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North 24 Parganas District Sub-Registrar
North 24 Parganas

21 JUL 2022

DEVELOPMENT AGREEMENT

THIS INDENTURE made on this 21 St day of July 2022
(TWO THOUSAND AND TWENTY)

No. 971 Date 02/5/2022
Name 102
Address Debanjan Goswami
Advocate
28/1, Mission Para, P.O. Bahara
24 Pgs (N), Kol-118
Dist. 24 Pgs (N), Kol-118
Name of Treasury :- Barrackpore
Name of Vendor :- RANA SUN
Date of Purchase 29 APR 2022
Total Amount ₹ 16 0000
Signature of Vendor [Signature]



[Signature]
Additional District Sub-Registrar
Sodepur, North 24 Parganas

21 JUL 2022

Sudipta Patra
W/o H Samira Patra
Ruia, 24 Pgs (N)
700119

BETWEEN**3.1.1. SMT. CHHABI MUKHERJEE**

PAN – BLBPM6050K

AADHAAR-2347 1761 1273;

Wife of Late Arabinda Mukherjee.

By faith –Hindu, Nationality –Indian,

3.1.2. SMT. NUPUR MUKHERJEE

PAN – BDZPM5062K

AADHAAR-2421 3660 6265;

Daughter of Late Arabinda Mukherjee.

By faith –Hindu, Nationality –Indian,

3.1.3. SRI AYAN MUKHERJEE

PAN – ASXPM8338C

AADHAAR-2321 4914 8140;

Son of Late Arabinda Mukherjee.

By faith –Hindu, Nationality –Indian,

Residing at, Kalyan Nagar, P.O. Kalyan Nagar via Pansila, P.S-Khardah
(Presently Rahara), Dist- North 24 Parganas, Kolkata-700112,

Hereinafter called and referred to as the VENDOR/ LAND OWNER (which terms and/or expressions shall unless excluded by or repugnant to the context or subject be deemed to mean and include his/ her / their respective legal heirs, executors, administrators, legal representatives, successors and assigns) of the FIRST PARTY OF THE FIRST PART.

AND

PIONEER ASSOCIATES, a Partnership Firm under Indian Partnership Act, having its registered office at 12/A/1/35, Shreyasi Apartment, P.O. & P.S. Khardah, Kolkata 700117, District North 24 Parganas, PAN -AAMFP7725R; Represented by the following Partners, namely,

(1) **SRI KANTI RANJAN DAS**, son of Late Nalini Kanta Das, residing at – 1 No. Surya Sen Nagar, P.O. Khardah, Kolkata – 117, PAN- ADSPD7299P; AADHAAR-8139 1092 0674

(2) **SRI GOPAL DAS**, son of Late Narayan Chandra Das , residing at – “Kironalay”, Sasadhar Tarafder Road, P.O. Sukchar, P.S. Khardah, Kolkata – 115, PAN -AGAPD0725H; AADHAAR-8646 2862 3840

Hereinafter referred as the “**DEVELOPER**” (which expression shall unless excluded by or repugnant to the context be deemed to include his / her /their

heirs, successors, executors, legal representatives, administrators, and assigns etc.) the party of the **SECOND PARTY OF THE SECOND PART.**

WHEREAS One Adhir Chandra Mukherjee (Now Deceased) purchased one piece of land from Kalyan Nagar Co-Operative Colony Ltd. Measuring 05 Cottah 08 Chittak 02 Square Feet be a little more or less. This Transaction was duly Registered in the Office of A.D.S.R., Barrackpore, on 21.10.1982 by one Bengali Saf Bikroy Kobala Dalil, and duly recorded in Book No. I, Volume No. 138, Pages from 133 to 136, with Being No. 6290 for the year 1982. This land is Duly recorded and enlisted under Dag No. 235(part) and corresponding Khatian no. 37, under Mouza Kerulia, District 24 Parganas and P.S. Khardah.

AND WHEREAS After Purchasing the aforesaid plot of Land the said Owner Adhir Chandra Mukherjee (Now Deceased) holds his right Title and possession over the land measuring more or less 05 Cottah 08 Chittak 02 Square Feet land under the Khatian No. 37 and corresponding Dag No. 235(part) marked as Scheme Plot No. 56, under Mouza Kerulia, District 24 Parganas and P.S. Khardah.

AND WHEREAS The said Adhir Chandra Mukherjee (Now Deceased) mutated his name in the Books and Records of B.L. & L.R.O. and also in the records of concerned Gram Panchayet and thereafter executed his right, title & interest over the aforesaid property.

AND WHEREAS After That, the said Adhir Chandra Mukherjee (Now Deceased), during his lifetime, made settlement and distribution of his Land with Building Property in the names of his Childrens, (i.e. among the three sons and one daughter) and duly registered the same in the way as per written bellow;

- A. **AND WHEREAS**, The said Adhir Chandra Mukherjee (Now Deceased), during his lifetime, executed one Bengali Nirupan Patra(Deed of Settlement) in favour of his Two Sons, namely Sri Arun Kumar Mukherjee and Sri Arabinda Mukherjee Alias Kalyan Mukherjee and One Daughter Smt. Nilima Banerjee.
- B. In That Deed of Settlement, the said Adhir Chandra Mukherjee (Now Deceased), S/O Late Surya Kumar Mukherjee, distributed his own-named property except one portion among the aforesaid Sons and Daughter with measurements, specifications, instructions and stipulations written thereof.
- C. **AND WHEREAS**, the aforesaid Deed of Settlement was duly Registered at the Office of A.D.S.R., Barrackpore, on 19/02/1986 and Being No. 1110 for the Year 1986.
- D. **AND WHEREAS**, by virtue of that aforesaid Deed i.e. Bengali Nirupan Patra(Deed of Settlement) the above mentioned son of, Adhir Chandra Mukherjee (Now Deceased), Arun Kumar Mukherjee get his portion marked as Schedule-'KHA' and by measurement absolute Ownership of 11

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Chittaks 34 Squire Feet Land with Building thereon, another son Arabinda Mukherjee Alias Kalyan Mukherjee get his portion marked as Schedule-'GA' and by measurement absolute Ownership of 13 Chittaks 33 Squire Feet Land with Building thereon and daughter, Nilima Banerjee, get her portion marked as Schedule-'GHA' and by measurement absolute Ownership of 15 Chittaks 15 Squire Feet Land thereon.

And apart from this settlement, the said Adhir Chandra Mukherjee (Now Deceased) clearly demarcated the common portions of his land with building and declared that this portion of land with building will be utilized and possessed by his three sons, Narayan Chandra Mukherjee, Arun Kumar Mukherjee and Arabinda Mukherjee Alias Kalyan Mukherjee with equal right and share over the aforesaid piece of land marked as Schedule-'EHA' and by measurement Joint Undivided Ownership of 02 Cottah 01 Chittaks 29 Squire Feet Land more or less with Building thereon.

And it was clearly stipulated in that aforesaid Bengali Nirupan Patra(Deed of Settlement), that if the said Nilima Banerjee died without any Legal heirs(Children), then the allotted portion of land in her name, will be under absolute ownership of her three brothers jointly.

- Sup Mukherjee.*
- E. **AND WHEREAS**, The said Adhir Chandra Mukherjee (Now Deceased), during his lifetime, executed one Bengali Dan Patra(Deed of Gift) in favour of his Son, Narayan Chandra Mukherjee, gifted him, by measurement absolute Ownership of more or less 13 Chittaks 26 Squire Feet Land with Building thereon. The aforesaid Deed of Gift was duly Registered at the Office of A.D.S.R., Barrackpore, on 19/02/1986 and Being No. 1112 for the Year 1986.
- F. **AND WHEREAS**, The said Arabinda Mukherjee Alias Kalyan Mukherjee, Son of Late Adhir Chandra Mukherjee, died intestate on 05/04/2011, Leaving behind him, his legal heirs as follows, and none else.
1. SMT. CHHABI MUKHERJEE(Wife)
 2. SMT. NUPUR MUKHERJEE(Daughter)
 3. SRI AYAN MUKHERJEE(Son).

PROPERTY OF NARAYAN CHANDRA MUKHERJEE

ABSOLUTE PROPERTY OF NARAYAN CHANDRA MUKHERJEE: After the execution of said Bengali Dan Patra(Deed of Gift), by said Adhir Chandra Mukherjee (Now Deceased), the said Narayan Chandra Mukherjee, was the absolute Owner of a piece of Land with Building marked as, Plot-56/4, 56/5 and 56/10 in the aforesaid Deed with a total measurement of more or less 13 Chittaks 26 Squire Feet Land with Building thereon. After that the said Owner mutated his name under B.L. & L.R.O. and Khardah Municipality.

SHARE OF COMMON PROPERTY:

As per measurements, specifications, instructions and stipulations of the aforesaid Bengali Nirupan Patra (Deed of Settlement) the aforesaid Narayan Chandra Mukherjee, Arun Kumar Mukherjee and Arabinda Mukherjee Alias Kalyan Mukherjee established their joint undivided right and possession over the said Common Area of 02 Cottah 01 Chittaks 29 Square Feet Land more or less with Building thereon measuring more or less 300 Sq. Ft. Pucca Construction and marked as Plot- 56, 56/13, 56/9 and 56/12 in the concerned Deed. Thus the above mentioned Owners are established their right, over the Joint undivided 1/3RD portion of share each. After that the said Owners mutated their name under B.L. & L.R.O. and Khardah Municipality.

After that the said Owner Arun Kumar Mukherjee Died on 30/10/2015 and his wife Manju Mukherjee also died on 13/01/2022 without any children of their own. So, as provisions of Hindu Succession Act and Indian Heirship Act, the two brothers of Late Arun Kumar mukherjee are the only Legal Heir and joint Successors of his property he left behind.

After the sad demise of said Late Arabinda Mukherjee Alias Kalyan Mukherjee, his Wife, Daughter and Son jointly inherited to his joint undivided share in and between the aforesaid Property by way of Legal Heirship.

Thus now the Owners, namely Narayan Chandra Mukherjee (One Part) and Smt. Chhabi Mukherjee, Smt. Nupur Mukherjee And Sri Ayan Mukherjee, Legal Heirs of Late Arabinda Mukherjee Alias Kalyan Mukherjee (Other Part) are the joint owners with joint undivided 1/2ND share (50%) of the Common Portion of the Property. That means each of them owns, Joint undivided 757 Sq.Ft. or 1 Cottah 37 Sq.Ft. of Common Land with Building thereon.

JOINT UNDIVIDED SHARE FROM THE PROPERTY OF NILIMA BANERJEE:

WHEREAS the said Nilima Banerjee get her portion marked as Schedule-'GHA' and by measurement absolute Ownership of 15 Chittaks 15 Square Feet Land thereon by virtue of the said Bengali Nirupan Patra (Deed of Settlement), executed by the Adhir Chandra Mukherjee (Now Deceased) and marked as Plot- 56/1 in the concerned Deed. It was also stipulated there, that if the said Nilima Banerjee died without children of her own, then the entire allotted portion of land will be under absolute ownership of her three brothers jointly.

And after that the said Nilima Banerjee died on 01/07/1988 without children. So as per the provisions and stipulations the said allotted property in the name of Late Nilima Banerjee goes under joint and absolute control of her three full blooded brothers, Namely, Narayan Chandra Mukherjee, Arun Kumar Mukherjee and Arabinda Mukherjee Alias Kalyan Mukherjee with equal right and share over the aforesaid piece of land. Thus as per the aforesaid way the three sons of Adhir Chandra Mukherjee (Now Deceased) seized and possessed and made their control

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the said 15 Chittaks 15 Square Feet Land and building thereon measuring more or less 100 Sq. Ft. RTS, left over by the said Late Nilima Banerjee, with joint undivided 1/3rd share, each. After that the said Owners mutated their name under B.L. & L.R.O. and Khardah Municipality.

After the sad demise of said Late Arabinda Mukherjee Alias Kalyan Mukherjee, his Wife, Daughter and Son jointly inherited to his share in and between the aforesaid Properties by way of Legal Heirship.

And after that, after the sad demise of Arun Kumar Mukherjee, as per facts and circumstances stated in Clause 5.3. herein, the property share of deceased Nilima Banerjee is now under control of her two brothers, Narayan Chandra Mukherjee(One Part) and Smt. Chhabi Mukherjee, Smt. Nupur Mukherjee And Sri Ayan Mukherjee, Legal Heirs of Late Arabinda Mukherjee Alias Kalyan Mukherjee (Other Part) with equal right and share over the aforesaid piece of land. That means each of the Part holds joint undivided 1/2ND share(50%) of the allotted land in the name of Nilima Banerjee. That means each of the Two Part owns, Joint undivided 345 Sq.Ft. or 07 Chittaks 30 Sq.Ft. of Land thereon.

JOINT UNDIVIDED SHARE FROM THE PROPERTY OF ARUN KUMAR MUKERJEE:

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WHEREAS the said Arun Kumar Mukherjee get his portion marked as Schedule 'KHA' and by measurement absolute Ownership of 11 Chittaks 34 Square Feet Land with building thereon measuring more or less 278 Sq. Ft. thereon by virtue of the said Bengali Nirupan Patra(Deed of Settlement), executed by the Adhir Chandra Mukherjee (Now Deceased) and marked as Plot- 56/8, 56/7 and 56/2 in the concerned Deed. After that the said Owner mutated his name under B.L. & L.R.O. and Khardah Municipality.

After that the said Owner Arun Kumar Mukherjee Died on 30/10/2015 and his wife Manju Mukherjee also died on 13/01/2022 without any children of their own. So, as provisions of Hindu Succession Act and Indian Heirship Act, the two brothers of Late Arun Kumar mukherjee are the only Legal Heir and joint Successors of his property he left behind.

After the sad demise of said Late Arabinda Mukherjee Alias Kalyan Mukherjee, his Wife, Daughter and Son jointly inherited to his share in and between the aforesaid Property by way of Legal Heirship.

Thus now the Owners, namely Narayan Chandra Mukherjee(One Part) and Smt. Chhabi Mukherjee, Smt. Nupur Mukherjee And Sri Ayan Mukherjee, Legal Heirs of Late Arabinda Mukherjee Alias Kalyan Mukherjee (Other Part) are the joint owners with joint undivided 1/2ND share(50%) of the specific Portion of the Property. That means each of the Two Part owns, Joint undivided 264.5 Sq.Ft. or 05 Chittaks 39.5 Sq.Ft. of Land with Building thereon.

**OWNERSHIP and TRANSFER OF PROPERTY DETAILS OF NARAYAN
MANDRA MUKHERJEE:**

Absolute Ownership over the piece and parcel of land admeasuring 611 Sq Ft. or 13 Chittaks 26 Sq.Ft. of land be a little more or less, and house property admeasuring 252 Sq. Ft. Pucca Constructed Room Property be a little more or less thereon;

AND Joint Undivided Ownership over the piece and parcel of land admeasuring Joint Undivided 757 Sq Ft. or 1 Cottah 37 Sq.Ft. of land be a little more or less, and Constructed property admeasuring 150 Sq. Ft. Pucca Constructed Common Varandah, Bath and Privy Property and be a little more or less thereon used as Common Property;

AND Joint Undivided Ownership over the piece and parcel of land admeasuring Joint Undivided 345 Sq Ft. or 07 Chittaks 30 Sq.Ft. of land be a little more or less, and RTS Construction of admeasuring 50 Sq. Ft. RTS Property and be a little more or less thereon used as Common Property inherited from Full Blooded Deceased Sister Nilima Banerjee;

AND Joint Undivided Ownership over the piece and parcel of land admeasuring Joint Undivided 264.5 Sq Ft. or 05 Chittaks 39.5 Sq.Ft. of Land be a little more or less, and house property admeasuring 139 Sq. Ft. Pucca Constructed Room Property and be a little more or less thereon used as Common Property inherited from Full Blooded Deceased Brother Arun Kumar Mukherjee and his wife Deceased Manju Mukherjee; in Mouza -Kerulia, J.L. No-05, R.S.No-11, Touzi No-172, comprised in R.S. Dag No. 235, & L.R. Dag No.402 under R.S. khatian No- 37 & corresponding L.R. Khatian No- 1336,1337 and 1338, P.S. Khardah(Presently Rahara) , ADSRO - Sodepur (formerly Barrackpore) at Holding no.- 3/331, 330/3 and 1/330/1, Old Calcutta Road, within the limits of Khardah Municipality under Ward No. 5, Police Station Khardah(Presently Rahara), District - North 24 Parganas, under A.D.S.R.O. Sodepur Previously Barrackpore.

AND WHEREAS This aforesaid Property including Joint Undivided share of Property was already handed over by virtue / Dint of a Deed of Conveyance, to the PIONEER ASSOCIATES, a Partnership Firm under Indian Partnership Act, having its registered office at 12/A/1/35, Shreyasi Apartment, P.O. & P.S. Khardah, Kolkata 700117, District North 24 Parganas, PAN -AAMFP7725R;

Represented by the following Partners, namely,

- (1) **SRI KANTI RANJAN DAS**, son of Late Nalini Kanta Das, residing at - 1 No. Surya Sen Nagar, P.O. Khardah, Kolkata - 117, PAN- ADSPD7299P;
AADHAAR-8139 1092 0674;

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SRI GOPAL DAS, son of Late Narayan Chandra Das , residing at – “Kironalay”, Sasadhar Tarafder Road, P.O. Sukchar, P.S. Khardah, Kolkata – 115, PAN -AGAPD0725H; AADHAAR-8646 2862 3840 ;
duly Registered at, ADSRO, Sodepur, on-22/05/2022, with Being No. I-152404503/2022 for the year 2022.

PROPERTY OF SMT. CHHABI MUKHERJEE, SMT. NUPUR MUKHERJEE and SRI AYAN MUKHERJEE:

AND WHEREAS, The said Arabinda Mukherjee Alias Kalyan Mukherjee, Son of Late Adhir Chandra Mukherjee, died intestate on 05/04/2011, Leaving behind him, his legal heirs as follows, and none else.

1. SMT. CHHABI MUKHERJEE(Wife)
2. SMT. NUPUR MUKHERJEE(Daughter)
3. SRI AYAN MUKHERJEE(Son).

AND WHEREAS, after the sad demise of Late Arabinda Mukherjee Alias Kalyan Mukherjee, his aforesaid Wife, Daughter and Son are jointly inherited all of his, Absolute, share of common property and share of Joint Undivided share of property through Legal Heirship and All of his Right, Title and Interest, he left behind.

AND WHEREAS, Now, the aforesaid SMT. CHHABI MUKHERJEE, SMT. NUPUR MUKHERJEE and SRI AYAN MUKHERJEE are jointly become the Owners of All the Property shares of Late Arabinda Mukherjee Alias Kalyan Mukherjee, by provision of Legal Heirship, under Hindu Succession Act, 1956 followed by Hindu Succession (Amendment) Act, 2005, its provisions and Stipulations.

ABSOLUTE PROPERTY OF SMT. CHHABI MUKHERJEE, SMT. NUPUR MUKHERJEE and SRI AYAN MUKHERJEE, Legal Heirs of Late ARABINDA MUKHERJEE ALIAS KALYAN MUKHERJEE: After the execution of said Bengali Nirupan Patra(Deed of Settlement), by said Adhir Chandra Mukherjee (Now Deceased), the said Arabinda Mukherjee Alias Kalyan Mukherjee, was the absolute Owner of a piece of Land with Building marked as, Plot-56/11, 56/6 and 56/3 in the aforesaid Settlement Deed with a total measurement of more or less 13 Chittaks 33 Squire Feet Land with Building thereon. After that the said Owner mutated his name under B.L. & L.R.O. and Khardah Municipality.

After the sad demise of said Late Arabinda Mukherjee Alias Kalyan Mukherjee, his Wife, Daughter and Son jointly inherited his aforesaid Property by way of Legal Heirship, briefly described herein before.

SHARE OF COMMON PROPERTY:

As per measurements, specifications, instructions and stipulations of the aforesaid Bengali Nirupan Patra(Deed of Settlement) the aforesaid Narayan Chandra



Mukherjee, Arun Kumar Mukherjee and Arabinda Mukherjee Alias Kalyan Mukherjee established their joint undivided right and possession over the said Common Area of 02 Cottah 01 Chittaks 29 Square Feet Land more or less with Building thereon and marked as Plot- 56, 56/13, 56/9 and 56/12 in the concerned Deed. Thus the above mentioned Owners are established their right, over the Joint undivided 1/3RD portion of share each. After that the said Owners mutated their name under B.L. & L.R.O. and Khardah Municipality.

After that the said Owner Arun Kumar Mukherjee Died on 30/10/2015 and his wife Manju Mukherjee also died on 13/01/2022 without any children of their own. So, as provisions of Hindu Succession Act and Indian Heirship Act, the two brothers of Late Arun Kumar mukherjee are the only Legal Heir and joint Successors of his property he left behind.

After the sad demise of said Late Arabinda Mukherjee Alias Kalyan Mukherjee, his Wife, Daughter and Son jointly Inherited His aforesaid Property by way of Legal Heirship, briefly described herein before.

Thus now the Owners, namely Narayan Chandra Mukherjee(One Part) and Smt. Chhabi Mukherjee, Smt. Nupur Mukherjee And Sri Ayan Mukherjee, Legal Heirs of Late Arabinda Mukherjee Alias Kalyan Mukherjee (Other Part) are the joint owners with joint undivided 1/2ND share(50%) of the Common Portion of the Property. That means each of them own, Joint undivided 757 Sq.Ft. or 1 Cottah 37 Sq.Ft. of Common Land with Building thereon.

AND WHEREAS, the said joint undivided 1/2ND share(50%) portion of BOTH SAHARE HOLDERS, each, was already sold with their other shares in and between the aforesaid total property, through Two Registered Deed of Conveyance, to the PIONEER ASSOCIATES, a Partnership Firm, represented by its Partners, written therein.

JOINT UNDIVIDED SHARE FROM THE PROPERTY OF NILIMA BANERJEE:

WHEREAS the said Nilima Banerjee get her portion marked as Schedule-'GHA' and by measurement absolute Ownership of 15 Chittaks 15 Square Feet Land thereon by virtue of the said Bengali Nirupan Patra(Deed of Settlement), executed by the Adhir Chandra Mukherjee (Now Deceased) and marked as Plot- 56/1 in the concerned Deed. It was also stipulated there, that if the said Nilima Banerjee died without children of her own, then the entire allotted portion of land will be under absolute ownership of her three brothers jointly.

And after that the said Nilima Banerjee died on 01/07/1988 without children. So as per the provisions and stipulations the said allotted property in the name of Late Nilima Banerjee goes under joint and absolute control of her three full blooded brothers, Namely, Narayan Chandra Mukherjee, Arun Kumar Mukherjee and Arabinda Mukherjee Alias Kalyan Mukherjee with equal right and share over the aforesaid piece of land. Thus as per the aforesaid way the three sons of Adhir Chandra Mukherjee (Now Deceased) seized and possessed and made their control

Supra Mukherjee

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the said 15 Chittaks 15 Squire Feet Land left over by the said Late Nilima Mukherjee, jointly with joint undivided 1/3rd share, each. After that the said Owners mutated their name under B.L. & L.R.O. and Khardah Municipality.

After the sad demise of said Late Arabinda Mukherjee Alias Kalyan Mukherjee, his Wife, Daughter and Son jointly Inherited His aforesaid Property by way of Legal Heirship, briefly described herein before.

And after that, after the sad demise of Arun Kumar Mukherjee, as per facts and circumstances stated in Clause 5.3. herein, the property share of deceased Nilima Banerjee is now under control of her two brothers, Narayan Chandra Mukherjee(One Part) and Smt. Chhabi Mukherjee, Smt. Nupur Mukherjee And Sri Ayan Mukherjee, Legal Heirs of Late Arabinda Mukherjee Alias Kalyan Mukherjee (Other Part) with equal right and share over the aforesaid piece of land. That means each of the Part holds joint undivided 1/2ND share(50%) of the allotted land in the name of Nilima Banerjee. That means each of the Two Part owns, Joint undivided 345 Sq.Ft. or 07 Chittaks 30 Sq.Ft. of Land thereon.

AND WHEREAS, the said joint undivided 1/2ND share(50%) portion of BOTH SAHARE HOLDERS, each, was already sold with their other shares in and between the aforesaid total property, through Two Registered Deed of Conveyance, to the PIONEER ASSOCIATES, a Partnership Firm, represented by its Partners, written therein.

JOINT UNDIVIDED SHARE FROM THE PROPERTY OF ARUN KUMAR MUKERJEE:

WHEREAS the said Arun Kumar Mukherjee get his portion marked as Schedule- 'KHA' and by measurement absolute Ownership of 11 Chittaks 34 Squire Feet Land with building thereon by virtue of the said Bengali Nirupan Patra(Deed of Settlement), executed by the Adhir Chandra Mukherjee (Now Deceased) and marked as Plot- 56/8, 56/7 and 56/2 in the concerned Deed. After that the said Owner mutated his name under B.L. & L.R.O. and Khardah Municipality.

After that the said Owner Arun Kumar Mukherjee Died on 30/10/2015 and his wife Manju Mukherjee also died on 13/01/2022 without any children of their own. So, as provisions of Hindu Succession Act and Indian Heirship Act, the two brothers of Late Arun Kumar mukherjee are the only Legal Heir and joint Successors of his property he left behind.

After the sad demise of said Late Arabinda Mukherjee Alias Kalyan Mukherjee, his Wife, Daughter and Son jointly Inherited His aforesaid Property by way of Legal Heirship, briefly described herein before.

Thus now the Owners, namely Narayan Chandra Mukherjee(One Part) and Smt. Chhabi Mukherjee, Smt. Nupur Mukherjee And Sri Ayan Mukherjee, Legal Heirs of Late Arabinda Mukherjee Alias Kalyan Mukherjee (Other Part) are the joint owners with joint undivided 1/2ND share(50%) of the specific Portion of the Property. That means each of the Two Part owns, Joint undivided 264.5 Sq.Ft. or 05 Chittaks 39.5 Sq.Ft. of Land with Building thereon.

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WHEREAS, the said joint undivided 1/2ND share(50%) portion of BOTH SHARE HOLDERS, each, was already sold with their other shares in and between the aforesaid total property, through Two Registered Deed of Conveyance, to the PIONEER ASSOCIATES, a Partnership Firm, represented by its Partners, written therein.

THE OWNERSHIP and TRANSFER OF PROPERTY DETAILS OF SMT. CHHABI MUKHERJEE, SMT. NUPUR MUKHERJEE and SRI AYAN MUKHERJEE:

Joint Undivided Ownership over the piece and parcel of land admeasuring Joint Undivided 757 Sq Ft. or 1 Cottah 37 Sq.Ft. of land be a little more or less, and Constructed property admeasuring 150 Sq. Ft. Pucca Constructed Common Varandah, Bath and Privy Property and be a little more or less thereon used as Common Property;

AND Joint Undivided Ownership over the piece and parcel of land admeasuring Joint Undivided 345 Sq Ft. or 07 Chittaks 30 Sq.Ft. of land be a little more or less, and RTS Construction of admeasuring 50 Sq. Ft. RTS Property and be a little more or less thereon used as Common Property inherited from Full Blooded Deceased Sister Nilima Banerjee;

AND Joint Undivided Ownership over the piece and parcel of land admeasuring Joint Undivided 264.5 Sq Ft. or 05 Chittaks 39.5 Sq.Ft. of Land be a little more or less, and house property admeasuring 139 Sq. Ft. Pucca Constructed Room Property and be a little more or less thereon used as Common Property inherited from Full Blooded Deceased Brother Arun Kumar Mukherjee and his wife Deceased Manju Mukherjee; in Mouza -Kerulia, J.L. No-05, R.S.No-11, Touzi No-172, comprised in R.S. Dag No. 235, & L.R. Dag No.402 under R.S. khatian No- 37 & corresponding L.R. Khatian No- 1336,1337 and 1338, P.S. Khardah(Presently Rahara) , ADSRO - Sodepur (formerly Barrackpore) at Holding no.- 3/331, 330/3 and 1/330/1, Old Calcutta Road, within the limits of Khardah Municipality under Ward No. 5, Police Station Khardah(Presently Rahara), District - North 24 Parganas, under A.D.S.R.O. Sodepur Previously Barrackpore.

AND WHEREAS This aforesaid Property including Joint Undivided share of Property was already handed over by virtue / Dint of a Deed of Conveyance, to the PIONEER ASSOCIATES, a Partnership Firm under Indian Partnership Act, having its registered office at 12/A/1/35, Shreyasi Apartment, P.O. & P.S. Khardah, Kolkata 700117, District North 24 Parganas, PAN -AAMFP7725R;
Represented by the following Partners, namely,

(3) SRI KANTI RANJAN DAS, son of Late Nalini Kanta Das, residing at - 1 No. Surya Sen Nagar, P.O. Khardah, Kolkata - 117, PAN- ADSPD7299P;
AADHAAR-8139 1092 0674;



1) **SRI GOPAL DAS**, son of Late Narayan Chandra Das, residing at –
 “Kironalay”, Sasadhar Tarafder Road, P.O. Sukchar, P.S. Khardah, Kolkata
 – 115, PAN -AGAPD0725H; AADHAAR-8646 2862 3840 ;
 duly Registered at, ADSRO, Sodepur, on- 21 / 07 / 2022, with Being No.
 1-152406462/2022 for the year 2022.

PROPERTY DETAILS OF PIONEER ASSOCIATES

WHEREAS the said PIONEER ASSOCIATES, purchased the below mentioned property from the concerned owners, by Two Deed Of Conveyance, Duly Registered and described herein before.

PURCHASED PROPERTY DETAILS-

Absolute Ownership of Narayan Chandra Mukherjee, over the piece and parcel of land admeasuring 611 Sq Ft. or 13 Chittaks 26 Sq.Ft. of land be a little more or less, and house property admeasuring 252 Sq. Ft. Pucca Constructed Room Property be a little more or less thereon;

AND Ownership over the piece and parcel of land admeasuring 02 Cottah 01 Chittaks 29 Squire Feet of land be a little more or less, and Constructed property admeasuring 300 Sq. Ft. Pucca Constructed Common Varandah, Bath and Privy Property and be a little more or less thereon ; (That the aforesaid Common property has two joint undivided share holder. By the aforesaid facts, circumstances and way of registered Deed, the said **PIONEER ASSOCIATES** purchased 50% of joint undivided Share of the Common Property from each of the aforesaid Share Holders and became the absolute Owner of the specific portion of the Property by the dint of aforesaid two separate Deed said herein before.)

AND Ownership over the piece and parcel of land admeasuring 15 Chittaks 15 Squire Feet of land be a little more or less, and RTS Construction of admeasuring 100 Sq. Ft. RTS Property and be a little more or less thereon; (That the aforesaid property originated from the heirship of Late Nilima Banerjee, has two joint undivided share holder. By the aforesaid facts, circumstances and way of registered Deed, the said **PIONEER ASSOCIATES** purchased 50% of joint undivided Share of the Common Property from each of the aforesaid Share Holders and became the absolute Owner of the specific portion of the Property by the dint of aforesaid two separate Deed said herein before.)

AND Ownership over the piece and parcel of land admeasuring 11 Chittaks 34 Squire Feet of Land be a little more or less, and house property admeasuring 278 Sq. Ft. Pucca Constructed Room Property and be a little more or less thereon ; (That the aforesaid property originated from the heirship of Late Arun Kumar Mukherjee, has two joint undivided share holder. By the aforesaid facts, circumstances and way of registered Deed, the said **PIONEER ASSOCIATES** purchased 50% of joint undivided Share of the Common Property from each of the aforesaid Share Holders and became the absolute Owner of the specific portion of the Property by the dint of aforesaid two separate Deed said herein before.)

in Mouza –Kerulia, J.L. No-05, R.S.No-11, Touzi No-172, comprised in R.S. Dag No. 235, & L.R. Dag No.402 under R.S. khatian No- 37 & corresponding L.R.

Chhandi Mukherjee

dip mukherjee

Khatian No- 1336,1337 and 1338, P.S. Khardah(Presently Rahara) , ADSRO - Sodepur (formerly Barrackpore) at Holding no.- 3/331, 330/3 and 1/330/1, Old Calcutta Road, within the limits of Khardah Municipality under Ward No. 5, Police Station Khardah(Presently Rahara), District – North 24 Parganas, under A.D.S.R.O. Sodepur Previously Barrackpore.

AND WHEREAS that is to be noted that after purchasing the total Joint Undivided shares from the present Owners, which was divided in two equal parts among the total property, said in before, the said **PIONEER ASSOCIATES**, became the absolute owner in all respect and holds the absolute and undisputed Owner with full title, right and interest over the aforesaid property, purchased.

REST OF THE PROPERTY HOLD BY SMT. CHHABI MUKHERJEE, SMT. NUPUR MUKHERJEE and SRI AYAN MUKHERJEE, IN ABSOLUTE NATURE OF OWNERSHIP;

Absolute Ownership over the piece and parcel of land admeasuring 618 Sq Ft. or 13 Chittaks 33 Squire Feet Land be a little more or less, and house property admeasuring 270 Sq. Ft. Pucca Constructed Room Property be a little more or less thereon; in Mouza –Kerulia, J.L. No-05, R.S.No-11, Touzi No-172, comprised in R.S. Dag No. 235, & L.R. Dag No.402 under R.S. khatian No- 37 & corresponding L.R. Khatian No- 1336,1337 and 1338, P.S. Khardah(Presently Rahara) , ADSRO - Sodepur (formerly Barrackpore) at Holding no.- 3/331, 330/3 and 1/330/1, Old Calcutta Road, within the limits of Khardah Municipality under Ward No. 5, Police Station Khardah(Presently Rahara), District – North 24 Parganas, under A.D.S.R.O. Sodepur Previously Barrackpore and thus seized and possessed otherwise well sufficiently as owner, which is hereinafter called and referred as the **SAID PROPERTY**.

AND WHERE AS, the owner has decided to developed the said property by erecting multi-storied building consisting of several flats, garage but due to lack of knowledge and paucity of funds, approached the developer to undertake the Development of the aforesaid land, to which the developer has agreed on the following terms and conditions.

NOW THIS INDENTURE WITNESSETH and it is mutually agreed upon by and between the parties as follows:-

ARTICLE – I : DEFINATIONS:-

1. OWNERS : Owner' shall mean **SMT. CHHABI MUKHERJEE, SMT. NUPUR MUKHERJEE and SRI AYAN MUKHERJEE**, Wife, Daughter and Son of Late Arabinda Mukherjee Alias Kalyan Mukherjee, residing at, Kalyan Nagar, P.O. Kalyan Nagar via Pansila, P.S-Khardah (Presently Rahara), Dist- North 24



Parganas, Kolkata-700112, the first party herein and his/her/their legal heirs, executors, administrators, successors and legal representatives.

2. **DEVELOPER** : Developer shall mean M/S. PIONEER ASSOCIATES, a Partnership firm having its principal place of business at 12/A/1/35 Shreyasi Apartment, P.O. & P.S. Khardah, Kolkata 700117, District North 24 Parganas, Represented by its Partners, SRI KANTI RANJAN DAS, son of Late Nalini Kanta Das, SRI GOPAL DAS, son of Late Narayan Chandra Das, the second party herein and its executors, administrators, successors in-office and legal representatives.

3. **PREMISES** : PREMISES or PROPERTY shall mean the entire area of land together with structure lying thereon admeasuring 618 Sq Ft. or 13 Chittaks 33 Squire Feet Land be a little more or less, and house property admeasuring 270 Sq. Ft. Pucca Constructed Room Property be a little more or less thereon; Owned by the First Party Herein;

AND the rest of the Property, piece and parcel of land admeasuring 611 Sq Ft. or 13 Chittaks 26 Sq.Ft. of land be a little more or less, and house property admeasuring 252 Sq. Ft. Pucca Constructed Room Property be a little more or less thereon;

AND piece and parcel of land admeasuring 02 Cottah 01 Chittaks 29 Squire Feet of land be a little more or less, and Constructed property admeasuring 300 Sq. Ft. Pucca Constructed Common Varandah, Bath and Privy Property and be a little more or less thereon;

AND piece and parcel of land admeasuring 15 Chittaks 15 Squire Feet of land be a little more or less, and RTS Construction of admeasuring 100 Sq. Ft. RTS Property and be a little more or less thereon;

AND piece and parcel of land admeasuring 11 Chittaks 34 Squire Feet of Land be a little more or less, and house property admeasuring 278 Sq. Ft. Pucca Constructed Room Property and be a little more or less thereon; Owned by the Second Party and as well as the Developer herein.

in Mouza -Kerulia, J.L. No-05, R.S.No-11, Touzi No-172, comprised in R.S. Dag No. 235, & L.R. Dag No.402 under R.S. khatian No- 37 & corresponding L.R. Khatian No- 1336,1337 and 1338, P.S. Khardah(Presently Rahara) , ADSRO - Sodepur (formerly Barrackpore) at Holding no.- 3/331, 330/3 and 1/330/1, Old Calcutta Road, within the limits of Khardah Municipality under Ward No. 5, Police Station Khardah(Presently Rahara), Dist- North 24 Parganas, which is morefully and particularly mentioned and described in the First Schedule hereunder written.

4. **BUILDING** : shall mean a multi-storied residential building or buildings to be constructed on the said premises as per sanctioned Building Plan which is to be sanctioned by the Khardah Municipality.

5. **COMMON FACILITIES AND AMENITIES** shall include corridor, stair-case, passages, ways, common landings and common lobbies, drive-ways, pump room, underground water reservoir, overhead water tank water pump & motor & common electric meter room, ultimate floor of the said building (for the flat owners common use only) & other facilities which may be mutually agreed upon by and between the

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ities & as required for the purpose of establishment, location, enjoyment, provisions, maintenance and/or management of the said residential complex.

b. **SALEABLE SPACE** shall mean flats and spaces in the building available for independent use and occupation after making due provisions for common facilities and the space required therefore.

7. OWNERS ALLOCATION :-

1. Owners are entitled to get, **their Share, jointly, of the entire Built Up Area** of the said Multistoried Building to be constructed on the basis of the aforesaid Land of the Owner and the Duly sanctioned Plan from the appropriate Authority.

In and Between the Owners' Share; The said Owner entitled to get-

A. 2(Two) Nos. of Flats

- i) One Flat being no -B, South-West facing on the 2ND floor measuring 950 Sq.ft. more or less Super Built Up area including Covered Area, Staircase and Corridors with the undivided proportionate right, title, interest, in the underneath land along with Constructed common facilities and amenities with the right to use thereof in the said premises upon construction of the said building (i.e. Covered Areas+ Proportionate share of common corridors, stair & its landings+ 20% service areas).
- ii) One Flat being no - C, North-West facing on the 2ND floor measuring 950 Sq.ft. more or less Super Built Up area including Covered Area, Staircase and Corridors with the undivided proportionate right, title, interest, in the underneath land along with Constructed common facilities and amenities with the right to use thereof in the said premises upon construction of the said building (i.e. Covered Areas+ Proportionate share of common corridors, stair & its landings+ 20% service areas).

B. The Developer will pay to the owner/s an amount of Rs. 28,00,000.00/- (Twenty Eight Lakh), in Total; Out of which-

- i) The Developer will pay to the owner/s an amount of Rs. 2,00,000.00/- (Two Lakh), before or at the time of registration of Development agreement.
- ii) The Developer will pay to the owner/s an amount of Rs. 3,00,000.00/- (Three Lakh), at the time of Starting of Work.

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iii) The Developer will pay to the owners, the balance amount of Rs. 23,00,000.00/- (Twenty Three Lakh), at the time of Delivery of Possession.

2. The OWNER shall pay and bear the all Govt. taxes including GST and Income Taxes and other dues and outgoings in respect of the Owner's allocation of the said building according to dues as and from the date of Agreement;

8. DEVELOPER'S ALLOCATION

a) In consideration of the above the Developer shall be entitled to the Developer's allocation of the saleable space in the building to be constructed at the said premises together with the proportionate undivided share in the common facilities and amenities including the right to use thereof to be available at the said premises upon construction of the said building after providing for Owner's allocation and the developer shall be entitled to enter into agreement for sale and transfer its own name with any transferees for their residential purpose by entering into agreements for sale / or transfer and / or construction in respect of the Developer's allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment.

b) The Developers' Allocation shall be entitled except the Owners' Allocation provided hereinbefore on the said premises including proportionate undivided share and interest of land and all the common facilities and amenities on priority basis along with roof right.

c) The Developers shall have the right to demolish the existing structure and will get the sales proceeds of the materials.

9. **ARCHITECT** mean such qualified Architect/ Architects who being appointed by the Developers shall design and plan the building on the said premises and obtain the required sanction for construction of such building from the appropriate authorities.

10. **BUILDING PLAN** means such plan to be prepared by the Architect for the construction of the building and to be sanctioned by the Khardah Municipality.

11. **TRANSFeree** Shall mean the person, firm, limited company, association or persons to whom any space in the building has been transferred.

12. **WORD IMPARTING** Singular shall include plural vice versa and the masculine gender shall include feminine and neuter genders likewise words imparting feminine genders shall include masculine & neuter gender and similarly words imparting neuter gender shall include masculine and feminine genders;

ARTICLES – II, OWNERS RIGHT AND REPRESENTATIONS

1. The owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to the SAID PROPERTY.

3. The said premises free from all encumbrances, attachment and lines whatsoever.
4. The said premises are not vested under the Urban Land (Ceiling and Regulation) Act, 1976.

ARTICLES – III, DEVELOPER'S RIGHT

1. The Owners hereby grants subject to what has been hereinafter provided the exclusive right to the developer to build, construct, erect and complete the said building comprising the various size of flats in order to sale the said flats to the member of the public for their residential purpose by entering into agreements for sale / or transfer and / or construction in respect of the Developer's allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment and or modification made or caused by the developer with the approval of the Owner.
2. The Developer shall be entitled to prepare modify or alter the plan with approval of the Owners and to submit the same to the Khardah Municipality in the name of the Owner at costs of developer and shall pay and bear all expenses required to be paid or deposited for obtaining the sanction of the appropriate authorities and if the developer made any addition or alteration & deviation of building plan in that case, the Developer shall bear additional cost /expenses, penalties for deviation, as imposed by the municipal authority and if required for construction of the building at the said premises provided however that developer shall be exclusively entitled to all refunds of any or all payments and/or deposits paid by the developer.
3. Nothing in these presents shall be construed as a demise or assignment or transfer by the Owners of the said premises or any part thereof to the developer or as creating any right, title or interest in respect thereof in favour of the developer other than an exclusive license to the developer to sale the flat of the said premises in terms thereof and to deal with the developer's allocation in building to be constructed thereon in the manner and subject to the terms hereafter stated.
4. That the Developer shall have right to collect finance from its/their own and /or from the market without creating any charge or mortgage of the schedule Premises and have right to take partner /partners as its/their own choice in that event the land owners shall not raise any objection in that regards. But under any circumstances the Developers' will also undertake to indemnify the Owners and their allocations/provisions written herein above or after.

ARTICLES – IV, APPARENT CONSIDERATION

1. In consideration of the owners having agreed to permit the developer to sale the flats of the said premises and construct, erect and complete the building at the said premises; The developer agrees :-
 - a) At their own costs shall obtain all necessary permission and / or approvals and/or consent.

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In respect of the construction of the building to pay costs of supervision of the development and construction of the Owner's allocation in the building at the said premises.

- c) *To bear all costs charges and expenses for the construction of the building at the said premises.*
- d) *That immediate after execution of this Agreement the Owner/s shall also execute a Registered Development Power of Attorney in favour of the Partners of the Developers concern and the entire cost towards such Power shall be borne by the Developers.*
- e) *That the Developers shall only issue the possession letter in favour of the Owners for his/her/their respective Unit/ Flat and or any accommodation if any for the Owner/s.*

The aforesaid shall constitute the apparent consideration for grant of exclusive right for development for the premises.

ARTICLE "V" : PERIOD OF COMPLETION

1. *That the time is the essence of the instant contract and the developer at its own cost and expenses shall complete the entire project within the specified time as mentioned hereunder.*
2. *That the developers shall dismantle or demolish all the existing structures standing on the Schedule Property at their own costs and arrangements after delivery of possession by the Owner to the Developer after the shifting of the existing residents of the building, the developers will sanction the building plan from the competent authority and complete the said project within 24 (Twenty Four) months from the date of commencement of work i.e. from the date of getting the clear land area after demolishing the existing structures thereon at their own costs and expenses.*

ARTICLE VI.

PRE COMMENCEMENT AND CONSTRUCTION COMPLETION:

1. *The Developer shall be solely and exclusively responsible for construction of the said building at its own costs;*
2. *Pre-commencement period starts from the date of signing and Registering the Development Agreement and execution and Registration of the Power of Attorney by Owner in favour of the Developer.*
3. *This agreement shall be deemed to have commenced on and with effect from the date of execution of the agreement.*
4. *Once the Construction activities get started, no question of withdrawal of Agreements or revocation of Power of Attorney shall arise from either side of Owner and Developer and all conditions of this Agreement shall prevail.*

ARTICLE VII. SPACE ALLOCATIONS

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After completion of the building the Developer's portion shall belong to the Developer along with undivided proportionate right, title and interest in the land and common facilities and amenities and common portion of the said building shall exclusively belong to the Developer;

2. The Developer shall be exclusively entitled to the entire portion of the Developer in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the owner and owner shall not in any way to interfere with or disturb the quite and peaceful possession of the Developer;

ARTICLE VIII. BUILDING

1. Subject of construct, erect and complete the building and common facilities and amenities at the said premises the decision of the architect regarding the quality of the materials shall be final and binding between the parties hereto; Such construction of the Building shall completed entirely by the Developer within 24 months from the date of starting of construction subject to enhancement of further six month.
2. The Developer shall erect the building at its own costs as per specification and drawings provided by the architect, Pump, tube-well, water storage tanks, overhead reservoirs, electrifications, permanent electric connection and until permanent electric connection is obtained temporary electric connection shall be provided by the Developer and other facilities as are required, to be provided as residential building self contained apartment and constructed spaces;
3. The Developer shall be authorized in the name of the Owner in so far as the necessary to apply and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the owner for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage to the building and other inputs and facilities required for the construction of enjoyment of the building.
4. The Developer at its own cost and expenses and without creating any financial or other liability on the owners construct and complete the building and various units and/ or apartments herein in accordance with the building plan and amendment thereto or modification thereof made or caused to be the Developer with the consent of the Owner in writings;
5. All costs, charges and expenses including architects fees shall be paid discharged and borne by the Developer and the owner shall have no liability in the context;
6. The Developer shall provide at its own cost of electricity wiring, water pipeline, sewerage connection in portion of the owner's allocation;

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ARTICLE IX. COMMON FACILITIES

1. As soon as the building is completed and the electricity wiring sewerage line and water pipelines are ready up to the portion of the owner's allocation and the

Owners' Allocation are completely ready to stay, the Developer shall give written notice to the owner requesting to take possession of the owner's allocation in the building and there being no dispute regarding the completion of the building in terms of the agreement and according to the specification and plan thereof and certificate of the architect herein produced to this effect then after 45(Forty Five) days from the date of service of such notice and at all times thereafter the owner shall be responsible for payment of all municipal and property taxes, dues duties and other public outgoing of and impositions whatsoever the (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the Owner's allocation.

2. The Developer shall punctually and regularly pay the rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon the owner and the Developer and both the parties shall keep each other indemnified against all claims actions demand, costs, charges and expenses and proceedings whatsoever directly and indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the owner or the Developer in this behalf;
3. As and up to the date of completion of the Developer shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building, water, fire and scavenging charges, taxes, light, sanitation and maintenance operation, repair and renewal charges for bill collection, renovation, replacement and expenses for building and mechanical installations, application and equipments, stairways, corridors, passage ways and other common facilities whatsoever as may be mutually agreed from time to time;

ARTICLE X. LEGAL PROCEEDINGS

1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to defend all actions, suits and proceedings which may arises in respect of the Constructional work of Development of the said premises and all costs, charges and expenses incurred for that purpose shall be borne and paid by the Developer. The owner hereby undertakes to do all such acts deeds, matters and other things that may be reasonably required to be done in the matter.
2. Any notice required to be given by the Developer shall without prejudice to any other mode of service available demand to have been served on the Owner if delivered by hand and duly acknowledgement due to the residence of the owner shall likewise be deemed to have been served on the Developer if delivered by hand or send by pre-paid register post to the office of the Developer.
3. Both the Developer and the Owner shall frame a scheme for the management and administration of the said building or buildings and/or common parts thereof the owner hereof and the owner hereby agree to abide by all the rules and regulations; and as such management society/ association/ holdings organization do hereby give their consent to abide by the same.

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Nothing in these present shall be constructed as a demises or assignment or conveyance in the Law by the owner of the premises or any part thereof to the Developer or as creating any right, title or interest in respect thereof other than an exclusive license to Developer to commercially exploit the same in the terms there of provided. However the Developer shall be entitled to borrow money from any bank without creating any financial liability of the Owner or affecting their estate and interest in the premises and it is being expressly agreed and understood that in no event the owners or any of their estate shall be responsible and/ or made liable for payment of any dues of such banks and for that purpose, the developer shall keep the Owners indemnity against all actions suits proceedings and costs, charges and expenses in respect thereof.

5. As and from date of completion of the building the Developer and/or its transferees and the Owner and/or his/her/their transferees shall be liable to pay and bear proportionate charges on account of ground rent and wealth taxes payable in respect of their spaces.
6. There is no existing agreement regarding the lease or sale or any type of written statements of the said premises and that all other agreement if any, prior to this agreement have been cancelled and are being suppressed by this agreement and the owner agrees to indemnified and keep indemnified the Developer against any or all claims made by any third party in respect of the Said Premises. Similarly in carrying out the said Development work and/or construction of the new building the Developer shall keep the Owner indemnified from and against all third party claims or compensations and actions due to any act of omission, commission or technical defect of the contractor or any accident in or related to the construction of the building for which the entire legal responsibility shall be of the Developer.
7. The Owner undertakes and agrees to execute and register all conveyance and transfer in favour of persons with whom the Developer will enter into agreement as and when required by the Developer.

ARTICLE XI. FORCE MAJURE

1. The Developer shall not considered to be any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the durations of the force majeure.
2. Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, etc. which are beyond control of the Developer.

ARTICLE XII : ARBITRATION

If any time any dispute shall raise between the parties hereto regarding the construction of interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this agreement, the same shall referred to the arbitration, in case the parties agree to

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case otherwise two Arbitrators, one to be appointed by each the parties in dispute and the same be deemed to be referred within meaning of Arbitration Act, 1996 or THE ARBITRATION AND CONCILIATION (AMENDMENT) ACT, 2015 or any statutory modification there under in force.

ARTICLE XIII : JURISDICTION

District Court of Barasat alone have jurisdiction to enter by their actions, title proceeding arising out of this agreement.

ARTICLE XIV: OWNERS' OBLIGATION

- A. To sign and file any relevant papers relating to the said property, proposed plan/s, additional and or extended plan relating with the said land for obtaining sanctioned plan, also take necessary steps for amalgamation the adjacent plots/holdings.
- B. And also to sign and file any documents before any competent Authority, office/s Police station, W.B.S.E.D.C.L. and to receive and prepare the necessary letter for development and construction purpose.
- C. That the Owners shall deliver and/or handover Khas Possession of entire First Schedule Property i.e. the said land with structure in question immediate after execution of these presents and shall issue letter for their full consent to demolish the existing structure to the Developers as the Developers may deploy their own workers for demolish the existing structure.
- D. That Owner shall become the members of the society and or Association which shall formed for the benefit of the flat Owners of the proposed building and shall obey the norms of such Society and or Association.

ARTICLE XV : DEVELOPERS' OBLIGATION

- A. To enter any agreement for sale and or any testamentary documents with any purchasers and to receive any amount as earnest money and to received full consideration amount And to issue valid receipt for the same only for the Developers' allocation.
- B. To sign and execute any deed of conveyance or conveyances and any Instrument and to register the same before any Registrar Office or Offices in favour of any intending purchaser or purchasers in respect of the Developers' allocation only.
- C. To advertise any in newspaper/s or any public places to procure the Buyers.
- D. To issue no objection certificate to any purchaser/s for obtaining their loan from any financial institution only to the Developers' allocation.
- E. To appear and represent before any Court of Law, Government and/ or any semi Government Office or Offices if any disputes arise from any third party.
- F. The Developers shall liable to handover the Owner's allocation strictly within Twenty Four (24) months from the date of commencement of

Group meeting

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constructional work.

G. That the Developers' after satisfied the owners' allocation as stated above shall have right to sell out their allocation through Registered Deed of Conveyance and or any registered instruments in favour of any intending Purchaser and or Purchasers.

ARTICLE VI : MISCELLANEOUS

1. The Owners' shall have no right to raise any objection regarding the price as to be claimed by the Developers to the intending purchaser/ purchasers in respect of Developers allocation in the proposed building.
2. That all the flat Owners shall jointly use all the common spaces including top floor roof and the Developers shall liable to arrange permanent water supply facilities subject to supply of water from the concerned Municipality and / or from the own deep tube well.
3. The name of the Multistoried Building is negotiable.
4. The Owners do hereby covenant with Developers not to prevent from signing any agreement for sale in respect of the Developers' allocation Only in the proposed building with the Intending purchaser or purchasers if it necessary. The Owner further undertaking that, they could not claim any amount of consideration which shall be earned by the Developers by selling such portion out of the Developers' Allocation.
5. That the Owners undertake not to create any Lease, charge or mortgage including equitable mortgage by deposit or title deeds in respect of the said land or any portion thereof, at any time during the subsistence of this agreement.
6. That whenever the Developers shall asked to Owners to take their possession (stated' as Owners Allocation) after completion In all respect in the new building the Owner shall liable to take his allocation, in that relevant time if any common portion shall remain Incomplete (not more that 3 months) the Owner shall not raise any objection for the same.
7. That Owner shall always help and cooperate with the Developers for Complete the new proposed building by given his full assistance and support.
8. Notwithstanding the Arbitration clause as referred to hereinabove, the right to sue for specific performance of this contract by any party against the other as per the terms of this Agreement shall remain unaffected.
9. That all costs and expenses of preparing Stamping and Registration of all Such Conveyance and/or documents of transfer relating to the Developer's Allocation shall be borne by the Developers and/or flat purchasers and the owners shall not be put to any expenses on account thereof.
10. The Owners' allocation will be duly mutated by the Owners' by their own

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expenses and this process of mutation will be co-operate, process and manage by the Developers' herein.

IN WITNESS WHEREOF

The parties herein have set and subscribed their hands and seal on this 21st day of July 2022.

FIRST SCHEDULE OF PROPERTY

ALL THAT land measuring about M/L admeasuring 618 Sq Ft. or 13 Chittaks 33 Squire Feet Land be a little more or less, and house property admeasuring 270 Sq. Ft. Pucca Constructed Room Property be a little more or less thereon; in Mouza - Kerulia, J.L. No-05, R.S.No-11, Touzi No-172, comprised in R.S. Dag No. 235, & L.R. Dag No.402 under R.S. Khatian No- 37 & corresponding L.R. Khatian No- 1336,1337 and 1338, P.S. Khardah(Presently Rahara) , ADSRO - Sodepur (formerly Barrackpore) at Holding no.- 3/331, 330/3 and 1/330/1, Old Calcutta Road, within the limits of Khardah Municipality under Ward No. 5, Police Station Khardah(Presently Rahara), Dist- North 24 Parganas. The said premises is free from all encumbrances, attachment and liens whatsoever.

THE SECOND SCHEDULE ABOVE REFERRED TO OWNERS' ALLOCATION

1. Owners are entitled to get, their Share, jointly, of the entire Built Up Area of the said Multistoried Building to be constructed on the basis of the aforesaid Land of the Owner and the Duly sanctioned Plan from the appropriate Authority.

In and Between the Owners' Share; The said Owner entitled to get-

A. 2(Two) Nos. of Flats

- i) One Flat being no -B, South-West facing on the 2ND floor measuring 950 Sq.ft. more or less Super Built Up area including Covered Area, Staircase and Corridors with the undivided proportionate right, title, interest, in the underneath land along with Constructed common facilities and amenities with the right to use thereof in the said premises upon construction of the said building (i.e. Covered Areas+ Proportionate share of common corridors, stair & its landings+ 20% service areas).

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- ii) One Flat being no – C, North-West facing on the 2ND floor measuring 950 Sq.ft. more or less Super Built Up area including Covered Area, Staircase and Corridors with the undivided proportionate right, title, interest, in the underneath land along with Constructed common facilities and amenities with the right to use thereof in the said premises upon construction of the said building (i.e. Covered Areas+ Proportionate share of common corridors, stair & its landings+ 20% service areas).

B. The Developer will pay to the owner/s an amount of Rs. 28,00,000.00/- (Twenty Eight Lakh), in Total; Out of which-

- i) The Developer will pay to the owner/s an amount of Rs. 2,00,000.00/- (Two Lakh), before or at the time of registration of Development agreement.
- ii) The Developer will pay to the owner/s an amount of Rs. 3,00,000.00/- (Three Lakh), at the time of Starting of Work.
- iii) The Developer will pay to the owners, the balance amount of Rs. 23,00,000.00/- (Twenty Three Lakh), at the time of Delivery of Possession.

2. The OWNER shall pay and bear the all Govt. taxes including GST and Income Taxes and other dues and outgoings in respect of the Owner's allocation of the said building according to dues as and from the date of Agreement;

**THE THIRD SCHEDULE ABOVE REFERRED TO
DEVELOPERS' ALLOCATION**

- a) In consideration of the above the Developer shall be entitled to the Developer's allocation of the saleable space in the building to be constructed at the said premises together with the proportionate undivided share in the common facilities and amenities including the right to use thereof to be available at the said premises upon construction of the said building after providing for Owner's allocation and the developer shall be entitled to enter into agreement for sale and transfer its own name with any transferees for their residential purpose by entering into agreements for sale / or transfer and / or construction in respect of the Developer's allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment.
- b) The Developers' Allocation shall be entitled except the Owners' Allocation provided hereinbefore on the said premises including proportionate undivided

*Sup
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share and interest of land and all the common facilities and amenities on priority basis along with roof right.

The Developers shall have the right to demolish the existing structure and will get the sales proceeds of the materials.

THE FOURTH SCHEDULE ABOVE REFERRED TO
SPECIFICATION OF CONSTRUCTION WORK

- 1) Number of floor : Ground floor plus upper stories as per sanctioned plan.
- 2) Structure : land with R.C.C. framed structure with beam, brick with sand and mortar as per sanctioned plan. The materials will be Grade – I quality.
- 3) Water Arrangements : Pumping arrangement to overhead reservoir from underground water reservoir , water supplied by local Municipality. And individual water connection in the flat.
- 4) Floor with Skirting : All rooms are laid with quality Floor Tiles and skirting of 0.6" ft. height.
- 5) External Finish :- Cement based paint over Plaster.
- 6) Internal Finish :- Plaster of Paris/Putty.
- 7) Bathroom : 5' - 0" height glazed tiles from 6" skirting (Developers' choice) concealed water pipe Lines finishing with two taps and one shower point. White European/Indian type W.C. system /Commode.
- 8) Kitchen : Black stone top and one Steel sink will be provided 3' – 0" height glazed tiles covering from kitchen table (Developers choice) one tap.
- 9) Interior : Pedestal Basin.
- 10) Floor : Kitchen, Toilet , Stair And Corridor will be finished with best quality marble.
- 11) Door: Frame – Sal wood , Palla – Flash Door, Toilet with P.V.C. Doors, Collapsible Gate at the outside of the main entrance of the said Building.
- 12) Window : All windows will be Aluminum open able/sliding windows with glass good class.
- 13) Balcony : 2' – 6" covered with brick work/grill fittings.
- 14) Dinning : one Basin of white colour with tap.
- 15) Electrification : All bed rooms, living space, dining space etc. are provided with sufficient and concealed or semi concealed wiring and built in switch.

slip misty.

- I) 2 light points, 1 fan point, 2 (5 Amp) Power points, at each Bed room & 1 A.C. Point and 1 T.V. Point at One Bed Room.
- II) 2 light points, 1 fan point, 1 (5 Amp) Power points, provision for T.V. Antena & telephone shoket , 1 (15 Amp), plug point for freeze & 1 D.P. main switch at Drawing cum Dining rooms.
- III) 1 light point, 2 (5/15 Amp) Power point, 1 fan point (Exhaust) at Kitchen.
- IV) 1 light point , 1 fan point (Exhaust) at each Toilet.
- V) 1 light point, 1 (5/15 Amp) Power point at Balcony
- VI) 15 Amp. Power point for Gizer. 15 AMP, Power point for Washing Machine.
- VII) 5 AMP. Power point for Aqua Guard.

**THE FIFTH SCHEDULE ABOVE REFERRED TO
COMMON FACILITIES AND AMINITIES-**

1. The foundation, columns, beams, Supports, corridors, lobbies, entrance and exists for residential purpose,
2. Water Pump, Over head Water Reservoir, under ground Water Tank, Water Pipes, and other Plumbing installations.
3. Drainage sewers, and rain water pipes, septic Tank, Drainage and sewerage evacuation pipes from the Units to the Municipal Drainage.
4. Such other common parts, equipments installations, fixtures fittings, about the said building as are necessary.
5. Stair and all landings; ultimate top floor roof;
AND Lift Facilities for the Unit Owner/s.

**THE SIXTH SCHEDULE ABOVE REFERRED TO
MAINTENANCE FOR FLAT**

1. All costs of maintenance, operating, replacing, repairing, white washing, painting, decorating and rebuilding, reconstructing, lighting the common portions, common items like pump and lift and the common areas of the proposed building including the outer walls.
2. All charges deposits for supplies of the common utilities to the Co-Owners in common.
3. Costs/expenses of constitutions and operation of the association.
4. Electricity Charges for electrical energy consumed for the operation of the common services including water pumps and lift etc.

Sampat Malik

MEMO OF CONSIDERATION
RECEIVED FROM THE WITHIN NAMED OWNER/S THE WITHIN
MENTIONED SUM OF Rs. 2,00,000.00 /- (Rs. Two Lakh) only. AS PER MEMO
OF CONSIDERATION MENTIONED BELOW which will be a part of
OWNER'S ALLOCATION.

By :-

SL.No.	DATE	Cheque/Cash	Bank	AMOUNT(Rs.)
1	18/07/2022	006737	B.O.B.	90,000.00/-
2	18/07/2022	006738(TDS)	B.O.B.	10,000.00/-
3	18/07/2022	006740	B.O.B.	45,000.00/-
4	18/07/2022	006741(TDS)	B.O.B.	5,000.00/-
5	18/07/2022	006743	B.O.B.	45,000.00/-
6	18/07/2022	006744(TDS)	B.O.B.	5,000.00/-

Total Rs. 2,00,000.00 /-
 (Rs. Two Lakh) only

1 Chhadi Mukherjee ..
 2. Dipu Mukherjee
 3. Ayan Mukherjee

SIGNATURE OF THE LAND OWNER

Witnesses:-

1) Arun Kumar
 S/O Late Dulal Ch. Jais
 Bosepara, Nars
 4-117

2) Subrata Das
 Riya. 2478 S(N)

Drafted and Prepared by:-

Debanjan Goswami
 DEBANJAN GOSWAMI
 ADVOCATE

Enrolment No. F.832/503/98
 Barrackpore Court

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND
SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THE DAY,
MONTH AND YEAR FIRST ABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED

By the within-named Parties

In the presence of:

1. Anand Kumar
8/2 LHO DND ch. DND
Bosepan, Khandy
nr-117

1. Chhaili Mukherjee
2. Deepa Mukherjee
3. Ayan Mukherjee

SIGNATURE OF THE LAND OWNER

2. Sudipta Patra
with Samira Patra
Ruia. 24PB 5 (N)

PIONEER ASSOCIATES
Ravli Ranjan
Partner

SIGNATURE OF THE DEVELOPER

Drafted and Prepared by:-

Debanjan Goswami

DEBANJAN GOSWAMI
ADVOCATE

Enrolement No. F.832/503/98
Barrackpore Court

DISTRICT NORTH 24 PARGANAS
OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BARASAT / COSSIPORE, DUMDUM / R.A. - KOLKATA

Name KANTI RANJAN DAS

Status : Presentant



Kanti Ranjan Das

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Kanti Ranjan Das
 Signature of the Presentant

2.

Name GOPAL DAS

Status : Presentant / Executant / Claimant Attorney /
 Principal / Guardian / Testator



Gopal Das

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Gopal Das
 Signature of the Presentant / Executant / Claimant Attorney / Principal / Guardian / Testator

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BARASAT / COSSIPORE, DUMDI / R A. - KOLKATA

Name CHHABI MUKHERJEE

Status : Presentant



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Chhabi Mukherjee
Signature of the Presentant

2.

Name NUPUR MUKHERJEE

Status : Presentant / Executant / Claimant Attorney /
Principal / Guardian / Testator



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Nupur Mukherjee

Signature of the Presentant / Executant / Claimant Attorney / Principal / Guardian / Testator

DISTRICT NORTH 24 PARGANAS
OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BARASAT / COSSIPORE, DUMDIIM / R.A. - KOLKATA

Name AYAN MUKHERJEE

Status : Presentant



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Ayan Mukherjee
 Signature of the Presentant

2.

Name

Status : Presentant / Executant / Claimant Attorney /
 Principal / Guardian / Testator

Space for
Photo

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Signature of the Presentant / Executant / Claimant Attorney / Principal / Guardian / Testator

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

Transaction Details

GRN:	192022230078521221	Payment Mode:	Online Payment
GRN Date:	20/07/2022 18:36:01	Bank/Gateway:	State Bank of India
BRN :	IK0BUHVIM2	BRN Date:	20/07/2022 18:38:43
Payment Status:	Successful	Payment Ref. No:	2002142526/3/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	GOPAL DAS
Address:	Kironalay, Sukchar Kol-700115
Mobile:	9830234492
Email:	dabanjan54321@gmail.com
Depositor Status:	Buyer/Claimants
Query No:	2002142526
Applicant's Name:	Mr D Goswami
Identification No:	2002142526/3/2022
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002142526/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	4921
2	2002142526/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	2021
Total				6942

IN WORDS: SIX THOUSAND NINE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1524-06463/2022	Date of Registration	21/07/2022
Query No / Year	1524-2002142526/2022	Office where deed is registered	
Query Date	15/07/2022 10:01:07 AM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	D Goswami Bkp Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830242520, 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 : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 17,15,099/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 2,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Old Calcutta Road, Mouza: Keruliya, , Holding No:3/331 JI No: 5, Pin Code : 700118

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-402 (RS :-235)	LR-1338	Bastu	Bastu	13 Chatak 33 Sq Ft	1,00,000/-	15,44,999/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					1.4163Dec	1,00,000 /-	15,44,999 /-	



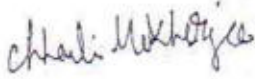


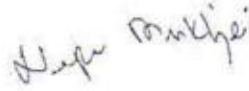


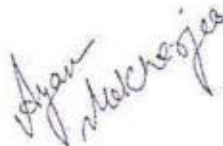
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	252 Sq Ft.	1,00,000/-	1,70,100/-	Structure Type: Structure
Gr. Floor, Area of floor : 252 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		252 sq ft	1,00,000 /-	1,70,100 /-	



_ord Details :

Name,Address,Photo,Finger print and Signature

	Name	Photo	Finger Print	Signature
1	Smt Chhabi Mukherjee (Presentant) Wife of Late Arabinda Mukherjee Executed by: Self, Date of Execution: 21/07/2022 , Admitted by: Self, Date of Admission: 21/07/2022 ,Place : Office	 21/07/2022	 LTI 21/07/2022	 21/07/2022
Kalyan Nagar, City:- , P.O:- Kalyan Nagar, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700112 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: blxxxxxx0k, Aadhaar No: 23xxxxxxxx1273, Status :Individual, Executed by: Self, Date of Execution: 21/07/2022 , Admitted by: Self, Date of Admission: 21/07/2022 ,Place : Office				
2	Smt Nupur Mukherjee Daughter of Late Arabinda Mukherjee Executed by: Self, Date of Execution: 21/07/2022 , Admitted by: Self, Date of Admission: 21/07/2022 ,Place : Office	 21/07/2022	 LTI 21/07/2022	 21/07/2022
Kalyan Nagar, City:- , P.O:- Kalyan Nagar, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700112 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: bdxxxxxx2K, Aadhaar No: 24xxxxxxxx6265, Status :Individual, Executed by: Self, Date of Execution: 21/07/2022 , Admitted by: Self, Date of Admission: 21/07/2022 ,Place : Office				
3	Mr Ayan Mukherjee Son of Late Arabinda Mukherjee Executed by: Self, Date of Execution: 21/07/2022 , Admitted by: Self, Date of Admission: 21/07/2022 ,Place : Office	 21/07/2022	 LTI 21/07/2022	 21/07/2022
Kalyan Nagar, City:- , P.O:- Kalyan Nagar, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700112 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: asxxxxxx3c,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/07/2022 , Admitted by: Self, Date of Admission: 21/07/2022 ,Place : Office				





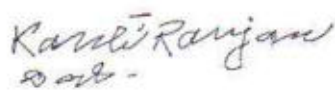



Upper Details :

Name,Address,Photo,Finger print and Signature




Pioneer Associates

12/a/1/35 Shreyasi Apartment, City:- , P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117 , PAN No.:: aaxxxxx5r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr KANTI RANJAN DAS Son of Late Nalini Kanta Das Date of Execution - 21/07/2022, , Admitted by: Self, Date of Admission: 21/07/2022, Place of Admission of Execution: Office	 <small>Jul 21 2022 12:09PM</small>	 <small>LTI 21/07/2022</small>	 <small>21/07/2022</small>
1 No Surya Sen Nagar, City:- , P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal India, PIN:- 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx9p, Aadhaar No: 81xxxxxxx0674 Status : Representative, Representative of : Pioneer Associates (as partner)				
2	Mr Gopal Das Son of Late Narayan Chandra Das Date of Execution - 21/07/2022, , Admitted by: Self, Date of Admission: 21/07/2022, Place of Admission of Execution: Office	 <small>Jul 21 2022 12:09PM</small>	 <small>LTI 21/07/2022</small>	 <small>21/07/2022</small>
Kironalay Sasadhar Tarafder Road, City:- , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: agxxxxxx5h, Aadhaar No: 86xxxxxxx3840 Status : Representative, Representative of : Pioneer Associates (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Sudipta Parui Wife of Late S Parui Patulia, City:- , P.O:- Patulia, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700121	 <small>21/07/2022</small>	 <small>21/07/2022</small>	 <small>21/07/2022</small>
Identifier Of Smt Chhabi Mukherjee, Smt Nupur Mukherjee, Mr Ayan Mukherjee, Mr KANTI RANJAN DAS, Mr Gopal Das			



Transfer of property for L1

From	To. with area (Name-Area)
Smt Chhabi Mukherjee	Pioneer Associates-0.472083 Dec
Smt Nupur Mukherjee	Pioneer Associates-0.472083 Dec
Mr Ayan Mukherjee	Pioneer Associates-0.472083 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Chhabi Mukherjee	Pioneer Associates-84.00000000 Sq Ft
2	Smt Nupur Mukherjee	Pioneer Associates-84.00000000 Sq Ft
3	Mr Ayan Mukherjee	Pioneer Associates-84.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Old Calcutta Road, Mouza: Keruliya, ,
Holding No:3/331 JI No: 5, Pin Code : 700118

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 402, LR Khatian No:- 1338	Owner:অরবিন্দ মুখার্জী (কল্যান মুখার্জী), Gurdian:অধীর , Address:নিজ , Classification:বাস্তু, Area:0.03000000 Acre,	Smt Chhabi Mukherjee



1-07-2022

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 : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:15 hrs on 21-07-2022, at the Office of the A.D.S.R. SODEPUR by Smt Chhabi Mukherjee , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 17,15,099/-

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

Execution is admitted on 21/07/2022 by 1. Smt Chhabi Mukherjee, Wife of Late Arabinda Mukherjee, Kalyan Nagar, P.O: Kalyan Nagar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession House wife, 2. Smt Nupur Mukherjee, Daughter of Late Arabinda Mukherjee, Kalyan Nagar, P.O: Kalyan Nagar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession Service, 3. Mr Ayan Mukherjee, Son of Late Arabinda Mukherjee, Kalyan Nagar, P.O: Kalyan Nagar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession House wife

Indetified by Sudipta Parui, , Wife of Late S Parui, Patulia, P.O: Patulia, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 21-07-2022 by Mr KANTI RANJAN DAS, partner, Pioneer Associates, 12/a/1/35 Shreyasi Apartment, City:- , P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Indetified by Sudipta Parui, , Wife of Late S Parui, Patulia, P.O: Patulia, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Law Clerk

Execution is admitted on 21-07-2022 by Mr Gopal Das, partner, Pioneer Associates, 12/a/1/35 Shreyasi Apartment, City:- , P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Indetified by Sudipta Parui, , Wife of Late S Parui, Patulia, P.O: Patulia, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,021/- (B = Rs 2,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/07/2022 6:38PM with Govt. Ref. No: 192022230078521221 on 20-07-2022, Amount Rs: 2,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BUHVIM2 on 20-07-2022, 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 100/-, by online = Rs 4,921/-

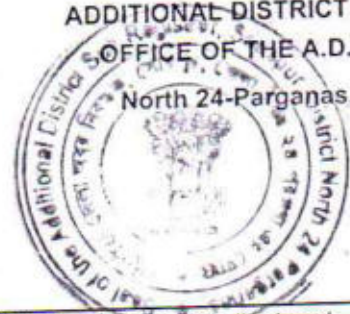
Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 961, Amount: Rs.100/-, Date of Purchase: 02/05/2022, Vendor name: RANA SUR

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/07/2022 6:38PM with Govt. Ref. No: 192022230078521221 on 20-07-2022, Amount Rs: 4,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BUHVIM2 on 20-07-2022, Head of Account 0030-02-103-003-02

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



ate of Registration under section 60 and Rule 69.

tered in Book - I

ame number 1524-2022, Page from 228941 to 228982
ing No 152406463 for the year 2022.



Digitally signed by SUMANTA
CHAKRABORTY
Date: 2022.07.22 15:27:07 +05:30
Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/07/22 03:27:07 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)

