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10/4/23  
= 2/892458/23

C. Case No. 153 D. 10/04/2023 AP-224280

(i) Rs. 250/-  
(ii) Rs. 350/-  
Total Rs. 600/-  
Realised on 10/4/2023

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document.

Dist. Sub-Registrar-1  
Alipore, South 24 Parganae

13 APR 2023

D.S. R-I  
Alipore South 24 Parganae  
DUTTA REAL ESTATE  
Proprietor

F. Mukherjee - Deco Mukherjee  
Tasmia Mukherjee  
571F

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is made at Kolkata on this 12<sup>th</sup> day of April, 2023 executed by and

Certific  
Regist  
Volum  
being

26741

28 MAR 2023

No. .... Rs. 100/- Date .....

Name : .....

LITAN MAJUMDAR  
Advocate  
Alipore Criminal Court  
P.S. - Alipore, Kol-27  
Enrol. No. -WB-1321/2003

Address : .....

Vendor : .....

Alipore Collectorate 24 Pgs South  
S. SHANKAR DAS  
S. SHANKAR DAS  
Alipore Police Court, Kol-27

DUT  
*[Signature]*  


*[Signature]*  


Deela Mukherjee  


- Prashati Mukherjee  


- Anshu Majhi

P.T.O.

Litan Majumdar  
Adv.



District Sub-Registrar-I  
Alipore, South 24 Parganas

12 APR 2023

## BETWEEN

1) Mr. Utpal Mukherjee, (PAN No: ADMPPM2568G; Aadhar No. 8847 2810 8681) son of Late Prosad Das Mukherjee, by faith - Hindu, by occupation - Retired, by Nationality - Indian, residing at 188/70 Prince Anwar Shah Road, P.S - Lake, P.O. - Lake Gardens, Kolkata - 700045, District: South 24 Parganas,

(2) Miss. Leela Mukherjee, (PAN No: CXZPM1605H; Aadhar No. 2411 8856 4822) daughter of Late Prosad Das Mukherjee, by faith - Hindu, by occupation - House lady, by Nationality - Indian, residing at 372C, Prince Anwar Shah Road, P.S - Lake, P.O.: Lake Gardens, Kolkata - 700045, District: South 24 Parganas

(3A) Mrs. Poushali Mukherjee, (PAN No. -AIDPM6024D; Aadhar No. 9152 0115 5126) wife of Late Ujjwal Mukherjee, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 1/426, Gariahat Road (South), Jodhpur Park, P.O. - Jodhpur Park, P.S. Lake, Kolkata - 700068; District: South 24 Parganas

(3B) Miss Camellia Mukherjee (Passport No. G0706625, PAN No. -AUTPM5757D) daughter of Late Ujjwal Mukherjee, by faith - Hindu, by occupation - Service presently residing at 28, Rockwell Road, Bethel, CT 06801, United States, represented by her Constituted Attorney Mrs. Poushali Mukherjee by way of Power of Attorney dated 18 January 2023

(3C) Miss Jasmine Mukherjee (PAN No: FDIPM1381K; Aadhar No. 6077 5792 3239) daughter of Late Ujjwal Mukherjee, by faith - Hindu, by occupation - Student, by Nationality - Indian, residing at 1/426, Gariahat Road (South), Jodhpur Park, P.O: Jodhpur Park, P.S. Lake, Kolkata - 700068, District: South 24 Parganas; hereinafter collectively referred to as the "OWNERS", (which expression shall unless excluded it be repugnant to the context or meaning thereof be deemed to mean and include their respective legal heirs, executors, administrators, assigns) party of the FIRST PART.

Leela Mukherjee  
Jasmine Mukherjee

P. Mukherjee  
Utpal Mukherjee

AND

**DUTTA REAL ESTATE** having its principal office at 76/B, Netaji Subhas Chandra Bose Road, P.O. & P.S. - Regent Park, Kolkata - 700 040, District: South 24 Parganas, represented by its Sole Proprietor **Mr. TARAK DUTTA** (PAN No: AEWPD1534L; Aadhar No. 9125 8347 5731, Mobile No. 98305 07362) son of Late Kalipada Dutta, by faith - Hindu, by Profession - Business, by Nationality - Indian, residing at 150D, Regent Colony, P.S. - Jadavpur (now Regent Park, P.O. - Regent Park, KMC Ward No. 97, Kolkata - 700 040, District: South 24 Parganas, hereinafter referred to as the "DEVELOPER" RERA/HIRA No. \_\_\_\_\_ (which expression shall unless excluded by or repugnant to the subject or context be deemed to include its successor or successors-in-interest) of the **SECOND PART**.

The Owners and the Developer are hereinafter collectively referred to as "the Parties" and individually as "the Party".

**WHEREAS:**

a. The Owners have represented to the Developer as follows:

- 1.1 One Mrs. Anjali Mukherjee, wife of Late Prosad Das Mukherjee by way of a Registered Indenture of Sale dated December 14, 1960 (Registered at the Sub-Registration Office at Alipore and recorded in Book No. 1, Volume No. 160, Pages 95 to 120 Being No. 9348 for the year 1960) purchased a piece and parcel of land, the Scheme Plot No. 11 admeasuring 3 cottahs 12 chittacks 28 square feet more or less, the premises no. 372C, Prince Anwar Shah Road (prior to that being Premises No. 122 Prince Anwar Shah Road, Calcutta under the then Police Station - Tollygunge) from Amalgamated Development Ltd at a valuable consideration.

DUTTA REAL ESTATE

*Tarak Dutta*  
Sole Proprietor

*L. S. Das Mukherjee*  
*Prosad Das Mukherjee*

*P. Mukherjee*  
*Wife of Prosad Das Mukherjee*

- 1.2 In 1965, a ground plus one storied building was constructed and the same was recorded in the municipal records as Premises No. 372C, Prince Anwar Shah Road, P.O: Lake Gardens, P.S. Lake, Kolkata - 700045, District - South 24 Parganas.
- 1.3 On May 6, 1999, the said Mrs. Anjali Mukherjee died intestate, leaving behind her husband Prosad Das Mukherjee, her elder daughter Miss. Leela Mukherjee, her younger daughter Miss. Sheela Mukherjee, her elder son Mr. Ujjwal Mukherjee and her younger son Mr. Utpal Mukherjee as her surviving only legal heirs having undivided 1/5<sup>th</sup> equal share each.
- 1.4 On December 28, 2009, the said Prosad Das Mukherjee died intestate, leaving behind his elder daughter Miss. Leela Mukherjee, his younger daughter Miss. Sheela Mukherjee, his elder son Mr. Ujjwal Mukherjee and his younger son Mr. Utpal Mukherjee as his surviving only legal heirs having undivided 1/4<sup>th</sup> equal share each.
- 1.5 On September 9, 2019 the said Miss. Sheela Mukherjee died intestate as spinster and her 1/4<sup>th</sup> share devolved upon her siblings namely Miss. Leela Mukherjee, Mr. Ujjwal Mukherjee and Mr. Utpal Mukherjee, whereupon the three surviving only legal heirs became entitled to the said premises in equal undivided 1/3<sup>rd</sup> share each.
- 1.6 Out of the three surviving legal heirs, on May 16, 2021, the said Mr. Ujjwal Mukherjee died, leaving behind his wife Smt. Poushali Mukherjee and two daughters namely Miss. Camellia Mukherjee and Miss. Jasmine Mukherjee. Miss. Camellia Mukherjee is a permanent resident of the United States of America and she is being represented by

Leela Mukherjee  
Tasmin Mukherjee

P. Mukherjee  
Utpal Mukherjee

DUTTA REAL ESTATE  
Priotor

her mother, Smt. Poushali Mukherjee by way of a Power of Attorney dated January 18, 2023.

1.7 Presently, the respective shares in the said premises are as follows:

- i. Miss. Leela Mukherjee: 1/3<sup>rd</sup> Share
- ii. Mr. Utpal Mukherjee: 1/3<sup>rd</sup> Share
- iii. (a) Mrs. Poushali Mukherjee: 1/9<sup>th</sup> Share  
(b) Miss. Camellia Mukherjee: 1/9<sup>th</sup> Share  
(c) Miss. Jasmine Mukherjee: 1/9<sup>th</sup> Share

1.8 Presently, the premises is mutated in records of Kolkata Municipal Corporation in the name of the above five joint owners as per the respective shares mentioned at 1.7 above.

1.9 Miss Leela Mukherjee is residing in the said Premises and the other heirs have shifted away from the said Premises. Miss Leela Mukherjee will require a temporary alternative accommodation during the period of demolition of the Premises and construction of the proposed New Building.

1.10 The building at the Premises is more than 55 years old and presently, the premises require substantial repair work and the Owners are desirous of having the building demolished and a new building constructed through a Developer. The Owners have jointly approached the Developer for development of a new building at the said Premises.

1.11 In the circumstances, the Parties are now desirous of executing this Development Agreement to record the terms and conditions arrived at by and between the Parties and for setting out the roles, responsibilities and rights of the Parties in relation to the same.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as under:

Leela Mukherjee  
Jasmine Mukherjee

S. Mukherjee  
Utpal Mukherjee

DUTTA REAL ESTATE  
Proprietor

2. **Subject matter of this Agreement:** Development of New Building at Premises No. 372C, Prince Anwar Shah Road, P.O. Lake Gardens, P.S. Lake, Kolkata - 700045 described in 1<sup>st</sup> Schedule of this Agreement.

3. **Definitions**

In this Deed (including the recitals above, Schedules and Annexures hereto), except where the context otherwise requires, the following words and expressions shall have the following meanings:

3.1 **"Agreement"** shall mean this Agreement and all the schedules to it.

3.2 **"Architect"** shall mean such qualified person or persons or firm of architects whom the Developer may engage for drawing and designing of plans and supervision of construction of work of the proposed/new building.

3.3 **"Built up Area"** shall mean the built up plinth area of any floor or unit including thickness of internal walls and partitions and also including the thickness if the external walls if it is exclusively surrounding the Unit and 50% thereof wherever it is shared in common with any other Unit (s).

3.4 **"Car Parking Spaces"** shall mean sanctioned car parking spaces on the ground floor of the New Building of minimum 130 sq.ft. to be ear-marked by the Developer for parking one large car in each space.

3.5 **"Common Areas/Common Portions"** shall according to the context mean and include the areas (pathways, stairs, boundary walls, installations and facilities more fully described in Fourth Schedule hereunder written) comprised in and for the New Building and/or the Subject Property and/or any part or parts thereof as may be expressed

Deeta Mukherjee  
Pravin Kumar

P. Mukherjee  
Supt. Engineer

DUTTA REAL ESTATE

Signature of Proprietor

or intended by the Developer in consultation with the Owners from time to time for use in common.

- 3.6 "Developer" shall mean DUTTA REAL ESTATE having its principal office at 76/B, Netaji Subhas Chandra Bose Road, P.O. & P.S. - Regent Park, Kolkata - 700 040, District: South 24 Parganas, represented by its Sole Proprietor Mr. TARAK DUTTA (PAN No: AEWPD1534L; Aadhar No. 9125 8347 5731, Mobile No. 98305 07362) son of Late Kalipada Dutta, by faith - Hindu, by Profession - Business, by Nationality - Indian, residing at 150D, Regent Colony, P.S. - Jadavpur (now Regent Park, P.O. - Regent Park, KMC Ward No. 97, Kolkata - 700 040, District: South 24 Parganas.
- 3.7 "New Building" shall mean the construction of the G+3 new building in the Premises 372 C, Prince Anwar Shah Road, P.S. - Lake, PO - Lake Gardens, Kolkata - 700045 to be developed by the Developer in terms of the sanctioned Plan in pursuance of this Agreement including the Common Areas/Common Portions;
- 3.8 "Premises" shall mean all that piece and parcel of land admeasuring 3 cottahs 12 chittacks 28 square feet more less situated at 372 C, Prince Anwar Shah Road, P.S. - Lake, PO - Lake Gardens, Kolkata - 700045 more specifically described in First Schedule of this Agreement.
- 3.9 "Proportionate" shall mean the portion or ratio which any particular built up area or unit bears to the total built up area with reference to the common parts, portions, service and maintenance area or facilities and benefits at the said building.
- 3.10 "Plan" shall mean the sanctioned plan for construction of the New Building sanctioned by the Kolkata Municipal Corporation and include

*L. S. Mukherjee  
Tasmeem Mawjee*

*P. Mukherjee  
Legal Advisor*

DUTTA REAL ESTATE  
*Tarak Dutta*  
Proprietor



all modifications and/or alterations as may be made thereto in accordance with the terms and conditions hereof with the consent of the Owners.

3.11 "Owners" shall mean (1) Miss Leela Mukherjee (2) Mr. Utpal Mukherjee (3a) Mrs. Poushali Mukherjee (3b) Miss Camellia Mukherjee (3c) Miss Jasmine Mukherjee. The expression Owners shall mean and include their respective successors-in interest.

3.12 "Owners' Allocation" shall mean the Owners will be entitled to a) three residential flats (each flat of minimum 842 sq.ft) - one on the first floor (front portion) and one on the second floor (front portion) and one on the third floor (front portion) of the New Building together with proportionate undivided share in the land and Common Parts collectively together with b) two covered car parking spaces each of minimum 130 sq.ft. for large cars in the New Building and one covered space for shop . [Owners Allocated Flats will be on the Right side of the New Building beside 372 D, Prince Anwar Shah Road, Kolkata - 700045]

3.13 "Developer's Allocation" shall mean the Developer will be entitled to a) three residential flats - one on the first floor, one on the second floor and one on the third floor of the New Building together with proportionate undivided share in the land and Common Parts collectively together and b) three covered car parking spaces each of minimum 130 sq.ft. for large car in the New Building.

3.14 "Super built up Area" shall mean built up area of flat together with the proportionate area of common parts and areas as proportionate to the built up area of such flat.

Leela Mukherjee  
Jasmine Mukherjee

P. Mukherjee  
Utpal Mukherjee

DUTTA REAL ESTATE  
Proprietor

- 3.15 "Saleable Space" shall mean space or spaces in the said New Building as would be capable of independent use along with proportionate right of user of the common portions and common facilities share of land underneath and appurtenant thereto.
- 3.16 "Flat/Unit" shall mean any saleable space, in the new building which is capable of being exclusively owned, and separately used and/or enjoyed by unit Owner.
- 3.17 "Unit Owner" shall mean any person/ persons, who will acquire, hold and/or use any Unit in the said New Building and shall include the Owner and the Developer, for the Units allocated to them by this Agreement that shall be held or retained or transferred by them at any time hereafter from their respective allocations.

#### 4. Grant -

- 4.1 **Power of Attorney:** Simultaneously with the execution of this Agreement, the Owners have executed and registered a Power of Attorney in favour of the Developer, whereby the Developer has been granted power with respect of development of the New Building as more particularly stated in the said Power of Attorney. The Developer will cause sanction of the Plan of New Building from Kolkata Municipal Corporation as Constituted Attorney of the Owners.
- 4.2 The Developer shall develop a New Building comprising G+3 Floors by obtaining Sanction Plan from the Kolkata Municipal Corporation in lieu of the Owners' Allocation.
- 4.3 The Developer at its own expenses will carry out demolition of the old structures by appointment of Demolition Contractor who will demolish

Deena Mukherjee  
Tasnuva Mukherjee

P. Mukherjee  
Anupam Mukherjee

DUTTA REAL ESTATE

Proprietor

the same and the net proceeds paid by the Demolition Contractor shall be retained by the Developer.

4.4 The Developer agrees to provide one of the Owners - Miss Leela Mukherjee an alternative residential accommodation in a good locality at a monthly rental of Rs. 20,000 only plus Rs. 1000 per month as electricity consumption charges and the accommodation shall be selected by the said Miss Leela Mukherjee or the Developer, as the case maybe. The Developer shall bear rent, cost, and expenses including whatsoever necessary for the said temporary accommodation till hand over of the newly constructed Building with Completion Certification and mutation of the Flat allocated to Miss Leela Mukherjee being one of the Owners.

4.5 All legal expenses (including mutation of flats, Partition Deed between the Owners, registration of agreements/deeds, power of attorney, KMC Boundary Declaration) shall be borne by the Developer.

#### 5. Consideration and Security Deposit

5.1 In consideration of the Owners granting development rights with respect to the Premises in favour of the Developer, the Developer has agreed to the following:

- i. pay a sum of Rs 18,00,000 (Rupees Eighteen Lacs) to the Owners (i.e. a Demand Draft of Rs 6,00,000 (Rupees Six Lacs) each in favour of (a) Utpal Mukherjee, (b) Leela Mukherjee and (c) Poushali Mukherjee, as a non-refundable consideration simultaneously with execution and registration of this Agreement and the Power of Attorney by the Owners to the Developer and

R. Mukherjee  
 Leela Mukherjee  
 Utpal Mukherjee

DUTTA REAL ESTATE  
 Proprietor

- ii. **Owners Allocation** - a) three residential flats (each flat of minimum 842 sq.ft) - one on the first floor (front portion) and one on the second floor (front portion) and one on the third floor of the New Building together with proportionate undivided share in the land and Common Parts collectively together with b) two covered car parking spaces each of minimum 130 sq.ft. for large cars in the New Building and one covered space for shop.
- iii. **Owners Allocated Flats** to be on the Right side of the New Building 372 D, Prince Anwar Shah Road. The Owners Allocated Flats shall be constructed, delivered and mutated in the name of the individual Owners at the cost and expense of the Developer.

5.2 **Developer's Allocation:** After setting apart Owner's Allocation, the Developer will be entitled to a) three residential flats - one on the first floor and one on the second floor and one on the third floor of the New Building together with proportionate undivided share in the land and Common Parts collectively together and b) three covered car parking spaces each of minimum 130 sq.ft. for large car in the New Building.

5.3 The Owners and the Developer shall be entitled absolutely to their respective allocated portions as described in Second Schedule of the Agreement. The Owners and the Developer shall be at liberty to deal with their respective allocated shares in the manner as they deem fit and proper. The Owners shall be confirming party in the Agreement for Sale entered into by the Developer in respect of Developer's Allocation.

6. **Sanction and Construction:**

- a. **Sanction:** The Developer shall, at its own costs, in consultation with the Owners, appoint an Architect within 60 (sixty) days from the Sanction of the Plan. The Developer, at its own costs and expenses

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Tasnuva Musyir

S. Mukherjee  
subject to them. Gov

and through the Architect, shall have the Plans prepared, with the consent of the Owner and submit to KMC for sanction. The Developer, at its own costs and expenses, shall have the Plans for the New Building sanctioned by KMC.

- b. Shifting to Alternative Accommodation: After sanction of the Plan, within 14 days from the date of service of Sanction Plan by the Developer, Miss Leela Mukherjee, one of the Owners, shall at the costs and expenses of the Developer shift from the Premises to the alternative accommodation for the duration of completion and construction of the New Building till the Owner's Allocation is delivered to the Owners and mutated in the respective Flats in the names of each of the Owners.
- c. Demolition: The Developer shall be responsible for demolition of the existing building within 60 (sixty days) from date of commencement of demolition.
- d. Construction of the New Building: The Developer, shall at its own costs and without creating any financial or other liability on the Owners construct, erect and complete the New Building in accordance with the Sanctioned Plan as per the agreed specifications mentioned in the Sixth Schedule. All costs, charges, expenses including Architect's Fees shall be discharged and paid by the Developer and the Owners shall bear no responsibility in this context.
- e. The Developer shall handover fully habitable, entirely vacant and peaceful possession of the Owner's Allocation to the Owners within 24 (Twenty four) months from the date of execution of this Agreement.

Leela Mukherjee  
 Leela Mukherjee

P. Mukherjee  
 Proprietor

DUTTA REAL ESTATE  
 Proprietor

7. Owner's Representation:

7.1 Apart from the Owners, no other person has right, title and/or interest in the Premises described at Schedule I.

7.2 Presently, a portion of the Building at the said Premises is enjoyed by one of the Owners - Miss Leela Mukherjee and she is willing to shift temporarily for the purpose of construction of the New Building and the Developer has agreed to bear the rent, cost, expenses including whatsoever necessary for the said temporary accommodation till hand over of the newly constructed Flat with Completion Certification and mutation of the Flat allocated to Miss Leela Mukherjee being one of the Owners.

7.3 Immediately upon sanction of the Plan by the Kolkata Municipal Corporation and upon provision of alternative accommodation made by the Developer or chosen herself Miss Leela Mukherjee shall shift to such alternative accommodation for the duration of demolition of the old building and construction of New Building till the handover of the newly constructed Flat with Completion Certificate allocated to her as part of the Owners' Allocation.

7.4 The right, title and interest in the said Premises is free from all encumbrances and after the Developer at his own costs/expenses makes arrangements for temporary shifting of Miss Leela Mukherjee in the manner as described in clause above, the Owners are capable of delivering vacant possession of the Premises to the Developer for demolition and construction of the new building at the Premises.

7.5 The Owners have not entered into any other Development Agreement with any third party for development of the Premises.

Leela Mukherjee  
Tasmin Mukherjee

L. Mukherjee  
Signature

DUTTA REAL ESTATE  
Priyanka Dutta  
Priyanka Dutta

## 8. Developer's Representation:

- 8.1 The Developer is carrying on business of construction and development of real estate and has experience of 25 years.
- 8.2 There are no actions, suits, proceedings or investigations pending against the Developer before any court or before any judicial, quasi-judicial or other authority.

## 9. Owners' Obligation

- 9.1 That each of the Owners shall sign, execute and deliver papers as required by the Kolkata Municipal Corporation for sanction of the Plan for construction of the New Building.
- 9.2 That the Owners shall execute a Power of Attorney in favour of the Developer for obtaining the Sanction Plan from the Kolkata Municipal Corporation, construction of the New Building at the Premises and for sale of the Developer's Allocation.
- 9.3 Owners shall not put up or affix any signboard, nameplate or other things or other similar articles in the common portions or outside walls of the Said Building except displaying a nameplate outside the main door of the said Unit/Flat.
- 9.4 The Owners should not permit anything to be done which is likely to cause nuisance or annoyance to the occupants of the other units/flats in the said Building and/or adjoining building or buildings.

## 10. Developer's Obligation

*Leela Mukherjee  
Fashion Designer*

*S. Mukherjee  
Surgeon*

DUTTA REAL ESTATE  
*[Signature]*  
Proprietor

10.1 **Time of Completion:** The Developer shall make an on line application for sanction of the plan to the Kolkata Municipal Corporation within two months of this agreement and complete the procedure within six (6) months of the submission of application. The Developer shall at its own cost and expenses construct/erect of the proposed building within a period of 24 (twenty-four) months from the date of sanction of plan by Kolkata Municipal Corporation.

10.2 **No Assignment:** The Developer shall not be entitled to transfer and/or assign the benefits of this agreement or any portion hereof before obtaining mutation certificates from the Kolkata Municipal Corporation in the name of the individual owners of respective flats of the Owner's Allocation. It has been clearly agreed and understood between the Parties that shall always remain associated with the development and shall perform the obligations under this Agreement.

10.3 **Statutory Obligation:** All persons employed by the Developer for compliance of its obligations hereunder will be deemed to be the employees of the Developer who shall be solely responsible for their emoluments and statutory obligations and the Developer hereby agrees to keep the Owners indemnified in this regard. If any deviation is made by the Developer during construction of the said Building, the Developer shall be responsible to rectify the same by paying necessary fees/compensation to the concerned authority before handing over possession of the Owner's Allocation to the Owners and also to intending Purchaser (s) of the Developer's Allocation and shall obtain Completion Certificate from the concerned authority.

10.4 **Costs and expenses of construction to be borne by Developer:** In consideration of the Owners agreeing to grant to the Developer the exclusive right to develop the said Premises, the Developer agrees to

Deela Mukherjee  
Tasmin Mukherjee

S. Mukherjee  
Proprietor

DUTTA REAL ESTATE

Proprietor



construct/develop the New Building at his own costs and expenses without calling upon to contribute any amount whatsoever for the said construction from the Owners.

- 10.5 **Sanction Plan:** The Developer shall be bound and obliged to submit a copy of the Sanctioned Plan of the building to the Owners before commencement of construction and shall consider changes as suggested by the Owners. The construction of the building must be in accordance with the Sanctioned Plan.
- 10.6 **No violation of law:** The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions or rules applicable for construction of the proposed building. The construction of the proposed building shall be strictly in accordance with the Sanctioned Plan and the applicable municipal laws. The Developer shall indemnify and keep the Owners' harmless and indemnified in respect of any deviation from the Sanctioned Plan/prescribed building rules and municipal laws and all actions, proceedings, claims, demands and expenses arising there from.
- 10.7 **Completion Certificate:** As soon as the New Building is completed, the Developer shall obtain Completion Certificate from the Kolkata Municipal Corporation shall intimate the Owners in writing to take delivery of the Owners' Allocation in the said New Building put the Owners in undisputed possession of the Owners' Allocated portion together with its rights and common facilities in the New Building.
- 10.8 The Developer shall be entitled to occupy and use the said land for the duration of the project, subject to the terms of this Agreement. The Developer shall be entitled to use the said premises during construction to set up a temporary shed for a guard, construction workers.

deela Mukherjee  
Taminu Mulya

P. Mukherjee  
Kolkata Green

DUTTA PAL ESTATE  
Proprietor

10.9 **Owners' Allocation:** The Developer hereby agrees and covenants with the Owners not to do any act, deed whereby the Owner is prevented from enjoying, selling, assigning and/or disposing of any portion of the Owner's Allocation in the proposed building [Owners Allocated Flats will be on the Right side of the New Building beside 372 D, Prince Anwar Shah Road, Kolkata - 700045]. After completion of construction of the Owner's Allocation, the Developer shall deliver possession of the Owner's allocation to the respective Owners' first. The Owners shall be entitled to transfer or otherwise deal with the Owners' Allocation in the New Building as they deem fit and proper.

10.10 **Developer's Allocation:** The Developer agrees not to part with possession of the Developer's Allocation or portion thereof unless possession of the Owners' Allocation is complete and mutated in the names of the respective owners in the Owners' Allocation. After mutating the Owners' Allocation portion, in names of the respective Owners, the Developer shall have absolute right to transfer and/or dispose of Developer's Allocation. The Developer shall be free to deal with Developer's Allocation without imposing any financial burden or liability in any manner whatsoever upon the Owners.

10.11 **Specifications:** The specifications of the construction of the New Building shall be as per the specification in Sixth Schedule of this Agreement.

10.12 The Developer at its own cost and expenses shall install and erect pump, underground water storage tanks, overhead reservoirs, electrical connection from CESC and obtain Completion Certificate from the statutory authorities.

Deena Mukherjee  
Fazmine Mujeeb

P. Mukherjee  
Principal Architect

DUTTA REAL ESTATE  
Anur Dutta  
Director

10.13 The Developer at its own cost shall obtain Occupancy Certificate from the Kolkata Municipal Corporation after giving Notice of Completion to the concerned authorities when the construction of the New Building is completed.

10.14 **Mutation of Owners' Allocation:** The Developer shall at his own costs mutate the names of the respective Owners their respective Units of the Owners Allocation in names of the Owners. Till each of the separate Units are not mutated in the names of the Unit Owner, the rates and taxes will be paid by the Developer.

10.15 **Municipal Taxes:** The Developer shall pay the municipal tax to KMC from the date of delivery of possession of the Premises by the Owner till the date of mutation of flats of Owners Allocation in their respective names.

10.16 **Delay:** In the event of any willful act on the part of the Developer and/or committing any breach of the obligations/covenants contained herein and/or delay in completion of construction of the New Building, the Developer shall be liable to pay damages to the Owners as stated in clause 9 of the Agreement.

11. **Project Completion:** The Developer shall make an on line application for sanction of the plan to the Kolkata Municipal Corporation within two months of this agreement and complete the procedure within six (6) months of the submission of application. The Developer shall complete the entire project within two (2) years from the date of execution of the present Agreement. Time of construction shall be essence of this Agreement. In the event of any breach of the Developer's Obligations and Covenants or delay in completion of construction of the building, the Developer shall be liable to pay damages to the Owners. The Project shall be considered as complete only upon occurrence of all of the following events:

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Hulkemjee  
Tosnia Muzic

P. Mukherjee  
Anupam Singh

DUTTA REAL ESTATE

- i. Completion of Construction of the new building and the common areas in accordance with the approved Sanction Plan of the Kolkata Municipal Corporation.
- ii. Obtaining Full Occupancy Certificate by competent authority as applicable.
- iii. Mutation of the respective Flat Units of the Owners Allocation in the names of the Owners as mentioned in Second Schedule in the Records of the Kolkata Municipal Corporation.
- iv. Full and final settlement of all dues and outstanding amounts between Owners and Developer under this Agreement.

12. **Default or Delay in completion :**

In the event, if the Developer fails to develop and deliver possession of the Owners' Allocation complete within 24 (Twenty-four) months from the date of the sanction plan, then the Developer shall pay compensation of Rs 50,000 (Rupees Fifty Thousand) per month to the Owners collectively as damages and shall pay the same each month for the entire period of default till the date of handover of possession of the Owner's Allocation. The Developer shall also bear cost of alternative accommodation and allied expenses of the Owner for default period.

13. **Dispute Resolution:**

It is mutually agreed that the courts in Kolkata shall have exclusive jurisdiction in respect of any dispute or question relating to this Agreement.

14. **Miscellaneous:**

- 14.1 **Fees and Duties:** The stamp duty and registration costs of this Agreement and the Power of Attorney shall be borne and paid by the Developer. Each Party to this Agreement shall separately bear and pay

Dee. la  
Mukherjee  
Tasnuva Mukherjee

P. Mukherjee  
Sudip Mukherjee

DUTTA REAL ESTATE

Dr. B. B. Datta  
Dutta Real Estate

their respective Advocates. Since the Owners are Senior Citizens, the Developer shall at his own cost arrange for registration of this Agreement and the Power of Attorney by presenting the document for registration before the Registering Officer, Office of the Sub-Registrar of Assurances, Alipore at the private residence of the Owners.

14.2 **Counterparts:** The Developer and each of the Owners will be entitled to keep duly signed certified copies of this Agreement and the Power of Attorney.

14.3 **Amendments:** This Agreement shall not be altered, modified or supplemented, except with the prior written approval of the Parties, and such alterations, modifications and supplemental writings shall be effective, valid and binding only if the same are recorded in writing and executed by the Parties.

14.4 **Name of New Building:** The name of the New Building shall be "PRANJOLI" and the same shall not be changed on any later date by any of the Parties or their assigns.

14.5 **Wealth Tax:** Each Party shall be liable to bear, pay and discharge their own respective income tax and all other direct taxes and liabilities, arising in respect of monies received by them respectively under and/or in pursuance to this Agreement and none of them shall be liable to bear or pay others' liabilities.

14.6 **No partnership:** The Owners and the Developer have entered into this Agreement purely as a contract on a principal to principal basis and nothing contained herein shall be deemed to construe this Agreement as partnership between the Owners and the Developers or as a joint

DUTTA REAL ESTATE  
*[Signature]*  
Sub-Registrar

*Keeta*  
*Tasmin Marjia*  
*J. Mukherjee*  
*Sub-Registrar*

venture between the parties hereto in any manner nor shall the parties construe as an association of persons.

14.7 Notice: Any notice, consent, approval, waiver or communication required or permitted hereunder shall be in writing and shall be sent through Registered with A/D to the addresses as follows, unless any change in address is communicated by either Party in writing:

First Party	Second Party
Miss. Leela Mukherjee, residing at 372 C, Prince Anwar Shah Road, Kolkata - 700045, P.S - Lake, P.O. - Lake Gardens. (Notice to be served at temporary accommodation during construction of New Building)	DUTTA REAL ESTATE having its principal office at 76/B, Netaji Subhas Chandra Bose Road, P.O. & P.S. - Regent Park, Kolkata - 700 040, District: South 24 Parganas, represented by its Sole Proprietor Mr. TARAK DUTTA (PAN No: AEWPD1534L; Aadhar No. 9125 8347 5731, Mobile No. 98305 07362) son of Late Kalipada Dutta, by faith - Hindu, by Profession - Developer, by Nationality - Indian, residing at 150D, Regent Colony, P.S. - Jadavpur (now Regent Park, P.O. - Regent Park, KMC Ward No. 97, Kolkata - 700 040, District: South 24 Parganas.
Mr. Utpal Mukherjee, residing at 188/70 Prince Anwar Shah Road, Kolkata - 700045 P.S - Lake, P.O. - Lake Gardens	
Mrs. Pqushali Mukherjee residing at 1/426, Gariahat Road (South), Jodhpur Park, P.S. Lake, Kolkata - 700068	

Leela Mukherjee  
Tasnuva Mukherjee

P. Mukherjee  
Utpal Mukherjee

DUTTA REAL ESTATE  
Tarak Dutta  
Proprietor

**FIRST SCHEDULE**  
(Premises)

ALL THAT piece and parcel admeasuring 3 Cottahs 12 Chittacks 28 square feet of land be the same a little more or less together with two storied old building standing thereon, (Total Area: 2100 Sq. Ft, Ground Floor - 1050 Sq. Ft. more or less, First Floor - 1050 Sq. Ft. more or less), (as measured by the Developer) comprised in Pargana Khaspore, Mouza Arakpore, J.L. No. 39, Touzi No. 56, Part of C.S. Plot No. 602 of Khatian No. 258, Scheme Plot No. 11, under the Zamindres Kumud Krishna Mondal and others of Bowali, 24 Parganas lying and situated at Premises No. 372 C, Prince Anwar Shah Road, Kolkata - 700045, P.S.: Lake, Ward No. 93 and the said premises has been assessed in the municipal records as Assessee No. 210930905379 butted and bounded as follows:

ON THE NORTH : Partly by Plot No. 174 and partly by 175 of 142, Prince Anwar Shah Road;

ON THE SOUTH : 20 ft, Wide Road maintained by KMC

ON THE EAST : by Plot No. 12

ON THE WEST : by Plot No. 10

**SECOND SCHEDULE**

(New Building)

Part - I (Owners' Allocation)

The Owners shall be entitled to ALL THAT three residential flats (each flat admeasuring 842 sq. ft built up area on the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> Floor of the newly constructed building [Owners Allocated Flats to be on the Right side of the New Building beside 372 D, Prince Anwar Shah Road, Kolkata - 700045]

DUTTA REAL ESTATE  
Proprietor

Dee la Mukherjee  
Faminier Mukherjee

P. Mukherjee  
Mugher-Mukherjee

together with undivided proportionate share of land comprised in the said premises attributable proportionately to the said constructed areas as aforesaid along with the common rights in the common parts of the proposed building at municipal premises No. 372 C, Prince Anwar Shah Road, Kolkata - 700045, P.S.: Lake Gardens, Ward No. 93. **TOGETHER WITH** two covered car parking spaces (each measuring 130 sq. ft.) and one covered space for shop [50% of the car parking space in the ground floor of the newly constructed G + 3 building is Owner's Allocation].

**TOGETHER WITH** a sum of Rs 18,00,000 (Rupees Eighteen Lacs) to the Owners (i.e. a Demand Draft of Rupees Six Lacs each in favour of (a) Utpal Mukherjee, (b) Leela Mukherjee and (c) Poushali Mukherjee, as a non-refundable consideration simultaneously with execution and registration of this Agreement and the Power of Attorney by the Owners to the Developer.

The above mentioned Individual Owner's Allocated portions shall be distributed among the individual Owners by executing and registering a Deed of Partition under the disposal of a registering authority by paying the proper Stamp Duty to have their individual demarcated portions as mentioned herein.

#### Part - II (Developer's Allocation)

1. Balance 50% of the Area i.e. one Flat on 1<sup>st</sup> Floor, one Flat on the 2<sup>nd</sup> Floor and one on 3<sup>rd</sup> Floor
2. Balance 50% of the car parking space on the ground floor after providing for the common service and amenities.
3. Developer shall get sale proceeds of the old construction material after demolition.

#### THIRD SCHEDULE

(List of original documents handed over by Owners to the Developer)

1. Original Deed of the Land of Premises No. 372 C, Prince Anwar Shah Road, Kolkata - 700045, P.S.: Lake Gardens, Ward No. 93.

P. Mukherjee  
 Utpal Mukherjee  
 Leela Mukherjee  
 Poushali Mukherjee

DUTTA REAL ESTATE  
 Proprietor



2. Original Power of Attorney of Miss. Camellia Mukherjee
3. Original Death Certificates of Late Anjali Mukherjee, Late Prosad Das Mukherjee, Late Sheela Mukherjee, Late Ujjwal Mukherjee

#### FOURTH SCHEDULE

(Common Amenities and Common Parts/Areas)

##### I. COMMON PARTS/AREAS

- a. RCC Foundation with RCC framed structure, column, beams, supports, stair cases on all floor, stair case landing on all floors, Main Gate and common passage on ground floor to top floor.
- b. Boundary walls, Outer walls of the Building and drive way
- c. Water pump, water pipe, drainage, water reservoir, overhead tank on roof, common plumbing installations.
- d. Installations and equipments for common services viz. Electrical wiring, sewerage, rain water pipes
- e. Lighting equipments in common passage, electrical fittings in staircase.
- f. Common electric meter and meter box
- g. Roof above 3<sup>rd</sup> Floor (Topmost floor of the building) - Access to all

Owners

##### II. COMMON AMENITIES

- a. Water pump and motor
- b. Overhead water tank
- c. Lift

#### FIFTH SCHEDULE

(Common Expenses to be borne jointly by all Flat Owners)

12. Expenses for maintenance of common areas and facilities including white washing, painting exterior portion of the building, boundary walls, entrance gate/door, stair case, landings. Expenses of cleaning and maintenance of drainage, water supply pipes, common parts.

Sheela Mukherjee  
Tasmin Mukherjee

P. Mukherjee  
Sujata Mukherjee

DUTTA REAL ESTATE  
Proprietor

2. Costs of cleaning, maintaining, electricity costs of light at main entrance, passages, stair cases, landings and other common areas used jointly by all flat owners.
3. Salaries payable to sweeper, watchman/security.
4. Municipal taxes and similar levies other than municipal tax assessed separately for each Flat Unit.
5. Cost of repairing and maintenance of water pump, electrical installations in common areas, service charges for common utilities.

#### SIXTH SCHEDULE

(Technical Specifications of the proposed construction)

Structure	Building designed on RCC Frame and foundation being earthquake resistant building
Steel	SRMB/Elegant or equivalent make
Cement	Ultratech/Lafarge make
Brick Work	First Class bricks cement mortar (1:6) for 200 mm 125 mm thick walls and 1:4 for 78 mm thick brick wall
Flooring	Good quality vitrified tiles flooring in all bedrooms and in the living-cum-dining area
Toilets	Flooring of anti-skid tiles with wall dados in colored ceramic tiles up to door height with modern CP fittings of Parryware/Hindware make, Geyser point with concealed Hot & Cold water pipeline and exhaust point
Kitchen	Flooring of anti-skid tiles of NITCO/ORIENT quality make with granite (telephone black) work/counter top and colored ceramic tiles with Stainless Steel sink, Geyser with Hot & Cold water pipeline and chimney points.

P. Mukherjee. Deela Mukherjee.  
 utpat Srivastava Tarnish Muzje

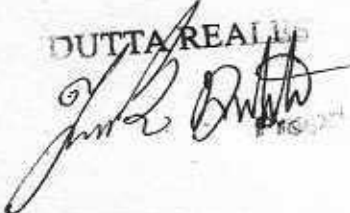
DUTTA REAL ESTATE  
 Anil Dutta

Windows	Aluminum powder coated make sliding extended windows (Box Grill) with required smoked glasses.
Doors	Seasoned Malayasian Sal wood frame and all internal flush doors and 35 mm wooden (Mahogany unpolished) Panel Door alongwith night latches (Godrej) and Collapsible gates for Main Door.
Sanitary Ware	All by JAQUAR/PARRYWARE make only
Grill	MS Grills
Electricals	Concealed copper wiring by Finolex provided from ground floor to each unit with adequate points, modular switches and MCB's al of Havells/Crabtree make
Water Supply	24 hours Water supply through KMC for which underground and overhead reservoirs to be installed on ground floor and roof with proper protection. PVC pipeline.
Roof	Water Proofing treatment done by Pidilite and completed tiles flooring along with roof insulation. Thick Boundary walls.
Staircase	Vitrified Tiles flooring & MS Railing with wood handle
Internal Walls	High Quality Internal Wall Care Putty of Birla/JK make over cement plastering
External Walls	Cement plastering finished with external putty on all sides, two coats primer and paints by an authorized applicator from Asian Paints/ICI. Damp proof treatment. Thick Boundary walls.
Lift	1 (One) Lift by LT Elevator (automatic) make of 4 to 5 Passengers

P. Muthayya  
 M. P. Mungu  
 Deela Mukherjee  
 Anwar Hussain

Telephone Wiring	Concealed wiring provided from ground floor up to each unit and in all rooms
Security System	Intercom with separate wiring from the ground floor/reception lobby for each individual flats with CCTV camera will be installed.
Exterior	Aesthetically designed Modern Elevation
Others	Car Wash Facility in the Ground Floor with tap Ground floor will be fixed with suitable tiles Main Gate with adequate lighting Common Toilets & Bathrooms for Servants in Ground Floor

P. J. Mulkenjee  
 उत्पल मलकेंजे  
 Deena Mulkenjee  
 Tasmin Mayer

DUTTA REALTY  


IN WITNESS WHEREOF the parties hereto have hereunder set and subscribed their respective hands and seals on the day month and year first above written.

**EXECUTED AND DELIVERED**

by the Owners in  
Kolkata in presence of:

1. Ashim Kumar Ghosh.  
2/12A, Ashokenagar,  
Kolkata-40.

2. Litan Majumdar.  
Alipore Cst. Court.  
P.S.-Alipore, Kol-27.

Paushali Mukherjee  
P. Mukherjee  
utpale Mukherjee  
Deena Mukherjee  
Tanusin Mukherjee

**EXECUTED AND DELIVERED**

by the Developer  
in Kolkata in presence of:

1. Ashim Kumar Ghosh.  
2/12A, Ashokenagar  
Kolkata-40.

2. Litan Majumdar.  
Alipore Cst. Court  
P.S.-Alipore, Kol-27

**DUTTA REAL ESTATE**

*[Signature]*  
Proprietor

Drafted by me  
Litan Majumdar.

**LITAN MAJUMDAR**  
Advocate  
Alipore Criminal Court  
P.S.-Alipore, Kol-27  
Enrol. No.-WB-1321/2003

## MEMO OF CONSIDERATION

RECEIVED Rs 18,00,000 (Rupees Eighteen Lacs) (i.e. a Demand Draft of Rupees Six Lacs each from the Developer in favour of (a) Utpal Mukherjee, (b) Leela Mukherjee and (c) Poushali Mukherjee, as a non-refundable consideration in the manner as follows:

Demand Draft No.	Date	Bank & Branch	In favour	Amount
669784	11-4-23	Bank of Baroda, Moore Avenue	Leela Mukherjee	Rs 6,00,000
669779	11-4-23	Bank of Baroda, Moore Avenue	Utpal Mukherjee	Rs 6,00,000
669780	11-4-23	Bank of Baroda, Moore Avenue	Poushali Mukherjee	Rs 6,00,000
Total:				Rs 18,00,000

*Poushali Mukherjee*

## Witnesses:

1. *Ashim Kumar Dhol.*  
2/12A, Ashokenagar,  
Kolkata-40.

2. *Lita Majumdar.*  
Alipore Col. Const  
P.S. - Alipore, Cal-27

*Poushali Mukherjee*  
*P. Mukherjee*  
*Utpal Mukherjee*  
*Leela Mukherjee*  
*Tasnuva Mukherjee*

SIG. OF OWNERS



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name LEELA MUKHERJEE  
 Signature Leela Mukherjee



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name UTPAL MUKHERJEE  
 Signature Utpal Mukherjee



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name PAUSHALI MUKHERJEE  
 Signature P. Mukherjee



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name JASMINE MUKHERJEE  
 Signature Jasmine Mukherjee



Thumb      1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name JARAR DUTTA

Signature

Thumb      1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....

Thumb      1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....

Thumb      1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....



















Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16012000897456/2023

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
1	Mr Utpal Mukherjee 188/70, Prince Anwar Shah Road,, City:- , P.O:- Lake Gardens, P.S:-Lake, District:- South 24-Parganas, West Bengal, India, PIN:- 700045	Land Lord			Utpal Mukherjee 12/4/23
2	Mrs Leela Mukherjee 372C, Prince Anwar Shah Road, City:- , P.O:- Lake Gardens, P.S:- Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700045	Land Lord			Leela Mukherjee
3	Mrs Paushali Mukherjee 1/426, Gariahat Road South, City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700068	Land Lord			Paushali Mukherjee 12/4/23

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
4	Jasmine Mukherjee 1/426, Gariahat Road South, Jodhpur Park, City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700068	Land Lord			Jasmine Mukherjee 12-04-2023
5	Paushali Mukherjee 1/426, Gariahat Road South, Jodhpur Park, City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700068	Attorney of Land Lord [ Camellia Mukherjee ]			Paushali Mukherjee 12/4/23
6	Shri Tarak Dutta 150 D , Regent Colony, City:- , P.O:- Regent Park, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040	Represent ative of Developer [Dutta Real Estate ]			Shri Tarak Dutta 12/9/2023
SI No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Litan Majumdar Son of Late Kiran Sankar Majumdar Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mr Utpal Mukherjee, Mrs Leela Mukherjee, Mrs Paushali Mukherjee, Jasmine Mukherjee, Paushali Mukherjee, Shri Tarak Dutta			Litan Majumdar 12-04-2023

(Tabis Ansari)

भारतीय गैर न्यायिक

पचास  
रुपये  
रु. 50



FIFTY  
RUPEES  
Rs. 50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 450578

**GENERAL POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS that I, CAMELLIA MUKHERJEE (PAN - AUTPM5757D), daughter of Ujjal Mukherjee, by faith Hindu, by occupation Service, by Nationality Indian,



Contd... P/2.

I take full responsibility for the contents of the document.  
- Camellia Mukherjee  
Camellia Mukherjee

**IN WITNESS WHEREOF**, I, do hereby put my signature on this General Power of Attorney this the 5 day of January Two Thousand Twenty Two (202<sup>3</sup>2) in presence of:

**WITNESSES:**

SEEN IN THE CONSULATE GENERAL OF INDIA  
NEW YORK, USA  
NO. USANC. 0055323  
DATE: JAN 18 2023  
THE CONSULATE DOES NOT HOLD ANY  
RESPONSIBILITY ABOUT THE CONTENTS  
OF THE DOCUMENTS



SIGNATURE OF THE EXECUTANT/PRINCIPAL

Bijender Kumar  
Consul (CPV)  
Consulate General of India  
New York

ACCEPTED

MOHAMMAD SHILLEH  
NOTARY PUBLIC  
State of Connecticut  
My Commission Expires  
March 31, 2026

Paushali Mukherjee  
SIGNATURE OF THE ATTORNEY



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



192023240011606891

GRN Details

GRN:	192023240011606891	Payment Mode:	Online Payment
GRN Date:	10/04/2023 10:51:25	Bank/Gateway:	State Bank of India
BRN :	CKW6092923	BRN Date:	10/04/2023 10:52:37
GRIPS Payment ID:	100420232001160688	Payment Init. Date:	10/04/2023 10:51:25
Payment Status:	Successful	Payment Ref. No:	2000897456/4/2023 [Query No*/Query Year]

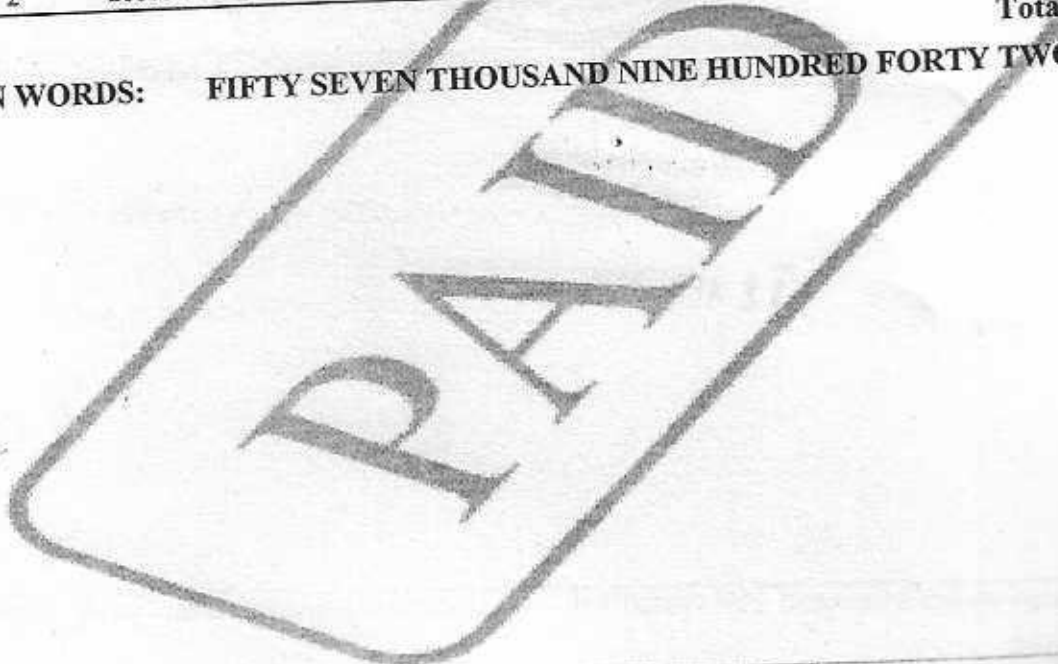
Depositor Details

Depositor's Name:	LITAN MAJUMDAR
Address:	ALIPORE POLICE COURT ,
Mobile:	9830507276
Depositor Status:	Advocate
Query No:	2000897456
Applicant's Name:	Mr LITAN MAJUMDAR
Identification No:	2000897456/4/2023
Remarks:	Sale, Development Agreement or Construction agreement Payment No 4
Period From (dd/mm/yyyy):	10/04/2023
Period To (dd/mm/yyyy):	10/04/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000897456/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	2000897456/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	18021
			<b>Total</b>	<b>57942</b>

IN WORDS: FIFTY SEVEN THOUSAND NINE HUNDRED FORTY TWO ONLY.



## Major Information of the Deed

Deed No :	I-1601-00789/2023	Date of Registration	13/04/2023
Query No / Year	1601-2000897456/2023	Office where deed is registered	
Query Date	05/04/2023 9:28:29 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	LITAN MAJUMDAR ALIPORE JUDGES COURT AND CRIMINAL COURT, Thana : Alipore, District : South24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830507276, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 18,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,82,26,126/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 18,053/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pr Anwar Shah Road, , Premises No: 372C, , Ward No: 093 Pin Code : 700045

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	3 Katha 12 Chatak 28 Sq Ft	1/-	1,68,79,500/-	Width of Approach Road: 20 Ft.,
<b>Grand Total :</b>				<b>6.2517Dec</b>	<b>1/-</b>	<b>168,79,500 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2100 Sq Ft.	1/-	13,46,626/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1050 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1050 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>2100 sq ft</b>	<b>1/-</b>	<b>13,46,626 /-</b>	

**Lord Details :**

o	Name,Address,Photo,Finger print and Signature
1	<b>Mr Utpal Mukherjee</b> Son of Late Prasad Das Mukherjee 188/70, Prince Anwar Shah Road,, City:- , P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: adxxxxx8g, Aadhaar No: 84xxxxxxxx8681, Status :Individual, Executed by: Self, Date of Execution: 12/04/2023 , Admitted by: Self, Date of Admission: 12/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/04/2023 , Admitted by: Self, Date of Admission: 12/04/2023 ,Place : Pvt. Residence
2	<b>Mrs Leela Mukherjee</b> Daughter of Late Prasad Das Mukherjee 372C, Prince Anwar Shah Road, City:- , P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: cxxxxxx5h, Aadhaar No: 24xxxxxxxx4822, Status :Individual, Executed by: Self, Date of Execution: 12/04/2023 , Admitted by: Self, Date of Admission: 12/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/04/2023 , Admitted by: Self, Date of Admission: 12/04/2023 ,Place : Pvt. Residence
3	<b>Mrs Paushali Mukherjee</b> Daughter of Late Ujjwal Mukherjee 1/426, Gariahat Road South, City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aixxxxx4d, Aadhaar No: 91xxxxxxxx5162, Status :Individual, Executed by: Self, Date of Execution: 12/04/2023 , Admitted by: Self, Date of Admission: 12/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/04/2023 , Admitted by: Self, Date of Admission: 12/04/2023 ,Place : Pvt. Residence
4	<b>Camellia Mukherjee</b> Daughter of Late Ujjwal Mukherjee Passport No.G0706625, 28 Rockwell Road, Bethel CT 06801, City:- , P.O:- Bethel CT, Ohio, United States, PIN:- 06801 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: United States, PAN No.:: auxxxxx7d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	<b>Jasmine Mukherjee</b> Daughter of Late Ujjwal Mukherjee 1/426, Gariahat Road South, Jodhpur Park, City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: fdxxxxx1k, Aadhaar No: 60xxxxxxxx3239, Status :Individual, Executed by: Self, Date of Execution: 12/04/2023 , Admitted by: Self, Date of Admission: 12/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/04/2023 , Admitted by: Self, Date of Admission: 12/04/2023 ,Place : Pvt. Residence

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Dutta Real Estate</b> 76/B, Netaji Subhas Chandra Bose Road, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: aexxxxx4l,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Arney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Paushali Mukherjee</b> Wife of Ujjwal Mukherjee 1/426, Gariahat Road South, Jodhpur Park, City:- , P.O:- Jodhpur Park, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: aixxxxxx4d, Aadhaar No: 91xxxxxxx5126 Status : Attorney, Attorney of : Camellia Mukherjee

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Tarak Dutta (Presentant )</b> Son of Late Kalipada Dutta 150 D , Regent Colony, City:- , P.O:- Regent Park, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxxx4l, Aadhaar No: 91xxxxxxx5731 Status : Representative, Representative of : Dutta Real Estate (as sole proprietor)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Litan Majumdar</b> Son of Late Kiran Sankar Majumdar Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr Utpal Mukherjee, Mrs Leela Mukherjee, Mrs Paushali Mukherjee, Jasmine Mukherjee, Paushali Mukherjee, Shri Tarak Dutta			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr Utpal Mukherjee	Dutta Real Estate-1.25033 Dec
2	Mrs Leela Mukherjee	Dutta Real Estate-1.25033 Dec
3	Mrs Paushali Mukherjee	Dutta Real Estate-1.25033 Dec
4	Camellia Mukherjee	Dutta Real Estate-1.25033 Dec
5	Jasmine Mukherjee	Dutta Real Estate-1.25033 Dec

**Transfer of property for S1**

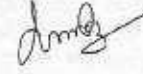
SI.No	From	To. with area (Name-Area)
1	Mr Utpal Mukherjee	Dutta Real Estate-420.00000000 Sq Ft
2	Mrs Leela Mukherjee	Dutta Real Estate-420.00000000 Sq Ft
3	Mrs Paushali Mukherjee	Dutta Real Estate-420.00000000 Sq Ft
4	Camellia Mukherjee	Dutta Real Estate-420.00000000 Sq Ft
5	Jasmine Mukherjee	Dutta Real Estate-420.00000000 Sq Ft



06-04-2023

Certificate of Market Value (WB PWT rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,82,26,126/-



Tabis Ansari  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 12-04-2023

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

Presented for registration at 18:15 hrs on 12-04-2023, at the Private residence by Shri Tarak Dutta ..

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

Execution is admitted on 12/04/2023 by 1. Mr Utpal Mukherjee, Son of Late Prasad Das Mukherjee, 188/70, Prince Anwar Shah Road,, P.O: Lake Gardens, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Retired Person, 2. Mrs Leela Mukherjee, Daughter of Late Prasad Das Mukherjee, 372C, Prince Anwar Shah Road, P.O: Lake Gardens, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Others, 3. Mrs Paushali Mukherjee, Daughter of Late Ujjwal Mukherjee, 1/426, Gariahat Road South, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession House wife, 4. Jasmine Mukherjee, Daughter of Late Ujjwal Mukherjee, 1/426, Gariahat Road South, Jodhpur Park, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Student

Identified by Mr Litan Majumdar, , , Son of Late Kiran Sankar Majumdar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

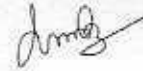
Execution is admitted on 12-04-2023 by Shri Tarak Dutta, sole proprietor, Dutta Real Estate (Sole Proprietorship), 76/B, Netaji Subhas Chandra Bose Road, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Identified by Mr Litan Majumdar, , , Son of Late Kiran Sankar Majumdar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by Paushali Mukherjee, , Wife of Ujjwal Mukherjee, 1/426, Gariahat Road South, Jodhpur Park, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by profession House wife as constituted attorney for Camellia Mukherjee Passport No.G0706625, 28 Rockwell Road, Bethel CT 06801, P.O: Bethel CT, Ohio, United States, PIN - 06801 is admitted by him

Identified by Mr Litan Majumdar, , , Son of Late Kiran Sankar Majumdar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Tabis Ansari  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

13-04-2023

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 18,053.00/- ( B = Rs 18,000.00/- , E = Rs 21.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 18,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/04/2023 10:52AM with Govt. Ref. No: 192023240011606891 on 10-04-2023, Amount Rs: 18,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKW6092923 on 10-04-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,921/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 26741, Amount: Rs.100.00/-, Date of Purchase: 28/03/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/04/2023 10:52AM with Govt. Ref. No: 192023240011606891 on 10-04-2023, Amount Rs: 39,921/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKW6092923 on 10-04-2023, Head of Account 0030-02-103-003-02



**Tabis Ansari**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - I SOUTH 24-  
PARGANAS**

**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2023, Page from 30123 to 30167

being No 160100789 for the year 2023.



*dmz*

Digitally signed by MD TABIS ANSARI  
Date: 2023.04.19 11:12:13 +05:30  
Reason: Digital Signing of Deed.

(Tabis Ansari) 2023/04/19 11:12:13 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)