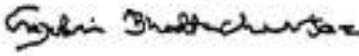
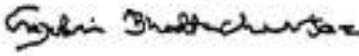
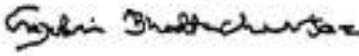
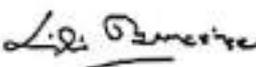
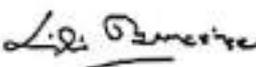
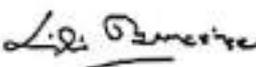
District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Baral Para Lane, Mouza: Baranagar, Premises No: 15, , Ward No: 34, Holding No:15 JI No: 5, Pin Code : 700036

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 /-	

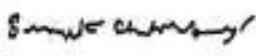
Structure Details :

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 /-	

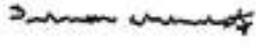
Land Lord Details :

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											

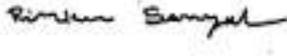
ATTITHI ABASAN, 1A B.T. ROAD, Flat No: F4, City:- , P.O:- KAMARHATI, P.S:-Belgharia, District:- North 24-Parganas, West Bengal, India, PIN:- 700058 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth: XX-XX-1XX5 , PAN No.: ACxxxxxx3Q, Aadhaar No: 65xxxxxxxx6595, 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

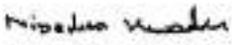
15, BORAL PARA LANE, City:- Baranagar, P.O:- BARANAGAR, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX8 , PAN No.: BAxxxxxx0R, Aadhaar No: 40xxxxxxxx3469, Status :Individual, Executed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

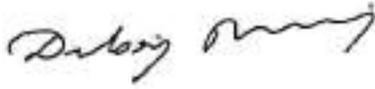
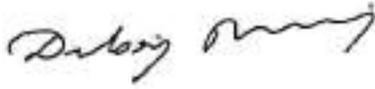
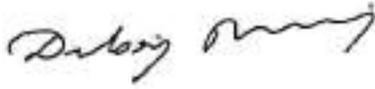
123/1, BENERAS ROAD, City:- Howrah, P.O:- SALKIA, P.S:-Salkia, District:-Howrah, West Bengal, India, PIN:- 711106 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth: XX-XX-1XX4 , PAN No.: BSxxxxxx3C, Aadhaar No: 23xxxxxxxx7991, Status :Individual, Executed by: Self, Date 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	 20/09/2024	 Captured LTI 20/09/2024	 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>  Sep 20 2024 2:02PM </td> <td>  Captured LTI 20/09/2024 </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	 Sep 20 2024 2:02PM	 Captured LTI 20/09/2024	 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	 Sep 20 2024 2:02PM	 Captured LTI 20/09/2024	 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)													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> 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 </td> <td>  Sep 20 2024 2:34PM </td> <td>  Captured LTI 20/09/2024 </td> <td>  20/09/2024 </td> </tr> </tbody> </table>	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	 Sep 20 2024 2:34PM	 Captured LTI 20/09/2024	 20/09/2024				
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	 Sep 20 2024 2:34PM	 Captured LTI 20/09/2024	 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:-Raidighi, 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 S4

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

Sl. 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: সীতা দেবী, Gurdian: সীতা, Address: বা, Classification: ক, 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