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Attested Officer Sub-Registrar
Chopra Dum Dum, 24-Pol. (North)

30 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

50752
SL. NO. _____ DATE 27 MAR 2023
NAME _____
ADD _____
AMT 5000/-

GOUTAM CHAKRABORTY
Advocate
High Court, Calcutta



Debj Muniy.



1935 29⁰³ 2023

Debj Muniy



1936 20

Ashoke Kr Chakraborty



1937 20

Samir Chakraborty



1938 20

Mihir Chakraborty



1939 20

Chaitanya Chatterjee



1940 20

Aditi Chatterjee

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



4001, District Sub-Registrar
Cossipore, Dum Dum
29 MAR 2023

BETWEEN

(1) **SRI ASHOKE KUMAR CHAKRABORTY**, (PAN:ACMPC5702D), (Aadhar No. 560998800628), son of Late Charu Charit Chakraborty, by Occupation - retired, residing at 15/2, Baral Para Lane, Kolkata -700036, P.O. & P.S. Baranagar; (2) **SRI MIHIR CHAKRABARTY@ CHAKRABORTY**, (PAN: AOIPC1178B), (Aadhar No.710115284478), son of Late Taraprasad Chakraborty, by Occupation - service, residing at 3/1, Kali Prasanna Nyaratna Lane, Kolkata -700036, P.O. & P.S. Baranagar; (3) **SRI SAMIR CHAKRABORTY**, (PAN :CKXPC9920L), (Aadhar No. 973147071570), son of Late Taraprasad Chakraborty, by Occupation - service, residing at 3/1, Kali Prasanna Nyaratna Lane, Kolkata -700036, P.O. & P.S. Baranagar; (4) **SMT. APARNA CHAKRABORTY** (PAN:CKQPC3109J), (Aadhar No. 943859643355), wife of Late Asit Chakraborty, by Occupation - service, residing at 15/2, Baral Para Lane, Kolkata -700036, P.O. & P.S. Baranagar; (5) **SMT. ADITI CHATTERJEE** (PAN: ALEPC2799K), (Aadhar No. 917979545399), wife of Sri Sumit Chatterjee and daughter of Late Asit Chakraborty, by Occupation - service, residing at 17, U N Chatterjee Street, Konnagar Hooghly, Pin-712235; (6) **SRI SUBHENDU@ SHUVENDU CHAKRABORTY** (PAN :AZNPC4576H), (Aadhar No. 586165203140) son of Late Sitangshu Sekhar Chakraborty, by Occupation - service, residing at 15/2, Baral Para Lane, Kolkata -700036, P.O. & P.S. Baranagar, All by faith Hindu, All by Nationality - Indian, hereinafter jointly referred to as the **VENDORS/LAND OWNERS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART;**

AND

AMBERDEB CONSTRUCTION LLP (PAN: ABZFA4788R), a body corporate under the Limited Liability Partnership Act,2008(6 of 2009) having its Registered Office at 41/1/1, Joy Narayan Banerjee Lane, Ground floor, P.S. & P.O. Baranagar, Kolkata - 700 036, represented by its designated partners
1. SRI DEBRAJ MUKHERJEE (PAN: AOIPM5515J) son of Late Kalyan Mukherjee, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 28/8 Joy Narayan Banerjee Lane, P.S. & P.O. Baranagar, Kolkata - 700 036, **2. MRS. BHAVANA BHALLA** (PAN:AEPPB8232C)(



1941 29 ⁰³ 2023

SUBHANSU Chakraborty



1942 20

Bhavana Bhalla



1943 20

Buddhadeb Mukherjee

S/o. Mr. S. K. Mukherjee

vill - Kalitaha

P.O. - Lt. L. Narayanpur

P.S. - Raidighi

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Asst. District Sub-Registrar
Cussipore, Dum Dum

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AADHAAR:52250511 2573), Daughter of Late Surendra Kumar Bhalla, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 5 No. Circus Row, P.O. Circus Avenue, P.S. Benia Pukur, Kolkata - 700 017, hereinafter jointly called and referred to as the "DEVELOPER" [which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, successors-in-office, successors-in-interest and/or permitted assigns] of the **SECOND PART**;

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

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

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

AND WHEREAS by a Deed of Partition dated 16th January, 1934 which is registered at Sub Register, Cossipore Dumdum vide Book no.1, Volume



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No.2, Pages from 288 to 293, being No.53 for the year 1934, As per Partition Deed, the aforesaid Late Charu Charit Chakraborty became the owner of ALL THAT demarcated 1/4th share of the aforesaid land measuring 01 (one) cottah 14 (fourteen) chittacks comprised in Mouja Baranagar, Alipore Collectorate Touzi No.1068/2833, Division I, Sub Division 1, Holding No.391, J.L. No.05, Re. Sa. No.06, Khatian No.1437, R.S. Khatian No.6175, Dag No.6527, Premises No.14(Now 15/2), Baral 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 .

AND WHEREAS the said Charu Charit Chakraborty died intestate on 14.02.1976, leaving behind his widow namely Kamala Bala Chakraborty and four sons namely Tara Prasad Chakraborty, Asoke Chakraborty, Asit Chakraborty and Sitangshu Sekhar Chakraborty and two daughters namely Shefalika Moitra and Mira Moitra as his only surviving legal heirs and successors in respect of the aforesaid property as renumber as Premises No. 15/2, Boral Para Lane, P.S. Baranagar, Kolkata - 700036.

AND WHEREAS by a Deed of Gift dated 03.11.1990 duly registered before the Office of the A.D.S.R. Cossipore Dumdum and recorded in Book No.I, Volume No.114, pages 437 to 446 being No.5189 for the Year 1990 the said Smt. Kamala Bala Chakraborty, Shefalika Moitra and Mira Moitra out of their natural love and affection gifted their undivided 3/7th share in the aforesaid property in favour of Tara Prasad Chakraborty, Asoke Chakraborty and Sitangshu Sekhar Chakraborty who became the joint and undivided owner in respect of the said land.

AND WHEREAS That the said Asit Chakraborty died intestate on 20.09.1980 leaving behind his widow Aparna Chakraborty and only married daughter Aditi Chatterjee as his only surviving legal heirs and successors in respect of the aforesaid property and they are co-sharer in respect of Premises No. 15/2, Boral Para Lane, P.S. Baranagar, Kolkata - 700036.

AND WHEREAS the said Tara Prasad Chakraborty died intestate on 13.01.2007, leaving behind his widow Tapati Chakraborty and two sons namely Mihir Chakraborty and Samir Chakraborty and one married daughter namely Gouri Bagchi and thereafter said Tapati Chakraborty died

Intestate
Chakraborty
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Registrar, District Sub-Registrar
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intestate on 03.07.2008 leaving behind her two sons namely Mihir Chakraborty, and Samir Chakraborty and one married daughter namely Gouri Bagchi as her only surviving legal heirs and successors and they are co-owners in respect of Premises No. 15/2, Boral Para Lane, P.S. Baranagar, Kolkata - 700036.

AND WHEREAS by a Deed of Gift dated 04.02.2021 registered before the Office of the A.D.S.R. Cossipore Dumdum and recorded in Book No.I, Volume No.15062021, pages 68651 to 68678 being No. 150601517 for the Year 2021 the said Smt. Gouri Bagchi out of her natural love and affection gifted her undivided share in the aforesaid property in favour of Mihir Chakraborty and Samir Chakraborty who became the joint and undivided owner in respect of the said land

AND WHEREAS The said Sitangshu Chakraborty died intestate on 16.01.2011 leaving behind his widow Chhanda Chakraborty and only son Shuvendu Chakraborty as legal heirs and successors and thereafter said Chhanda Chakraborty died intestate on 06.03.2013 leaving behind her only son Shuvendu Chakraborty as her only surviving legal heir and successor and he is a co-owner in respect of Premises No.15/2, Boral Para Lane, P.S. Baranagar, Kolkata-700036.

AND WHEREAS the Vendors/Land Owners hereof became the joint owner in respect of the said ALL THAT Bastu land measuring 01 (one) cottah 14 (fourteen) chittacks comprised in Mouja Baranagar, Alipore Collectorate Touzi No.1068/2833, Division I, Sub Division 1, Holding No.391, J.L. No.05, Re. Sa. No.06, Khatian No.1437, R.S. Khatian No.6175, Dag No.6527, Premises No.15/2, Baral Para Lane, Police Station Baranagar, District - North 24 Parganas within the jurisdiction of A.D.S.R.O. Cossipore Dum Dum (more fully described in the First Schedule hereunder written). Thereafter the Vendor/Land Owner hereof mutated his name as sole & exclusive owner with respect to the said Land & building being the premises bearing No.15/2, Baral para Lane, Kolkata - 700 036, 24-Parganas (presently North 24-Parganas) in the concerned Baranagar Municipality and had been occupying & enjoying the said property as lawfully seized & well possessed as the sole owner without any encumbrances and objections whatsoever from any quarter with the absolute right to sale, mortgage,

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transfer, devolution etc., and had been paying all the relevant statutory rates & taxes from time to time.

AND WHEREAS The Vendors/Land Owners are now desirous of developing the said land measuring 01 (one) cottah 14 (fourteen) 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.

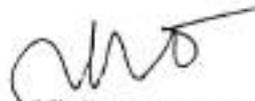
AND WHEREAS the within named Developer having come to know the intention of the Vendor/Land Owner approached and requested Vendor/Land Owner to allow the said Developer to construct the proposed Multi-storied building over the said land and being thus approached by the Developer the Vendor/Land Owner 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 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 WE
Developer
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AND WHEREAS the aforesaid present owners approached the aforesaid Developer to construct a multi- storied building which contains several self-contained flats on the aforesaid plot of land which is particularly mentioned in the First Schedule below and also materialize their desire for ownership and possession of a portion of the total constructed area of the proposed building for their own residential as absolute owners thereof together with undivided ownership in the land underneath and with the right of user of the common areas and common facilities of the total constructed area of the said building together with undivided proportionate share of interest in the land underneath and also with the right of user of common area and common facilities with belong to the Developer at its disposal for commercial exploitation.

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

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

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

and/or
Owner
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and/or the owner will receive as consideration from the Developer. That the Owner No. 1 (Mr.Ashoke Kumar Chakraborty) shall be entitled to get/obtain as consideration one self contained flat measuring about 700 sq ft cover area(including stair and lift) of the First Floor on the South West side, complete in all respect consisting of Three Bed room, dining, kitchen, 2(Two) toilets and Balcony, and one garage measuring about 100 sq ft cover area in the Ground floor, West side, Owner No. 2 (Mr. Mihir Chakraborty) shall be entitled to get/obtain as consideration Rs. 3,00,000/- (Rupees three lacs only) at the time of registration, Owner No. 3 (Mr.Samir Chakraborty) shall be entitled to get/obtain as consideration Rs. 3,00,000/- (Rupees three lacs only) at the time of registration,. Owner No. 4 (Smt.Aparna Chakraborty) & Owners no. 5 (Smt. Aditi Chatterjee) jointly shall be entitled to get/obtain as consideration one self contained flat measuring about 200 sq ft cover area(including stair and lift) of the ground Floor on the South side, complete in all respect consisting of one Bed room, Open kitchen, 1(one) toilet , Owner Nos. 6 (Sri Shuvendu Chakraborty) shall be entitled to get/obtain as consideration one self contained flat measuring about 500 sq ft cover area(including stair and lift) of the Ground Floor on the North West side, complete in all respect consisting of Two Bed rooms, Open 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.

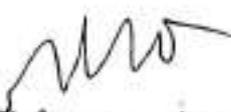
2. That the owners shall be liable to deliver vacant peaceful possession of the aforesaid property to the Developer for the construction of the proposed new building to the Developer as and when the Developer will advice to the owners. The owners will not raised any objection for amalgamation with the 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
of the land beneath
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intending purchaser alongwith proportionate undivided share of interest in the land beneath the newly constructed building at the costs and expenses of the Developer or intending flat occupiers/purchasers whenever called upon by the Developer without in anyway demanding the price at which the said undivided share in the land of the said constructed premises is sold or any part thereof received by the Developers against such sale in regard to the developer's allocation.

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

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

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

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

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

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

11. That save the area allocated to the owners, the Developer shall have the exclusive rights to deal with the remaining constructed area or portion i.e except owner's Allocation of the proposed building its rights to all common areas and facilities provided in the said building and shall have the

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right to enter into any agreement with prospective flat occupiers as may be chosen and selected by the Developer, for transfer, sale, grant lease of the portion of the building for or a such price and at such consideration of construction of such terms and conditions as may be agreed upon by and between the Developer and intending purchaser.

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

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

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

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

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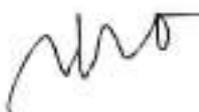
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16. That the owners hereby agree that they shall not do anything in regard to the said property whereby the Developers to undertake construction of the proposed building and disposal of its share of the said building is prejudicially effected and/or the construction be delayed or impeded in any manner and whatsoever.
17. That regarding question of right title and interest in respect of the aforesaid and below schedule property that it will be liability of the herein mentioned owners to get right title and perfected in any question hereto relating to the schedule mentioned property in relation to owners arises. The developers shall bear the expenses or perfecting of such right title and interest of the owners if at all the question arises and such expenses then will be by the owners or deducted from the owner's allocation as per market price.
18. That the developer shall handover the owner's allocation of the Multi- storied building mentioned before in this Deed on or before the expiry 30 (Thirty months) from the date of Sanction Plan as well as vacant possession mentioned in the First Schedule hereunder written by the owners.
19. The Developer hereby undertake that if they fail to complete the said project in stipulated time of the 30 (Thirty months) from the date of Sanction Plan of Land mentioned in the first schedule hereunder written by the owners due to natural calamity, Act of God or local disturbances, then the owners may at their option extend six(6) months the time on mutual understanding. In that case the agreed amount which has been settle in favour of owners shall be paid fully.
20. The Developer hereby agrees that it shall keep the owners indemnified and themselves against all third party claims or actions arising out of any act or omission on the part of the Developer, it agents, men or labours during the construction of the proposed building.
21. That it is hereby agreed by between the parties that name of the constructed residential building shall be chosen by the Developer.
22. That the owners and developers have entered into this agreement purely on a principal to principal basis and nothing contained in these

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

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

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

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

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

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

28. In so far as necessary all dealing by the Developer in respect of the building including agreement for sale or any kind of transfer advance money converting Developers' allocation shall be in the 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
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Coimbatore, Dum Dum

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

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

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

31. That the Owners shall be liable to deliver vacant peaceful possession of the aforesaid property to the Developer to demolish the same for the construction of the proposed new building. The Developer will bear the expenses for demolish the building and the Developer will take all old bricks, doors, windows and other old building materials. It is provided that the Developer shall arrange dwelling accommodation for one(1) for Ashoke Chakraborty till handed over the new owner's allocation Flat and Developer also will bear the expenses for the same for till handed over the newly constructed flat and after arrangement of accommodation the vacant possession shall be delivered by owners.

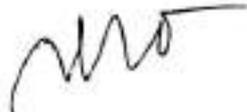
FIRST SCHEDULE ABOVE REFERRED TO

(Description of entire existing property)

ALL THAT Bastu land measuring 01 (one) cottah 14 (fourteen) chittacks along with 20 year old 500 sq ft cement flooring one storied building lying and situated in Mouja Baranagar, Alipore Collectorate Touzi No.1068/2833, Division I, Sub Division 1, Holding No.391, J.L. No.05, Re. Sa. No.06, Khatian No.1437, R.S./ L.R. Khatian No.6175, R.S.Dag No.6527, L.R. Dag No. 9691, District - North 24 Parganas, in the local limits of Baranagar Municipality, Ward No.01(previous) 34(new), Holding No.326 and Premises No.15/2, Baral Para Lane, Police Station Baranagar, Kolkata- 700036 District - North 24 Parganas under revenue jurisdiction of A.D.S.R Cossipore, DumDum, with right to take electric line, tap water line, Gas line, Telephone line, drains etc

connections
sorts of easements
and bound




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connections through under and above common passage together with all sorts of easement rights and amenities attached hereto and which is butted and bounded in the manner as follows :

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

SECOND SCHEDULE ABOVE REFERRED TO

(Owner's allocation)

That the Owner No. 1 (Mr.Ashoke Kumar Chakraborty) shall be entitled to get/obtain as consideration one self contained flat measuring about 700 sq ft cover area(including stair and lift) of the First Floor on the South West side, complete in all respect consisting of Three Bed room, dining, kitchen, 2(Two) toilets and Balcony, and one garage measuring about 100 sq ft cover area in the Ground floor, West side, Owner No. 2 (Mr.Mihir Chakraborty) shall be entitled to get/obtain as consideration Rs. 3,00,000/- (Rupees three lacs only) at the time of registration, Owner No. 3 (Mr.Samir Chakraborty) shall be entitled to get/obtain as consideration Rs. 3,00,000/- (Rupees three lacs only) at the time of registration, Owner No. 4(Smt. Aparna Chakraborty) & Owners no. 5 (Smt. Aditi Chatterjee) jointly shall be entitled to get/obtain as consideration one self contained flat measuring about 200 sq ft cover area(including stair and lift) of the ground Floor on the South side, complete in all respect consisting of one Bed room, Open kitchen, 1(one) toilet, Owner No. 6 (Sri Shuvendu Chakraborty) shall be entitled to get/obtain as consideration one self contained flat measuring about 500 sq ft cover area(including stair and lift) of the Ground Floor on the North West side, complete in all respect consisting of Two Bed rooms, Open kitchen, 1(one) toilet. This is the owners Allocation.

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make Partib
Allocati



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Dist. District Sub-Registrar
Cossipore, Dum Dum

29 MAR 2023

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

THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

The developer shall be entitled to remaining total constructed area the new building of the units and/or space along with the remain other spaces of the proposed building, save and except the above mentioned owner's allocation of the newly constructed building in the said premises. It is specifically agreed the developer shall be entitled to own, possess, 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 its ownership right to use, occupy and enjoy their share and/or allocation, either for the residential purpose or commercial purposes in any manner whatsoever save and except any immoral and/or illegal purpose. (The roof of the building shall remain common to all).

FOURTH SCHEDULE ABOVE REFERRED TO

(Building specification)

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

A. **FOUNDATION:**

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

B. **FLOORS:**

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

C. **TOILET:**

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

D. KITCHEN
Kitchen will A.
blackstone



M/S

Adm. District Sub-Registrar
Cossipore, Dum Dum

29 MAR 2013

D. KITCHEN:

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

E. WINDOWS :

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

F. DOORS :

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

G. ELECTRICAL WIRING :

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

H. INTERIOR WALL COATS :

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

I. BRICK WORKS :

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

J. ELECTRIC METER :

Installation of Electric Meter will be extra charges.

K. MAINTENANCE :

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

L. OUTER WALL COATS:

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



[Handwritten Signature]
Addl. District Sub-Registrar
Cossipore, Dum Dum

29 MAR 2023

M. BOUNDARY WALL:

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

FIFTH SCHEDULE ABOVE REFERRED TO

(Other facilities)

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

SIXTH SCHEDULE ABOVE REFERRED

(Maintenance)

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

1. Staircase on all floors.
2. Staircase landing on all floors and roof of the top floor.
3. Water pump, water tank, water pipes and others common pump installation.
4. Electrical Wiring, Meters and Fittings (excluding those as are installed for any particular unit).
5. Drainage and sewerages/septic tank.
6. Boundary walls and main gates.
7. Such other common parts, areas, equipments, installation, fixture, fittings and spaces in or about the said building as are necessary for passage or for the use and occupancy of the flats in common and as specific by the Developer's expressing to be the common portions after construction of the proposed building.

IN WITNESS
of the seal on the
SIGNED,
DELIVERED,
Not




Addl. District Sub-Registrar
Gossapore, Dum Dum

29 SEP 2023



[Handwritten signature]
-del. District Sub-Registrar
Coimbatore, Dum Dum
29 MAR 2023

MEMO OF CONSIDERATION

RECEIVED from the within named Developer the within mentioned earnest money of Rs. 3,00,000/- (Rupees three lacs only) in the following manner.

Paid by R.T.G.C. ~~As per cheque No.~~

Drawn on HDFC, B T Rd Br

Dated 29.03.2023.

Rs. 3,00,000/-

Mihir Chakraborty

Total (Rupees three lacs only)

Rs. 3,00,000/-

WITNESSES

1. Sonatan Sanjiv

Bharat Halder

2.

Mihir Chakraborty

Owner No. 2 (Mihir
Chakraborty)



[Handwritten Signature]
Addl. District Sub-Registrar
Cassipora, Dum Dum

C S M B D 2021

MEMO OF CONSIDERATION

RECEIVED from the within named Developer the within mentioned earnest money of Rs. 3,00,000/- (Rupees three lacs only) in the following manner.

Paid by ^{RTGS} ~~As per Receipt No.~~

Drawn on HDFC, B T Rd Br

Dated 29.03.2023.

Rs. 3,00,000/-

Samir Chakraborty

Total (Rupees three lacs only)

Rs. 3,00,000/-

WITNESSES

1. ^{SR} Sonatan ^{SR} Santal

Bharat ^{SR} Helder

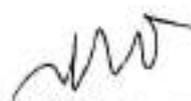
2. ^{SR}

Samir Chakraborty

Owner No. 3 (Samir Chakraborty)

Signature of the
executing / Vendor
/ Developer /
Presentations




Addl. District Sub-Registrar
Coxsipore, Dum Dum
29 MAR 2023

SPECIMEN FORM FOR TEN FINGER PRINTS(G.C)

Signature of the
executants/Vendors
/Developers/
Presentants

Aswore for Chakraborty



Little



Ring



Middle
(Left hand)



Fore



Thumb

L.
H.



Thumb



Fore



Middle
(Right Hand)



Ring



Little

R.
H.

Samin Chakraborty



Little



Ring



Middle
(Left hand)



Fore



Thumb



Thumb



Fore



Middle
(Right Hand)



Ring



Little

Mihir Chakraborty



Little



Ring



Middle
(Left hand)



Fore



Thumb



Thumb



Fore



Middle
(Right Hand)



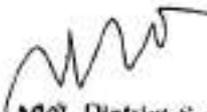
Ring



Little

Signature of the
Developer/Vendors/
Purchaser




Addl. District Sub-Registrar
Coimbatore, Dum Dum
29 MAR 2023

Signature of the
exercitants/Vendors
/Developers/
/Presentants

NO

5064NDUCALAKAR



Little



Ring



Middle
(Left hand)



Fore



Thumb

L
H



Thumb



Fore



Middle
(Right Hand)



Ring



Little

R
H

5064NDUCALAKAR



Little



Ring



Middle
(Left hand)



Fore



Thumb



Thumb



Fore



Middle
(Right Hand)



Ring



Little

5064NDUCALAKAR



Little



Ring



Middle
(Left hand)



Fore



Thumb



Thumb



Fore



Middle
(Right Hand)



Ring



Little

Signature of the
Deputy Registrar /
Presenting Officer



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addl. District Sub-Registrar
Cossigra, Dum Dum
25 MAR 2023

SPECIMEN FORM FOR TEN FINGER PRINTS (G.C)

Signature of the
executants/Vendors
/Developers/
Presentants

Bhavna Bhatta
Rajy Pring



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



Aditi, District Sub-Registrar
Cossipora, Dum Dum

29 MAR 2023



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15062000777875/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Execufant	Category	Photo	Finger Print	Signature with date
1	Mr ASHOKE KUMAR CHAKRABORTY 15/2, BARAL PARA LANE, City:- Baranagar, P.O:- BARANAGAR, P.S:- Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700036	Land Lord			Ashoke Kumar Chakrabarty 29.3.2023
2	Mr MIHIR CHAKRABARTY Alias Mr MIHIR CHAKRABORTY 3/1, KALI PRASANNA NYARATNA LANE, City:- Baranagar, P.O:- BARANAGAR, P.S:- Baranagar, District:- North 24-Pargenas, West Bengal, India, PIN:- 700036	Land Lord			Mihir Chakrabarty 29.03.2023

Sl No.	Name of the L
3	Mr SAMIR



[Handwritten signature]

addl. District Sub-Registrar
Coosipore, Dum Dum

23 MAR 2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr SAMIR CHAKRABORTY 3/1, KALI PRASANNA NYARATNA LANE, City:- Baranagar, P.O:- BARANAGAR, P.S:- Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700036	Land Lord			<i>Samir Chakraborty</i> 29.3.23
4	Smt APARNA CHAKRABORTY 15/2, BARAL PARA LANE, City:- Baranagar, P.O:- BARANAGAR, P.S:- Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700036	Land Lord			<i>Smt. Aparna Chakraborty</i> 29.3.23
5	Smt ADITI CHATTERJEE 17, U N CHATTERJEE STREET, City:- Konnagar, P.O:- KONNAGAR, P.S:- Konnagar, District:- Hooghly, West Bengal, India, PIN:- 712235	Land Lord			<i>Aditi Chatterjee</i> 29.03.2023

I. Signature &	
SI	Name of the Executor
No.	
6	Mr. S...




Asst. District Sub-Registrar
Coosipora, Dum Dum

29 MAR 2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr SUBHENDU CHAKRABORTY Alias Mr SHUVENDU CHAKRABORTY 15/2, BARAL PARA LANE, City:- Baranagar, P.O:- BARANAGAR, P.S:- Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700036	Land Lord			Subhendu Chakraborty 29.03.2023
7	Mr DEBRAJ MUKHERJEE 28/8, JOY NARAYAN BANERJEE LANE, City:- Baranagar, P.O:- BARANAGAR, P.S:- Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700036	Representative of Developer [AMBERD EB CONSTRUCTION LLP]			Debraj Mukherjee 29.03.2023
8	Mrs BHAVANA BHALLA 5 NO. CIRCUS ROW, City:- , P.O:- CIRCUS AVENUE, P.S:- Benlapukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700017	Representative of Developer [AMBERD EB CONSTRUCTION LLP]			Bhavana Bhalla 29.03.2023

Sl No.	Name and Address of Identifier
1	Mr BUDDHA MUK...



[Handwritten Signature]
Addl. District Sub-Registrar
Cossipore, Dum Dum

29 MAR 2023

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	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	Mr ASHOKE KUMAR CHAKRABORTY, Mr MIHIR CHAKRABARTY, Mr SAMIR CHAKRABORTY, Smt APARNA CHAKRABORTY, Smt ADITI CHATTERJEE, Mr SUBHENDU CHAKRABORTY, Mr DEBRAJ MUKHERJEE, Mrs BHAVANA BHALLA			Buddhab Deb Mukherjee 29.03.2023

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

Adul. District Sub-Registra
 Cossipore, Dum Dum

Dir



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Addl. District Sub-Registrar
Cossipora, Dum Dum

29 MAR 2023

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



192022230351567358

GRN Details

GRN: 192022230351567358 Payment Mode: SBI Epay
GRN Date: 27/03/2023 22:56:45 Bank/Gateway: SBIPay Payment Gateway
BRN: 0388658272426 BRN Date: 27/03/2023 22:57:30
Gateway Ref ID: 0633420944 Method: ICICI Bank - Retail NB
GRIPS Payment ID: 270320232035156734 Payment Init. Date: 27/03/2023 22:56:45
Payment Status: Successful Payment Ref. No: 2000777875/2/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr GOUTAM CHAKRABORTY
Address: H C
Mobile: 9433222175
Period From (dd/mm/yyyy): 27/03/2023
Period To (dd/mm/yyyy): 27/03/2023
Payment Ref ID: 2000777875/2/2023
Dept Ref ID/DRN: 2000777875/2/2023

Payment Detail

Sl. No	Payment Ref. No	Head of A/C	Amount (₹)
1	2000777875/2/2023	Property Registration- Stamp duty	21
2	2000777875/2/2023	Property Registration- Registration Fees	6021
Total			6042

IN WORDS: SIX THOUSAND FORTY TWO ONLY



Major Information of the Deed

Deed No.	I-1506-03244/2023	Date of Registration	30/03/2023
Query No./Year	1506-2000777875/2023	Office where deed is registered	
Query Date	23/03/2023 12:26:01 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	GOUTAM CHAKRABORTY 6, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9433222175, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 6,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 22,52,813/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 6,021/- (Article: E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :

District: North 24-Parganas, P.S.- Baranagar, Municipality: BARANAGAR, Road: Beral Para Lane, Mouza: Baranagar, Premises No: 15/2, Ward No: 34, Holding No:326 JI No: 5, Pin Code : 700036

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-9691 (RS :-6527)	LR-6175	Bastu	Bastu	1 Katha 14 Chatak	1/-	19,40,626/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
Grand Total :					3.0938Dec	1/-	19,40,626 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth 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 /-	

Lord Details :

No	Name, Address, Photo, Finger print and Signature
1	<p>Mr ASHOKE KUMAR CHAKRABORTY Son of Late CHARU CHARIT CHAKRABORTY 15/2, BARAL PARA LANE, City:- Baranagar, P.O:- BARANAGAR, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx2D, Aadhaar No: 56xxxxxxxx0628, Status :Individual, Executed by: Self, Date of Execution: 29/03/2023 , Admitted by: Self, Date of Admission: 29/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/03/2023 , Admitted by: Self, Date of Admission: 29/03/2023 ,Place : Pvt. Residence</p>
2	<p>Mr MIHIR CHAKRABARTY, (Alias: Mr MIHIR CHAKRABORTY) Son of Late TARAPRASAD CHAKRABORTY 3/1, KALI PRASANNA NYARATNA 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.:: AOxxxxxx8B, Aadhaar No: 71xxxxxxxx4478, Status :Individual, Executed by: Self, Date of Execution: 29/03/2023 , Admitted by: Self, Date of Admission: 29/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/03/2023 , Admitted by: Self, Date of Admission: 29/03/2023 ,Place : Pvt. Residence</p>
3	<p>Mr SAMIR CHAKRABORTY Son of Late TARAPRASAD CHAKRABORTY 3/1, KALI PRASANNA NYARATNA 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.:: CKxxxxxx0L, Aadhaar No: 97xxxxxxxx1570, Status :Individual, Executed by: Self, Date of Execution: 29/03/2023 , Admitted by: Self, Date of Admission: 29/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/03/2023 , Admitted by: Self, Date of Admission: 29/03/2023 ,Place : Pvt. Residence</p>
4	<p>Smt APARNA CHAKRABORTY Daughter of Late ASIT CHAKRABORTY 15/2, BARAL PARA LANE, City:- Baranagar, P.O:- BARANAGAR, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CKxxxxxx9J, Aadhaar No: 94xxxxxxxx3355, Status :Individual, Executed by: Self, Date of Execution: 29/03/2023 , Admitted by: Self, Date of Admission: 29/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/03/2023 , Admitted by: Self, Date of Admission: 29/03/2023 ,Place : Pvt. Residence</p>
5	<p>Smt ADITI CHATTERJEE Wife of Mr SUMIT CHATTERJEE 17, U N CHATTERJEE STREET, City:- Konnagar, P.O:- KONNAGAR, P.S:-Konnagar, District:-Hooghly, West Bengal, India, PIN:- 712235 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ALxxxxxx9K, Aadhaar No: 91xxxxxxxx5399, Status :Individual, Executed by: Self, Date of Execution: 29/03/2023 , Admitted by: Self, Date of Admission: 29/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/03/2023 , Admitted by: Self, Date of Admission: 29/03/2023 ,Place : Pvt. Residence</p>
6	<p>Mr SUBHENDU CHAKRABORTY, (Alias: Mr SHUVENDU CHAKRABORTY) Son of Late SITANGSHU SEKHAR CHAKRABORTY 15/2, BARAL PARA LANE, City:- Baranagar, P.O:- BARANAGAR, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AZxxxxxx6H, Aadhaar No: 58xxxxxxxx3140, Status :Individual, Executed by: Self, Date of Execution: 29/03/2023 , Admitted by: Self, Date of Admission: 29/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/03/2023 , Admitted by: Self, Date of Admission: 29/03/2023 ,Place : Pvt. Residence</p>

Developer Details :

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	Mr DEBRAJ MUKHERJEE (Presentant) Son of Late KALYAN MUKHERJEE 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)
2	Mrs BHAVANA BHALLA Daughter of Late SURENDRA KUMAR BHALLA 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)

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			
Identifier Of Mr ASHOKE KUMAR CHAKRABORTY, Mr MIHIR CHAKRABARTY, Mr SAMIR CHAKRABORTY, Smt APARNA CHAKRABORTY, Smt ADITI CHATTERJEE, Mr SUBHENDU CHAKRABORTY, Mr DEBRAJ MUKHERJEE, Mrs BHAVANA BHALLA			

Transfer of property for L1		
No	From	To. with area (Name-Area)
1	Mr ASHOKE KUMAR CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.515625 Dec
2	Mr MIHIR CHAKRABARTY	AMBERDEB CONSTRUCTION LLP-0.515625 Dec
3	Mr SAMIR CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.515625 Dec
4	Smt APARNA CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.515625 Dec
5	Smt ADITI CHATTERJEE	AMBERDEB CONSTRUCTION LLP-0.515625 Dec
6	Mr SUBHENDU CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-0.515625 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr ASHOKE KUMAR CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-83.33333300 Sq Ft
2	Mr MIHIR CHAKRABARTY	AMBERDEB CONSTRUCTION LLP-83.33333300 Sq Ft
3	Mr SAMIR CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-83.33333300 Sq Ft
4	Smt APARNA CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-83.33333300 Sq Ft
5	Smt ADITI CHATTERJEE	AMBERDEB CONSTRUCTION LLP-83.33333300 Sq Ft
6	Mr SUBHENDU CHAKRABORTY	AMBERDEB CONSTRUCTION LLP-83.33333300 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: 15/2, Ward No: 34, Holding No:326 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.

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 22,52,813/-

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM

North 24-Parganas, West Bengal

On 29-03-2023

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

Presented for registration at 17:40 hrs on 29-03-2023, at the Private residence by Mr DEBRAJ MUKHERJEE .

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

Execution is admitted on 29/03/2023 by 1. Mr ASHOKE KUMAR CHAKRABORTY, Son of Late CHARU CHARIT CHAKRABORTY, 15/2, BARAL 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, 2. Mr MIHIR CHAKRABARTY, Alias Mr MIHIR CHAKRABORTY, Son of Late TARAPRASAD CHAKRABORTY, 3/1, KALI PRASANNA NYARATNA 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 SAMIR CHAKRABORTY, Son of Late TARAPRASAD CHAKRABORTY, 3/1, KALI PRASANNA NYARATNA LANE, P.O: BARANAGAR, Thana: Baranagar, . City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Service, 4. Smt APARNA CHAKRABORTY, Daughter of Late ASIT CHATTERJEE, 15/2, BARAL PARA LANE, P.O: BARANAGAR, Thana: Baranagar, . City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Service, 5. Smt ADITI CHATTERJEE, Wife of Mr SUMIT CHATTERJEE, 17, U N CHATTERJEE STREET, P.O: KONNAGAR, Thana: Konnagar, . City/Town: KONNAGAR, Hooghly, WEST BENGAL, India, PIN - 712235, by caste Hindu, by Profession Service, 6. Mr SUBHENDU CHAKRABORTY, Alias Mr SHUVENDU CHAKRABORTY, Son of Late SITANGSHU SEKHAR CHAKRABORTY, 15/2, BARAL PARA LANE, P.O: BARANAGAR, Thana: Baranagar, . City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Service
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 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

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 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

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

Kaustava Dey

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

On 30-03-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,021.00/- (B = Rs 6,000.00/- .E = Rs 21.00/-
) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 6,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/03/2023 10:57PM with Govt. Ref. No: 192022230351567358 on 27-03-2023, Amount Rs: 6,021/-, Bank:
SBI EPay (SBlePay), Ref. No. 0388658272426 on 27-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 50752, Amount: Rs.5,000.00/-, Date of Purchase: 27/03/2023, Vendor name: M
Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/03/2023 10:57PM with Govt. Ref. No: 192022230351567358 on 27-03-2023, Amount Rs: 21/-, Bank: SBI
EPay (SBlePay), Ref. No. 0388658272426 on 27-03-2023, 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 99011 to 99047
being No 150603244 for the year 2023.



Digitally signed by KAUSTAVA DEY
Date: 2023.04.04 11:28:06 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2023/04/04 11:28:06 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

AMBERDEB CONSTRUCTION LLP

Dey
Partner

(This document is digitally signed.)

4149/2022

I-4133/2022



H 598321

12/3
17/3
पश्चिमबंग पश्चिम बंगाल WEST BENGAL
9-693580/2022

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

Additional District Sub-Registrar
Dum Dum, 24-Pgs. District

17 MAR 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this 17th day of March, in the Christian Era Two Thousand Twenty Two (2022).

AMBERDEB CONSTRUCTION LLP

Debjit
Partner

186096

GAUTAM CHAKRABORTY

Advocate
High Court at Calcutta

NAME	
ADD.	
Rs.	
11 MAR 2022	
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Roy Road, Kol-1	

11 MAR 2022

Buddhabek Mukherjee
 Hall S.K. Mukherjee
 vill - Kalitaki
 P.O. - U.L. Narayanpur
 P.S. - Raidighi
 Dist - 24 Pgs (S)
 743354



Addl. District Sub-Registrar
 Cossipore, Dum Dum

17 MAR 2022

BY & BETWEEN

MR PRONAB KUMAR MUKHERJEE, (PAN:AHKPM6182C)(AADHAR: 408456871025), Son of Late Krishna Lal Mukherjee, by religion Hindu, By Nationally Indian by occupation Retired, residing at 41/1/1, Joynarayan Banerjee Lane, Baranagar, Kolkata- 700 036, in the District North 24 Parganes, Hereinafter called and referred to as the "**VENDOR / OWNER**" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to include his heirs, executors, administrators and legal representatives), of the **FIRST PART / ONE PART**.

A N D

1. MRS. BHAVANA BHALLA (PAN:AEPB8232C)(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, & **2. MR. DEBRAJ MUKHERJEE** (PAN: AOIPM5515J)(AADHAR:292973041396) 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, in the District North 24 Parganes, Hereinafter jointly called and referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **SECOND PART / OTHER PART**.

WHEREAS predecessor in title Pronab Kumar Mukherjee son of Late Krishna Lal Mukherjee, has become owner of **ALL THAT** piece and parcel Land(Lot B/1) measuring an area of 5 Cottahs 2 Chittack 11 sq ft be the same little more or less togetherwith old Building, land pertaining to Mouza Baranagar, P.S. Baranagar, and comprised in portion of R.S. Dag No. 6522 and 6528 under Khatian No. 495 and 938, J.L. No. 5,R.S. No. 6, Touzi No. 1068/2833, in the local limits of Baranagar Municipality, situated and lying at and being portion of premises No. 41/1, Joynarayan Banerjee Lane, Baranagar, Kolkata- 700 036, in the District North 24 Parganes, Sub Registry Office Cossipore Dumdum in the district of 24



[Handwritten signature]
Addl. District Sub-Registrar
Cossipore, Dum Dum

17 MAR 2022

Parganas(North) having all rights and liberties for ingress and egress over and through the land, and common rights and privileges thereto by virtue of Partition Deed dated 16.10.1985 vide Book No.1, Volume No.87, Pages from 171 to 182, Deed No. 4580 for the year 1985.

AND WHEREAS afterthat Pronab Kumar Mukherjee son of Late Krishna Lal Mukherjee, become absolute owner of **ALL THAT** piece and parcel Land(Lot B/1) measuring an area of 5 Cottahs 2 Chittack 11 sq ft be the same little more or less togetherwith old Building, land pertaining to Mouza Baranagar, P.S. Baranagar, and comprised in portion of R.S. Dag No. 6522 and 6528 under Khatian No. 495 and 938, J.L. No. 5,R.S. No. 6, Touzi No. 1068/2833, in the local limits of Baranagar Municipality, situated and lying at and being portion of premises No. 41/1, Joynarayan Banerjee Lane, Baranagar, Kolkata- 700 036, in the District North 24 Parganes, Sub Registry Office Cossipore Dumdum in the district of 24 Parganas(North).

AND WHEREAS after mutation in the Baranagar Municipality renumber as Premises No. 41/1/1, Joynarayan Banerjee Lane, Baranagar, Kolkata- 700 036, in the District North 24 Parganes as well as Block Land and Land Reform Office, as L.R. Dag No. 9696 and 9695 and L.R. Khatian No.12241 the present Vendor/owner has paying taxes to Baranagar Municipality.

AND WHEREAS Mr. Pronab Kumar Mukherjee son of Late Krishna Lal Mukherjee, has sold All That land measuring 1(one) Cottah 12(twelve) Chittaks out of total land **ALL THAT** piece and parcel Land measuring an area of 5 Cottahs 2 Chittack 11 sq ft be the same little more or less along with two storied building measuring about Ground floor 600 sq ft more or less, First Floor. 684 sq ft more or less, both cement flooring, 35 years old thereupon, land pertaining to Mouza Baranagar, P.S. Baranagar, and comprised in portion of R.S. Dag No. 6522 and 6528 under Khatian No. 495 and 938, L.R. Dag No. 9696 & 9695 and L.R. Khatian No.12241, J.L. No. 5, R.S. No. 6, Touzi No. 1068/2833, in the local limits of Baranagar Municipality, Holding No.274, Ward No.34, situated and lying at and being portion of premises No. 41/1/1, Joynarayan Banerjee Lane, Baranagar, Kolkata- 700 036, in the District North 24 Parganes, Add Dist Sub Registry Office Cossipore Dumdum in the district of 24 Parganas(North) to buyers



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Addl. District Sub-Registrar
Cossipora, Dum Dum

17 MAR 2022

Sri Tapan Roy and Smt. Sonali Roy of 34, Boral Para Lane, Kolkata-700036 .

AND WHEREAS afterthat Pronab Kumar Mukherjee son of Late Krishna Lal Mukherjee, become absolute owner of **ALL THAT** piece and parcel Land measuring an area of 3 Cottahs 7 Chittack 11 sq ft be the same little more or less (as per municipal records) togetherwith old Building , land pertaining to Mouza Baranagar,P.S. Baranagar, and comprised in portion of R.S. Dag No. 6522 and 6528under Khatian No. 495 and 938, J.L. No. 5, R.S. No. 6, Touzi No. 1068/2833, in the local limits of Baranagar Municipality, situated and lying at premises No. 41/1, Joynarayan Banerjee Lane, Baranagar, Kolkata- 700 036, in the District North 24 Parganes, Sub Registry Office Cossipore Dumdum in the district of 24 Parganas(North)

AND WHEREAS after mutation in the Baranagar Municipality as Premises No. 41/1/1, Joynarayan Banerjee Lane, Baranagar, Kolkata- 700 036, in the District North 24 Parganes as well as Block Land and Land Reform Office, as L.R. Dag No. 9696 and 9695 and L.R. Khatian No.12241 the present Vendor/owner has paying taxes to Baranagar Municipality.

AND WHEREAS due to availability of second accommodation, the present Vendor/owner has agreed to sell and transfer and Purchasers agreed to purchase **ALL THAT** piece and parcel Land measuring an area of **3(Three) Cottahs 7 (Seven)Chittack 11(Eleven) sq ft** be the same little more or less along with two storied building measuring about Ground floor 600 sq ft more or less, First Floor.684 sq ft more or less, both cement flooring, 35 years old thereupon, land pertaining to Mouza Baranagar,,P.S. Baranagar, and comprised in portion of R.S. Dag No. 6522 and 6528 under Khatian No. 495 and 938, L.R. Dag No. 9696, 9695 and L.R. Khatian No.12241, J.L. No. 5,R.S. No. 6; Touzi No. 1068/2833, in the local limits of Baranagar Municipality, Holding No. 274, Ward No.34, situated and lying at premises No. 41/1/1, Joynara: an Banerjee Lane, Baranagar, Kolkata- 700 036, in the District North 24 Parganes, Add Dist Sub Registry Office



Addl. District Sub-Registrar
Cossipore, Dum Dum

17 MAR 2022

Office Cossipore Dumdum in the district of 24 Parganas(North) along with all easement rights(Hereinafter referred to as said Land & Building) having all rights and liberties for ingress and egress over and through the land, and common rights and privileges thereto at or for the total consideration of **Rs.60,00,000/- (Rupees sixty Lacs) only** free from all encumbrances, and common right and other privileges thereto, more fully and particularly described in the Schedule hereunder written coming to know about his intention the Purchasers herein approached the Vendor herein and offered to purchase the said property along with the said old building with transfer of absolute right & authority of new construction acquired by the Vendor/ Owner herein vide the new sanctioned multi-storied building Plan from the competent Baranagar Municipality and the Vendor herein agreed to his proposal and the justified price of the aforesaid entire property was settled at **Rs.60,00,000/- (Rupees sixty Lacs) only** after unanimous decision arrived at by all the parties herein .

AND WHEREAS Purchasers have entered into a Agreement for Sale with the land owner on 07th February,2022, under certain terms and conditions written thereunder.

AND WHEREAS the Purchasers herein now have requested the Vendor herein to complete the process of sale of the said Land & Building through execution of registered sale deed against full payment of the consideration money as agreed being paid on or before the execution of the deed .

**NOW THIS INDENTURE OF ABSOLUTE SALE WITNESSETH AS
HEREUNDER :**

That in pursuance of the aforesaid agreement of sale and in consideration of the said sum of **Rs.60,00,000/- (Rupees sixty Lacs) only** paid by the Purchasers herein unto the Vendor/Owner herein on or before or simultaneously with execution of these presents the receipt of which sum and every part thereof the Vendor/Owner doth hereby admit, confirm and acknowledge as the full consideration money and who acquit the Purchasers and their heirs, successors, legal representatives, legal assigns etc. from making any further payments towards sale consideration and also herein provide the requisite receipt annexed hereunder, they the Vendor / Owner



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Addl. District Sub-Registrar
Cossipore, Dum Dum

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herein doth by these presents indefeasibly grant, convey, transfer, assign and assure by way of absolute sale unto and to the use of the said PURCHASERS, their heirs, executors, administrators, representatives and assigns free from all encumbrances, attachment and other defects in the title **ALL THAT** piece and parcel Land measuring an area of **3(Three) Cottahs 7 (Seven) Chittack 11(Eleven) sq ft** be the same little more or less along with two storied building measuring about Ground floor 600 sq ft more or less, First Floor.684 sq ft more or less, both cement flooring, 35 years old thereupon, land pertaining to Mouza Baranagar,,P.S. Baranagar, and comprised in portion of R.S. Dag No. 6522 and 6528 under Khatian No. 495 and 938, L.R. Dag No. 9696& 9695 and L.R. Khatian No.12241, J.L. No. 5, R.S. No. 6, To:zi No. 1068/2833, in the local limits of Baranagar Municipality, Holding No.274, Ward No.34, situated and lying at premises No. 41/1/1, Joynarayan Banerjee Lane, Baranagar, Kolkata- 700 036, in the District North 24 Parganes, Add Dist Sub Registry Office Cossipore Dumdum in the district of 24 Parganas(North) along with all easement rights, more fully and particularly described in the **Schedule** written hereto & hereunder or **HOWSOEVER** otherwise the said property now or heretofore were or was situate, butted, bounded, called, known, numbered described and distinguished as:1 herein after referred to as the said "**Sold Property/ Land and Building**" and delineated in **RED** colour in the annexed plan, **TOGETHER WITH** the land or ground whereupon or on part whereof the same is erected and built together with all houses, out-houses or other buildings, erections, fixtures, walls, yards, courtyards and benefits and advantages of ancient,trees, fences, hedges, ditches, ways, waters, watercourses and other lights, liberties, easements, quasi-easements, privileges, appendages and appurtenances whatsoever to the said land & dwelling house, and premises belonging or in any wise appertaining to or with the same or any part thereof usually held used occupied or enjoyed therewith, or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rent, issues and profits thereof and of every part thereof and together furthermore **ALL** the estate, right, title, interest, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor/ Owner into or upon the said property and every part thereof and all the title deeds, pattas writings, muniments and other evidences of title which in

anywise
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Addl. District Sub-Registrar
Cossipore, Dum Dum

17 MAR 2022

anywise relate to the said property or any part or parcel thereof which now are and hereafter shall or may be in the custody, power or possession of the Vendor, his heirs, executors, administrators or representatives any persons from whom he or they can or may procure the same without action or suit at law or in equity **ALONG WITH** the right in succession to transfer, assign, sell, mortgage, lease, gift, or any kind of transfer of the; said property without any hindrance, claim or demand from the Vendor or any person claiming trust for the Vendor **TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY** the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances **Unto And To Use Of** the **PURCHASERS**, herein and their heirs, executors, administrators, representatives and assigns absolutely forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens, demands, attachments, defects etc., whatsoever created or suffered by the Vendor from to these presents; **AND FURTHER THAT** the vendor and all persons from under or in trust for him the vendor or from or under any of their predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request of the purchasers, their legal heirs, executors, administrators, successors-in-office, representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for every part thereof unto and to the use of the purchasers, their legal heirs, executors, administrators, successors-in-office, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required

AND the Vendor doth hereby covenant with the Purchasers that notwithstanding any act, deed, matters or things whatsoever hereto before done, executed, made, done, committed by the Vendor or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for them, or knowingly or willingly suffered to the contrary, the Vendor have right, title or interest to the said property not becoming void or voidable or the Vendor doth hereby covenant with the Purchasers that there is no mortgage, charge or lien or other encumbrances on The said property .



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Addl. District Sub-Registrar
Cossipore, Dum Dum

17 MAR 2022

THE VENDOR COVENANT WITH THE PURCHASERS as follows:

- a) THAT the vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said "**Sold Property / Land and Building**" and every part thereof free from all encumbrances charges and liabilities of whatsoever nature.
- b) AND THAT the vendor has not at any time heretofore done or executed or knowingly suffered or been or privy to any act deed matter or thing hereby or by reason whereof the said "**Sold Property / Land and Building**" hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the vendor may or can be prevented from granting selling conveying assigning and assuring the said property or any part thereof in the manner as aforesaid.
- c) AND THAT NOTWITHSTANDING any act deed or thing by the vendor done executed or knowingly suffered to the contrary the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said "**Sold Property/Land and Building**" hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or others thing whatsoever to alter defeat encumber or make void the same.
- d) AND THAT NOTWITHSTANDING any such act or thing whatsoever as aforesaid the vendor now have in himself good right full and absolute power to grant sell convey transfer assure and assign the said "**Sold Property/ Land and Building**" hereby granted sold conveyed transferred and assured or expressed so to be unto and the use of the purchasers in the manner and on the conditions aforesaid.
- e) AND THAT The Vendor doth hereby confirm and expressly declare that he had handed over to and placed the Purchasers in possession of the said fully vacant "**Sold Property / Land and Building**" hereby granted, conveyed, transferred and assigned unto the Purchasers.
- f) AND THAT the purchasers shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold



Addl. District Sub-Registrar
Cossipore, Dum Dum

17 MAR 2022

process and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever form or by the vendor or any person or persons lawfully or equitably claiming form under or in trust for the vendor.

- g) **AND THAT** subject to the provisions contained in this deed and subject to the provision of law for the time being in force, the Purchasers shall be entitled to exclusive ownership possession and enjoyment of the said 'Sold Property' i.e., the flat covering the entire first floor of the building and benefits, rights, properties hereby conveyed to the Purchasers shall be heritable and transferable (e.g., Sale, Mortgage, Lien etc.) as other immovable properties as they deem fit under any terms & conditions they think proper.
- h) **AND THAT** all rates taxes and other imposition and/or outgoings including Khazana and revenue payable in respect of the said "**Sold Property / Land and Building**" up to the date of executions of these presents as and when assessed by the authorities concerned and shall be payable by the vendor and those relating to the period prior to the date of execution of these presents shall be payable by the purchasers.
- i) **AND THAT** the vendor doth hereby further covenant with the said Purchasers that whenever reasonably required by the said Purchasers and at the cost of the Purchasers, the Vendor shall do sign and execute all other acts, deeds and writings or cause to be done so for further and better assuring the said "**Sold Property / Land and Building**" hereby conveyed to the said Purchasers.
- j) **AND THAT** the Vendor herein declare that they hereby have handed over to the Purchasers all original documents of title, deeds, agreements, papers etc., relating to, belonging to or connected with the said "**Sold Property / Land and Building**" and the Vendor also declare and confirm that they do not have any other document of title whatsoever with respect to the sold property and should they come in possession of any evidence or document of or relating to title, they shall and will hand

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claiming through
k) AND THAT



add. District Sub-Registrar
Cossipore, Dum Dum

7 MAR 2022

over or cause to be handed over to the Purchasers or any person claiming through or under the Purchasers.

k) AND THAT the Vendor / Owner expressly herein declare that they hereby have handed over to the Purchasers all the original Deed and Documents and Purchasers will applied for sanctioned Plan from the competent Baranagar Municipality permitting Purchasers herein to construct a new multi-storied Building demolishing the existing structure .

l) AND THAT the vendor never held and does not hold any excess vacant lands within the meaning of the Urban Lands(Ceiling & Regulation) Act, 1976 and the said land/property or any part portion thereof has not been affected or vested under the Urban Land Ceiling & Regulation) Act, 1976 AND THAT no certificate proceeding and/or notice of attachment is subsisting under the Income Tax Act 1961

NOW THIS DEED FURTHER WITNESSETH and the Owner/Vendor herein declare that the recital herein as well as all the representations indemnities and warranties other given by the Owner/Vendor herein shall be, hence be treated as a part and parcel of the operative part of this Conveyance.

AND that Purchasers shall be entitled to mutate their name with the records of the Baranagar Municipality as well as the concerned Office of the Block Land & Land Reforms Officer or any other competent authority in respect of the said "**Sold Property / Land and Building**" in place of Owner/Vendor and /or erstwhile Owner. AND the vendors doth hereby further covenant with the said Purchasers that they shall provide all legal assistance including signing of documents, if necessary, in order to procure the said mutation in respect of the said "**Sold Property / Land and Building**", all the related costs thereto to be borne by the Purchasers.



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Addl. District Sub-Registrar
Cossipore, Dum Dum

17 MAR 2022

SCHEDULE

(Description of "**Sold Property / Land and Building**")

ALL THAT piece and parcel Land measuring an area of **3(Three) Cottahs 7 (Seven)Chittack 11(Eleven) sq ft** be the same little more or less (as per municipal records) along with two storied building measuring about Ground floor 600 sq ft more or less, First Floor 684 sq ft more or less total area 1284 sq ft cover area, both cement flooring, 35 years old thereupon, land pertaining to Mouza Baranagar,,P.S. Baranagar, and comprised in portion of R.S. Dag No. 6522 and 6528 under Khatian No. 495 and 938, L.R. Dag No. 9696, 9695 and L.R. Khatian No.12241, J.L. No. 5, R.S. No. 6, Touzi No. 1068/2833, in the local limits of Baranagar Municipality, Holding No.274, Ward No.34, situated and lying premises No. 41/1/1, Joynarayan Banerjee Lane, P.O.+P.S. Baranagar, Kolkata- 700 036, in the District North 24 Parganas, Add Dist Sub Registry Office Cossipore Dumdum in the district of 24 Parganas(North) 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, A plan or map of the above mentioned flat is annexed herewith and bordered Red colour. The plan or map shall be treated as part of these presents & butted and bounded by :-

NORTH : Joynarayan Banerjee Lane(On Road);

SOUTH : 15/4, Baral Para Lane;

EAST : Land and Building of Prasun Kumar Mukherjee;

WEST : Land and Building Tapan Roy and Sonali Roy ;

OR HOWSOEVER OTHERWISE the said hereditaments and premises or any part thereof now are or is or at any time heretofore whereof and situated butted and bounded called known numbered described or distinguished and for which proportionate rent is payable to the Government of West Bengal.

OR HOWSOEVER
any part



[Handwritten signature]
Addl. District Sub-Registrar
Cossipore, Dum Dum

17 MAR 2022

OR HOWSOEVER OTHERWISE the said hereditaments and premises or any part thereof now are or is or at any time heretofore whereof and situated butted and bounded called known numbered described or distinguished and for which proportionate rent is payable to the Government of West Bengal.

AND The self attested photographs of all the parties to this Indenture are attested hereto and the fingers prints or impressions under Rule 44A of The Indian Registration Act, 1908 are enclosed herewith, part of this Indenture.

BY WITNESS
without
cont



[Handwritten signature]
Addl. District Sub-Registrar
Cossidore, Dum Dum

17 MAR 2022

IN WITNESS WHEREOF the parties hereto, in sound health and mind without any coercion or undue influence and after being explained the contents hereof and fully understanding the same, have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED, SEALED AND DELIVERED

by the **VENDOR/OWNER** &
PURCHASERS at Kolkata in the
presence of :

1. *Ashrita Chatterjee*
4/1/11, Joy nagar, Baranagar
Baranagar, Kot-36

Pronab Kumar Mukherjee
MR PRONAB KUMAR MUKHERJEE

Signature of Vendor / Owner

2. *Sabha Mukherjee*
4/1/11 Joy nagar, Baranagar
Baranagar, Kot-36

Bhavana Bhalla
MRS. BHAVANA BHALLA

Debraj Mukherjee
MR. DEBRAJ MUKHERJEE

Signature of Purchasers.

Drafted, Read Over & Explained in Vernacular by:

Goutam Chakraborty

GOUTAM CHAKRABORTY

Advocate,

HIGH COURT, CALCUTTA

REG NO: WB/1415/1999

M-9433222175





[Handwritten signature]
Addl. District Sub-Registrar
Cossipore, Dum Dum

17 MAR 2022

MEMO of CONSIDERATION

RECEIVED a sum of Rs.60,00,000/- (Rupees sixty Lacs) only from Mrs. Bhavana Bhalla & Mr. Debraj Mukherjee , the **PURCHASERS** herein , as the full and final consideration money in terms of the verbal Agreement for Sale in the manner as follows:-

SI	DATE	BANK & BRANCH	CHEQUE/D.D. NO.	AMOUNT(RS)
	07.02.2022..	HDFC Bank	000015	15,00,000/-
	07.02.2022	Axis Bank	043462	15,00,000/-
	15.03.2022	HDFC Bank	009144	15,00,000/-
	14.03.2022	Axis Bank	007958	15,00,000/-

Total (Rupees sixty lakh) only

60,00,000 /-

WITNESS:

1. Anpita Chatterji

2. Subha Mukherjee

Pronab Kumar Mukherjee

MR PRONAB KUMAR MUKHERJEE

Signature of Vendor / Owner



[Handwritten signature]
Addl. District Sub-Registrar
Cossipore, Dum Dum

17 MAR 2022

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

GRN Details

GRN:	192021220207145591	Payment Mode:	Online Payment
GRN Date:	16/03/2022 21:02:29	Bank/Gateway:	HDFC Bank
BRN :	1739237324	BRN Date:	16/03/2022 21:03:57
Payment Status:	Successful	Payment Ref. No:	2000693580/3/2022
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	GOUTAM CHAKRABORTY
Address:	H C
Mobile:	9433222175
Depositor Status:	Advocate
Query No:	2000693580
Applicant's Name:	Mr GOUTAM CHAKRABORTY
Identification No:	2000693580/3/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000693580/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	235020
2	2000693580/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	60014
		Total		295034

IN WORDS: TWO LAKH NINETY FIVE THOUSAND THIRTY FOUR ONLY.

SPECIMEN FORM FOR TEN FINGER PRINTS (U.C)

Signature of the
executants/Vendors
(Developers/
Presentants

Bhanu Asha



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

Debi Prasad



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

Poonal Kumar Mukherjee



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

SITE PI
DYNAR



[Handwritten signature]
Addl. District Sub-Registrar
Cossipore, Dum Dum

17 MAR 2022

SITE PLAN OF TWO STORIED RESIDENTIAL BUILDING AT 41/1/1,
MOYNARAYAN BANERJEE LANE, KOLKATA-700036, TOUZI-1068/2833,
MOUZA-BARANAGAR, J.L. NO.-5, R.S. NO.-6, KHATIAN NO.-495,938,
L.R. KHATIAN NO.-12241, R.S. DAG NO.-6522,6528,
L.R. DAG NO.-9696,9695, HOLDING NO.-274, WARD NO.-34(N),
DIST.-N 24 PGS. UNDER BARANAGAR MUNICIPALITY.

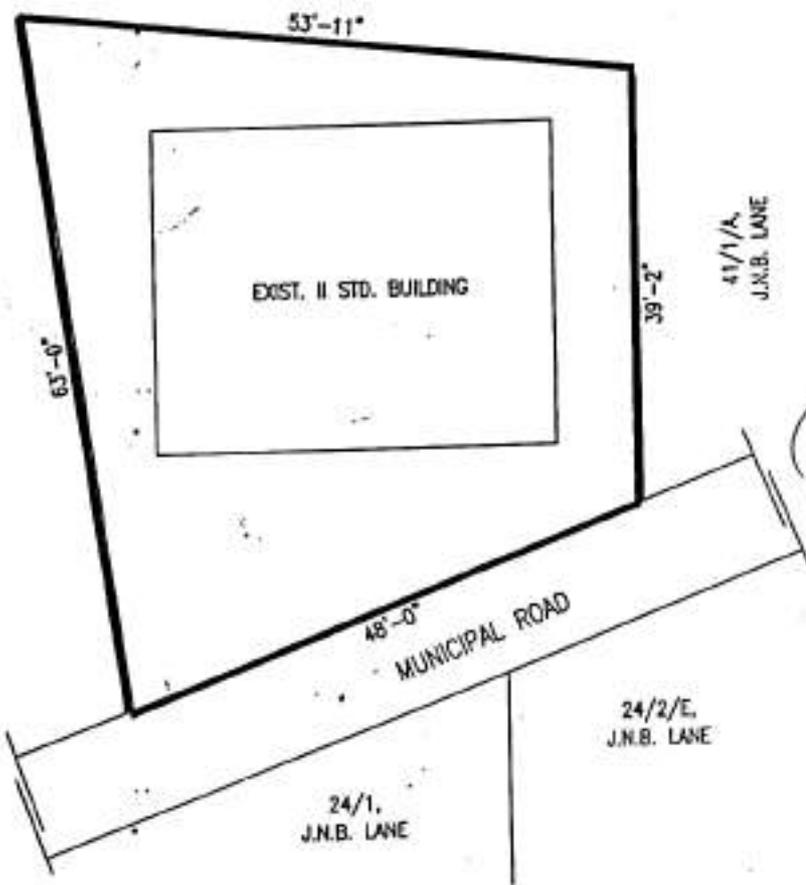
SCALE : 8'-0"=1"

AREA OF LAND = 3 K- 07 CH.-11 SFT.
 ARE SHOWN IN RED COLOUR BORDER.
 AREA OF GROUND FLOOR = 600 SFT.
 AREA OF FIRST FLOOR = 684 SFT.



Pranab Kumar Khatkhatia

SIGN. OF VENDOR/S :



Bhanara Bhalla

Diby Ranjan

SIGN. OF PURCHASER/S :

Subrata

SUBRATA KUMAR DUTTA
 PLANNER, ESTIMATOR & SUPERVISOR
 LIC. NO.: BMLBS-1015
 52C, S.B. NEOCI GARDEN LANE, KOL-36
 PHONE NO.:
 SUBRATA DUTTA
 28/1, B. L. DHOLE LANE
 KOLKATA 700 036.



addl. District Sub-Registrar
Cossipore, Dum Dum

17 MAR 2022



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BHAVANA BHALLA

SURENDRA KUMAR BHALLA

26/09/1972

Permanent Account Number
AEPPB8232C

Bhavana Bhalla

Signature



14/03/11

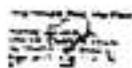


भारत सरकार
Unique Identification Authority of India

Enrollment No.: 1062/11045/44572

To
Pranab Kumar Mukherjee
S/O Krishna Lal Mukherjee
41/1/1
JAY NARAYAN BANERJEE LANE
BARANAGAR
NEAR RAMESWAR SCHOOL
Parganas
North 24 Parganas West Bengal - 700036
932/211202

Generation Date: 27/11/2017



4084 5687 1025

मेरा आधार, मेरी पहचान



भारत सरकार
Unique Identification Authority of India



Pranab Kumar Mukherjee
Date of Birth/DOB: 12/05/1939
Male/MALE



4084 5687 1025

मेरा आधार, मेरी पहचान



- यह एक अनन्य और अद्वितीय पहचान है।
- भारत का सबसे बड़ा अनन्य और अद्वितीय पहचान है।
- यह एक अनन्य पहचान है।

- This is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- यह देश भर में मान्य है।
- यह अनन्य पहचान है।
- यह अनन्य पहचान है।
- This is valid throughout the country.
- This will be helpful in availing Government and Non-Government services in future.



भारत सरकार
Unique Identification Authority of India

Address:
S/O Krishna Lal Mukherjee, 41/1/1
JAY NARAYAN BANERJEE LANE
BARANAGAR, NEAR RAMESWAR
SCHOOL, Parganas
West Bengal - 700036

4084 5687 1025

१२

D-G



ভারত সরকার
GOVERNMENT OF INDIA



সেবাধারক যুগ্মাণী
Debraj Mukherjee
পিতা : কাল্যান কুমার মুখার্জী
Father : Kalyan Kumar Mukherjee

www.aadhaar.gov.in/DOB: 05/09/1981
পুং / Male



2929 7304 1396

आधार - साधारण मानुषेअ अधिकार



एनआरआई विहित प्रमाण प्रधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



आमि कडुकिम नम्बर/Enrolment No.: 1040/20017/01821

Bhavana Bhalla (भावना बाहा)
SNO, CIRCUS ROW, Circus Avenue S.O,
Kolkata,
West Bengal - 700017

Date: 12/02/2017

आमनार आहार नम्बर/Your Aadhaar No.:

5225 0511 2573



आमर आहार, आमर परिचय

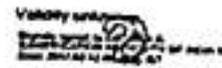


- आमर आहार केवल बाह्य
- आमर आहारके कसत आमनार नम्बरके अनधिकृतिक कसत कसलकसत कसत
- आमर आहार के आमनार नम्बरके अनधिकृतिक कसत कसलकसत कसत

- आमर परिचयके प्रमाण, नागरिकके प्रमाण नय
- परिचयके प्रमाण अनलाइन अवेरिफिकेशन धारा माफ कसत
- एटा एक इलेक्ट्रोनिक प्रक्रियाके देवी नय

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.



- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



आमर आहार नम्बर



एनआरआई विहित प्रमाण प्रधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



भावना बाहा
Bhavana Bhalla
आमर आहार/DOB: 26/09/1972
स्त्री / FEMALE



पता:
SNO, CIRCUS ROW, CIRCUS AVENUE
KOLKATA, WEST BENGAL,
भारत - 700017

Address:
SNO, CIRCUS ROW, Circus Avenue
S.O. KOLKATA,
West Bengal - 700017

5225 0511 2573

आमर आहार, आमर परिचय

5225 0511 2573

MEERA AADHAAR, MERI PEHACHAN

Bhavana Bhalla



ভারত সরকার
Government of India



মুখ্যমন্ত্রী
Buddhadeb Mukherjee
জন্মতারিখ / DOB: 01/07/1972
পুরুষ / Male



7204 2512 5771

স্বাক্ষর - সাধারণ মানুষের অধিকার

Buddhadeb Mukherjee



ভারতীয় বিশিষ্ট পরিচয় কার্ড
Unique Identification Authority of India

ঠিকানা:
S/O: সুধীর মুখার্জী, উত্তর
কাশিনগর, উত্তর লক্ষ্মিনারায়নপুর,
দক্ষিণ ২৪ পরগণা, পশ্চিমবঙ্গ,
743354

Address:
S/O: Sudhir Mukherjee, Uttar
Kashinagar, Uttar
Lakshminarayanpur, South 24
Parganas, West Bengal, 743354

7204 2512 5771

1947
ISSN 300 1947

www.uidai.gov.in

www.uidai.gov.in

Major Information of the Deed

Deed No :	I-1506-04133/2022	Date of Registration	17/03/2022
Query No / Year	1506-2000693580/2022	Office where deed is registered	
Query Date	03/03/2022 10:44:10 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	GOUTAM CHAKRABORTY 6, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL PIN - 700001, Mobile No. : 9433222175. Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 60,00,000/-	Rs. 60,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 2,40,020/- (Article:23)	Rs. 60,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Jaynarayan Banerjee Lane, Mouza: Baranagar, Premises No: 41/1/1, Ward.No: 34, Holding No:274 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-9896 (RS :-6522)	LR-12241	Bastu	Bastu	3 Katha 7 Chatak 11 Sq Ft	52,00,000/-	52,00,000/-	Property is on Road Adjacent to Metal Road. Last Reference Deed No :1506-I -04580-1985
Grand Total :					5.6971Dec	52,00,000 /-	52,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1284 Sq Ft.	8,00,000/-	8,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 684 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1284 sq ft	8,00,000 /-	8,00,000 /-	

Details :

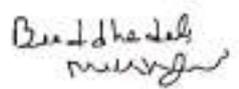
Name,Address,Photo,Finger print and Signature				
No	Name	Photo	Finger Print	Signature
1	Mr PRONAB KUMAR MUKHERJEE Son of Late KRISHNA LAL MUKHERJEE Executed by: Self, Date of Execution: 17/03/2022 , Admitted by: Self, Date of Admission: 17/03/2022 ,Place : Office	 17/03/2022	 LTI 17/03/2022	Pronab Kumar Mukherjee 17/03/2022
JAY NARAYAN BANERJEE LANE, 41/1/1,, City:- , 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.:: AHxxxxxx2C, Aadhaar No: 40xxxxxxxx1025, Status :Individual, Executed by: Self, Date of Execution: 17/03/2022 , Admitted by: Self, Date of Admission: 17/03/2022 ,Place : Office				

Buyer Details :

Name,Address,Photo,Finger print and Signature				
Sl No	Name	Photo	Finger Print	Signature
1	Mr DEBRAJ MUKHERJEE (Presentant) Son of Late KALYAN MUKHERJEE Executed by: Self, Date of Execution: 17/03/2022 , Admitted by: Self, Date of Admission: 17/03/2022 ,Place : Office	 17/03/2022	 LTI 17/03/2022	Debraj Mukherjee 17/03/2022
Son of Late KALYAN MUKHERJEE JAY NARAYAN BANERJEE LANE, 28/8, City:- , 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: 29xxxxxxxx1396, Status :Individual, Executed by: Self, Date of Execution: 17/03/2022 , Admitted by: Self, Date of Admission: 17/03/2022 ,Place : Office				
2	Mrs BHAVANA BHALLA Daughter of Late SURENDRA KUMAR BHALLA Executed by: Self, Date of Execution: 17/03/2022 , Admitted by: Self, Date of Admission: 17/03/2022 ,Place : Office	 17/03/2022	 LTI 17/03/2022	Bhavana Bhalla 17/03/2022

Daughter of Late SURENDRA KUMAR BHALLA CIRCUS ROW, 5, City:- , P.O:- CIRCUS AVENUE, P.S:-
 Soniapukur, 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 :Individual, Executed by: Self, Date of Execution: 17/03/2022
 , Admitted by: Self, Date of Admission: 17/03/2022 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BUDDHADEB MUKHERJEE Son of Mr S K MUKHERJEE KALITALA, City:- , P.O:- U L NARAYANPUR, P.S:-Raidighi, District:- South 24-Parganas, West Bengal, India, PIN:- 743354			
	17/03/2022	17/03/2022	17/03/2022

Identifier Of Mr PRONAB KUMAR MUKHERJEE, Mr DEBRAJ MUKHERJEE, Mrs BHAVANA BHALLA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PRONAB KUMAR MUKHERJEE	Mr DEBRAJ MUKHERJEE-2.84854 Dec, Mrs BHAVANA BHALLA-2.84854 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr PRONAB KUMAR MUKHERJEE	Mr DEBRAJ MUKHERJEE-642.00000000 Sq Ft, Mrs BHAVANA BHALLA-642.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Jaynarayan Banerjee Lane, Mouza: Baranagar, Premises No: 41/1/1, Ward No: 34, Holding No:274 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:- 9696, LR Khatian No:- 12241	Owner:শ্রী প্রণব কুমার মুখার্জী, Gurdian:শ্রী দেব্রাজ মুখার্জী, Address:শ্রী , Classification:শ্রী, Area:0.02560000 Acre.	Mr PRONAB KUMAR MUKHERJEE

Endorsement For Deed Number : I - 150604133 / 2022

17/03/2022

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 : 23 of Indian Stamp Act 1899.

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

Presented for registration at 13:20 hrs on 17-03-2022, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr DEBRAJ MUKHERJEE, one of the Claimants.

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 60,00,000/-

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

Execution is admitted on 17/03/2022 by 1. Mr PRONAB KUMAR MUKHERJEE, Son of Late KRISHNA LAL MUKHERJEE, JAY NARAYAN BANERJEE LANE, 41/1/1, P.O: BARANAGAR, Thana: Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Retired Person, 2. Mr DEBRAJ MUKHERJEE, Son of Late KALYAN MUKHERJEE, JAY NARAYAN BANERJEE LANE, 28/8, P.O: BARANAGAR, Thana: Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Business, 3. Mrs BHAVANA BHALLA, Daughter of Late SURENDRA KUMAR BHALLA, CIRCUS ROW, 5, P.O: CIRCUS AVENUE, Thana: Beniapur, South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Business

Indetified by Mr BUDDHADEB MUKHERJEE, Son of Mr S K MUKHERJEE, KALITALA, P.O: U L 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 60,014/- (A(1) = Rs 60,000/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 60,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/03/2022 9:05PM with Govt. Ref. No: 192021220207145591 on 16-03-2022, Amount Rs: 60,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1739237324 on 16-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,40,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,35,020/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 186046, Amount: Rs.5,000/-, Date of Purchase: 11/03/2022, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/03/2022 9:05PM with Govt. Ref. No: 192021220207145591 on 16-03-2022, Amount Rs: 2,35,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1739237324 on 16-03-2022, 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

ate of Registration under section 60 and Rule 69.
istered in Book - I
lume number 1506-2022, Page from 213111 to 213140
eing No 150604133 for the year 2022.



Digitally signed by KAUSTAVA DEY
Date: 2022.03.28 12:17:09 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/03/28 12:17:09 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

AMBERDEB CONSTRUCTION LLP
[Signature]
Partner

(This document is digitally signed.)

भारतीय गैर न्यायिक

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पश्चिम बंगाल WEST BENGAL

96AB 884157

In the Court of Ld. Judicial Magistrate, 1st, Class, Alipore

DECLARATION OF AMALGAMATION

We, (1) Smt. Poly Bhattacharya, (2) Smt. Gayatri Bhattacharjee, (3) Smt. Lili Banerjee, (4) Sri Somnath Chakraborty, (5) Sri Debnath Chakraborty, from (1) to (5), all are sons and daughters of Late Sachindranath Chakraborty, (6) Smt. Rinku Sanyal, (7) Smt. Nivedita Kundu, from (6) & (7), both are daughters of Late Binoy Kumar Sanyal, (8) Sri Bikash Chakraborty, s/o Late Amal Kumar Chkraborty, (9) Smt. Kabita Mukerjee, d/o Late Nalin Chakraborty, (10) Sri Biswajit Chakraborty, s/o Late Krishna Chakraborty, (11) Sri Sumit Kumar Chakraborty, s/o Late Kamal Lochan Chakraborty, (12) Smt. Srabani Chakraborty, w/o Late Debasish Chakraborty, (13) Smt. Debashree Mondal, d/o Late Debasish Chakraborty, (14) Sri Asish Chakraborty, s/o Late Amal Kumar Chakraborty, (15) Smt. Nila Chakraborty, d/o Late Amal Kumar Chakraborty, (16) Smt. Sandeepa Chakraborty, w/o Late Pradip Kumar Chakraborty, (17) Sri Debjit Chakraborty, s/o Late Pradip Kumar Chakraborty, (18) Sri Swarup Maitra, s/o Late Brajamanik Maitra, (19) Sri Aparup Maitra, s/o Late Brajammik Maitra, (20) Smt. Alpana Chakraborty, d/o Late Nalin Chakraborty, (21) Smt. Subhra Roy, d/o Late Nalin Chakraborty, (22) Sri Ashoke Kumar Chakraborty, s/o Late Charu Charit Chakraborty, (23) Smt. Aparna Chakraborty, w/o Late Asit Chakraborty, (24) Smt. Aditi Chaterjee, d/o Late Asit Chakraborty, (25) Sri Mihir Chakraborty, s/o Late Tara Prasad Chakraborty, (26) Sri Samir Chakraborty, s/o Late Tara Prasad Chakraborty, (27) Sri Shuvendu Chakraborty, s/o Late Sitangshu Chakraborty, (28) Sri Sanat Kumar Chakraborty, s/o Late Sudhansu Sekhar Chakraborty, (29) Smt. Bulu Chakraborty, w/c Late Anup Kumar Chakraborty, (30) Sri Amartya Chakraborty, s/o Late Anup Kumar Chakraborty, represented by their

82799

Name: A. K. SINGH, Advocate
Address: High Court, Calcutta
Pin Code: 700001

Calcutta Collectorate
1, Netaji Subhas Rd.
Calcutta-1

12 8 JUN 2024

Amal Kr. Saha
Licensed Stamp
Vendor

Constitute Power of Attorney Holder (1) Sri Debraj Mukherjee, s/o Late Kalyan Mukherjee & (2) Smt. Bhavana Bhalla, d/o Late Surendra Kumar Bhalla and (31) Sri Debraj Mukherjee, s/o Late Kalyan Mukherjee & (32) Smt. Bhavana Bhalla, d/o Late Surendra Kumar Bhalla, all are residing at 15, Boral Para Lane, Kol.-36, am/are, by faith Hindu, by occupation service, business, housewives & retired do hereby solemnly affirm and declare as follows:-

1. That we, (1) Smt. Poly Bhattacharya, (2) Smt. Gayatri Bhattacharjee, (3) Smt. Lili Banerjee, (4) Sri Somnath Chakraborty, (5) Sri Debnath Chakraborty, (6) Smt. Rinku Sanyal, (7) Smt. Nivedita Kundu, herein am/are the sole lawful bonafied owner of ALL THAT piece and parcel of homestead land situated at Premises No.- 15, Boral Para Lane, Kol.-36, total area of land 1 Kattah 02 Chittacks 30 Sft. (M/L) of bastu land under Baranagar Municipality, Ward no.-34, Holding no.-15, and absolutely seized and possessed of the same free from all sorts of encumbrances.
2. That we, (1) Sri Bikash Chakraborty, (2) Smt. Kabita Mukerjee, (3) Sri Biswajit Chakraborty, (4) Sri Sumit Kumar Chakraborty, (5) Smt. Srabani Chakraborty, (6) Smt. Debashree Mondal, (7) Sri Aish Chakraborty, (8) Smt. Nila Chakraborty, (9) Smt. Sandeepa Chakraborty, (10) Sri Debjit Chakraborty, (11) Sri Swarup Maitra, (12) Sri Aparup Maitra, (13) Smt Alpna Chakraborty, (14) Smt. Subhra Roy, herein am/are the sole lawful bonafied owner of ALL THAT piece and parcel of homestead land situated at Premises No.- 15/1, Boral Para Lane, Kol.-36, total area of land 1 Kattah 07 Chittacks 22 Sft. (M/L) of bastu land under Baranagar Municipality, Ward no.-34, Holding no.-15/1, and absolutely seized and possessed of the same free from all sorts of encumbrances.
3. That we, (1) Sri Ashoke Kumar Chakraborty, (2) Smt. Aparna Chakraborty, (3) Smt. Aditi Chaterjee, (4) Sri Mihir Chakraborty, (5) Sri Samir Chakraborty, (6) Sri Shuvendu Chakraborty, herein am/are the sole lawful bonafied owner of ALL THAT piece and parcel of homestead land situated at Premises No.- 15/2, Boral Para Lane, Kol.-36, total area of land 1 Kattah 14 Chittacks 0 Sft. (M/L) of bastu land under Baranagar Municipality, Ward no.-34, Holding no.-15/2, and absolutely seized and possessed of the same free from all sorts of encumbrances.



That we, (1) Sri Sanat Kumar Chakraborty, (2) Smt. Bulu Chakraborty, (3) Sri Amartya Chakraborty, herein am/are the sole lawful bonafied owner of ALL THAT piece and parcel of homestead land situated at Premises No.- 15/4, Boral Para Lane, Kol.-36, total area of land 0 Kattah 13 Chittacks 0 Sft. (M/L) of bastu land under Baranagar Municipality, Ward no.-34, Holding no.-15/4, and absolutely seized and possessed of the same free from all sorts of encumbrances.

5. That we, (1) Sri Debraj Mukherjee, (2) Smt. Bhavana Bhalla, herein am/are the sole lawful bonafied owner of ALL THAT piece and parcel of homestead land situated at Premises No.- 41/1/1, Joynarayan Banerjee Lane, Kol.-36, total area of land 03 Kattah 07 Chittacks 11 Sft. (M/L) of bastu land under Baranagar Municipality, Ward no.-34, Holding no.-41/1/1, and absolutely seized and possessed of the same free from all sorts of encumbrances.
6. That for the purpose of better enjoyment, herein have decided to amalgamate our respective plots into one Holding or Premises for better rehabilitation by developing the said adjoining plots by constructing thereon a Multi-storied building as per Sanction Building Plan to be obtained from the Baranagar Municipality and after amalgamation of the said property comes into

41/1//1, Joynarayan Banerjee Lane = 3 K- 07 Ch.-11 Sft.
 15, Boral Para Lane = 1 K- 02 Ch.- 30 Sft.
 15/1, Boral Para Lane = 1 K- 07 Ch.-22 Sft.
 15/2, Boral Para Lane = 1 K- 14 Ch.-00 Sft.
 15/4, Boral Para Lane = 0 K- 13 Ch.-00 Sft.
 Common Passage = 0 K- 04 Ch.-08 Sft.

Total Area = 09 K-00 Ch.-26 Sft.

ALL THAT piece and parcel of homestead land measuring an area of 09 Kattah 0 Chittacks 26 Sft. more or less situated at Mouza-Baranagar, J.L. No.-5, R.S. No.-6, Touzi No.-1068/2833, comprised in R.S. Khatian No.-6175,1437, R.S. Dag No.-6527, P.S.- Baranagar under Baranagar Municipality and wanted to being municipal mother premises no.- 41/1//1, Joynarayan Banerjee Lane, Kol.-36, under Ward no.-34, Holding no.41/1/1, in the District North 24-Parganas, which is butted and bounded by North- Joynarayan Banerjee Lane, South- Boral Para Lane, East- 41/1, Joynarayan Banerjee Lane, and West- Boral Para Lane, and have decided to seized and possessed of the said amalgamated property jointly free from all sorts of encumbrances.

7. That we the Deponents herein do hereby declare that in order to effectuate the said Amalgamation purpose we are jointly and/ or amicably ready to sign all necessary deeds, papers and/ or documents as may be required for the said purpose to be submitted before the concerned Municipality of Baranagar as per the provisions of the Bengal Municipal Act prevails and by dint of this Affidavit we further do hereby declare that this amalgamation is conclusive and / or final upon us and we will enjoy and to have and to hold the said Amalgamated Plot of land or premises mentioned in paragraph No.-3. we, the Deponents herein further declare that the Baranagar Municipality shall not be held liable and / or responsible in any way at present or in future for any disputes and / or differences arises between ourselves in respect of said amalgamation and by dint of this Affidavit, we do hereby ratify that the Municipality shall have the liberty to take legal steps against ourselves in this connection if so necessary arises.



The statements made in foregoing Affidavit from 1 to 7 are true to the best of our knowledge and behalf.

Solemnly affirmed on this, 13th . . . day of: November . . Two Thousand Twenty Four at Kolkata.

Witness:

[Handwritten signature]

Bharana Bhalla

SIGNATURE OF THE DEPONENT

Affidavit No. 14423
 NOV 13 1923
 By the Declaration
 of the Deponent

[Handwritten signature]
 Judicial Magistrate
 1st Class, Alipore

Identified by me
 Advocate
[Handwritten signature]