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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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[Signature]
Director, West Bengal
Allpore, Sec-1, 24 Parganas

3 MAR 2020

**JOINT DEVELOPMENT AGREEMENT
WITH POWER OF ATTORNEY**

THIS JOINT DEVELOPMENT AGREEMENT made this
27th day of February TWO THOUSAND TWENTY (2020);

BETWEEN

788521

- 7 DEC 2019

Name : P. K. Chatterjee

Address :

Vendor : Advocate
Alipur Police Court
Kolkata-27

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700 001

Alipur Sahas


V.C.T.I
466

SRIJON
Alipur Sahas
others

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others

V.C.T.I
467





V.C.T.I
468

District Sub-Registrar-V
Alipura, South 24 Parganas
27 FEB 2020

SRIJON
Santanu Das
Partu
Rajendra Prasad Sarani
Alipura Police Court
P.O. P.S. Alipura
Kolkata - 700 001

(2)

- (1) **PARIN MUKHERJEE (PAN: CNEPM0615A)**, Aadhaar No. 6767 6135 1428, EMob: 8240044022, son of Late Prasadendra Nath Mukhopadhyay, by faith - Hindu, by occupation - Retired Person, by Nationality - Indian, residing at 61, Anjuman Ara Begum Row, P.O. - Tollygunge, Police Station - Jadavpur, Kolkata - 700033;
- (2) **SUBHRA CHATTOPADHYAY (PAN: ABVPC3594IQ)** Aadhaar No. 6576 0943 8637, EMob: 9674471234, son of Late Sabita Chatterjee, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at 61B, Southern Avenue, P.O. - Sarat Bose Road, Police Station - Lako, Kolkata - 700029;
- (3) **RABIN MUKHERJEE (PAN: CNWPM1322M)**, Aadhaar No. 3572 5269 5563, EMob: 8582998212, son of Late Prasadendra Nath Mukhopadhyay, by faith - Hindu, by occupation - Retired Person, by Nationality - Indian, residing at 61, Anjuman Ara Begum Row, P.O. - Tollygunge, Police Station - Jadavpur, Kolkata - 700033;
- (4) **SRABANI DAS (PAN: AIJPD9245IQ)**, Aadhaar No. 6529 7555 8634, Mob: 9433012354, wife of Nandadulal Das, daughter of Late Jaya Chatterjee (the deceased daughter of Late Prasadendra Nath Mukhopadhyay), by faith - Hindu, by occupation - Retired Person, by Nationality - Indian, residing at 282/1, B.M. Saha Road, P.O. - Uttarpara, Police Station - Uttarpara, District - Hooghly, Pin - 712233;
- (5) **SARBANI CHATTOPADHYAY (PAN: AKVPC4018P)**, Aadhaar No. 8198 7718 4643, Mob: 9830185957, wife of Santanu Chattopadhyay, daughter of Late Jaya Chatterjee (the deceased daughter of Late Prasadendra Nath Mukhopadhyay) by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at D-265, Shibpur BESUS Campus, Shibpur, P.O. - Shibpur, Police Station - Shibpur, District - Howrah, Pin - 711103;
- (6) **CHAITALI MUKHERJEE (PAN: AUFPM6307F)**, Aadhaar No. 9460 9286 6879, EMob: 9836916122, wife of Subhash Mukherjee, daughter of Late Jaya Chatterjee (the deceased daughter of Late Prasadendra Nath Mukhopadhyay), by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at E-45, Ramgarh, P.O. - Naktala, Police Station - Jadavpur, Kolkata - 700047;
- (7) **SIULI CHATTOPADHYAY (PAN: AJJPC0496E)**, Aadhaar No. 6056 1818 0128, EMob: 9231559022, wife of Suman Chattopadhyay, daughter of Late Jaya Chatterjee (the deceased daughter of Late Prasadendra Nath Mukhopadhyay), by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at A3/201, Sugam Park, 195, N.S. Road, P.O. - Narendrapur, Police Station - Sonarpur, Kolkata - 700103;
- (8) **SAUBHIK CHATTOPADHYAY (PAN: ADYPC7312E)**, Aadhaar No. 7924 0076 3872, Mob: 9334628557, son of Late Jaya Chatterjee (the deceased daughter of Late Prasadendra Nath Mukhopadhyay), by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at Flat No. G/724, Orchid Residency, Road No.7, Sonari, P. O. - Sonari, Police Station - Sonari, Jharkhand - 831011;
- (9) **JARA GANCULY (PAN: ADVPC9290N)**, Aadhaar No. 8578 1983 8723, Mob: 9007950974, daughter of Late Prasadendra Nath Mukhopadhyay, by faith - Hindu, by

occupation - Retired Person, by Nationality - Indian, residing at 23, Anjuman Ara Begum Row, P.O. - Tollygunge, Police Station - Jadavpur, Kolkata - 700033;

- (10) **BAISAKHI MOOKHERJI** (PAN: AYXPM008810), Aadhaar No.4817 3455 5252, Mob: 9903025800, wife of Late Probal Mukherjee, (The deceased son of Late Prasadendra Nath Mukhopadhyay), by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 8A, Anandi Apartment, Balshnabghata Lane, P.O. - Naktala, Police Station - Naktala, Kolkata - 700047;
- (11) **SRABONI SARKAR** (PAN: BASPS3558N), Aadhaar No.6138 8547 5939, Mob: 8777383185, wife of Shyamal Sarkar and daughter of Late Probal Mukherjee, (The deceased son of Late Prasadendra Nath Mukhopadhyay), by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 8A, Anandi Apartment, Balshnabghata Lane, P.O. - Naktala, Police Station - Naktala, Kolkata - 700047;
- (12) **SAHELI ROY** (PAN: AOUPR1069N), Aadhaar No.4517 8799 6596, Mob: 9830140831, wife of Arnab Ray and daughter of Late Pradipta Mukherjee, (The deceased son of Late Prasadendra Nath Mukhopadhyay), by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 8A, Anandi Apartment, Balshnabghata Lane, P.O. - Naktala, Police Station - Naktala, Kolkata - 700047;
- (13) **SMT. ABHA CHATTERJEE** (PAN: AITPC9731D), Aadhaar No.7632 3852 2855, Mob: 9163856687, wife of Aniya Kumar Chatterjee and daughter of Late Amarendra Nath Mukhopadhyay, by faith - Hindu, by occupation - Housewife, by nationality - Indian, residing at Apanjan Apartment, Andul Road, P.O. Andul, Police Station - Andul, District - Howrah, Pin - 711109;
- (14) **SMT. MRIDULA BATABYAL** (PAN: AWWPB1032B), Aadhaar No.7387 7152 1212, Mob: 8433097114, wife of Late Nirmal Batabyal and daughter of Late Amarendra Nath Mukhopadhyay, by faith - Hindu, by occupation - Housewife, by nationality - Indian, residing at 63F, Solimpur Lane, Dhakuria, P.O. Golpark, Police Station - Lake, Kolkata - 700031;
- (15) **SMT. MANJULA MUKHERJEE** (PAN: CNHPM4190H), Aadhaar No.2485 3278 3650, Mob: 9674600547, daughter of Late Amarendra Nath Mukhopadhyay, by faith - Hindu, by occupation - Unemployed, by nationality - Indian, residing at 61A, Anjuman Ara Begum Row, P.O. Tollygunge, Police Station - Jadavpur, Kolkata - 700033;
- (16) **SMT. KSHITIKA MUKHERJEE** (PAN: AXGPM1500L), Aadhaar No.7327 8193 7183, Mob: 9231538600, wife of Late Arindra Nath Mukherjee and daughter-in-law of Late Amarendra Nath Mukhopadhyay, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 39, Central Road, Anandaloke, Panthali, P.O. Panthali, Police Station - Panthali, Pin - 700110;
- (17) **SMT. ANINDITA MALLICK** (PAN: AYRPM1168N), Aadhaar No.2151 7628 1264, Mob: 9874776376, wife of Pijush Kumar Mallick and daughter of Late Arindra Nath Mukherjee, by faith - Hindu, by occupation - Housewife, by nationality - Indian, residing at Flat - 3-B,

(4)

3rd Floor, Malancha Apartment, 64/1B, Palkpara Row, P.O. Palkpara, Police Station — Belghoria, Kolkata — 700037;

(18) SRI ANUP AMARENDRANATH MUKHERJEE (PAN: ACZPM3733B), Aadhaar No. 4435 1386 5294, Mob: 9987117778, son of Late Amarendra Nath Mukhopadhyay, by faith — Hindu, by occupation — Retired Person, by nationality — Indian, residing at 303/A, Esia Hospital Road, Ramchandra Nagar, P.O. — Thane, Police Station — Thane, Maharashtra — 400604;

(19) SRI ADITYA MUKHERJEE (PAN: AEEP816253P), Aadhaar No. 2474 5894 6525, Mob: 7980550883, son of Late Amarendra Nath Mukhopadhyay, by faith — Hindu, by occupation — Retired Person, by nationality — Indian, residing at 389, Upen Banerjee Road, Parnasree Park, P.O. Parnasree, Police Station — Behala, Kolkata — 700060;

(20) SRI UTPAL MUKHERJEE alias UTPAL MUKHOPADHYAY (PAN: ADPPM4517L), Aadhaar No. 5213 9320 4147, Mob: 9433344199, son of Jogendra Nath Mukhopadhyay, by faith — Hindu, by occupation — Retired Person, Nationality — Indian, residing at 61E, Anjuman Ara Begum Row, P.O. — Charu Market, Police Station — Jadavpur, Kolkata — 700033, hereinafter collectively called the "OWNERS" (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, representatives and assigns) of the ONE PART.

AND

M/S. SRIJONI, (PAN No. ACJTS4437J) a Partnership firm, having its principal place of business at 25, Anjuman Ara Begum Row, P.O. Tollygunge, Police Station — Jadavpur, Kolkata — 700033, represented by its existing partners namely, (1) SRI UTPAL SAHA (PAN : BHIPS3128M), Aadhaar No. 3065 8895 6228, Mob: 8240410769, son of Late Suresh Chandra Saha, by faith — Hindu, by occupation — Business, residing at 55B, Anjuman Ara Begum Row, P.O. Tollygunge, Police Station — Jadavpur, Kolkata — 700033, (2) SRI PROVAS BHATTACHARJEE (PAN: ALGPB9255M), Aadhaar No. 3852 9505 3410, Mob: 8240429190, son of Late Bholu Nath Bhattacharjee, by occupation — Business, residing at 44/1, Prince Anwar Shah Road, P.O. Tollygunge, Police Station — Charu Market, Kolkata — 700033, (3) SRI RAJIB SAHA (PAN : BAFPS1365A), Aadhaar No. 7813 7474 7487, Mob: 9330043641, son of Dimal Saha, by occupation — Business, residing at 55B, Anjuman Ara Begum Row, P.O. Tollygunge, Police Station — Charu Market, Kolkata — 700033 and (4) SRI SANTANU BANERJEE (PAN : ALGPB9256J), Aadhaar No. 7601 7579 8177, Mob: 9831400765, son of Late Amar Nath Banerjee, residing at 2-5, Anjuman Ara Begum Row, P.O. Tollygunge, Police Station — Jadavpur, Kolkata — 700033, hereinafter collectively called the "DEVELOPER/ PROMOTER" (which expression shall unless excluded by or repugnant to the context be deemed to include the heirs of partners successors — in-interest and assigns) of the OTHER PART.

WHEREAS one Surendra Nath Mukhopadhyay was the absolute owner of a plot of land measuring 4 Cottah 14 Chittak 18 Sq.Ft. more or less together with pucca dwelling house thereon being premises No. 61, Anjuman Ara Begum Row, Kolkata lying and situated in Mouza — Chandpur, Taluk No. 6, Thana Sabek Tollygunge at Present Jadavpur, Khatian No. 15, being part of Dag No.

78 in sub-registry Alipore, Under the then Tollygunge Municipality Corporation at Present Kolkata Municipal Corporation under ward No. 94. His wife Sallabala Mukhopadhaya predeceased him. Sri Surendra Nath Mukhopadhaya died intestate leaving behind four sons namely PRASADENDRA NATH MUKHOPADHAYA, AMARENDRA NATH MUKHOPADHAYA, JOGENDRA NATH MUKHOPADHAYA and BUPENDRA NATH MUKHOPADHAYA become the joint absolute owners of the said property according to Hindu Succession Law.

AND WHEREAS One partition suit took place among the said Owners for their common interest in the year 1980 in the Ld. 3rd Court of Civil Judges (Sr. Division) at Alipore 24 Pgs (South).

AND WHEREAS the said Bupendra Nath Mukhopadhaya the youngest son of Late Surendra Nath Mukhopadhaya, as per solenama filed in the partition suit TS 27 of 1980 in the Ld. 3rd Court of Civil Judges (Sr. Division) at Alipore 24 Pgs (S), relinquished his undivided 1/4th share of the said property being premises no. 61, Anjuman Ara Begum Row, P.O. -Tollygunge, Kolkata - 700 033, P.S. Jadavpur by getting walty money in favour of Prasadendra Nath Mukhopadhaya, Asha Mukhopadhaya, Utpal Mukhopadhaya, Papi Mukhopadhaya, Debika Mukhopadhaya and Balsakhi Nath accordingly.

AND WHEREAS the said Jogendra Nath Mukhopadhaya the third eldest son of Late Surendra Nath Mukhopadhaya died intestate leaving behind wife Asha Mukhopadhaya only son Utpal Mukhopadhaya and Three daughters namely Balsakhi Nath wife of Ramendra Nath, Papi Mukhopadhaya and Devika Mukhopadhaya as his heirs and legal representatives and share of the property left by the deceased devolved upon them in equal shares according to Hindu Succession Law and the said Asha Mukhopadhaya, Balsakhi Nath, Papi Mukhopadhaya and Debika Mukhopadhaya relinquished their right title interest of the said property in favour of Utpal Mukhopadhaya and by virtue of the Final Decree for Partition Suit on 21/07/80 as per order passed by the Ld. 3rd Court of Civil Judge (SR Division) at Alipore 24 Pgs. (S) Title Suit No.27 of 1980 (Partition) and also by executing "NADABI PATRA" in favour of Utpal Mukhopadhaya in respect of share of their right title and interest of the said property. Subsequently Asha Mukhopadhaya died her only son Utpal Mukhopadhaya become the sole owner of the premises No. 61B Anjuman Ara Begum Row, P.O. Tollygunge-Kolkata -700033, P.S. -Jadavpur measuring land area 1176 Sq.ft. i.e. 1 Kottah 10 Chittak 06 Sq.Ft. along with pucca dwelling house shown as Plot A in the annexed plan of the said Final Decree for Partition and right to use common passage as shown in the annexed plan of the said Final Decree for Partition and he mutated his name in Kolkata Municipal Corporation under Assessee No.21-094-01-0100-1 accordingly.

AND WHEREAS the said Amarendra Nath Mukhopadhaya the second eldest son of Late Surendra Nath Mukhopadhaya by virtue of the said final decree for partition suit become the sole Owner of the premises No. 61A, Anjuman Ara Begum Row, P.O. - Tollygunge, Kolkata -700033, P.S. -Jadavpur measuring land area 1403 sq.ft. i.e. 1 Kottah 15 Chittak 08 Sq.ft. along with pucca dwelling houses shown as plot - B in the annexed plan of the said Final Decree for Partition suit and right to use common passage as shown in the annexed plan of the said Final Decree for Partition and he has mutated his name in the Kolkata Municipal Corporation under A/N: 210940100999 accordingly.

AND WHEREAS the said Amarendra Nath Mukhopadhaya died intestate on 22/09/1981 leaving behind his wife Binn Mukherjee three sons namely, Arindra Nath Mukherjee, Anup

(6)

Amarendranath Mukherjee, Aditya Mukherjee and three daughters Abha Chatterjee, Mridula Batabyal and Manjula Mukherjee respectively.

AND WHEREAS Arindra Nath Mukherjee the son of Late Amarendra Nath Mukherjee died intestate on 27/12/2007 leaving behind his wife Kalpana Mukherjee and daughter Anindita Mallick as legal heirs and successors on his part.

AND WHEREAS Bina Mukherjee the wife of Late Amarendra Nath Mukherjee subsequently died on 11/04/2017 and by virtue of the said Final Decree for Partition Suit and/or succession the following owners become the joint owners of the said land measuring land area 1403 Sq.ft i.e. 1 Kotha 15 Chittak 08 Sq.ft. along with old pucca dwelling house shown as plot -B in the annexed plan of the said Final Decree for Partition Suit and right to use common passage as shown in the annexed plan of the said Final Decree for Partition being premises No. 61A, Anjuman Ara Begum Row, P.O. Tollygunge, Kolkata -700033, P.S. -Jadavpur KMC Ward No. 94 namely (1) Abha Chatterjee; (2) Mridula Batabyal; (3) Manjula Mukherjee; (4) Kalpana Mukherjee; (5) Anindita Mallick; (6) Anup Amarendranath Mukherjee and (7) Aditya Mukherjee and they have mutated their names in the Kolkata Municipal Corporation under Assessee No. 21-094-07 - 0039-9 accordingly.

AND WHEREAS the said Prasadendra Nath Mukhopadhaya alias Prasad Mukherjee the eldest son of Late Surendra Nath Mukhopadhyay by virtue of the said Final Decree for Partition suit become the sole owner of the premises No. 61, Anjuman Ara Begum Row, P.O. - Tollygunge, Kolkata -700033, P.S. -Jadavpur measuring land area 949 sq.ft. i.e. 1 Kottah 05 Chittak 04 Sq.ft. along with pucca dwelling house shown as plot - C in the annexed plan of the said Decree for Partition and right to use common passage as shown in the annexed plan of the said Decree for Partition and he mutated his name in the Kolkata Municipal Corporation under A/N: 21094010074 accordingly.

AND WHEREAS the said Prasadendra Nath Mukhopadhaya alias Prasad Mukherjee and his wife Lila Mukherjee both of them died intestate on 15/02/1990 and 15/12/1996 respectively leaving behind five sons namely Parin Mukherjee, Rabin Mukherjee, Partha Mukherjee, Probal Kumar Mookherjee and Pradipta Mukherjee and three daughters namely Sabita Chatterjee, Jaya Chatterjee and Jaba Ganguly respectively.

AND WHEREAS Jaya Chatterjee and her husband S. K. Chatterjee alias Susil Kumar Chatterjee both of them died intestate on 07/12/1996 and 14/05/2004 respectively leaving behind four daughters namely Srabani Das, Stuti Chattopadhyay, Chaitali Mukherjee, Sarbani Chattopadhyay and only son Saubhik Chattopadhyay as legal heirs and successors on her part.

AND WHEREAS Probal Kumar Mookherjee died intestate on 14/12/2008 leaving behind his wife Balsakhi Mookherji and only daughter Sraboni Sarkar as legal heirs and successors on his part.

AND WHEREAS Pradipta Mukherjee and his wife Swastika Mukherjee also died intestate on 24/01/2018 and 20/03/2014 respectively leaving behind only daughter Saheli Roy as their legal heir and successor on his part.

AND WHEREAS Sabita Chatterjee the daughter of Late Prasadendra Nath Mukhopadhaya and her husband Gurudas Chatterjee both of them died intestate on 30/12/2018 and 24/10/2011

respectively leaving behind her only son Subhra Chattopadhyay as legal heir and successor on her part.

AND WHEREAS Partha Mukherjee died intestate on 19/08/2019 as unmarried and issueless and accordingly his proportionate share devolved upon the rest owners according to Hindu Succession Law.

AND WHEREAS by virtue of the said Partition Suit and/or succession the following Owners become the joint owner of the said land measuring 949 Sq.ft i.e. 1 Katak 05 Chittak 04 Sq. Ft. along with old pucca dwelling house shown as plot -C in the annexed plan of the said Final Decree for Partition Suit and right to use common passage as shown in the annexed plan of the said Final Decree for Partition being premises No. 61 Anjuman Ara Begum Row, P.O. Tollygunge, Kolkata - 700 033, P.S - Jadavpur KMC Ward No. 94 namely (1) Parin Mukherjee (2) Subhra Chattopadhyay (3) Rabin Mukherjee; (4) Srabani Das; (5) Siuli Chattopadhyay; (6) Chaitali Mukherjee; (7) Sarbani Chattopadhyay; (8) Saubhik Chattopadhyay; (9) Jaba Ganguly; (10) Balsakhi Mookherji, (11) Srabani Sarkar and (12) Saheli Roy and they have mutated their names in the Kolkata Municipal Corporation under Assessee No. 21-094-01-0074-4 accordingly.

AND WHEREAS the landowners have lost their original deed and therefore made one GD at Jadavpur Police Station being GD No. 2251 dated 22/12/2016 and also brought the same under public notification by giving notices in the Statesman dated 15/02/2017 and in the Pratidin dated 15/02/2017.

AND WHEREAS subsequently the owners [1] ABILA CHATTERJEE, [2] MRIDULA BATASYAL, [3] MANJULA MUKHERJEE, [4] KALPANA MUKHERJEE, [5] ANINDITA MALLICK, [6] ANUP AMARENDRANATH MUKHERJEE, [7] ADITYA MUKHERJEE being Premises No. 61A, Anjuman Ara Begum Row, P.O - Tollygunge, P.S - Jadavpur, Kolkata - 700 033 having land areas 1403 sq.ft i.e. 1 Katak 15 chittacks 08 sq.ft have amalgamated their land for their common interest with UTPAL MUKHOPADHYAY, Being the owner of Premises No. 61B, Anjuman Ara Begum Row, P.O - Tollygunge, P.S - Jadavpur, Kolkata - 700 033 having land area 1176 sq.ft i.e. 1 Katak 10 chittacks 06 Sq.ft by executing a Deed of Exchange being registered in Book No. 1, volume No. 1601-2019, Pages 118137 to 118177 being no. 160102457 at DSR-I, South 24 Parganas, Allpore, dated 7th August, 2019 for their common interest accordingly.

AND WHEREAS after amalgamation the owners [1] ABILA CHATTERJEE, [2] MRIDULA BATASYAL, [3] MANJULA MUKHERJEE, [4] KALPANA MUKHERJEE, [5] ANINDITA MALLICK, [6] ANUP AMARENDRANATH MUKHERJEE, [7] ADITYA MUKHERJEE and [8] UTPAL MUKHOPADHYAY become the absolute joint Owners of the land area measuring 1 katak 15 chittack 08 sq.ft being premises No. 61A, Anjuman Ara Begum Row, P.O - Tollygunge, P.S - Jadavpur, Kolkata - 700 033 and 1 Katak 10 Chittack 06 Sq.ft being premises No. 61B, Anjuman Ara Begum Row, P.O - Tollygunge, P.S - Jadavpur, Kolkata - 700 033 totalling 3 Katak 09 Chittack 14 Sq.ft accordingly along with consolidated dwelling structure of 1790 sq.ft as recorded in the Deed of Exchange executed by them.

AND WHEREAS subsequently the owners [1] ABILA CHATTERJEE, [2] MRIDULA BATASYAL, [3] MANJULA MUKHERJEE, [4] KALPANA MUKHERJEE, [5] ANINDITA MALLICK, [6] ANUP AMARENDRANATH MUKHERJEE, [7] ADITYA MUKHERJEE and [8] UTPAL

MUKHOPADHYAY have mutated their names in the Kolkata Municipal Corporation as the absolute owners of the amalgamated land measuring 3 Katak 09 Chittack 14 sq.ft along with dwelling structure being the merged premises as decided by K.M.C. No.61A, Anjuman Ara Begum Row, P.O - Tollygunge, P.S - Jadavpur, Kolkata - 700 033, Ward No. 94 under KMC under Assessee No. 21-094-01-0099-9 accordingly.

AND WHEREAS the Owners [1] ABHA CHATTERJEE, [2] MRIDULA BATABYAL, [3] MANJULA MUKHERJEE, [4] KALPANA MUKHERJEE, [5] ANINDITA MALLICK, [6] ANUP AMARENDRANATH MUKHERJEE, [7] ADITYA MUKHERJEE and [8] UTPAL MUKHOPADHYAY being owners of premises No. 61A, Anjuman Ara Begum Row, P.O - Tollygunge, P.S - Jadavpur, Kolkata - 700033 have further amalgamated their land area measuring 3 Katak 09 Chittack 14 sq.ft with owners [1] PARIN MUKHERJEE, [2] SUBHRA CHATTOPADHYAY [3] RABIN MUKHERJEE [4] SRABANI DAS [5] SARBANI CHATTOPADHYAY, [6] CHAITALI MUKHERJEE, [7] SIULI CHATTOPADHYAY, [8] SAUBHIK CHATTOPADHYAY, [9] JABA GANGULY [10] BSAIKHI MOOKHERJI, [11] SRABONI SARKAR [12] SAHELI ROY being Premises No. 61, Anjuman Ara Begum Row, P.O - Tollygunge, P.S - Jadavpur, Kolkata - 700 033 having land area measuring 949 sq.ft i.e. 1 Katak 05 chittack 04 sq.ft by executing a Deed of Exchange being registered in Book No. 1, Volume No.1603-2019, Pages 138421 to 138470, being no.160304306 at DSR-III, Allpore, dated 18th December, 2019 for their common interest accordingly.

AND WHEREAS after amalgamation of their premises No.61, 61A and 61B, Anjuman Ara Begum Row, P.O - Tollygunge, P.S - Jadavpur, Kolkata - 700 033, the owners [1] ABHA CHATTERJEE, [2] MRIDULA BATABYAL, [3] MANJULA MUKHERJEE, [4] KALPANA MUKHERJEE, [5] ANINDITA MALLICK, [6] ANUP AMARENDRANATH MUKHERJEE, [7] ADITYA MUKHERJEE [8] UTPAL MUKHOPADHYAY [9] PARIN MUKHERJEE, [10] SUBHRA CHATTOPADHYAY [11] RABIN MUKHERJEE [12] SRABANI DAS [13] SARBANI CHATTOPADHYAY, [14] CHAITALI MUKHERJEE, [15] SIULI CHATTOPADHYAY, [16] SAUBHIK CHATTOPADHYAY, [17] JABA GANGULY [18] BSAIKHI MOOKHERJI, [18] SRABONI SARKAR and [20] SAHELI ROY become the absolute Joint Owners of the land area measuring 03 Katak 09 Chittack 14 Sq.ft being premises No. 61A, Anjuman Ara Begum Row, P.O - Tollygunge, P.S - Jadavpur, Kolkata - 700 033 and 01 Katak 05 Chittack 04 Sq.ft being premises No. 61, Anjuman Ara Begum Row, P.O - Tollygunge, P.S - Jadavpur, Kolkata - 700 033 totalling 04 Katak 14 Chittack 18 Sq.ft along with consolidated dwelling structure of 3162 sq.ft as recorded in the Deed of Exchange accordingly.

AND WHEREAS subsequently the Owners [1] Abha Chatterjee, [2] Mridula Batabyal, [3] Manjula Mukherjee, [4] Kalpana Mukherjee, [5] Anindita Mallick, [6] Anup Amarendranath Mukherjee, [7] Aditya Mukherjee [8] Utpal Mukhopadhyay [9] Parin Mukherjee, [10] Subhra Chattopadhyay [11] Rabin Mukherjee [12] Srabani Das [13] Sarbani Chattopadhyay, [14] Chaitali Mukherjee, [15] Siuli Chattopadhyay, [16] Saubhik Chattopadhyay, [17] Jaba Ganguly [18] Baisakhi Mookherji, [18] Sraboni Sarkar and [20] Saheli Roy have mutated their names in the Kolkata Municipal Corporation as the absolute Owners of the amalgamated land measuring 04 katah 14 chittack 18 sq.ft along with dwelling structure being the merged premises as decided by KMC No. 61, Anjuman Ara Begum Row, P.O - Tollygunge, P.S - Jadavpur, Kolkata - 700 033, Ward No.94, under Assessee No. 21-094-01-0074-4 accordingly.

AND WHEREAS the Landowners hereof categorically state that, as Lawful bonafide joint-owners of the said Premises they are now in absolute Khas possession of the said Premises, free from all encumbrances and are holding, enjoying and occupying the same without any interruption whatsoever.

AND WHEREAS the Landowners hereof are now desirous of developing their said Premises by constructing thereupon a multi-storied building in accordance with the building plan intended to be caused to be sanctioned by the authorities of the Kolkata Municipal Corporation.

AND WHEREAS the Developer hereof is an experienced Promoter and Building engaged in the field of building promotion and construction and having come to know the intention of the Landowners hereof, duly approached the Landowners and made an offer for construction of a brick-built (RCC) Building on the land of the Landowner according to the Municipal sanctioned Building Plan at the entire costs and expenses of the Developer and the Landowners have accepted such offer on the terms, conditions and stipulations as appearing hereunder.

NOW THIS AGREEMENT WITNESSETH as follows:

- I. That the Present Agreement for Development shall deem to have been commenced on and with effect from the ^{9th} day of February, 2020.
- II. The Landowners represent and declare as follows:
 - a. That Landowners hereto are seized and possessed of and /or otherwise well and sufficiently entitled to the said premises (fully and particularly described in the First Schedule written hereunder) as lawful joint- owners thereof and the Developer has inspected and searched out the marketability of the said land and has made themselves fully satisfied therewith.
 - b. That the said premises land is free from all encumbrances and the Landowners hereof have good, valid and Lawful marketable title till date in all respects relating to the said premises /Land.
 - c. That the said premises and of the Landowners are also free from all kinds of charges, Liens, Liens, attachments, trusts, acquisitions and requisition of any nature whatsoever till date.
 - d. That there is no legal bar or otherwise for the Landowners to obtain the necessary consents and permission that may be required under the Law of the Land in dealing with the said premises /Land in any manner whatsoever.
 - e. That the Landowners as Lawful Owners of the said premises have full right and authority to sign and execute the present Agreement with the Developer hereof for construction of a Building thereon and there are no other claimants/owners of the said land / property other than persons described as 'Landowners' herein and the Landowners undertake to indemnify the Developer of any Loss or Injury which may be suffered by the Developer due to any act or omission of any other claimant/owner' who may be present in respect of the said premises/land apart from the persons described as 'Landowners' herein.
 - f. That the Landowners have not granted and / or agreed, committed or contracted or even entered into any Agreement for Sale, Agreement for Development or Lease or any other

Agreement whatsoever in respect of the said premises /land or any part or portion thereof with any person or persons till date and neither have they created any mortgage, charge nor attachment over the said Land/premises with any other encumbrances of any manner whatsoever.

- g. That the Landowners have not yet done any act, deed, matter or thing whereby or by reason whereof the development of the said premises /land may be prevented or affected in any manner whatsoever by the Developer hereof.

III. The Landowners and the Developer do hereby declare and covenant as follows:-

- a) The Landowners hereby grant exclusive right and authority to the Developer to conduct the Development work in respect of the said premises /Land of the Landowners by constructing thereon a proposed multi-storied building (hereinafter for the sake of brevity referred to as the building) in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation. The Developer undertakes to carry out the Construction by maintaining good standards, but the details of construction shall be decided exclusively by the Developer in consultation with the landowners and their approval.
- b) The Developer shall complete the construction of the proposed multi-storied Building on the said premises /Land within a period of 24 (twenty four) months from the date of sanction of the Building Plan and vacant physical possession of the said building to be demolished whichever is later. The cost and expenses for drawing up the Site Plan and Building Plan or further plan for the further construction of floor or floors shall be borne by the Developer.
- c) That all applications, building plan and other papers and documents, if any, that may be required by the Developer for the purpose of obtaining the sanction of the building plan/plans and for any other reason necessary for facilitation of the said development, shall be prepared by the developer on behalf of the Landowners at the Developer's cost and expenses. However, all such plan/application shall be signed by the Landowners as and when request is made by the Developer therefore.
- d) That immediately upon obtaining the sanctioned building plan, the Developer shall be in actual constructive possession of the said premises to start the Development work thereon. However, for preparation of the Site plan, Building plan and Soil test, the Developer will be entitled to have access on the said premises as and when so required by the Developer.
- e) That the landowners shall, at the request of the developer, deliver vacant possession of the premises to the developer for the commencement of the development work at the said premises within 15 days of such request by the developer and the developer shall at his own cost provide for appropriate accommodation, as per landowners choice, to the land owners being actually relocated, for such period during which the project is completed and the Landowner's allocation is handed over to the Landowners by the Developer.
- f) That the Landowners and the Developer shall exclusively be entitled to their respective share of allocation (morefully mentioned in the Second Schedule written hereunder) in

the building with the right to transfer or otherwise deal with or dispose of the same without any claim or interest therein whatsoever from the other party.

- g) That the Landowners hereof in connection with the present agreement for Development as well as for all other related acts, deeds and things, shall sign and execute a registered General Power of Attorney unto and in favour of the Developer hereto empowering thereunder to do and perform all such acts, deeds and things that are required to be done for developing the said premises by completing the construction work of the proposed multi-storied building and also, to sell the flats, units and other constructed spaces thereunder in favour of the prospective purchaser(s) in respect of allocated portion of the Developer.
- h) That simultaneously with the execution of these presents the Landowners shall deliver all the Original Deeds, Documents and / or Court order(s) and any other papers and documents, Municipal Tax Bill(s) or Receipts relating to the existing Building and all other original papers, documents, record-of-rights and plans relating to the said existing Building shall also be delivered to the Developer herein and all such documents will remain with the Developer till the date of the registration of all flats on all floors of the proposed building excepting the flats allotted to the Landowners and after completion of such registration and after the formation of an Association with owners of all the flats and Garages or spaces, such original documents will be handed over to the Secretary of the Building Owners' Association. In any event the Association will be the ultimate custodian of such documents.

IV. Allocation of space in the building:

The Developer shall on completion of the Building, put the Landowners in Khas peaceful possession of the Landowners' allocation (morefully described in Part - I of the Second Schedule written hereunder) TOGETHER WITH the rights of the proportionate undivided Land and the rights in common to the common facilities and amenities relating to the Building which will be enjoyed proportionately with other Owners of Flat/Unit or space of the building. All other portions of the building, apart from what is specified in Part - I of the Second Schedule written hereunder, shall form part of the Developer's Allocation together with proportionate share and / or interest in the land the common areas and facilities of the building together with the demolition (salvage) material of the existing building and the Developer shall be at absolute liberty to deal with such allocation at the Developer's sole discretion.

V. Consideration:-

- (a) The Developer shall be at liberty with exclusive right and authority to negotiate and execute Agreement for Sale and / or transfer for the sale of floors/flats of the proposed building excluding and except the space provided for Landowners' allocation, with any prospective Purchaser(s) at such consideration and on such terms and conditions as the Developer shall think fit and proper. The Developer shall execute and register the necessary Deed of Conveyance/s unto and in favour of the purchaser or purchasers towards sale of flat or flats and/or units and spaces in the building.

- (b) The Landowners shall execute Registered General Power of Attorney in the favour of the Developer for the purpose of construction of the proposed building on the land of the Landowners and also related job or work for construction and also towards sale of the portions in the building falling within the Developer's allocation.

VI. Building and Other related matters:-

- 6.1 ~~The Developer shall at the Developer's own costs and liability and responsibility and risk~~ make the construction and complete the multi-storied building at the said premises in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation and to that end, upon handing over of possession of the property to the developer by the Landowner, the developer shall commence demolition of the existing building at the said premises at its cost and the developer shall have the right to appropriate and dispose of the material obtained upon demolition of the existing building at the sole discretion of the developer.
- 6.2 The Developer shall install and erect in the said building at the Developers' own costs electricity run pumps, water storage tanks, overhead reservoirs, electric wirings, fittings and installations and other facilities as are required to be provided in the residential building having self-contained flats constructed for sale of flats on ownership basis.
- 6.3 On and from the date of taking over Constructive possession of the said premises by the Developer for starting the construction work of the said proposed building, any Liability becoming due on account of the Municipal rates and taxes as also other outgoings in respect of the said Premises for new construction of the building and all such time so long the possession of the Landowners' allocation are handed over, shall become and paid by the Developer. It is made specifically clear that, all outstanding dues on account of Municipal rates and taxes as also other outgoings in respect of the said Land till the date of handing over possession of the said Premises to the Developer hereof in terms of the present Agreement for starting the constructional work of the proposed building shall remain the Liability of the Landowners and shall be borne and paid by the Landowners and when called upon by the Developer without raising any objection thereto.
- 6.4 As soon as the building is completed, the Developer shall give written notice to the Landowners requiring the Landowners to take possession of the Landowners' allocation in the building. After 30 (thirty) days from the date of service of such notice and at all times thereafter the Landowners shall be responsible for payment of all Municipal and Statutory taxes, rates, duties and other Liabilities/impositions that are payable in respect of the Landowners' allocation in the building.
- 6.5 Both the Developer and the Landowners herein will enjoy their respective allocations/ portions absolutely (morefully described in the Second Schedule written hereunder) in the said multi-storied building forever with absolute right and authority to hold, use, occupy, transfer, sale, gift, mortgage and assign the same in any manner they like. All such right and authority of the parties hereto in no way could be taken off or infringed either of the party under any circumstances. Further provided, that the allocation of the respective portions of the Landowners and the Developer has been voluntarily decided

and agreed to by and between all the parties to this agreement out of their own free will without any coercion, inducement or influence, whatsoever, and the parties hereto undertake not to raise any dispute in the future in respect of the allocations as described in the Second Schedule written hereunder.

VII. Common Restrictions:

- 7.1 Neither party hereof shall use their respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor shall use the same in such manner which might have caused any nuisance or hazard to the other occupants of the building.
- 7.2 Both the Landowners and the Developer shall keep the interior walls, floors, sewers, drains, pipe and other fittings and fixtures of the respective allocation in the building in good, running and workable condition so the same may not cause any damage to the building.
- 7.3 Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulative in or about to the building or in the compounds, corridors or any other portion or portions of the building.

VIII. Landowner's Obligation:

- 8.1 The Landowners shall extend their co-operative hands in the matter of completion of construction of the Building and shall be liable for any delay or obstruction caused in the process of demolition of the existing building and construction of the proposed building and sale thereof due to any act or omission on the part of the Landowners, for which the Landowners shall be liable to pay to the Developer a sum of Rs. 5,000/- for every month of delay beyond the date of completion of the project as per this Agreement.
- 8.2 The Landowners doth hereby agree and covenant with the Developer not to let out, grant Lease, mortgage and/or to create charge or part with possession of the said premises or any portion thereof in favour of any Third Party.
- 8.3 That the Landowners shall execute a Registered General Power of Attorney in favour of the Developer to enable the Developer to take all necessary actions for and on behalf of the Landowners for commencing the work of construction and completion of the Building Project and selling of the flats or apartments or floor spaces or garages, falling within developer's allocation or otherwise, alienated or dispose of the same including arrangement for funds. The Irrevocable General Power of Attorney as shall be executed by the Landowners in favour of the Developer shall be registered before the competent authority.

IX. Developer's Obligation:

- 9.1 The developer doth hereby agree and covenants with the Landowners to complete the construction work of the proposed multi-storied building within stipulated period from the date of obtaining the sanctioned building plan or taking vacant possession whichever is later of the said building to be demolished failing which the Developer shall be liable to pay the Landowners a sum of Rs. 5,000/- for every month of delay beyond the stipulated period of completion of the project. Provided however, that the penalty shall be payable to

by the Developer only in a situation where the delay for which such penalty is being paid arises out of any act or omission exclusively on the part of the Developer subject to the exception of the Act of God for which another six months may be taken by the Developers for the completion of the said project.

- 9.2 The Developer hereby also agrees not to sell transfer or incumber the Landowners' allocation and the Developers shall be entitled to enter into any Agreement for Sale ~~or to deal with the Developers' allocation and the Landowners will remain bound to execute all such Agreement for Sale concerning Developers' allocation if so required by the Developer.~~
- 9.3 Execute all Such Agreement for Sale Concerning Developer's Allocation if so required by the Developer.
- 9.4 The Developer may get this Agreement and the aforementioned Power of Attorney registered, if necessary at his own costs and expenses.
- 9.5 The Developer shall be entitled to give possession letter in respect of the flats at the time of delivery of Owners' allocation.
- 9.6 The Developer shall also be entitled to provide the building sanction plan and completion certificate to the Owners.
- 9.7 The developer also handover the administration of the premises to the flat owners' association.

X. Consideration:

- 10.1 The respective allocation of the Landowners and the developer shall be the consideration of this agreement and none of the parties hereto shall claim any further consideration in the form of money or otherwise in terms of this agreement.
- 10.2 The Parties hereto, upon fulfillment of the terms of this agreement shall exonerate each other of any further claims, whatsoever.

XI. Force Majeure, Dispute Redressal & Jurisdiction:

- 11.1 Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, strike and/or any other act or commission beyond the control of the parties hereto.
- 11.2 In case any disputes and differences between the parties hereto arising out of agreement regarding the construction or interruption of any of the terms and conditions herein or determination of any liability or otherwise touching these presents shall be referred to a sole Arbitrator to be nominated by both the parties. Developer shall nominate the Advocate as its arbitrator and owner also shall have right to appoint their own Advocate and the same shall be deemed to be reference within the meaning of the Arbitration and Conciliation Act, 1996 and /or the act as may be enacted and the statutory amendments or modification there under and the award given by such arbitrators shall be binding and conclusive on both the parties hereto. The Arbitration shall have summary powers. The Arbitrators shall have the power to appoint an umpire in case of any differences to such award to be passed by the Umpire shall be in accordance with the provision of the Arbitration and Conciliation Act, 1996.

- 11.3 That allocation of flats and car parking spaces in respect of the Owner's and the Developers' will be specifically shown and mentioned in the separate Supplementary Agreement between the parties hereto.
- 11.4 If any agreement executed in respect of this property on or before execution of this Agreement that will be treated as cancelled and this Instant Agreement will be effective from the date of execution of this presence.
- 11.5 That the ultimate roof of the said proposed building shall be used for common purposes of all the flats owners of the premises and before handing over of possession of the flat or flats or portion of the said newly constructed building, if any damage or repair is to be required it will be done by the Developer at its own costs.
- 11.6 At least one year time to take by the Developer after handover the flat for any damage, leakage etc.

THE FIRST SCHEDULE ABOVE REFERRED TO
(THE LAND / SAID PREMISES)

ALL THAT piece and parcel of revenue paying Bastu Land admeasuring an area of 4 (four) Cottahs, 14 (fourteen) Chittak and 18 (eighteen) Square feet be the same a Little more or less together with two storied pucca old dwelling house each floor measuring about 1581 sq.ft. more or less and lying and situated at and being Premises No. 61, Anjuman Ara Begum Row, Kolkata - 700 033, Police Station - Jadavpur, Kolkata - 700 033 appertaining to Mouza - Chandpur, Touzi No. 6, Khalan No. 15, being part of Dag No. 778, within KMC Ward No. 94, under the purview of the Additional District Sub-Registration office at Allpore in the District of 24-Parganas (South) which is bulled and bounded as follows :-

ON THE NORTH : By 12 feet wide K.M.C.,
ON THE EAST : By premises No.62 Anjuman Ara Begum Row, Kolkata-700 033
ON THE SOUTH : By premises No. 55/B Anjuman Ara Begum Row, Kolkata-700 033
ON THE WEST : By Kalabagan C.I.T. Park.

THE SECOND SCHEDULE ABOVE REFERRED TO
(PART-I)

ALL THAT THE LANDOWNERS ALLOCATION: shall mean 50% area of the total constructed area of the proposed G+IV storied building out of which (i) one flat situated in the North-Western side of the Fourth Floor, measuring about 894 sq.ft. super built up area more or less, (ii) one flat situated in the South-Eastern side of the First Floor, measuring about 728 sq.ft. super built up area more or less, (iii) one flat situated in the North-Eastern side of the First Floor, measuring about 728 sq.ft. super built up area more or less, (iv) one flat situated in the South-Eastern side of the Third Floor, measuring about 728 sq.ft. super built up area more or less, (v) one flat situated in the North-Western side of the Second Floor, measuring about 894 sq.ft. super built up area more or less and (vi) one flat situated in the South-Eastern side of the Second Floor, measuring about 728 sq.ft. super built up area more or less and 50% area of the total sanctioned car parking space situated on the Ground of the proposed building as per building plan to be sanctioned from the

Kolkata Municipal Corporation TOGETHERWITH undivided proportionate share of land, morefully mentioned in the First Schedule herelnabove and right to use all common are-as, facilities and all easement rights, along with all fittings and fixtures of doors, windows, electrical, wiring, sanitary and plumbing installations to be provided as per the specification of work given hereunder of the said Premises being amalgamated Premises No.61, Anjuman Ara Begum Row, Police Station - Jadavpur, Kolkata - 700033, within the jurisdiction of the Kolkata Municipal Corporation, Ward No.94, District 24 Pargana (South).

If the allocated area of Land owners' allocation in the respective flats is/are more or less than 50% of the total sanctioned area, in that case the more or less area will be adjusted between the parties herein upon payment of money consideration as per prevailing market rate.

PART-II

DEVELOPERS' ALLOCATION shall mean all residential flats and other spaces including the car parking spaces in the Ground Floor measuring the remaining portion (Other than owners' allocation mentioned in the part - I of the Second Schedule written hereunder) of total area of the building to be allocated in accordance with the provisions hereunder stated in the developer / Builder together with proportionate share and / or interest in the land the common areas and facilities of the building.

(SPECIFICATION)

GENERAL

The proposal is consideration is for construction of a new Multi storied R.C.C. framed building with one central staircases along with Lift facility to be constructed in compliance of the drawings already prepared on the basis of the proposal prepared broadly on the basis of the payment building rules of the Calcutta Municipal Corporation and be executed the direction and guidance of our architect and structure engineer concerned on its approval. All the construction and design works shall be in compliance with relevant latest I.S. code of practice.

All concreting of R.C.C. work would be of grade and will have mix proportioning not lesser than 4:2:1 (i.e. 3 parts stone chips 1½ parts of sand to 1 part of cement by volume). With steel reinforcements as per the design and direction of our structure engineer concerned.

All external brick work would be generally 200mm (8") thick and all internal partition / internal walls by 75mm (3") thick. However the partition walls separating two apartments will be 125mm (5") thick.

The item - with brief specification follows :

FLOORING:

The entire floor will be of vitrified tiles of 2' x 2' of Kajaria / Johnson made.

KITCHEN:

In kitchen there will be steel sink with board and water filter connection and water tap of branded company with granite top.

TOILET:

The toilet floors are to be finished with white marble slab with vitrified tiles skirting all around upto Six ft.

FRAME:

Door frame will be made of Sal wood along with commercial 36mm/25mm as required commercial flush door.

WINDOW:

Window will be of Aluminum Channels along with guard and glass.

SANITARY / PLUMBING FITTINGS:

Pipe materials should be of supreme. From overhead tank dropping pipe should be 2" diameter and distribution water pipes to all flats should be 1/2" Rain water pipe should be diameter of 4" inches. Drainage pipe should be diameter of 6" thick.

STAIRCASE:

The staircase will be provided with marble as per design provided by the Developer.

ELECTRICAL:

All electrical light fittings common areas such as driveway side front & near open spaces, staircases, entrance lobby, corridor main entrance gate / gates etc are to be provided as per design and suitability of the builder. Separate meter to be provided for common areas. Two light, One Fan and One Three Pin Plug Point and one A.C. Point to be provided in the Bed Room and Dining Space as well & One light and Two Plug Points to be provided in the Toilet. One additional Three- Pin Plug point to be provided in the dining space for water purifier.

PLASTERING / FINISHING:

All internal surfaces will have - 1/2" thick plaster to all vertical surfaces with mortar mixed in the proportion of 6 parts of sand to one part of cement by volume. The ceiling will have 1/2" thick plaster with mortar mixed in the proportion of 4 parts of sand to one of cement by volume. There will be a 3mm average thick gypsum plaster (Plaster of Paris) of superior quality.

The external surfaces will have thickness 15mm sand finished plaster of sand cement ratio of 6 : 1 by volume.

PAINTING WORK:

All the M.S. Grills and wooden frames and leafs shall be painted with two coats of enamel paints non coat of primer.

The external surfaces will be finished with suitable paints as per decision of the architect in consultation with the builder. All internal walls will be of plaster of Paris.

TO COMPLY ALL THE TERMS AND CONDITIONS OF THIS AGREEMENT the Owners intend to nominate, appoint and constituted jointly (1) SRI UTPAL SAHA (PAN : BHIPS3128M), Aadhaar No.3065 8895 6228, Mob: 8240410769, son of Late Suresh Chandra Saha, by faith- Hindu, by occupation - Business, residing at 55B, Anjuman Ara Begum Row, P.O. Tollygunge, Police Station - Jadavpur, Kolkata -700033, (2) SRI PROVAS BHATTACHARJEE (PAN:ALGPB9255M), Aadhaar No.3852 9505 3410, Mob: 8240429190,

son of Late Bholu Nath Bhattacharjee, by occupation - Business, residing at 44/1, Prince Anwar Shah Road, P.O. Tollygunge, Police Station - Charu Market, Kolkata - 700033, (3) SRI RAJIB SAHA (PAN : BAFPS1365A), Aadhaar No.7823 7474 7487, Mob: 9330043641, son of Birmal Saha, by occupation - Business, residing at 55B, Anjuman Ara Begum Row, P.O. Tollygunge, Police Station - Charu Market, Kolkata - 700033 and (4) SRI SANTANU BANERJEE (PAN : ALGPB9256J), Aadhaar No.7601 7579 2117, Mob: 9831400765, son of Late Amar Nath Banerjee, residing at 25, Anjuman Ara Begum Row, P.O. Tollygunge, Police Station - Jadavpur, Kolkata - 700033, partners of M/S. SRIJONI, (PAN No.ACJFS4437J) a partnership firm, having its principal place of business at 25, Anjuman Ara Begum Row, P.O. Tollygunge, Police Station - Jadavpur, Kolkata - 700033, as our true and lawful Constituted Attorney to do any act for us and on our behalf such acts, deeds, matters and things and for the purpose as hereinafter expressed.

NOW KNOW YE BY THESE PRESENTS That We, (1) PARIN MUKHERJEE, son of Late Prasadendra Nath Mukhopadhyay, by faith - Hindu, by occupation - Retired Person, by Nationality - Indian, residing at 61, Anjuman Ara Begum Row, P.O. - Tollygunge, Police Station - Jadavpur, Kolkata - 700033; (2) SUBHRA CHATTOPADHYAY, son of Late Sabita Chatterjee, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at 61B, Southern Avenue, P.O. - Sarat Bose Road, Police Station - Lake, Kolkata - 700029; (3) RABIN MUKHERJEE, son of Late Prasadendra Nath Mukhopadhyay, by faith - Hindu, by occupation - Retired Person, by Nationality - Indian, residing at 61, Anjuman Ara Begum Row, P.O. - Tollygunge, Police Station - Jadavpur, Kolkata - 700033; (4) SRIBANI DAS, wife of Nandadulal Das, daughter of Late Jaya Chatterjee (the deceased daughter of Late Prasadendra Nath Mukhopadhyay), by faith - Hindu, by occupation - Retired Person, by Nationality - Indian, residing at 282/1, B.M. Saha Road, P.O. - Uttarpara, Police Station - Uttarpara, District - Hooghly, Pin - 712233; (5) SARBANI CHATTOPADHYAY, wife of Santanu Chattopadhyay, daughter of Late Jaya Chatterjee (the deceased daughter of Late Prasadendra Nath Mukhopadhyay), by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at D-265, Shibpur BESUS Campus, Shibpur, P.O. - Shibpur, Police Station - Shibpur, District - Howrah, Pin - 711103; (6) CHAITALI MUKHERJEE (PAN: AUPM16307J), wife of Subhash Mukherjee, daughter of Late Jaya Chatterjee (the deceased

daughter of Late Prasadendra Nath Mukhopadhyay), by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at E-45, Ramgarh, P.O. - Naktala, Police Station - Jadavpur, Kolkata - 700047; (7) **SIULI CHATTOPADHYAY**, wife of Suman Chattopadhyay, daughter of Late Jaya Chatterjee (the deceased daughter of Late Prasadendra Nath Mukhopadhyay), by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at A3/201, Sugam Park, 125, N.S. Road, P.O. - Narendrapur, Police Station - Sonarpur, Kolkata - 700103; (8) **SAUBHIK CHATTOPADHYAY**, son of Late Jaya Chatterjee (the deceased daughter of Late Prasadendra Nath Mukhopadhyay), by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at Flat No. G/724, Orchid Residency, Road No.7, Sonari, P.O. - Sonari, Police Station - Sonari, Jharkhand - 831011; (9) **JARA GANGULY**, daughter of Late Prasadendra Nath Mukhopadhyay, by faith - Hindu, by occupation - Retired Person, by Nationality - Indian, residing at 23, Anjuman Ara Begum Row, P.O. - Tollygunge, Police Station - Jadavpur, Kolkata - 700033; (10) **BAISAKHI MOOKHERJI**, wife of Late Probal Mukherjee, (The deceased son of Late Prasadendra Nath Mukhopadhyay), by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 8A, Anandi Apartment, Baishnabghata Lane, P.O. - Naktala, Police Station - Naktala, Kolkata - 700047; (11) **SRABONI SARKAR**, wife of Shyamal Sarkar and daughter of Late Probal Mukherjee, (The deceased son of Late Prasadendra Nath Mukhopadhyay), by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 8A, Anandi Apartment, Baishnabghata Lane, P.O. - Naktala, Police Station - Naktala, Kolkata - 700047; (12) **SAHELI ROY**, wife of Arnab Roy and daughter of Late Pradipta Mukherjee, (The deceased son of Late Prasadendra Nath Mukhopadhyay), by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 8A, Anandi Apartment, Baishnabghata Lane, P.O. - Naktala, Police Station - Naktala, Kolkata - 700047; (13) **SMT. ABHA CHATTERJEE**, wife of Aniya Kumar Chatterjee and daughter of Late Amarendra Nath Mukhopadhyay, by faith - Hindu, by occupation - Housewife, by nationality - Indian, residing at Anjara Apartment, Andul Road, P.O. Andul, Police Station - Andul, District - Howrah, Pin - 711109; (14) **SMT. MRIDULA BATABYAL**, wife of Late Nirmal Batabyal and daughter of Late Amarendra Nath Mukhopadhyay, by faith - Hindu, by occupation - Housewife, by nationality - Indian, residing at 63F, Sellimpur Lane, Dhakuria, P.O. Golpark, Police Station - Lake, Kolkata - 700031; (15) **SMT. MANJULA MUKHERJEE**, daughter of Late Amarendra Nath Mukhopadhyay, by faith - Hindu, by occupation - Unemployed, by nationality - Indian, residing at 61A, Anjuman Ara Begum Road, P.O. Tollygunge, Police Station - Jadavpur, Kolkata - 700033; (16) **SMT. KALPANA MUKHERJEE**, wife of Late Arindra Nath Mukherjee and daughter-in-law of Late Amarendra Nath Mukhopadhyay, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 39, Central Road, Anandaloke, Panihati, P.O. Panihati, Police Station - Panihati, Pin - 700110; (17) **SMT. ANINDITA MALLICK**, wife of

Pijush Kumar Mallick and daughter of Late Arindra Nath Mukherjee, by faith - Hindu, by occupation - Housewife, by nationality - Indian, residing at Flat - 3B, 3rd Floor, Malarcha Apartment, 64/1B, Paikpara Row, P.O. Paikpara, Police Station - Belghoria, Kolkata - 700037; (18) SRI ANUP AMARENDRANATH MUKHERJEE, son of Late Amarendra Nath Mukhopadhyay, by faith - Hindu, by occupation - Retired Person, by nationality - Indian, residing at 303/A, Esis Hospital Road, Ramchandra Nagar, P.O. - Thane, Police Station - Thane, Maharashtra - 400604; (19) SRI ADITYA MUKHERJEE, son of Late Amarendra Nath Mukhopadhyay, by faith - Hindu, by occupation - Retired Person, by nationality - Indian, residing at 389, Upon Banerjee Road, Parnasree Pally, P.O. Parnasree, Police Station - Behala, Kolkata - 700060; (20) SRI UTPAL MUKHERJEE alias UTPAL MUKHOPADHYAY, son of Jogendra Nath Mukhopadhyay, by faith - Hindu, by occupation - Retired Person, Nationality - Indian, residing at 61B, Anjuman Ara Begum Row, P.O. - Charu Market, Police Station - Jadavpur, Kolkata - 700033, do hereby and hereunder nominate, constitute, authorize, empower and appoint jointly (1) SRI UTPAL SAHA, son of Late Suresh Chandra Saha, by faith - Hindu, by occupation - Business, residing at 55B, Anjuman Ara Begum Row, P.O. Tollygunge, Police Station - Jadavpur, Kolkata - 700033, (2) SRI PROVAS BHATTACHARJEE, son of Late Bholu Nath Bhattacharjee, by occupation - Business, residing at 44/1, Prince Anwar Shah Road, P.O. Tollygunge, Police Station - Charu Market, Kolkata - 700033, (3) SRI RAJIB SAHA, son of Bimal Saha, by occupation - Business, residing at 55B, Anjuman Ara Begum Row, P.O. Tollygunge, Police Station - Charu Market, Kolkata - 700033 and (4) SRI SANTANU BANERJEE, son of Late Amar Nath Banerjee, residing at 25, Anjuman Ara Begum Row, P.O. Tollygunge, Police Station - Jadavpur, Kolkata - 700033, partners of M/S. SRIJONI, a Partnership firm, having its principal place of business at 25, Anjuman Ara Begum Row, P.O. Tollygunge, Police Station - Jadavpur, Kolkata - 700033, to execute all or any of the following acts, deeds, things and matter in respect of our said property that is to say:

- 1) To appoint engage on our behalf Advocate, Solicitors, whenever our said attorney shall think fit and proper to do so for the purpose of management of the said property and to discharge and/or terminate his/their appointment.
- 2) To sign, execute, register, affirm and verify any petitions applications, affidavits, to K. M. C., Declarations to K. M. C. etc. and to sign on building Plan or Plans and other necessary documents of the K.M.C. including Completion Certificate and to obtain sanction building plan and water, drainage, sanctions and bonds, indemnities etc. and such other papers and documents as may be necessary or required in respect of the said premises as our Attorney shall think fit and proper.
- 3) To settle, adjust, compound, compromise or submit to all complaint, actions, suits, accounts, Plaints and disputes between us and other person or persons to compound

or compromise the same, if any arising out of the said property or any agreement or deed relating to the same.

- 4) To appear for and represent us before all statutory bodies in the office of the C.E.S.C. Ltd./K.M.C. Government authorities for permission to transfer and all other purposes relating to the said amalgamated premises and before any Magistrate and in all other Department or offices in connection with the said land/premises.
- 5) To appoint appropriate persons sign plans and enter into any negotiations, contracts and/or agreement for sale, and/or leasing out portion or portions of the said premises to any person or persons.
- 6) To give valid and effective receipts and discharges for all payments as may be received and/or realized by our said Attorney from any person or persons.
- 7) To apply for and obtain telephone, electricity water sewerage, drainage Sanctioned Plan, completion Certificate of this property, gas and other public utility services in the said premises and for the said purpose to sign execute and submit all necessary applications papers and documents and to all acts, deeds, matters and thing as the said property shall think proper.
- 8) To enter into agreement for sale for Developer's Allocation as per supplementary agreement to be signed after obtaining the sanctioned building plan by K.M.C. and to receive from the Intending Purchaser or Purchasers any earnest money and the balance of the consideration money for completion of such sale or sales and to give good valid receipts and discharges for the same which will protect the Purchaser or Purchasers and to sign, execute and register the deed of conveyance in favour of the Purchaser or purchasers in respect of Developer's Allocation mentioned in this Development Agreement and also execute the Deed of Conveyance in favour of the purchaser or purchasers, if required on our behalf.

AND GENERALLY to do, execute and perform any other act or acts, deeds, matter or thing whatsoever which in the Opinion of our said Attorney ought to be done executed and performed in relation to our said property as fully and effectually as we could do the same as if personally present And we hereby agree and undertake to ratify and confirm all and whatsoever our said attorney under this Power on our behalf hereinbefore contained shall lawfully do, execute or perform in exercise of the Power, authorities and hereby conferred them any by virtue of this Deed.

IN WITNESSES WHEREOF both the parties hereto have subscribed their respective hands on this day month and year first above written.

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

WITNESSES

1. ~~Prabir Kumar Banerjee~~
PC-66
Ranjana Sanani
P.O. Asgumpur,
Kolkata-700059
2. S. Nanda Anil Das
282/1, B.N. Saha Road,
Bank Park,
P.O. HINDIA FOR
DI: HOOGHLY 712233.

1. Parin Mukherjee
2. Subhra Chatterjee
3. Ratim Mukherjee
4. Srabani Das.
5. Srabani Chatterjee
6. Chaitali Mukherjee
7. Siuli Chatterjee
8. Jambhik Chatterjee
9. Jaba Chatterjee
10. Baisakhi Mukherjee
11. Srabani Sankar.
12. Sayeli Roy
13. Abha Chatterjee
14. Mridula Babuajal
15. Manjula Mukherjee
16. Kalpana Mukherjee
17. Anindita Mallick.
18. Anup Anandrasoth Mukherjee
19. Aditya Mukherjee
20. Utpal Mukherjee Min-cc Utpal Mukherjee

SIGNATURE OF THE OWNERS

(23)

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

WITNESSES

1. Mr. B. Banerjee.

PC- CC

~~Bank of India~~

PO - Asansol

W.P. 400059

2. Nanda Anand Das.

282/1 B.M. Saha Rd.

Bank Park

P.O. HIND MOTOR

D7, Hooghly

712233.

① Utpal Saha.

② Mrs Banerjee.

③ R. B. Saha

④ Santanu Das

SIGNATURE OF THE DEVELOPER

Drafted By:

R. R. Chatterjee

Advocate

Alipore Court

Kolkata-700027

28/7/88

PHI

PHI



| THUMB FINGER | FIRST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|--------------|--------------|---------------|-------------|--------------|
| | | | | |
| | | | | |

NAME:

SIGNATURE: *Paris Singh*



| | THUMB FINGER | FIRST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|------------|--------------|--------------|---------------|-------------|--------------|
| LEFT HAND | | | | | |
| RIGHT HAND | | | | | |

NAME:

SIGNATURE: *Sankar Nath Singh*



| | THUMB FINGER | FIRST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|------------|--------------|--------------|---------------|-------------|--------------|
| LEFT HAND | | | | | |
| RIGHT HAND | | | | | |

NAME:

SIGNATURE: *Rajiv Manchay*



| | THUMB FINGER | FIRST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|------------|--------------|--------------|---------------|-------------|--------------|
| LEFT HAND | | | | | |
| RIGHT HAND | | | | | |

NAME:

SIGNATURE: *Sankar Nath Singh*



| | THUMB FINGER | FIRST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|------------|--------------|--------------|---------------|-------------|--------------|
| LEFT HAND | | | | | |
| RIGHT HAND | | | | | |

NAME:
SIGNATURE: *Surbamini Chattopadhyay*



| | THUMB FINGER | FIRST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|------------|--------------|--------------|---------------|-------------|--------------|
| LEFT HAND | | | | | |
| RIGHT HAND | | | | | |

NAME:
SIGNATURE: *Chaitali Mukherjee*



| | THUMB FINGER | FIRST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|------------|--------------|--------------|---------------|-------------|--------------|
| LEFT HAND | | | | | |
| RIGHT HAND | | | | | |

NAME:
SIGNATURE: *Siuli Chattopadhyay*



| | THUMB FINGER | FIRST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|------------|--------------|--------------|---------------|-------------|--------------|
| LEFT HAND | | | | | |
| RIGHT HAND | | | | | |

NAME:
SIGNATURE: *Sambhu Chattopadhyay*

PHOTO

PHOTO



| | THUMB FINGER | FIRST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|--|--------------|--------------|---------------|-------------|--------------|
| | | | | | |
| | | | | | |

NAME:
SIGNATURE: *Jarba...*



| | THUMB FINGER | FIRST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|------------|--------------|--------------|---------------|-------------|--------------|
| LEFT HAND | | | | | |
| RIGHT HAND | | | | | |

NAME:
SIGNATURE: *Bisakli Mankhaji*



| | THUMB FINGER | FIRST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|------------|--------------|--------------|---------------|-------------|--------------|
| LEFT HAND | | | | | |
| RIGHT HAND | | | | | |

NAME:
SIGNATURE: *Shobani Sankar*



| | THUMB FINGER | FIRST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|------------|--------------|--------------|---------------|-------------|--------------|
| LEFT HAND | | | | | |
| RIGHT HAND | | | | | |

NAME:
SIGNATURE: *Sulehi Roy*



| | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

16
 Name Adinidita Mallick



| | Thumb | 1 st finger | Middle Finger | Ring Finger | Small F Finger |
|------------|-------|------------------------|---------------|-------------|----------------|
| left hand | | | | | |
| right hand | | | | | |

17
 Name Anup. Anandkrishna Murthy



| | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

18
 Name Aditya Murthy



| | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

19
 Name Upal Mukherjee since Upal Mukhopadhyay



| | THUMB FINGER | FIRST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|------------|--------------|--------------|---------------|-------------|--------------|
| LEFT HAND | | | | | |
| RIGHT HAND | | | | | |

NAME: Utpal Saha



| | THUMB FINGER | FIRST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|------------|--------------|--------------|---------------|-------------|--------------|
| LEFT HAND | | | | | |
| RIGHT HAND | | | | | |

NAME:
SIGNATURE: Utpal Saha



| | THUMB FINGER | FIRST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|------------|--------------|--------------|---------------|-------------|--------------|
| LEFT HAND | | | | | |
| RIGHT HAND | | | | | |

NAME:
SIGNATURE: Rijal Saha



| | THUMB FINGER | FIRST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|------------|--------------|--------------|---------------|-------------|--------------|
| LEFT HAND | | | | | |
| RIGHT HAND | | | | | |

NAME:
SIGNATURE: Sanjay Kumar

Govt. of West Bengal
 Directorate of Registration & Stamp Revenue
 e-Challan

Payment Mode Online Payment

Bank : State Bank of India
 BRN Date: 25/02/2020 17:12:18

192019200195020051

Date: 25/02/2020 17:11:47

CKM3109504

DEPOSITOR'S DETAILS

Name : UTPAL SAHA
 Contact No. :
 E-mail :
 Address : 65B ANJUMAN ARABEGUM ROW JADAVPUR KOLKATA 700033
 Applicant Name : Mr R Roy
 Office Name :
 Office Address :
 Status of Depositor : Buyer/Claimant
 Purpose of payment / Remarks : Sale, Development Agreement or Construction Agreement
 Payment No 8

Id No. : 16300000191881/6/2020
 (Query No./Every Year)

Mobile No. : +91 9051398720

PAYMENT DETAILS

| Sl No | Identification No. | Head of VC Description | Head of VC | Amount (₹) |
|--------------|-----------------------|----------------------------------|--------------------|---------------|
| 1 | 16300000191881/6/2020 | Property Registration Stamp duty | 0030-02-103-003-02 | 19970 |
| 2 | 16300000191881/6/2020 | Property Registration Fees | 0030-03-104-001-16 | 60 |
| Total | | | | 2 0030 |







In Words : Rupees Twenty Thousand Thirty only



Government of West Bengal








Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name : South 24-Parganas
Signature / LTI Sheet of Query No/Year 1030000191881/2020

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









| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|-----------|---|--|------------------------------------|
| 1 | PARIN MUKHERJEE 61, Anjuman Ara Begum Row, P.O:- Tollygunge, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700033 | Land Lord |  |  | Parin Mukherjee 27.2.20 |
| 2 | SUBHRA CHATTOPADHYAY 61B, Southern Avenue, P.O:- Sarat Bose Road, P.S:- Lake, District:- South 24-Parganas, West Bengal, India, PIN - 700029 | Land Lord |  |  | Subhra Chattopadhyay 27/02/2020 |
| 3 | RABIN MUKHERJEE 61, Anjuman Ara Begum Row, P.O:- Tollygunge, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700033 | Land Lord |  |  | Rabin Mukherjee 27/2/20 |

I. Signature of the Person(s)









at Private Residence.

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|-----------|---|--|-------------------------------------|
| 4 | SRABANI DAS 202/1, B.M. Saha Road, P.O:- Uttarpara, P.S:- Uttarpara, District:- Hooghly, West Bengal, India, PIN - 712233 | Land Lord |  |  | Srabani Das 27.2.20 |
| 5 | SARBANI CHATTOPADHYAY D- 205, Shilpur BESUS Campus, Shilpur,, P.O:- Shilpur, P.S:- Shilpur, District:-Howrah, West Bengal, India, PIN - 711103 | Land Lord |  |  | Sarbani Chattopadhyay 27.2.20 |
| 6 | CHAITALI MUKHERJEE E-45, Ramgarh, P.O:- Naktala, P.S:- Jadaipur, District:-South 24- Parganas, West Bengal, India, PIN - 700047 | Land Lord |  |  | Chaitali Mukherjee 27.2.20 |
| 7 | SIULI CHATTOPADHYAY A3/201, Sugam Park, 105, N.S. Road, P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103 | Land Lord |  |  | Siuli Chattopadhyay 27.2.20 |







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

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|--|---|--|----------------------------------|
| 8 | Shri UTPAL SAHA 55D, Anjuman Ara Begum Row, P.O:- Tollygunge, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700033 | Representative of Developer [SRIJONI] |  |  | Utpal Saha 27.2.20 |
| 9 | SAUBHIK CHATTOPADHYAY G/724, Orchid Residency, Road No.7, Sonari, P.O:- Sonari, P.S:- SAHIBGANJ NAGAR, District:- Sahibganj, Jharkhand, India, PIN - 831011 | Land Lord |  |  | Saubhik Chattopadhyay 27/2/20 |
| 10 | JABA GANGULY 23, Anjuman Ara Begum Row, P.O:- Tollygunge, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700033 | Land Lord |  |  | Jabanganguly 27.2.20. |
| 11 | BAISAKHI MOOKHERJEE BA, Anandi Apartment, Balshrabhata Lane, P.O:- Naktala, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700047 | Land Lord |  |  | Baisakhi Mookherjee 27.2.20. |







1. Signature of the Person(s) admitting the Execution as Private Real-estate.

| No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|-----|--|-----------|---|---|--------------------------------|
| 1 | SRABONI SARKAR BA, Anandi Apartment, Balshnabghata Lane, P.O:- Naktala, P.S:- Jadavpur, District:-South Bengal, India, PIN - 700047 | Land Lord |  |  | Sraboni Sarkar 07.2.2020 |
| 3 | SAHELI ROY SA, Anandi Apartment, Balshnabghata Lane, P.O:- Naktala, P.S:- Jadavpur, District:-South Bengal, India, PIN - 700047 | Land Lord |  |  | Saheli Roy 27.2.2020 |
| 14 | Smt ABHA CHATTERJEE Anjan Apartment, Andul Road, P.O:- Andul, P.S:- Andul, District:-Howrah, West Bengal, India, PIN - 711109 | Land Lord |  |  | Abha Chatterjee 27.2.20 |
| 15 | Smt MRIDULA BATASYAL 63F, Salimpur Lane, Chakuria, P.O:- Golpark, P.S:- Lake, District:- South 24-Parganas, West Bengal, India, PIN -700031 | Land Lord |  |  | Mridula Batasyal 27.2.20 |

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

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|-----------|---|--|-------------------------------|
| 16 | Smt MANJULA MUKHERJEE 61A, Anjuman Ara Begum Road,, P.O:- Tollygunge, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700033 | Land Lord |  |  | Manjula Mukherjee 27.2.20 |
| 17 | Smt KALPANA MUKHERJEE 39, Central Road, Anandaloka, Panihati, P.O:- Panihati, P.S:- Sodepur, District:-North 24-Parganas, West Bengal, India, PIN - 700110 | Land Lord |  |  | Kalpana Mukherjee 27.2.20 |
| 18 | Smt ANINDITA MALLICK 3B, 3rd Floor, Malancha Apt 64/1B, Palkpara Row, P.O:- Palkpara, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700037 | Land Lord |  |  | Anindita Mallik 27/02/2020 |

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



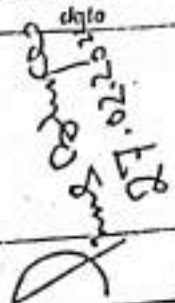


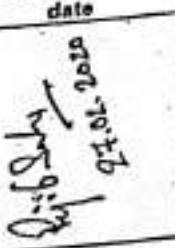


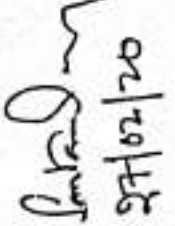


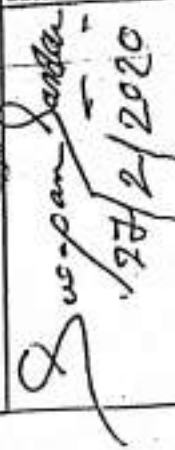
| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|-----------|---|--|--|
| 19 | Shri ANUP AMARENDRANATH MUKHERJEE 303/A, Ellis Hospital Road, Ramchandra Nagar, P.O:- Thane, P.S:- THANE RAILWAY, District:-Mumbai, Maharashtra, India, PIN - 400004 | Land Lord |  |  | Anup Amarendranath Mukherjee 27.02.20 |
| 20 | Shri ADITYA MUKHERJEE 389, Upon Banerjee Road, Parnasree Pally, P.O:- Parnasree, P.S:- Behala, District:-South 24 Parganas, West Bengal, India, PIN - 700080 | Land Lord |  |  | Aditya Mukherjee 27.02.20 |
| 21 | Shri UTPAL MUKHERJEE Alias Shri UTPAL MUKHOPADHYAY 61B, Anjuman Ara Begum Row, P.O:- Tollygunge, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700033 | Land Lord |  |  | Utpal Mukherjee 27/02/20 |

Name

No.

27

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

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|---------------------------------------|---|--|---|
| 22 | Shri PROVAS DHATTACHARJEE 44/1, Prince Anwar Shah Road, P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033 | Representative of Developer [SRIJONI] |  |  |  22/02/2020 |
| 23 | Shri RAJIB SAHA 65B, Anjuman Ara Begum Row, P.O:- Tollygunge, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700033 | Representative of Developer [SRIJONI] |  |  |  23/02/2020 |
| 24 | Shri SANTANU BANERJEE 25, Anjuman Ara Begum Row, P.O:- Tollygunge, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700033 | Representative of Developer [SRIJONI] |  |  |  24/02/2020 |
| 1 | Mr Swapan Sardar Son of Mr. M. Sardar. Alipore Police Court, P.O:- Alipor, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 | Identifiers |  |  |  02/02/2020 |

.....
(Krishnendu Talukdar)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
✓ SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Major Information of the Dood

| | | | |
|---|---|--|-------------------|
| No | I-1630-00701/2020 | Date of Registration | 03/03/2020 |
| No / Year | 1630-0000191881/2020 | Office, where deed is registered | |
| Entry Date | 03/02/2020 6:40:51 PM | D.S.R. - V SOUTH 24-PARGANA S, District: | South 24-Parganas |
| Applicant Name, Address and other Details | P R Roy Allpore Police Court, Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748348206, Status : Advocate | | |
| Section | Additional Transaction | | |
| Document | [4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2] | | |
| Contract Value | Market Value | | |
| | Rs. 1,40,09,001/- | | |
| Stamp Duty (SD) | Registrar Fee/Raid | | |
| 20,070/- (Article:48(g)) | Rs. 60/- (Article: E, E, E, M(b), H) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for less using the assessment slp. (Urban area) | | |

Plot Details :

Location: South 24-Parganas, P.S.- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Anjuman Begum Row, Premises No: 61, Ward No: 094 Pin Code : 700033

| Plot Number (RS :-) | Khatian Number | Land Proposed | Use ROR | Area of Land (Sq Ft) | Selforth Value (in Rs) | Market Value (in Rs) | Other Details |
|----------------------|----------------|---------------|---------|----------------------------|------------------------|----------------------|---------------------------------|
| | | Bastu | | 4 Katha 14 Chatak 18 Sq Ft | | 1,16,37,501/- | Width of Approach Road: 12 Ft., |
| Grand Total : | | | | 8.085Dec | 0/- | 116,37,501/- | |

Structure Details :

| Structure Data | Area of Structure | Selforth Value (in Rs) | Market Value (in Rs) | Other Details |
|--|-------------------|------------------------|----------------------|---------------------------|
| On Land L1 | 3162 Sq Ft | 0/- | 23,71,500/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 1581 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete | | | | |
| Floor No: 1, Area of floor : 1581 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete | | | | |
| Total : | 3162 sq ft | 0/- | 23,71,500/- | |

Lord Details :

| Name | Address | Photo | Finger print and Signature |
|------------------------------|---|-------|----------------------------|
| PARIN MUKHERJEE | Son of Late Prasadendra Nath Mukhopadhyay 61, Anjuman Ara Begum Row, P.O:- Tollygunge, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: CNEPM8615A, Aadhaar No: 67xxxxxxx1428, Status: Individual, Executed by: Self, Date of Execution: 27/02/2020 | | |
| | Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence, Executed by: Self, Date of Execution: 27/02/2020 | | |
| | Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence | | |
| SUBHRA CHATTOPADHYAY | Daughter of Late Sabita Chatterjee 61B, Southern Avenue, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ABVPC3594K, Aadhaar No: 65xxxxxxx8637, Status: Individual, Executed by: Self, Date of Execution: 27/02/2020 | | |
| | Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence, Executed by: Self, Date of Execution: 27/02/2020 | | |
| | Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence | | |
| RABIN MUKHERJEE | Son of Late Prasadendra Nath Mukhopadhyay 61, Anjuman Ara Begum Row, P.O:- Tollygunge, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: CNWPM1322M, Aadhaar No: 35xxxxxxx5563, Status: Individual, Executed by: Self, Date of Execution: 27/02/2020 | | |
| | Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence, Executed by: Self, Date of Execution: 27/02/2020 | | |
| | Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence | | |
| SRABANI DAS | Wife of Nandadulal Das 282/1, B.M. Saha Road, P.O:- Uttarpara, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712233 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AIJPD6245K, Aadhaar No: 65xxxxxxx8634, Status: Individual, Executed by: Self, Date of Execution: 27/02/2020 | | |
| | Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence, Executed by: Self, Date of Execution: 27/02/2020 | | |
| | Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence | | |
| SARBANI CHATTOPADHYAY | Wife of Santanu Chattopadhyay D-265, Shibpur BESUS Campus, Shibpur,, P.O:- Shibpur, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKNPC4018P, Aadhaar No: 81xxxxxxx4643, Status: Individual, Executed by: Self, Date of Execution: 27/02/2020 | | |
| | Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence, Executed by: Self, Date of Execution: 27/02/2020 | | |
| | Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence | | |
| CHAITALI MUKHERJEE | Wife of Subhash Mukherjee E-45, Ramgarh, P.O:- Naktaia, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AUFPM6307F, Aadhaar No: 64xxxxxxx8879, Status: Individual, Executed by: Self, Date of Execution: 27/02/2020 | | |
| | Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence, Executed by: Self, Date of Execution: 27/02/2020 | | |
| | Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence | | |
| SIULI CHATTOPADHYAY | Wife of Suman Chattopadhyay A3/201, Sugam Park, 195, N.S. Road, P.O:- Nerendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJFPC0496E, Aadhaar No: 60xxxxxxx0128, Status: Individual, Executed by: Self, Date of Execution: 27/02/2020 | | |
| | Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence, Executed by: Self, Date of Execution: 27/02/2020 | | |
| | Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence | | |

SAU
Son of
NAGAR
Citizen of
Date of
Admission

SAUBHIK CHATTOPADHYAY

Son of Late: Jaya Chatterjee G/724, Orchid Residency, Road No 7, Sonari, P.O. - Sonari, P.S. - SAHIBGANJ
NAGAR, District-Sahibganj, Jharkhand, India, PIN - 831011 Sex: Male, By Caste: Hindu, Occupation: Service,
Citizen of: India, PAN No.: ADYPC7312E, Aadhaar No: 70xxxxxxx3872, Status: Individual, Executed by: Self,
Date of Execution: 27/02/2020
Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence, Executed by: Self, Date of
Execution: 27/02/2020
Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence

JABA GANGULY

Daughter of Late Prasadendra Nath Mukhopadhyay 2-3, Anjuman Ara Begum Row, P.O:- Tollygunge, P.S.-
Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Female, By Caste: Hindu,
Occupation: Retired Person, Citizen of: India, PAN No. : ADVPG9290N, Aadhaar No: 85xxxxxxx8723, Status
:Individual, Executed by: Self, Date of Execution: 27/02/2020
Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence, Executed by: Self, Date of
Execution: 27/02/2020
Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence

BAISAKHI MOOKHERJI

Wife of Late Probal Mukherjee 8A, Anandi Apartment, Balshnabghata Lane, P.O:- Naktala, P.S:- Jadavpur,
District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Female, By Caste: Hindu, Occupation: House
wife, Citizen of: India, PAN No.: AYXPM0088K, Aadhaar No: 48xxxxxxx5252, Status: Individual, Executed by:
Self, Date of Execution: 27/02/2020
Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence, Executed by: Self, Date of
Execution: 27/02/2020
Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence

SRABONI SARKAR

Wife of Mr Shyamal Sarkar 8A, Anandi Apartment, Balshnabghata Lane, P.O:- Naktala, P.S:- Jadavpur, District:-
South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Female, By Caste: Hindu, Occupation: Housewife,
Citizen of: India, PAN No.: BASPS3558N, Aadhaar No: 61xxxxxxx5939, Status: Individual, Executed by: Self,
Date of Execution: 27/02/2020
Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence, Executed by: Self, Date of
Execution: 27/02/2020
Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence

SAHELI ROY

Wife of Arnab Ray 8A, Anandi Apartment, Balshnabghata Lane, P.O:- Naktala, P.S:- Jadavpur, District:-South 24-
Parganas, West Bengal, India, PIN - 700047 Sex: Female, By Caste: Hindu, Occupation: Housewife, Citizen of:
India, PAN No.: AOUPR1069N, Aadhaar No: 45xxxxxxx6598, Status: Individual, Executed by: Self, Date of
Execution: 27/02/2020
Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence, Executed by: Self, Date of
Execution: 27/02/2020
Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence

Smt ABHA CHATTERJEE

Wife of Arniya Kumar Chatterjee Apartment, Andul Road, P.O:- Andul, P.S :- Andul, District:-Howrah,
West Bengal, India, PIN - 711109 Sex: Female, By Caste: Hindu, Occupation: Housewife, Citizen of: India, PAN
No.: AITPC9731D, Aadhaar No: 76xxxxxxx2855, Status: Individual, Executed by: Self, Date of Execution:
27/02/2020
Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence, Executed by: Self, Date of
Execution: 27/02/2020
Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence

Smt MRIDULA BATABYAL

Wife of Late Nirmal Batabyal 63F, Selimpur Lane, Dhakuria, P.O:- Goolpark, P.S:- Loko, District:-South 24-
Parganas, West Bengal, India, PIN - 700031 Sex: Female, By Caste: Hindu, Occupation: Housewife, Citizen of:
India, PAN No.: AWWPB1032B, Aadhaar No: 73xxxxxxx1212, Status: Individual, Executed by: Self, Date of
Execution: 27/02/2020
Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence, Executed by: Self, Date of
Execution: 27/02/2020
Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence

Smt MANJULA MUKHERJEE
Daughter of Late Amarendra Nath Mukhopadhyay 61A, Anjuman Ara Begum Road, P.O.- Tollygunge, P.S.-
Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Female, By Caste: Hindu,
Occupation: Others, Citizen of India, PAN No.: CNHPM4190H, Aadhaar No: 24xxxxxxx3650, Status: Individual,
Executed by: Self, Date of Execution: 27/02/2020
Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence, Executed by: Self, Date of
Execution: 27/02/2020
Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence

Smt KALPANA MUKHERJEE
Wife of Late Arindra Nath Mukherjee 39, Central Road, Anandaloke, Panihati, P.O.- Panihati, P.S.- Sodepur,
District:-North 24-Parganas, West Bengal, India, PIN - 700110 Sex: Female, By Caste: Hindu, Occupation: House
wife, Citizen of India, PAN No.: AXGPM1500L, Aadhaar No: 73xxxxxxx7183, Status: Individual, Executed by:
Self, Date of Execution: 27/02/2020
Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence, Executed by: Self, Date of
Execution: 27/02/2020
Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence

Smt ANINDITA MALLICK
Wife of Pijush Kumar Mallik 3B, 3rd Floor, Malancha Apt 64/1B, Paikpara Row, P.O. - Paikpara, P.S.-Belghoria,
District:-North 24-Parganas, West Bengal, India, PIN - 700037 Sex: Female, By Caste: Hindu, Occupation: House
wife, Citizen of India, PAN No.: AYRPM1168N, Aadhaar No: 21xxxxxxx1264, Status: Individual, Executed by:
Self, Date of Execution: 27/02/2020
Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence, Executed by: Self, Date of
Execution: 27/02/2020
Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence

Sri ANUP AMARENDRANATH MUKHERJEE
Son of Late Amarendra Nath Mukhopadhyay 303/A, Esia Hospital Road, Ramchandra Nagar, P.O.- Thane, P.S. :-
LANE RAILWAY, District:-Mumbai, Maharashtra, India, PIN - 400604 Sex: Male, By Caste: Hindu, Occupation:
Retired Person, Citizen of India, PAN No.: ACZPM3733B, Aadhaar No: 44xxxxxxx5294, Status: Individual,
Executed by: Self, Date of Execution: 27/02/2020
Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence, Executed by: Self, Date of
Execution: 27/02/2020
Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence

Sri ADITYA MUKHERJEE
Son of Late Amarendra Nath Mukhopadhyay 389, Upen Banerjee Road, Parnasree Pally, P.O.- Parnasree, P.S.-
Bhala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation:
Retired Person, Citizen of India, PAN No.: AEEPMB253P, Aadhaar No: 24xxxxxxx6525, Status: Individual,
Executed by: Self, Date of Execution: 27/02/2020
Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence, Executed by: Self, Date of
Execution: 27/02/2020
Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence

Sri UTPAL MUKHERJEE, (Alias: Sri UTPAL MUKHOPADHYAY)
Son of Jogendra Nath Mukhopadhyay 81E, Anjuman Ara Begum Row, P.O.- Tollygunge, P.S.- Jadavpur, District:-
South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen
of India, PAN No.: ADPPM4517L, Aadhaar No: 52xxxxxxx4147, Status: Individual, Executed by: Self, Date of
Execution: 27/02/2020
Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence, Executed by: Self, Date of
Execution: 27/02/2020
Admitted by: Self, Date of Admission: 27/02/2020, Place: Pvt. Residence

Developer Details :

| Name, Address, Photo, Finger print and Signature |
|--|
| SRIJONI 25, Anjuman Ara Begum Row, P.O:- Tollygunge, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India. PIN - 700033 , PAN No.:: ACJFS4437J, Aadhaar No Not Provided by UIDAI, Status : Organization , Executed by Representative |

Representative Details :

| Name, Address, Photo, Finger print and Signature |
|--|
| Shri UTPAL SAHA (Presentant) Son of Late Suresh Chandra Saha 55B, Anjuman Ara Begum Row, P.O:- Tollygunge, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700033 , Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. :: BHIPS312-8M, Aadhaar No: 30xxxxxxx6228 Status : Representative, Representative of : SRIJONI (as Partners) |
| Shri PROVAS BHATTACHARJEE Son of Late Bhola Nath Bhattacharjee 44/1, Prince Anwar Shah Road, P.O:- Tollygunge, P.S :- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033, Sex : Male, By Caste: Hindu . Occupation: Business, Citizen of: India, , PAN No.:: ALGPB9255M, Aadhaar No: 38xxxxxxx3410 Status : Representative, Representative of : SRIJONI (as Partners) |
| Shri RAJIB SAHA Son of Bimal Saha 55B, Anjuman Ara Begum Row, P.O:- Tollygunge, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BAFPS1365A, Aadhaar No: 78xxxxxxx7487 Status : Representative, Representative of : SRIJONI (as Partners) |
| Shri SANTANU BANERJEE Son of Late Amar Nath Banerjee 25, Anjuman Ara Begum Row, P.O:- Tollygunge, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALGPB925-6J, Aadhaar No: 76xxxxxxx2117 Status : Representative, Representative of : SRIJONI (as Partners) |

Officer Details :

| Name, Address, Photo, Finger print and Signature | Photo | Finger Print | Signature |
|---|-------|--------------|-----------|
| vapan Sardar Mr M Sardar Police Court, P.O:- Alipor, P.S:- , District:-South 24-Parganas, West Bengal, India, PIN - 700027 | | | |
| Iyer Of PARIN MUKHERJEE, SUBHRA CHATTOPADHYAY, RABIN MUKHERJEE, SRABANI DAS, SARBANI TOPADHYAY, CHAITALI MUKHERJEE, SIULI CHATTOPADHYAY, Shri UTPAL SAHA, SAUBHIK TOPADHYAY, JABA GANGULY, BAISAKHI MOOKHERJI, SRABONI SARKAR, SAH ELI ROY, Smt ABHA TERJEE, Smt MRIDULA BATABYAL, Smt MANJULA MUKHERJEE, Smt KALPANA MUKHERJEE, Smt JITA MALICK, Shri ANUP AMARENDRANATH MUKHERJEE, Shri ADITYA MUKHERJEE, Shri UTPAL MUKHERJEE, Shri PROVAS BHATTACHARJEE, Shri RAJIB SAHA, Shri SANTANU BANERJEE | | | |

901
PARI
SV

of property for L1

| From | To, with area (Name-Area) |
|-----------------------|---------------------------|
| PARIN MUKHERJEE | SRIJONI-1.155 Dec |
| SUBHRA CHATTOPADHYAY | SRIJONI-1.155 Dec |
| RABIN MUKHERJEE | SRIJONI-1.155 Dec |
| SRABANI DAS | SRIJONI-1.155 Dec |
| SARBANI CHATTOPADHYAY | SRIJONI-1.155 Dec |
| CHAITALI MUKHERJEE | SRIJONI-1.155 Dec |
| SIULI CHATTOPADHYAY | SRIJONI-1.155 Dec |

of property for S1

| From | To, with area (Name-Area) |
|-----------------------------------|----------------------------|
| PARIN MUKHERJEE | SRIJONI-158.10000000 Sq Ft |
| SUBHRA CHATTOPADHYAY | SRIJONI-158.10000000 Sq Ft |
| RABIN MUKHERJEE | SRIJONI-158.10000000 Sq Ft |
| SRABANI DAS | SRIJONI-158.10000000 Sq Ft |
| SARBANI CHATTOPADHYAY | SRIJONI-158.10000000 Sq Ft |
| CHAITALI MUKHERJEE | SRIJONI-158.10000000 Sq Ft |
| SIULI CHATTOPADHYAY | SRIJONI-158.10000000 Sq Ft |
| SAUBHIK CHATTOPADHYAY | SRIJONI-158.10000000 Sq Ft |
| JABA GANGULY | SRIJONI-158.10000000 Sq Ft |
| BAISAKHI MOOKHERJI | SRIJONI-158.10000000 Sq Ft |
| SRABONI SARKAR | SRIJONI-158.10000000 Sq Ft |
| SAHELI ROY | SRIJONI-158.10000000 Sq Ft |
| Smt ABHA CHATTERJEE | SRIJONI-158.10000000 Sq Ft |
| Smt MRIDULA BATABYAL | SRIJONI-158.10000000 Sq Ft |
| Smt MANJULA MUKHERJEE | SRIJONI-158.10000000 Sq Ft |
| Smt KALPANA MUKHERJEE | SRIJONI-158.10000000 Sq Ft |
| Smt ANNDITA MALLICK | SRIJONI-158.10000000 Sq Ft |
| Shri ANUP AMARENDRANATH MUKHERJEE | SRIJONI-158.10000000 Sq Ft |
| Shri ADITYA MUKHERJEE | SRIJONI-158.10000000 Sq Ft |
| Shri UTPAL MUKHERJEE | SRIJONI-158.10000000 Sq Ft |

Certificate
Certif
1

Endorsement For Deed Number : 1 - 163000701 / 20 20

of Market Value (WB PUV) Rules of 2001 that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,001/-

K rishnendu Talukdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 2 4-Parganas, West Bengal

27-02-2020
sent for registration at 20:05 hrs on 27-02-2020, at the Private residence by Shri UTPAL SAHA.,

Anjuman Ara
700033
Chatterjee
PIN - 7
Mukherjee
P

Section (Under Section 69, W.D. Registration Rules, 1962)

admitted on 27/02/2020 by 1. PARIN MUKHERJEE, Son of Late Prasadendra Nath Mukhopadhyay, 61, Begum Row, P.O. Tollygunge, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Retired Person, 2. SUBHRA CHATTOPADHYAY, Daughter of Late Sabita, 61B, Southern Avenue, P.O. Saral Bose Road, Thana: Lake, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Service, 3. RABIN MUKHERJEE, Son of Late Prasadendra Nath Mukhopadhyay, 61, Anjuman Ara Begum Row, P.O. Tollygunge, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Retired Person, 4. SRABANI DAS, Wife of Nanda-dutta, 2/1, B.M. Saha Road, P.O. Uttarpara, Thana: Uttarpara, Hooghly, WEST BENGAL, India, PIN - 712233, by caste Hindu, by Profession Retired Person, 5. SARBANI CHATTOPADHYAY, Wife of Santanu Chattopadhyay, D-265, BESUS Campus, Shibpur, P.O. Shibpur, Thana: Shibpur, Howrah, WEST BENGAL, India, PIN - 711100, by caste Hindu, by Profession House wife, 6. CHAITALI MUKHERJEE, Subhash Mukherjee, E-45, Ramgarh, P.O. Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 7. SIULI CHATTOPADHYAY, Wife of Suman Chattopadhyay, A/201, Supam Park, 105, N.S. Road, P.O. Sodepur, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession House wife, 8. SAUBHIK CHATTOPADHYAY, Son of Late Jaya Chatterjee, G/724, Orchid Residency, No.7, Sonari, P.O. Sonari, Thana: SAHIBGANJ NAGAR, Sahibganj, JHARKHAND, India, PIN - 831011, by caste Hindu, by Profession Service, 9. JABA GANGULY, Daughter of Late Prasadendra Nath Mukhopadhyay, 23, Anjuman Ara Begum Row, P.O. Tollygunge, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Retired Person, 10. BAISAKHI MOOKHERJI, Wife of Late Probal Mukherjee, 2nd Apartment, Balshnabghata Lane, P.O. Naktala, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 11. SRABONI SARKAR, Wife of Mr Shyamal Sarker, 2nd Apartment, Balshnabghata Lane, P.O. Naktala, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 12. SAHELROY, Wife of Arnab Ray, 8A, Anand Apartment, Balshnabghata Lane, P.O. Naktala, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession House wife, 13. Smt ABHA CHATTERJEE, Wife of Amiya Kumar Chatterjee, 2nd Apartment, Andul Road, P.O. Andul, Thana: Andul, Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by Profession House wife, 14. Smt MRIDULA BATABYAL, Wife of Late Nirmal Batabyal, 63F, Selimpur Lane, Thana: P.O. Golpark, Thana: Lake, South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession House wife, 15. Smt MANJULA MUKHERJEE, Daughter of Late Amarendra Nath Mukhopadhyay, 61A, Anjuman Ara Begum Row, P.O. Tollygunge, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Others, 16. Smt KALPANA MUKHERJEE, Wife of Late Arindra Nath Mukhopadhyay, 39, Central Road, Anandaloke, Panihati, P.O. Panihati, Thana: Sodepur, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession House wife, 17. Smt ANINDITA MALLICK, Wife of Anup Kumar Mallik, 3B, 3rd Floor, Malancha Apt 64/1B, Palkpara Row, P.O. Palkpara, Thana: Belghoria, North 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession House wife, 18. Shri ANUP KUMAR MUKHERJEE, Son of Late Amarendra Nath Mukhopadhyay, 303/A, Esis Hospital Road, Chandra Nagar, P.O. Thana: THANE RAILWAY, Mumbai, MAHARASHTRA, India, PIN - 400604, by caste Hindu, by Profession Retired Person, 19. Shri ADITYA MUKHERJEE, Son of Late Amarendra Nath Mukhopadhyay, 309, Upen Banerjee Road Parnasree Pally, P.O. Parnasree, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Retired Person, 20. Shri UTPAL MUKHERJEE, Son of Utpal Mukhopadhyay, 61B, Anjuman Ara Begum Row, P.O. Tollygunge, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Service

admitted by Mr Swapan Sardar, Son of Mr M Sardar, Allpore Police Court, P.O. Allpore, Thana: Allpore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

admitted on 27-02-2020 by Shri PROVAS BHATTACHARJEE, Partners, SRIJONI (Partnership Firm), 25, Anjuman Ara Begum Row, P.O.- Tollygunge, P.S.- Jadavpur, District-South 24-Parganas, West Bengal, India, PIN - 700033

admitted by Mr Swapan Sardar, Son of Mr M Sardar, Allpore Police Court, P.O. Allpore, Thana: Allpore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

admitted on 27-02-2020 by Shri RAJIB SAHA, Partners, SRIJONI (Partnership Firm), 25, Anjuman Ara Begum Row, P.O.- Tollygunge, P.S.- Jadavpur, District-South 24-Parganas, West Bengal, India, PIN - 700033

admitted by Mr Swapan Sardar, Son of Mr M Sardar, Allpore Police Court, P.O. Allpore, Thana: Allpore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

admitted on 27-02-2020 by Shri SANTANU BANERJEE, Partners, SRIJONI (Partnership Firm), 25, Anjuman Ara Begum Row, P.O.- Tollygunge, P.S.- Jadavpur, District-South 24-Parganas, West Bengal, India, PIN - 700033

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... by Mr Swapan Sardar, . . Son of Mr M Sardar, Alipore Police Court, P.O: Alipor, Thana: Alipore, . South 24-
Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk
... is admitted on 27-02-2020 by Shri UTPAL SAHA, Partners, SRIJONI (Partnership Firm), 25, Anjuman Area
Main Row, P.O. - Tollygunge, P.S:- Jadavpur, District -South 24-Parganas, West Bengal, India, PIN - 700033
... attested by Mr Swapan Sardar, . . Son of Mr M Sardar, Alipore Police Court, P.O: Alipor, Thana: Alipore, . South 24-
Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Krishnendu Talukdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 03-03-2020

Certified to be Admissible under Rule 21 of West Bengal Registration Rule 1962

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4 B (g) of Indian Stamp Act 1899.

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Krishnendu Talukdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2020, Page from 33559 to 33668

being No 163000701 for the year 2020.



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TALUKDAR
Date: 2020.03.13 13:06:50 +05:30
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West Bengal.



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