

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

O. NO 2000985963/21

G 498102

Vishw Commission Case No. 591/21

16 JUN 2021

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT

is made this the 14th day of July 2021

BETWEEN

ADV.

771

14.07.2021

M. R. Enterprise

Madarat Paikpara,

5000/-

P. Bai

Bipendu Nath Chakraborty



1814

14/07/2021

Bipendu Nath Chakraborty



1815

14/07/2021

ବିପେନ୍ଦୁ ନାଥ ଚକ୍ରବର୍ତ୍ତୀ



1816

14/07/2021

ବିପେନ୍ଦୁ ନାଥ ଚକ୍ରବର୍ତ୍ତୀ



1817

14/07/2021

Soma Mulherjee



1818

14/07/2021

Munni Ghosh



1842

14/07/2021

BoI of late of Katala Kumar Ghosh
Katala, Kalitala
P.S. Sonarpur
KOL - 700146
Business




14 JUL 2021


1. **Smt. Bijali Chakraborty**, wife of late Nripendra Nath Chakraborty, PAN-ANKPC8707D, Aadhaar No.88865731 3942, Ph.7044409061, by occupation-Housewife.
2. **Smt. Reba Chakraborty**, wife of late Narendra Nath Chakraborty, PAN-CKXPC8753R, Aadhaar No.4901 80862552, Ph.9088781710, by occupation-Housewife, both are residing at 228, J.N. Bose Road, P.O.- Kotalia, P.S.- Sonarpur, Dist.- South 24 Parganas, PIN- 700146.
3. **Smt. Soma Mukherjee**, wife of Tarak Nath Mukherjee, daughter of late Narendra Nath Chakraborty, PAN-DCFP8124M, Aadhaar No. 3188 9494 6079, Ph. 7001820091, by occupation - Housewife, residing at Naiya Para, Hajipur, P.O. & P.S.- Diamondharbour, Dist.- South 24 Parganas, PIN-743331.
4. **Munni Ghosh**, wife of Bijoy Ghosh, daughter of late Narendra Nath Chakraborty, PAN-AXKPG0249C, Aadhaar No. 5963 9176 4405, Ph. 9330126187, by occupation-Housewife, residing at Dighirpar, P.O.- Kotalia, P.S.-Sonarpur, Dist.-South 24 Parganas.
5. **Tithi Dutta alias Tithi Chakraborty (Dutta)**, wife of late Indranath Chakraborty, daughter of Madhusudan Dutta, PAN-GWLPD5912F, Aadhaar No. 6341 4022 4090, Ph. 9330827126, by Occupation-Housewife.
6. **Minor Arya Chakraborty**, PAN-CMFPC2187K, daughter of late Indranath Chakraborty, represented by her legal guardian mother Tithi Dutta alias Tithi Chakraborty (Dutta), PAN-GWLPD5912F, Aadhaar No.6341 4022 4090, Ph.9330827126, by occupation-Student, 5 & 6 No. are residing at 150/10/4, Mahatma Gandhi Road, P.O. & P.S.- Haridevpur, Dist.- South 24 Parganas, PIN-700082.
7. **Sampa Pal**, wife of Prafulla Nath Pal, daughter of late Gouri Chakraborty, PAN-DZKPP5475C, Aadhaar No. 6081 2390 9696, Ph. 9433356171, by occupation-Housewife, residing at J.N. Bose Road, P.O.- Kotalia, P.S.- Sonarpur, Dist.- South 24 Parganas, PIN-700146.
8. **Nibedita Mohanti**, wife of Robin Mohanti, daughter of late Gouri Chakraborty, PAN-EMMPM2933N, Aadhaar No. 9348 5652 6908, Ph.9088981710, by occupation-Housewife, residing at M.N. Roy Road, Dey Para, P.O.- Kotalia, P.S.- Sonarpur, Dist.- South 24 Parganas, PIN-700146.

 1819
14/07/2021

Tithi Datta alias Tithi Chakraborty

 1820 (Datta)
14/07/2021


Amarendra Nath Chakraborty

 1821
14/07/2021

Ramendra Nath Chakraborty

 1822
14/07/2021


Kanak Chakraborty.

 1823
14/07/2021

Rudrendra Nath Chakraborty

 1824
14/07/2021

Ritesh Nath Chakraborty

 1825
14/07/2021

Arindra Nath Chakraborty

 1826
14/07/2021

Mixa Bhattacharya



14 JUL 2021

9. **Kaank Chakraborty**, son of late Ghanashayam Chakraborty and late Gouri Chakraborty, *PAN- ANIPC222111*, *Aadhaar No. 3318 1428 1088*, Ph. 6289087831, by occupation- Business, residing at J.N. Bose Road, P.O.- Kotalia, P.S.- Sonarpur, Dist.- South 24 Parganas, PIN- 700146.
10. **Amarendra Nath Chakraborty**, son of late Samarendra Nath Chakraborty, *PAN- ACTPC7906E*, *Aadhaar No. 7322 1882 1889*, Ph.9831526749, by occupation- Retired, residing at C3, Sonamoni, 23 Esot Point, P.O. & P.S. - Haltu, Dist. South 24 Parganas, Kolkata- 700078.
11. **Ranendra Nath Chakraborty**, son of late Samarendra Nath Chakraborty, *PAN- ACKPC1190K*, *Aadhaar No. 4623 3727 9681*, Ph. 9836244054, by Occupation - Retired, residing at 84 Rubi Park Dakshin, P.O. & P.S.- Haltu, Dist. South 24 Parganas, Kolkata- 700078.
12. **Rudrendra Nath Chakraborty**, son of late Samarendra Nath Chakraborty, *PAN- ACHPC0373M*, *Aadhaar No. 5943 6572 6927*, Ph. 9903431262, by Occupation- Retired, residing at Kotalia, Chingri Pota Main Road, P.O.- Kotalia, P.S.- Sonarpur, Dist.- South 24 Parganas, Kolkata- 700146.
13. **Ritendra Nath Chakraborty**, son of late Direndra Nath Chakraborty, *PAN- ASWPC5977A*, *Aadhaar No. 8311 8709 7191*, Ph. 9230608037, by occupation- Retired person.
14. **Arindra Nath Chakraborty**, son of late Dhirendra Nath Chakraborty, *PAN- ACMPC3028Q*, *Aadhaar No. 7895 1714 6499*, Ph. 9830815811, by Occupation- Retired, 13 & 14 No. are residing at 228, J.N. Bose Road, P.O.- Kotalia, P.S.- Sonarpur, Dist.- South 24 Parganas, Kolkata-700146.
15. **Mira Bhattacharya**, wife of Nikhil Bhattacharya, daughter of late Dhirendra Nath Chakraborty, *PAN-FHCPB1088K*, *Aadhaar No.3230 9826 9580*, Ph. 9073331098, by Occupation-Housewife, residing at N.V. Lane, Malikapur, P.O.- Rajpur, P.S.- Sonarpur, Dist.- South 24 Parganas, Kolkata-700150.
16. **Smt. Malati Chakrabroty**, wife of late Nirendra Nath Chakraborty, *PAN- ATTPC2042A*, *Aadhaar No. 4340 2337 7932*, Ph. 9163134248, by Occupation- Housewife, Residing at 228, J.N. Bose Road, P.O.- Kotalia, P.S.- Sonarpur, Dist.- South 24 Parganas, Kolkata-700146.

 1827
14/07/2021

 1828
14/07/2021


Kalpana Chakrabarty

 1829
14/07/2021


Dilipendra Nath Chakrabarty

 1830
14/07/2021

Diptendra Nath Chakrabarty

 1831
14/07/2021

Swijendra Nath Chakrabarty

 1832
14/07/2021

Sarvasi Chakrabarty

 1833
14/07/2021

Pratibha Chakrabarty

 1834
14/07/2021

Pratibha Chakrabarty

 1835
14/07/2021

Pratibha Chakrabarty



7 4 JUL 2021

17. **Sri Dipendra Nath Chakraborty**, son of late Nirendra Nath Chakraborty, PAN-
AIBPC0892M, Aadhaar No.9856 2366 1404, Ph. 9123925423, by Occupation-
Service, residing at 229, J.N. Bose Road, P.O.- Kotalia, P.S.- Sonarpur, Dist.-
South 24 Parganas, Kolkata-700146.
18. **Smt. Kalpana Chakraborty**, wife of late Gopindra Nath Chakraborty, PAN-
ANKPC8784G, Aadhaar No. 5342 0426 7795, Ph. 8335960311, by Occupation-
Housewife, residing at 228, J.N. Bose Road, P.O.- Kotalia, P.S.- Sonarpur, Dist.-
South 24 Parganas, Kolkata-700146.
19. **Dibyendra Nath Chakraborty**, son of late Gopindra Nath Chakraborty, PAN-
ABWPC1822F, Aadhaar No. 8207 8315 6725, Ph. 9433045326, by Occupation-
Service, residing at 100, Haranath Bose Road, P.O.- Kotalia, P.S.- Sonarpur,
Dist.- South 24 Parganas, Kolkata-700146.
20. **Diptendra Nath Chakraborty**, son of late Gopindra Nath Chakraborty, PAN-
ACKPC0649R, Aadhaar No. 2715 1594 8183, Ph. 8902275556, by occupation-
Retired person.
21. **Dwijendra Nath Chakraborty**, son of late Gopindra Nath Chakraborty,
Occupation-Service, PAN-ACEPC1512D, Aadhaar No. 9731 3058 6980, Ph.
9433501442, by Occupation-Service, 20, 21 No. are residing at 228, J.N. Bose
Road, P.O.- Kotalia, P.S.- Sonarpur, Dist.- South 24 Parganas, Kolkata-700146.
22. **Sarasi Chakraborty**, wife of Dibyendu Chakraborty, daughter of late Gopindra
Nath Chakraborty, PAN- ALEPC2704N, Aadhaar No. 3994 1235 8848, Ph.
9231808063, by occupation- Housewife, residing at Ramchandra Ghosh Road,
P.O.- Kotalia, P.S.- Sonarpur, Dist.- South 24 Parganas, Kolkata-700146.
23. **Shiuli Chakraborty**, daughter of late Brojendra Nath Chakraborty, wife of Sujit
Chakraborty, PAN- BCBPC8457K, Aadhaar No.6728 13652704, Ph.9647344451,
by occupation- Housewife, residing at Panchanantala, P.O.- South Garia, P.S.-
Baruipur, Dist.- South 24 Parganas, PIN-743613.
24. **Bakul Bhattacharya**, daughter of late Brojendra Nath Chakraborty, wife of Sajul
Bhattacharya, PAN- FPNPB4865P, Aadhaar No.4753 33958568, Ph.9647344451,
by occupation- Housewife, residing at Harinavi Bachaspati Para, P.O.- Harinavi,
P.S.-Sonarpur, Dist.-South 24 Parganas, Kolkata-700148.



1826
14/07/2021

DebanKor Bhattacharya



1837
14/07/2021

Joydab Bhattacharya



1838
14/07/2021

Sampa Pal



1839
14/07/2021

Nibedita Mohanti



1840
14/07/2021

Momin Pailan



1841
14/07/2021

Rajiv Mondal



14 JUL 2021

25. **Kakali Bhattacharya**, daughter of late Brojendra Nath Chakraborty, wife of Joydeb Bhattacharya, PAN-CLKPB4691P, Aadhaar No.8472 2983 3383, Ph.9038102024, by occupation- Housewife, residing at K.C. Bose Road, P.O.- Harinavi, P.S.- Sonarpur, Dist.-South 24 Parganas, Kolkata-700148.

26. **Deepankar Bhattacharya**, PAN-CPUPB9620N, Aadhaar No.2456 1890 5916, Ph. 8902695582, son of late Dilip Kumar Bhattacharya & late Anita Bhattacharya, by occupation- Private Service, residing at Harinavi Bachaspati Para, P.O.- Harinavi, P.S.- Sonarpur, Dist.- South 24 Parganas, Kolkata-700148.

27. **Joydeb Bhattacharya**, son of Sunil Kumar Bhattacharya, PAN-AUUPB0295Q, Aadhaar No. 8754 0384 4622, Ph. 8584998744, by Occupation- Business, of 99 K.C. Bose Road, P.O.- Kodalia, P.S.- Sonarpur, Dist.- South 24 Parganas, Kolkata- 700146. All are by faith Hindu.

28. **Momin Pailan**, Son of late Moksed Pailan PAN-BPGPP8339P. Aadhaar No. 8785 0266 1350, Ph. 9830757466, by faith-Muslim, Occupation- Business, residing at Madarat Paikpara, P.O.- Madarat, P.S.- Baruipur, Dist.- South 24 Parganas, PIN- 743610.

29. **Raju Mondal**, son of late Karim Mondal, PAN-AYHPM8186A, Aadhaar No. 6275 4693 2445, Ph.9007384734, by faith- Muslim, Occupation- Business, of Ganeshpur Mallikpur, P.O.- Mallikpur, P.S.-Baruipur, Dist.- South 24 Parganas, Kolkata- 700145.

30. **Samindra Nath Chakraborty**, son of late Dharendra Nath Chakraborty, PAN-ABVPC8363J, Aadhaar No. 4747 6952 0811, Ph. 9831570839, by faith-Hindu, by Occupation-Retired Person, residing at 228, J.N. Bose Road, P.O.- Kodalia, P.S.- Sonarpur, Dist.- South 24 Parganas, Kolkata-700146, represented by his constituted Attorney Monin Pailan and Raju Mondal, here-in-after referred to as the "OWNER" (which expression shall unless and excluded by or repugnant to the context may deem to mean and include their heirs, executors, administrators, successors, legal representatives and assigns) of the ONE PART.

R. D. S. A. O.

AND

M.R. ENTERPRISE, PAN-ABKFM6541P, having its office Madarat Paikpara, P.O.- Madarat, P.S.- Baruipur, Dist.- South 24 Parganas, PIN-743610 743610 represented by its sole proprietors 1. MOMIN PAILAN, PAN-BPGPP8339P, Aadhaar No. 8785 0226 1350, Ph. 9830757466, son of late Moksed Pailan, by faith- Muslim, by occupation- Business, residing at Madarat Paikpara, P.O.- Madarat, P.S.- Baruipur, Dist.- South 24 Parganas, PIN - 743610, 2. RAJU MONDAL, PAN -AYHPM8186A, Aadhaar No. 6275 4693 2455, Ph. 9007384734, son of late Karim Mondal, by faith- Muslim, by occupation- Business, residing at Mallikpur Ganeshpur, P.O.- Mallikpur, P.S.- Baruipur, Dist. South 24 Parganas, Kolkata-700145, hereinafter referred to as the "DEVELOPER/ PROMOTOR" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, successors, legal representatives and assigns) of the OTHER PART.

WHEREAS the land measuring 22 decimals Bastu comprised in R.S. Dag No. 577 corresponding to L.R. Dag No. 704, land measuring 7 decimals Bhita comprised in R.S. Dag No. 577/1766 corresponding to L.R. Dag No. 705 and land measuring 8 decimals comprised in R.S. Dag No. 577/1879 corresponding to L.R. Dag No. 701 and Bastu measuring 4.5 decimals comprised in R.S. Dag No. 1007/1733 corresponding to L.R. Dag No. 1210 of Mouza Kodalia J.L. No. 35, R.S. Khatian 303, 1023, L.R. Khatian 498, 792, 936, 1565, 1706, 1979, 2037, 6792, 6793, 6794, 2352 within the limit of Rajpur Sonarpur Municipality, Ward No. 20, holding No. 228, P.S.- Sonarpur, Dist.- South 24 Parganas, originally belonged to Jatindra Nath Chakraborty and his name was duly and correctly recorded in R.S.R.O.R. While the said Jatindra Nath Chakraborty was seized and possessed the aforesaid land he died leaving behind his seven sons namely Sourindra alias Sourendra Nath Chakraborty, Satyendra Nath Chakraborty, Samarendra Nath Chakraborty, Dhirendra Nath Chakraborty, Rabindra Nath Chakraborty, Nirendra Nath Chakraborty, Gopindra Nath Chakraborty and one daughter Monimala alias Maya Bhattacharya as his legal heirs and successors. Thus the said Sourindra alias Sourendra Nath Chakraborty, Satyendra Nath Chakraborty, Samarendra Nath Chakraborty, Dhirendra Nath Chakraborty, Rabindra Nath Chakraborty, Nirendra Nath Chakraborty,

Gopindra Nath Chakraborty, Monimala alias Maya Bhattacharya became the lawful owner and occupier of the said land by inheritance and their names were duly and correctly recorded in L.R.R.O.R. and also their names had been recorded in the Assessment Register of Rajpur-Sonarpur Municipality being Holding No.228. While the said Rabindra Nath Chakraborty was seized and possessed the land according to his share, he died as issue less leaving behind his brothers and sisters namely Sourindra alias Sourendra Nath Chakraborty, Satyendra Nath Chakraborty, Samarendra Nath Chakraborty, Dharendra Nath Chakraborty, Nirendra Nath Chakraborty, Gopindra Nath Chakraborty and one sister Monimala alias Maya Bhattacharya as his legal heirs and successors according to Hindu Succession Act. Thus the said Sourindra alias Sourendra Nath Chakraborty, Satyendra Nath Chakraborty, Samarendra Nath Chakraborty, Dharendra Nath Chakraborty, Nirendra Nath Chakraborty, Gopindra Nath Chakraborty and Monimala alias Maya Bhattacharya became the lawful owner and occupier of the aforesaid land left by Jatindra Nath Chakraborty.

While the said Sourindra alias Sourendra Nath Chakraborty was seized and possessed the land according to his share he died leaving behind his three sons namely Nripendra Nath Chakraborty, Bhupendra Nath Chakraborty, Narendra Nath Chakraborty and six daughters namely Gouri Chakraborty, Rani Bhattacharya, Chhabi Bhattacharya, Basanti Banerjee, Jayanti Dey, Putul Chakraborty as his legal heirs and successors.

While the said Bhupendra Nath Chakraborty was seized and possessed the land according to his share he died as bachelor leaving behind his aforesaid brothers and sisters Nipendra Nath Chakraborty, Narendra Nath Chakraborty, Gouri Chakraborty, Rani Bhattacharya, Chhabi Bhattacharya, Basanti Banerjee, Jayanti Dey, Putul Chakraborty as his legal heirs and successors.

While the said Nripendra Nath Chakraborty was seized and possessed the land according to his share he died leaving behind his wife Smt. Bijali Chakraborty as his only legal heirs and successors.

While the said Narendra Nath Chakraborty was seized and possessed the land according to his share he died leaving behind his wife Reba Chakraborty, two daughters Soma Mukherjee, Munni Ghosh and one son Indranath Chakraborty as his only legal heirs and successors. While the said Indranath Chakraborty was seized and possessed the land according to his share he died leaving behind his wife Tithi Dutta alias Tithi Chakrabortya (Dutta) and minor daughter Arya Chakraborty as his only legal heirs and successors.

While the said Gouri Chakraborty was seized and possessed the land according to his share she died leaving behind his two daughters namely Shampa Pal, Nibedita Mohanti and one son Kanak Chakraborty as her legal heirs and successors.

While the said Rani Bhattacharya was seized and possessed the land according to her share she died leaving behind her daughter Nupur Bhattacharya as her legal heirs and successors.

While the said Chhabi Bhattacharya was seized and possessed the land according to her share she died leaving behind her husband Swapan Bhattacharya and daughter Parna Bose (Bhattacharya) as her legal heirs and successors.

While the said Basanti Banerjee, Jayanti Dey, Putul Chakraborty, Nupur Bhattacharya, Swapan Bhattacharya, Parna Bose (Bhattacharya) were seized and possessed the land according to their share, they sold, conveyed and transferred the land according to their share measuring 3.925 decimals in favour of Dipendra Nath Chakraborty by virtue of a deed of sale on 11.01.2021 and the same was registered in the Office of A.D.S.R. Sonarpur and entered in Book No. 1, Volume No. 1608-2021, Pages 14031 to 14076, being No. 278 for the year 2021.

While the said Satyendra Nath Chakraborty was seized and possessed the land according to his share he died leaving behind his two sons namely Soumendra Nath Chakraborty, Dev Prasad Chakraborty and wife Pratima Chakraborty as his legal heirs

and successors. While the said Pratima Chakraborty was seized and possessed the land according to her share she died leaving behind her two sons namely Soumendra Nath Chakraborty and Dev Prasad Chakraborty as her legal heirs and successors. Thus the said Soumendra Nath Chakraborty, Dev Prasad Chakraborty became the owner of the property left by Satyendra Nath Chakraborty. While the said Soumendra Nath Chakraborty was seized and possessed the land according to his share, he died leaving behind his wife Simonti Chakraborty, one son Sambuddha Chakraborty and one daughter Soma Majumder as his legal heirs and successors. Thereafter the said Simonti Chakraborty, Sambuddha Chakraborty, Soma Majumder sold, conveyed and transferred the land according to their share measuring 3.14 decimals in favour of Momin Pailan and Raju Mondal by virtue of a deed of sale on 8.01.2021 and the same was registered in the Office of A.D.S.R. Sonarpur and entered in Book No. 1, Volume No. 1608-2021, Pages 11365 to 11401, being No. 192 for the year 2021.

While the said Dev Prasad Chakraborty was seized and possessed the land according to his share he sold, conveyed and transferred the land measuring 3.14 decimals in favour of Momin Pailan and Raju Mondal by virtue of a deed of sale on 8.02.2021 and the same was registered in the Office of A.D.S.R. Sonarpur and entered in Book No. 1, Volume No. 1608-2021, Pages 35145 to 35167, being No. 962 for the year 2021.

While the said Samarendra Nath Chakraborty was seized and possessed the land according to his share, he died leaving behind his three sons namely Amrendra Nath Chakraborty, Ranendra Nath Chakraborty and Rudrendra Nath Chakraborty as his only legal heirs and successors.

While the said Dhirendra Nath Chakraborty was seized and possessed the land according to his share he died leaving behind his three sons namely Ritendra Nath Chakraborty, Arindra Nath Chakraborty, Samindra Nath Chakraborty and one daughter namely Mira Bhattacharya as his legal heirs and successors.

The said Samindra Nath Chakraborty executed a General Power of Attorney on 15.2.2021 in favour of Momin Pailan and Raju Mondal in respect of his share measuring

1.57 decimals and the same was registered in the office of A.D.S.R. Sonarpur and being No. 1164 for the year 2021.

While the said **Nirendra** Nath Chakraborty was seized and possessed the land according to his share, he died leaving behind his wife **Malati** Chakraborty and son **Dipendra** Nath Chakraborty as his only legal heirs and successors.

While the said **Gopindra** Nath Chakraborty was seized and possessed the land according to his share he died leaving behind his wife **Kalpna** Chakraborty and three sons namely **Dibyendra** Nath Chakraborty, **Diptendra** Nath Chakraborty, **Dwijendra** Nath Chakraborty and one daughter **Sarasi** Chakraborty as his only legal heirs and successors.

While the said **Manimala** alias **Maya** Bhattacharya was seized and possessed the land according to her share she died leaving behind his five sons **Netai** Bhattacharya, **Debasis** Bhattacharya, **Durgasis** Bhattacharya, **Dulal** Bhattacharya, **Asish** Bhattacharya and four daughters **Archana** Bhattacharya, **Arati** Pathak, **Bani** Bhattacharya, **Bandana** Chakraborty as his legal heirs and successors. The said **Dulal** Bhattacharya, **Asish** Bhattacharya died as bachelor leaving behind his brothers and sisters **Netai** Bhattacharya, **Debasis** Bhattacharya, **Durgasish** Bhattacharya, **Archana** Bhattacharya, **Arati** Pathak, **Bani** Bhattacharya, **Bandana** Chakraborty as his legal heirs and successors. While the said **Netai** Bhattacharya was seized and possessed the land according to his share he died leaving behind his one son **Snehasis** Bhattacharya, and one daughter **Soma** Roy alias **Soma** Roy Bhattacharya as his legal heirs and successors. The said **Soma** Roy alias **Soma** Roy Bhattacharya, **Snehasis** Bhattacharya, **Archana** Bhattacharya, **Arati** Pathak, **Bani** Bhattacharya, **Bandana** Chakraborty sold, conveyed and transferred the land according to their share measuring 4.51 decimals in favour of **Dipendra** Nath Chakraborty by virtue of a deed of sale on 11.12.2020 and the same was registered in the office of A.D.S.R. Sonarpur and entered in Book No. 1, Volume No. 1608-2020, Pages from 144438 to 144486, being No. 4788 for the year 2020.

While the said **Debasis** Bhattacharya, **Durgasish** Bhattacharya was seized and possessed the land according to their share, they sold, conveyed and transferred the land measuring 1.77 decimals in favour of **Dipendra** Nath Chakraborty by virtue of a deed of sale on

15.12.2020 and the same was registered in the office of A.D.S.R. Sonarpur and entered in Book No. 1, being No. 4964 for the year 2020.

AND WHEREAS the land measuring 5 decimals Bastu comprised in R.S. Dag No.577/1880 under R.S. Khatian No.303, corresponding to **L.R. Dag No. 702** under **L.R. Khatian 1384** and land measuring 2 decimals Bastu comprised in R.S. Dag No. 1766/1881 under R.S. Khatian No. 1023, corresponding to **L.R. Dag No. 703** under **L.R. Khatian 1384** of Mouza Kodalia, J.L. No. 35 within the limit of Rajpur-Sonarpur Municipality, Ward No. 20, Holding No. 227, P.S.- Sonarpur, Dist. South 24 Parganas, originally belonged to Brajendra Nath Chakraborty alias Bhola Nath Chakraborty and his name was duly and correctly recorded in L.R.R.O.R. While the said Brajendra Nath Chakraborty was seized and possessed the aforesaid land he died leaving behind his four daughters Shiuli Chakraborty, Bakul Bhattacharya, Kakali Bhattacharya, Anita Bhattacharya as his legal heirs and successors. While the said Anita Bhattacharya was seized and possessed the land according to her share she died leaving behind her one son Deepankar Bhattacharya and two daughters Devjani Chakraborty, Devshri Bhattacharya as her legal heirs and successors.

While the said Devjani Chakraborty, Devshri Bhattacharya were seized and possessed the land according their share measuring 1.66 decimals, they sold, conveyed and transferred the same in favour of Joydeb Bhattacharya by virtue of a deed of sale on 19.2.2021 and the same was registered in the office of A.D.S.R. Sonarpur and entered in Book No. 1, volume No.1608-2021, pages from 42934 to 42969, being No.1310 for the year 2021. Thus the said Sheuli Chakraborty, Bakul Bhattacharya, Kakali Bhattacharya, Deepankar Bhattacharya, Joydeb Bhattacharya became the lawful owner and occupier of the aforesaid land left by Brajendra Nath Chakraborty.

AND WHEREAS the owner No. 1 to 22, 30 are, the legal heirs of the deceased Sourindra Nath Chakraborty, Satyendra Nath Chakraborty, Samarendra Nath Chakraborty, Dharendra Nath Chakraborty, Rabindra Nath Chakraborty, Nirendra Nath Chakraborty, Gopindra Nath Chakraborty & Maya Bhattacharya alias Manimala Bhattacharya who are the legal heirs and successors of Late Jatindra Nath Chakraborty and they obtained the land by inheritance and the owner No. 28 & 29 became the owner by virtue of above

noted deed of land measuring Bastu 22 decimals comprised in R.S. Dag No. 577 under R.S. Khatian No.303, corresponding to L.R. Dag No. 704 and Bastu land measuring 7 decimals comprised in R.S. Dag No. 577/1766 under R.S. Khatian No.1023 corresponding to L.R. Dag No. 705 and land measuring 8 decimals pukur comprised in R.S. Dag No. 577/1879 under R.S. Khatian No.303, corresponding to L.R. Dag No. 701 and measuring 6.5 decimals bastu comprised in R.S. Dag No. 1007/1733 under R.S. Khatian No.1023, corresponding to L.R. Dag No. 1210 of Mouza Kodalia J.L. No. 35, L.R. Khatian 498, 792, 936, 1565, 1706, 1979, 2037, 6792, 6793, 6794, 2352 within the limit of Rajpur Sonarpur Municipality, Ward No. 20, **holding No. 228**, P.S.- Sonarpur, Dist. South 24 Parganas.

AND WHEREAS the owner No. 23 to 27 are the legal heirs of the deceased Brajendra Nath Chakraborty S/O late Manindra Nath Chakraborty and they obtained the land by inheritance of land measuring Bastu 5 decimals comprised in R.S. Dag No. 577/1880 under R.S. Khatian 303, corresponding to L.R. Dag No. 702 and Bastu land measuring 02 decimals comprised in R.S. Dag No.1766/1881 under R.S. Khatian 1023, corresponding to L.R. Dag No.703 and Pukur measuring 4 decimals comprised in R.S. Dag No.577/1879 under R.S. Khatian 303, corresponding to L.R. Dag No. 701 and Bastu land measuring 0.5 decimals comprised in R.S. Dag No. 1007/1733 under R.S. Khatian 1023, corresponding to L.R. Dag No. 1210 of Mouza Kodalia J.L. No. 35, L.R. Khatian 1384, of Mouza- Kodalia J.L. No. 35, within the limit of Rajpur Sonarpur Municipality, Ward No. 20, **holding No. 227 now 228**, P.S.- Sonarpur, Dist. South 24 Parganas.

AND WHEREAS both the owners made amalgamation the said two holdings and now the said two holdings has been treated as one holding being No. 228, J.N. Bose Road, P.S.- Sonarpur.

AND WHEREAS the present Owners are enjoying of the said land and have decided to develop their property through the Developer for raising (G+IV) storied multi-storied building converted into several flats, shops and car parking spaces in respect of aforesaid land measuring 22 decimals Bastu comprised in R.S. Dag No. 577 corresponding to L.R. Dag No. 704 and land measuring 7 decimals Bhita comprised in R.S. Dag No. 577/1766

corresponding to L.R. Dag No. 705 and land measuring 12 decimals pukur comprised in R.S. Dag No. 577/1879 corresponding to L.R. Dag No. 701 and land measuring 7 decimals Bastu comprised in R.S. Dag No. 1007/1733 corresponding to L.R. Dag No. 1210 and land measuring 5 decimals Bastu comprised in R.S. Dag No. 577/1880 corresponding to L.R. Dag No. 702 and land measuring 2 decimals Bastu comprised in R.S. Dag No. 1766/1881 corresponding to L.R. Dag No. 703 totally 55 decimals of Mouza- Kotalia J.L. No. 35, R.S. Khatian 303, 1023, L.R. Khatian 498, 792, 936, 1565, 1706, 1979, 2037, 6792, 6793, 6794, 2352, 1384 within the limit of Rajpur Sonarpur Municipality, Ward No. 20, holding No. 228, P.S.- Sonarpur, Dist. South 24 Parganas.

AND WHEREAS the party of the Other Part i.e. the Developer is carrying on business of such promotion, development and construction of properties.

AND WHEREAS the owner offered to the Developer to promote and develop the said property and the Developer shall bear all the cost for sanctioning the building plan in the name of Owner.

AND WHEREAS the Developer have agreed with the said proposal of the owner on certain terms and conditions as hereinafter appearing.

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

Unless in these presents it is repugnant to the subject or context:-

1. Owner shall mean the aforesaid 1. **Smt. Bijali Chakraborty**, wife of late Nripendra Nath Chakraborty, 2. **Smt. Reba Chakraborty**, wife of late Narendra Nath Chakraborty, 3. **Smt. Soma Mukherjee**, wife of Tarak Nath Mukherjee, daughter of late Narendra Nath Chakraborty, 4. **Munni Ghosh**, wife of Bijoy Ghosh, daughter of late Narendra Nath Chakraborty, 5. **Tithi Dutta alias Tithi Chakraborty (Dutta)**, wife of late Indranath Chakraborty, daughter of Madhusudan Dutta, 6. **Minor Arya Chakraborty**, represented by her legal guardian mother Tithi Dutta alias Tithi Chakraborty (Dutta), 7. **Sampa Pal**, wife of Prafulla Nath Pal, daughter of late Gouri Chakraborty, 8. **Nibedita Mohanti**, wife of Robih Mohanti, daughter of late Gouri Chakraborty, 9. **Kanak Chakraborty**, son of late Ghanashayam Chakraborty and

late Gouri Chakraborty, 10. Amarendra Nath Chakraborty, son of late Samarendra Nath Chakraborty, 11. Ranendra Nath Chakraborty, son of late Samarendra Nath Chakraborty, 12. Rudrendra Nath Chakraborty, son of late Samarendra Nath Chakraborty, 13. Ritendra Nath Chakraborty, son of late Dhirendra Nath Chakraborty, 14. Arindra Nath Chakraborty, son of late Dhirendra Nath Chakraborty, 15. Mira Bhattacharya, wife of Nikhil Bhattacharya, daughter of late Dhirendra Nath Chakraborty, 16. Smt. Malati Chakraborty, wife of late Nirendra Nath Chakraborty, 17. Sri Dipendra Nath Chakraborty, son of late Nirendra Nath Chakraborty, 18. Smt. Kalpana Chakraborty, wife of late Gopindra Nath Chakraborty, 19. Dibyendra Nath Chakraborty, son of late Gopindra Nath Chakraborty, 20. Diptendra Nath Chakraborty, son of late Gopindra Nath Chakraborty, 21. Dwijendra Nath Chakraborty, of late Gopindra Nath Chakraborty, 22. Sarasi Chakraborty, wife of Dibyendu Chakraborty, daughter of late Gopindra Nath Chakraborty, 23. Shiuli Chakraborty, daughter of late Brojendra Nath Chakraborty, wife of Sujit Chakraborty, 24. Bakul Bhattacharya, daughter of late Brojendra Nath Chakraborty, wife of Sajal Bhattacharya, 25. Kakali Bhattacharya, daughter of late Brojendra Nath Chakraborty, wife of Joydeb Bhattacharya, 26. Deepankar Bhattacharya, son of late Dilip Kumar Bhattacharya & late Anita Bhattacharya, 27. Joydeb Bhattacharya, son of Sunil Kumar Bhattacharya, 28. Momin Pailan, son of late Moksed Pailan of Madarat Paikpara, 29. Raju Mondal, son of late Karim Mondal, 30. Samindra Nath Chakraborty, son of late Dhirendra Nath Chakraborty.

2. DEVELOPER shall mean M.R. ENTERPRISE, having its office Madarat Paikpara, P.O.- Madarat, P.S.- Baruipur, Dist. South 24 Parganas, PIN-743610, represented by its sole proprietor 1. MOMIN PAILAN, PAN-BPGPP8339P, Ph.9830757946, son of late Moksed Pailan, by faith-Muslim, by occupation- Business, residing at Madarat Paikpara, P.O.- Madarat, P.S.- Baruipur, Dist. South 24 Parganas, PIN-743610, 2. RAJU MONDAL, PAN-AYHPM8186A, Ph. 9007384734, son of late Karim Mondal, by faith- Muslim, by occupation- Business, residing at Mallikpur Ganeshpur, P.O.- Mallikpur, P.S.- Baruipur, Dist. South 24 Parganas, Kolkata- 700145.

3. **PROPERTY** shall mean entirely ALL THAT piece and parcel of land measuring 22 decimals Bastu comprised in R.S. Dag No. 577 corresponding to L.R. Dag No. 704 and land measuring 7 decimals Bhita comprised in R.S. Dag No. 577/1766 corresponding to L.R. Dag No. 705 and land measuring 12 decimals pukur comprised in R.S. Dag No. 577/1879 corresponding to L.R. Dag No. 701 and land measuring 7 decimals bastu comprised in R.S. Dag No. 1007/1733 corresponding to L.R. Dag No. 1210 and land measuring 5 decimals Bastu comprised in R.S. Dag No. 577/1880 corresponding to L.R. Dag No. 702 and land measuring 2 decimals Bastu comprised in R.S. Dag No. 577/1781 corresponding to L.R. Dag No. 703 totally 55 decimals of Mouza -Kodialia J.L. No. 35, R.S. Khatian 303, 1023, L.R. Khatian 498, 792, 936, 1565, 1706, 1979, 2037, 6792, 6793, 6794, 2352, 1384 within the limit of Rajpur Sonarpur Municipality, Ward No. 20, holding No. 228, P.S.- Sonarpur, Dist. South 24 Parganas.
4. **BUILDING** shall mean A class structure or super structure as per sanctioned plan of Rajpur Sonarpur Municipality intended to be constructed on the property and shall include meter space, pump space, underground & overhead reservoirs, drainage & sewerage system, open/covered spaces intended for the enjoyment of the occupants of the said building including all its casements, appurtenances and appendages.
5. **BUILDING PLAN** shall mean the proposed (G+4) storied building plan which will be prepared by the Developer and submitted by the Developer for the Owner with confirmation of consideration of all relevant and recommended norms and safety factors for stable structure and incorporation foundation suitable for (G+4) storied building and which have also been agreed and signed by Owner. Required sanction for this proposed building plan is to be obtained by the developer from Rajpur Sonarpur Municipality at his own cost.

AN.

6. COMMON FACILITIES shall include all passage, ways, stairways, lift, corridors, lobbies, gates, rainwater pipes, sewerage and drainage, pipelines, underground sewer fittings, fixtures, manhole, pits, terrace, water connection and pipe lines, overhead and underground reservoir, pipelines, motor pumps, fences and boundary wall, courtyard, WBSEB supply, electric connection and electrical supply to common areas and fittings, fixtures, entire exterior walls, boundary walls, garbage vat, common driveways and other facilities whatsoever required for the establishment of location, enjoyment, provisions, maintenance and management of the affairs of the said proposed building in the said premises.
7. AREA shall mean and include the built-up constructed area in the said property but shall not include the terrace above the top floor, overhead tank, and sunshade.
8. THE SUPER BUILT-UP AREA of a unit shall mean built-up area of the unit together with its proportionate share of the lift, stairs, staircases, landings and passages with proportionate share in the common facilities and advantages.
9. FLAT shall mean separate and self-contained set of premises forming part of Building, having provisions for sanitary, washing, bathing, cooking and other conveniences, having direct exit to a common area leading to public road/street.
10. LAND OWNER'S ALLOCATION shall mean 40% of total covered area of building on the said land as per sanctioned building plan by the concerned authority which has been described below. Owner shall have all privileges of easement rights and all other common facilities, advantages including proportionate undivided impartibly share or interest upon the said land underneath the structure together with all interest. The owners allocation shall be constructed and completed as per specifically.

The above land owners will obtain the following Flats from residential portion as per their allocation i.e. 40% are given below:

[Handwritten signature]

Owners Name	Flat No.	Floor	Built up area (Sq.ft)
1. Bijali Chakraborty.	F7	1 st	501.4
2. Reba Chakraborty, 3. Soma Mukherjee, 4. Munni Ghosh.	F7	3 rd	501.4
5. Tithi Dutta alias Tithi Chakraborty (Dutta), 6. Arya Chakraborty.	F4	1 st	350.13
7. Sampa Pal 8. Nibedita Mohanti 9. Kanak Chakraborty.	F12	4 th	514.97
10. Amarendra Nath Chakraborty.	F13	1 st	602.00
11. Rancendra Nath Chakraborty	F13	3 rd	602.00
12. Rudrendra Nath Chakraborty.	F13	2 nd	602.00
13. Ritendra Nath Chakraborty.	F8	3 rd	522.72
	F12	3 rd	514.97
	F4	3 rd	350.13
14. Arindra Nath Chakraborty.	F7	2 nd	501.4
15. Mira Bhattacharya.	F8	2 nd	522.72
16. Malati Chakraborty.	F11	3 rd	755.4
17. Dipendra Nath Chakraborty.	F8	4 th	522.3
19. Dibyendra Nath Chakraborty.	F12	2 nd	514.97
20. Diptendra Nath Chakraborty.	F5	2 nd	513.4
21. Dwijendra Nath Chakraborty.	F3	1 st	510.4
22. Sarasi Chakraborty.	F8	1 st	522.72
23. Shiuli Chakraborty.	F3	2 nd	510.4
24. Bakul Bhattacharya.	F3	3 rd	510.4
25. Kakoli Bhattacharya.	F3	4 th	510.4
26. Deepankar Bhattacharya.	F12	1 st	514.97
27. Joydeb Bhattacharya.			
28. Momin Pailan.			1594
29. Raju Mondal.			1600

(Handwritten signature)

Owners also obtain 40% of total covered area on the ground floor of the building from garage area only. Owners shall not get commercial portion or converted commercial portion of the ground floor.

11. DEVELOPER'S ALLOCATION shall mean rest portion of the building i.e. 60% of the total covered area on the said land with all other facilities, advantages including proportionate share upon the land underneath the structure when completed together with absolute right on the part of the Developer to enter into an Agreement for sale and or transfer, assign, lease with the Developer's allocated portion as the absolute owners thereof and in the same time developer shall deliver the possession on the owners allocation.
12. ARCHITECT shall mean such professionally competent person or persons well conversant with all municipal statutory provisions, rules & regulations of building, building engineering standard and other statutory and safety provisions who shall be appointed by the developer of through checking the design of the building structure and planning of the building also through supervision during construction of the building.
13. Words importing singular shall include plural and vice versa. Words importing masculine gender shall include feminine and neuter gender like wise words imparting feminine gender shall include masculine and neuter gender and similarly words imparting neuter gender shall include masculine and feminine genders.

ARTICLE-1 : TITLE AND DECLARATIONS :

1. The owner hereby declare that they have good and absolute right, title and interest to the said property without any claim of any right, title or interest of any other person or persons claiming through or under them and that the property is not charged to any claim or demand nor is subject matter of any mortgage, guarantee or lien.



2. The owner had not previously entered into any agreement for sale or development agreement.
3. The Owner hereby undertakes and assures that the Developer shall be entitled to construct and complete the total building with all responsibilities and obligations as agreed between the parties and to retain and deal as per this agreement with the Developer's Allocation lawfully therein without any interference from the Owner or any other persons claiming through and under them or in trust for them, provided the developer proceeds with the construction and complete of the building within period 36 months from the date of sanction of the building plan.
4. The owner shall execute a General power of Attorney in favour of the Developer for sale, agreement, mortgage etc. of the developer's allocation after registration of this development agreement.
5. Subject to the Owner performing his part or obligation herein contained and performing and observing all other terms and conditioned herein and or the part of Owner to be observed and performed, the developer shall complete the entire portion of the building within 36 months from the date of sanction of proposed building plan from Rajpur Sonarpur Municipality and 6 months will be extended period. This completion time is firm and the essence of the contract unless prevented by any force majeure.

ARTICLE – II EXPLORATION & DEVELOPMENT RIGHTS

The Owner hereby grant exclusive and transferable right to the developer to build upon and accept the said properties for the construction of the building and the Developer shall be entitled to enter into agreement to sale/transfer developer's allocation. Be it mentioned here that the owner shall in no way be responsible/ liable for entering into agreement and canceling of the same by the Developer.

ARTICLE – III : DEVELOPER'S RIGHTS

The Owner hereby grant right to the Developer to construct, erect and built multi-storied building in the said premises in accordance with the proposed building plan which is to be sanctioned by the Rajpur-Sonarpur Municipality along with full responsibilities of this construction.

ARTICLE – IV: CONSIDERATION

1. In consideration of the Owner having agreed to permit the developer to commercially develop the said land with premises by construction erecting and building a multi-storied building in accordance with the agreed building plan and for which sanction to be obtained by the developer in the name of the owner from the Rajpur Sonarpur Municipality.
2. The said Owner's allocation shall be constructed, erected and completed with good durable and standard materials and specification shall be strictly as per schedule C of this agreement without any deviation and shall contain all other amenities which are normally be fitting with standard height and area of the of the building and suitable for residential purpose and usually provided for in normal residential of the same standard in all respect and in comparison to other flats.
3. The Owner shall not be liable to pay or contribute nor shall the developer be entitled to call upon the owner to pay and contribute any amount in the construction and completion of the building and/or in the cost of Owner's allocation in all respect.

ARTICLE – V PROCEDURE

1. The Owner shall grant to the Developer or its Proprietor or its nominee or an irrevocable power of attorney as may be required for the purpose of obtaining all necessary permissions and approvals from different authorities in connection; with constructions of the building, electricity, water supply and following up the matter with the Rajpur-Sonarpur Municipality and other authorities for the purpose of day to day requirements for construction and completion of the building within the agreed time.

2. The after registration of this agreement, the owner will execute an irrevocable general power of Attorney in favour of the Developer in respect of Developer's Allocation. By the said power the Developer can collect money from the intending purchaser/purchasers and make agreement for sale with the intending purchaser/purchasers and sell the proposed flat from the Developer's Allocation. But the owner shall in no way be responsible /liable for entering into such agreement by the Developer with prospective purchasers /Buyers.
3. The Owner on the day of sanction of building plan shall make over and deliver Khas possession of the vacant land for commencing the construction of the proposed building in favour of the Developer.
4. The Developer shall be entitled to commence construction of the part of the building intended to be constructed as per the sanction plan immediately on the sanction of the plan.
5. Subject to the Owner performing his part or obligation herein contained and performing and observing all other terms and conditioned herein and or the part of Owner to be observed and performed, the developer shall complete the entire portion of the building within 36 months from the date of sanction of proposed building plan from Rajpur Sonarpur Municipality. This completion time is firm and the essence of the contract unless prevented by any force majeure.

ARTICLE VI: BUILDING

The Developer shall apply for and obtain temporary and permanent connections of water, electricity, power, drainage, sewerage of the building and other in puts and facilities required, for the construction or enjoyment of building for which purpose, the Owner shall execute in favour of the Developer a power of attorney and other authorities as shall be borne by the Developer.

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ARTICLE VII: DEVELOPER'S ALLOCATION

After the completion of the building or before the completion of the building the developer shall be exclusively entitled to Developer's Allocation with exclusive right to transfer or otherwise deal with or dispose of the same without any right or claim therein made by the Owner. It is pertinent to mention that developer shall not sell or alienate their allocation to any other community except Hindu community under any circumstances.

ARTICLE- VIII: COMMON FACILITIES

That after completion of the building and delivery of possession the Owner and the Developer or person claiming through them shall punctually and regularly pay for their respective allocations the said rates to the concerned authorities or otherwise as may be mutually agreed upon between the Owner and the Developer and both the parties shall keep each other indemnified against all claims, actions, deems, costs, charges and expenses and proceedings whatsoever directly instituted against suffered by or paid by the either of them as the case may be consequent upon a default by the owner or the Developer in this behalf and the portions of each of the occupier would be appointed before the Rajpur Sonarpur Municipality by way of mutation and the tax levied by the Rajpur Sonarpur Municipality will have to be paid accordingly.

ARTICLE-IX: COMMON RESTRICTIONS

The Owners' Allocation in the entire completed building shall be subject to the same restrictions on transfer and use as are applicable to the developer's Allocation in the building intended for the common benefit of all occupiers of the entire completed building which shall include the followings:-

1. The Owner and the Developer or its nominees shall not use or permit to use their respective allocations in the building or any portion thereof for carrying on any obnoxious, illegal and immorral trade or activity nor to use thereof for any purpose which may be any nuisance, hazardness to the other occupiers of the building.

2. No party shall demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the other in this behalf and may be registered by way of Apartments Ownership Act for maintenance of the building and other charges.
3. Both the parties shall abide by all laws, bye-laws, rules and regulations of the Government, local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye-laws, rules and regulations.
4. The respective allottees shall keep the interior and exterior walls, swears, drains pipes and other fittings and fixtures appearances and floor and ceiling etc. in each of their respective allocations of the building in good working condition and repair and in particulars so as not to cause any damage to the building or any other space or accommodation therein and shall keep other occupiers of the building indemnified from and against the consequence of any breach.
5. No goods or other articles shall be kept by the parties herein and their nominee's and no hindrance shall be caused in any manner in the free movement in the stairways, driveways and other places of common use in building.
6. No party shall throw, accumulate any dirty rubbish, waster or refuse or permit the same to be thrown or accumulated in or around the building or outside of boundary or in the compounds, corridors or any other portion of the buildings.
7. The Owner and the Developer or their nominees shall be entitled to use their respective allocations.

ARTICLE : X : OWNER'S OBLIGATIONS

1. The Owner hereby agrees and covenants with the Developer not to cause any interference or hindrance in the construction of the said building provided the Developer rightly performs its obligations and covenants stipulated hereunder as per sanctioned plan of the Rajpur-Sonarpur Municipality.



2. The Owner agrees and covenants with the Developer not to do any act or deed or thing whereby the Developer may be prevented from sale, assigning and/or disposing of any of the Developer's allocated portion in the building.
3. The Owner hereby agrees and covenants with the Developer not to let out, grant, lease, mortgage and/or charge the Developer's Allocation in the building.

ARTICLE- XI: DEVELOPER'S OBLIGATIONS

1. The Developer hereby agrees and covenants with the Owners to start the construction of the building in accordance with the sanction plan and shall complete the entire construction within 36 months from the date of sanction of proposed building plan from Rajpur Sonarpur Municipality and 6 months will be extended period if the building is not completed within the stipulation period.
2. The Developer hereby agrees and covenants with the owner not to violate or contravene any of the statutory provisions or rules or regulations or notification applicable for construction of the said building and hereby agree and undertake to hold the owner Indemnified against all acts, contravention and deviation of Developer.
3. The Developer hereby agrees and covenants with Owner not do any act, deed or things where by the Owner is prevented from any act, deed or thing where by the Owner is prevented from enjoying selling, assigning and/or disposing of any owner's Allocation in the building at the said premises.
4. Construction of the building shall be completed strictly within the specified period as stated above. However on enforcement of new legislation or introduction of new circular for which if the day to day construction work is affected or substantial cause if any such as force majeure, a reasonable time extension may be granted in writing after having fully satisfied the reasons for delay.

ARTICLE- XII: DEVELOPER'S INDEMNITY

The Developer hereby undertakes to bear all losses, claim, demand that may arise in future in respect of nature of construction, use of quality of building materials, concrete layer etc. and keep indemnified the owners for the same.

ARTICLE- XIII: OWNER'S INDEMNITY

The Owner hereby undertakes that the Developer shall be entitled to the said construction and on the completion shall enjoy its allotted space without any interference and/or disturbances provided the Developer perform and fulfill all the terms, conditions and obligations herein contained and/or their part to be observed and performed.

ARTICLE-XIV: MISCELANEOUS

1. The Owner and the Developer have entered into this Agreement for Development purely as contract and nothing contained herein shall be deemed to construe as partnership between the Developer and the Owner and the Parties hereto shall not constitute as an association of persons.
2. The Developer and the Owner shall mutually frame schedule under the existing statutory rules regulations and customers for the management and administration of the said proposed building or buildings and/or common parts thereof. The Owner and the Developer hereby agree to abide by all the rules and regulations of such management/ Society/ association/holding organization and hereby give their consent to abide by the same. If any dispute arise, the same will be settled mutually amongst the parties.

ARTICLE-XV: JURISDICTION

The Learned Baruiipur Court/courts having territorial jurisdiction over the said property shall have the jurisdiction to entertain and determine all actions, suits, proceedings arising out of these presents between the parties hereto.

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SCHEDULE "A" ABOVE REFERRED TO:

(Premises)

ALL THAT piece and parcel of land measuring 22 decimals Bastu comprised in R.S. Dag No. 577 under R.S. Khatian No.303 corresponding to L.R. Dag No. 704 and land measuring 7 decimals Bhita comprised in R.S. Dag No. 577/1766 under R.S. Khatian No.1023 corresponding to L.R. Dag No. 705 and land measuring 12 decimals Pukur comprised in R.S. Dag No. 577/1879 under R.S. Khatian No.303 corresponding to L.R. Dag No. 701 and land measuring 7 decimals Bastu comprised in R.S. Dag No. 1007/1733 under R.S. Khatian No.1023 corresponding to L.R. Dag No. 1210 and land measuring 5 decimals Bastu comprised in R.S. Dag No. 577/1880 under R.S. Khatian No.303 corresponding to L.R. Dag No. 702 and land measuring 2 decimals Bastu comprised in R.S. Dag No. 1766/1881 under R.S. Khatian No.1023 corresponding to L.R. Dag No.703 totally 55 decimals of Mouza Kodalia J.L. No. 35, L.R. Khatian 498, 792, 936, 1565, 1706, 1979, 2037, 6792, 6793, 6794, 2352, 1384 within the limit of Rajpur Sonarpur Municipality, Ward No. 20, holding No. 228, P.S.- Sonarpur, Dist. South 24 Parganas.

Butted and bounded by:-

On the North : others Land , On the South : 35 ft. wide J.N. Bose Road ,

On the East : others land , On the West : 18 ft. wide Road.


SCHEDULE "B" ABOVE REFERRED TO:

(Rules and Regulations)

1. The Developer and owner and/or its men and agents and/or any intending purchaser will not be entitled to claim partition of the undivided proportionate share in the land and/or the common parts of the building and/or in respect of the common services and utilities therein.

R.M.S.

2. Until separate assessment of the unit the Developer shall bear and pay proportionate rates and taxes for the Developer's allotted units proportionately respect of the common portions.
3. All taxes, impositions and outgoings including all penalties, costs, charges and expenses in respect of the land and the building accruing till the date of this agreement shall be paid, borne and discharged by the Owner exclusively and those according for the periods thereafter shall be paid, borne and discharged by the Developer wholly in case the same relates to the units hereby allocated to Developer proportionately in case the same relates to common area of the building. The terms "Taxes" and "Impositions" referred to above shall include the land revenue Municipal rates and Taxes, Municipal Surcharge, Multi-storied Building Tax, betterment fees, water tax etc. and/or taxes of similar nature and/or any other taxes as may be imposed from time to time and the term "Penalties" shall mean and include all or any penalties or penalty arising out of non-payment of the above taxes and impositions or any of them.
4. The Developer fulfilling their obligations and covenants hereunder the Owner and upon its formation and taking over the charge, the Association, shall manage, maintain and control the common portions and pay all common expenses and do all acts, deeds and things as would be necessary or expedient for the common purpose.
5. The Owner and upon formation an Association shall have the power and authority to frame such Rules and regulations for the common purposes as the Owner and thereafter the Association may consider reasonable and necessary but notwithstanding the provisions of the West Bengal Apartment Ownership Act, 1972 and the purchaser shall abide by the same.
6. Within a period of six months from the date of completion of the building Developer and/or the intending purchaser or purchasers, of respective units, the Owner / shall cause the co-owners to form an Association for the common purposes, such association having such constitution, rules and regulations as may be law full under the provisions of apartment Ownership Act, 1972. The purchasers



shall compulsory become members of the Association and shall apart from paying proportionately all costs and expenses relating thereto sign such forms, papers, documents, memorandum, articles, declarations, constitution rules and/or regulations as may be necessary and reasonably required for the purpose.

7. Upon the formation of the above association, the Association should assure all its rights and obligations towards the common purposes and in the common portions to the association and thereafter the association shall exclusively be entitled to and responsible for the same.
8. The Owner herein shall keep the title deeds in respect of the land as is in their possession or custody or in the custody of any person or persons as he may think fit and proper and to the Association after its formation and he shall remain bound at the request and cost of the Developer and/or intending Purchasers to arrange for inspection thereof and to give unto the purchasers respective units or their agents copies of and/or produce the same before such authorities as the purchasers may reasonably require PROVIDE HOWEVER THAT upon formation of the Association, the owners in this regard will be replaced by the association.
9. After taking possession of the respective units in the building Developer and/or its men and/or any intending the purchasers at their own cost and expenses shall do the following:
 - a) They will keep the flat and every part thereof and all fixtures and fittings therein which are exclusive parts of the flat properly maintained and in good repairs and in a neat and clean condition and decent and respectable place to reside.
 - b) They will use their respective units of the building and all common portions quietly peacefully and carefully and only for the purpose for which the same are respectively meant.
 - c) They will co-operate with the association and/or other owner of units in the building for up keep and proper maintenance and protection of the common portions and the common utilities.
10. The Developer and/or its men and agents and/or any intending purchaser shall not to do any of the following acts deeds or things:-

- a) Violate any of the rules and/or Regulations laid down for the common purposes and for user of the common portions.
- b) Injure, harm or damage the common portions of any other flat/unit in the building by making any alterations or withdrawing any support or otherwise.
- c) Demolish the unit or any part thereof and/or do any constructional addition or alteration in the unit or any parts of its which may affect the vertical and lateral support provided by the various parts of the unit to the remaining parts of the building.
- d) Alter any portion, elevation or colour scheme of the exterior of the building.
- d) Throw or accumulate or cause to be thrown or accumulated any dust, filth, rubbish or confuse of any kind in the common portions save at the place thereof indicated.
- e) Place or cause to be placed any article or object in the common portions.

- e) Use the common portions for purposes other than the purpose for which they are meant.

- f) Do or knowingly suffer to be done anything, which is likely to cause nuisance or annoyance to the occupants of the other units in the building and/or neighboring houses.

- f) Carry on or knowingly suffer being carried any obnoxious, injurious, noisy, dangerous, hazardous, immoral or illegal acts in the unit and/or the common portions.

- g) Use or allow to be used the unit or any part thereof for any club, public meeting or conference hall, nursing home, hospital, boarding house, public eating house, restaurant or other public purpose without the specific consent in writing first had from the Owner/ and after its formation of the Association.

- g) Put up or affix any signboard, nameplate or other thing or other similar articles in the common portions or unit unless approved in writing by the Owner/ and upon its formation by the Association. The Owners of the respective units will however be entitled to fix a decent nameplate on the main door of their flat.

- h) Obstruct or object to the Developer using or allowing owners to use, transferring or making further construction on the roof of the building taking due sanction of the plan from appropriate authority.
 - i) Obstruct or object to the Owner and developer selling granting rights to any person on any part of the Owner's and developer's allotted or units in the building without effecting the rights of the holder of other units in respect of the common portions of the building and the land.
 - j) Keep or store any offensive combustible obnoxious dangerous or hazardous article in the flat.
 - h) Affix or draw any cable, wire, pipe from and to or through any common portion or outer walls of the building or other units. Save and accept its utility amenity.
 - i) Keep any heavy article on the floor or operate any machine other than the usual home appliances.
 - k) Change the colour Scheme of the windows grill and the main door of the unit other than according to the specification and instruction of the Owner/ or upon formation of the Association in writing.
11. All the holders/occupants of the respective units shall regularly and punctually pay the proportionate share of the COMMON EXPENSES as per schedule "D" and/or the debts and in manner provided for elsewhere herein and in case of default in making payment by the respective holders of units, the Owner/ of the Association will have the additional right without prejudice in other rights to stop the electricity, water or other utilities/services to the unit to realize the due amounts from the Defaulters.
12. All amounts becoming due and payable hereunder and the liability for the same shall be and remain charge on the unit.

SCHEDULE-C ABOVE REFERRED TO

(SPECIFICATION)

Structure—R.C.C. column structure as per the structural plan sanctioned by the Rajpur Sonarpur Municipality.

Wall- All out side brick work with 1:6 cement mortar with 8 inches thick. Brickwork of outer wall in all sides to be 8'' Thick outside walls, 5'' thick partition wall flat to flat, 3'' thick internal wall.

All 5 inches brick work will be with 1:4 cement mortar.

All 3 inches brick work will be with 1:3 cement mortar.

DOORS : All doors frame will be made of wood (Sal) sections will be 4 inches X 2.5 inches for Main Door and bed rooms door and 3 inches X 2 inches other doors. All Door shutter should be flush door and all shutters will be made of both side commercial ply flush. There will be no door frame and shutter in kitchen only.

Plaster : All wall shall be plastered with 1:6 cement mortar except ceiling with 1:4 cement mortar with required thickness and proportion.

FLOORING:

ROOMS- All Floors will be made of vitrify tiles (2 x 2).

KITCHEN: Kitchen Slab is Black stone slab (6' X 2'), kitchen sink of steel, wall above kitchen slab up to 3 ft. height with Glaze Tiles.

TOILET: Vitrify tiles flooring and Dado with colour Glazed Tiles up to 6 ft. height from floor.

WINDOWS : Aluminum shutter window or steel window and square Bar Grill.

PAINTS : Wall Putty will be provided to all internal surfaces of flats. External surface will be painted with cement based paint with colour.

WATER SUPPLY: overhead reservoir of sufficient storage capacity.

ELECTRICAL : Concealed Wiring 4 points with 5 Amp plug points in each Bed room, 4 points in Living/Dining room, 1 Light point & one exhaust fan point in each toilet, one geyser point in one bathroom, in kitchen one light point, one exhaust fan point and one 15 Amp plug point and one light point in verandah/Balcony.

Electrical fittings like bulb, holder, brackets, tube light brackets, Fan with regulator etc. will not be provided by the Developer which are to be arranged by the owner /purchaser at their costs i.e. at extra costs.

Main meter will be installed in the premises by the costs of Developer. Personal meter will be installed by the costs of the owner/purchaser.

Sanitary : One commode with cistern in attach Toilet and one commode with cistern in Common Toilet, 3 C/P Water point in every toilet and one water point in sink at kitchen.

LIFT: Four passengers capacity standard quality lift.

ROOF: Cement kharra terracing or roof tiles over the R.C.C roof slab : 0.9 meter height parapet wall plastered on both sides shall be provided all round the roof slab as per requirement of the elevation.

COMPOUND : Compound will be paved wherever required and boundary wall will be provided with "wherever not existing. New boundary wall of adjoining plots exist. However, boundary wall will be repaired wherever required.

EXTRA WORK : In addition to the above items if the owners want any additional item, owners have to pay extra costs.

COMMON FACILITIES: The building will have overhead water tank and pump of required capacity, common capacity, common stair-case with light point, light point around the building, septic tank, roof etc. but excluding garage space which is not common.

SCHEDULE "D" ABOVE REFERRED TO:

(Common Expenses)

1. All costs of maintenance, operating, replacing, repairing, white/colour washing, painting, decorating, rebuilding, reconstruction, re-decoration, lighting the common portions and common areas of the building including the other outer walls.

Handwritten signature

2. All charges and deposits for suppliers of common utilities to the co-owners in common.
3. Municipal Tax, multistoried building tax, water tax other levies in respect of the land and the building save those separately assessed of the Purchasers unit from the date of possession.
4. Insurance Premium of insuring the building.
5. Cost of formation and operation of the Association of the flat owners.
6. The office expense incurred for maintaining an office for common purposes.
7. All litigation expenses for the common purposes and relating to the common use and enjoyment of the common portions.
8. Electric charges for the electrical energy consumed for the operation of the common services.
9. Costs of maintenance, repairs and replacement of pumps and their common installations and equipments.
10. Salary of all persons employed for the common purposes including durwans, security personnel, sweepers, plumbers, electricians etc.
11. Fees and charges for all services and consultation and advice required to be had and obtained from time to time in respect of and/or in relation to the common purposes and common utilities.
12. All other expenses, taxes and other levies as may become necessary or incidental or liable to be paid by the co-owners in common including such amount as may be fixed for creating a fund for replacement, renovation, repairing and/or periodic repairing of the common portions.
13. All the flat owners/occupants bear the cost of common expenses proportionately.

IN WITNESS WHEREOF THE PARTIES hereto have hereunto set and subscribed their respective hands in execution of the presents on the day, month and year first above written.

[Handwritten signature]

SIGNED, SEALED &
DELIVERED By the
PARTIES in the presence
of

Soma Mukherjee *[Handwritten signature]*
Soma Mulcherjee
Minor Aroya Chakraborty
Represented by her legal
guardian mother and self
Tithi Datta alias Tithi Chakraborty
(Datta)

[Handwritten signature]
sampa pal

[Handwritten signature]
Bhalla Charyya
P.O. Jayarampur, P.S. Jayrampur
Dist - Sonbhadra, Pin - 743337.

[Handwritten signature]
Kodalia Kalita
Dist - 24 Pgs (5)
Pin - 700146

[Handwritten signature]
nivedita Mohanti
Anandamath Chakraborty

Kanak Chakraborty

Ranendra Nath Chakraborty
Rudrendra Nath Chakraborty

Ritesh Nath Chakraborty
Anita Nath Chakraborty

Mixa Chakraborty *[Handwritten signature]*

Bipendra Nath Chakraborty

Sarosi Chakraborty
Kalyana Chakraborty

Bijendra Nath Chakraborty

Brijendra Nath Chakraborty
Diptendra Nath Chakraborty

[Handwritten signature]

[Handwritten signature]
Samintra Nath Chakraborty
Contributed Attorney and self - Momin Pailan.

[Handwritten signature]
Rajiv Mondal

SIGNATURE OF THE OWNERS

MR ENTERPRISE
Momin Pailan.

[Handwritten signature]
Rajiv Mondal
Partner

SIGNATURE OF THE DEVELOPER

Drafted by:

[Handwritten signature]
Advocate

Baruipur Civil Court
E. No. P 159/313/97

Typed by:

[Handwritten signature]
Baruipur Puralam
Bazar.



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L.H.					
R.H.					

Presentant / Executant/ claimant
Name

Signature *বিক্রমী চক্রবর্তী*



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Executant/ claimant
Name

Signature *বৈষ্ণবী চক্রবর্তী*



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Executant/ claimant
Name

Signature *Soma Mulherjee*



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Executant/ claimant
Name

Signature *Munni Ghosh*



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L.H.					
R.H.					

Name Claimant

Signature Tithi Datta alias Tithi Chakraborty (Datta)



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L.H.					
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Name Sampal Pal

Signature Sampal Pal



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Name Executant/ claimant

Signature Nibedita Mohanti



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Name Kanak Chakraborty

Signature



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Presentant / Executant / claimant
Name

Signature *Amaranand Nath Chakraborty*



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Executant / claimant
Name

Signature *Ranendra Nath Chakraborty*



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R.H.					

Name

Signature *Rudrendra Nath Chakraborty*



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L.H.					
R.H.					

Name

Signature *Ritendra Nath Chakraborty*



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Executant/ claimant Name

Signature *Arindra Nath Chakrabarty*



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Executant/ claimant Name

Signature *Mira Bhattacharya*



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Executant/ claimant Name

Signature *স্বপ্না দেবী চক্রবর্তী*



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Executant/ claimant Name

Signature *Sipendra Nath Chakrabarty*



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Present / Executant / Claimant

Name

Signature *Kalbana Chakraborty*



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Executant claimant

Name

Signature *Sibyendra Nath Chakraborty*



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R.H.					

E

Name

Signature *Dipkendra Nath Chakraborty*



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Name

Signature *Sibyendra Nath Chakraborty*



Pre Name
Claimant

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R.H.					

Signature

Sarvasi Chakrabarty



Executant/ claimant Name

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L.H.					
R.H.					

Signature

Rajani Chakrabarty



Executant/ claimant Name

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R.H.					

Signature

Rajani Chakrabarty



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Signature

Rajani Chakrabarty



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Presentant /Executant/ claimant
Name

Signature

Deelokesh Bhattalwade



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R.H.					

Executant/ claimant
Name

Signature

Jyotesh Bhattalwade



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R.H.					

Executant/ claimant
Name

Signature

Momin Pailan



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L.H.					
R.H.					

Executant/ claimant
Name

Signature

Raju Honkar








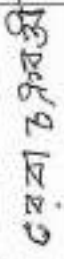


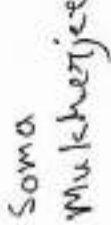
Government of West Bengal

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









OFFICE OF THE A.D.S.R. SONARPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16082000985963/2021







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
1	Bijali Chakraborty 228, J.N Bose Road,, City:- , P.O:- Kodalia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146	Land Lord		 1815	 14.07.2021
2	Reba Chakraborty 228, J.N Bose Road,, City:- , P.O:- Kodalia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146	Land Lord		 1816	 14.7.21
3	Soma Mukherjee Naiya Fara, Hajipur, City:- , P.O:- Diamona Harbour, P.S:-Diamond Harbour, District:-South 24-Parganas, West Bengal, India, PIN:- 743331	Land Lord		 1817	 Soma Mukherjee 14.7.21









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
4	Munni Ghosh Dighirpar, City:- , P.O:- Kodalia, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700146	Land Lord		1818 	Munni Ghosh 14.7.21
5	Tithi Dutta Alias Tithi Chakraborty (Dutta) 150/10/4 Mahatma Gandhi Road,, City:- , P.O:- Haridevpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082	Land Lord		1819 	Tithi Dutta alias Tithi Chakraborty (Dutta) 1 14.7.2021
6	Sampa Pal 228, J.N. Bose Road,, City:- , P.O:- Kodalia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146	Land Lord		 1838	Sampa Pal 14.7.2021
7	Nibedita Mohanti M.N. Roy Road, Dey Para, City:- , P.O:- Kodalia, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700146	Land Lord		 1839	Nibedita Mohanti 14.7.21



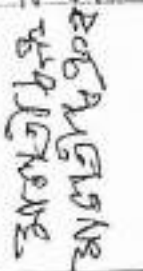


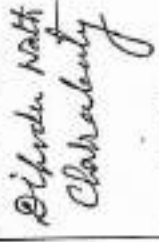


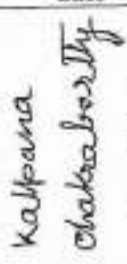


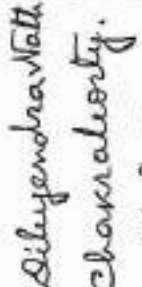
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
B	Kanak Chakraborty 228, J.N. Bose Road, City:- , P.O:- Kodalia, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700146	Land Lord		 1822	Kanak Chakraborty 14.7.21
9	Amarendra Nath Chakraborty C3 Sonamoni, 23 Esot Point., City:- , P.O:- Haltu, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700078	Land Lord		 1820	Amarendra Nath Chakraborty 14.7.21
10	Ranendra Nath Chakraborty 84 Rubi Park Dakshin., City:- , P.O:- Haltu, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700078	Land Lord		 1821	Ranendra Nath Chakraborty 14.7.21









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
11	Rudrendra Nath Chakraborty Kodalia Chingri Pota Main Road, City:- , P.O:- Kodalia, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700146	Land Lord		 1823	Rudrendra nath chakraborty 14.07.2021
12	Ritendra Nath Chakraborty 228, J.N. Bose Road, City:- , P.O:- Kodalia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146	Land Lord		 1824	Ritendra Nath Chakraborty 14.07.2021
13	Arindra Nath Chakraborty 228, J.N. Bose Road,, City:- , P.O:- Kodalia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146	Land Lord		 1825	Arindra Nath Chakraborty 14.07.2021
14	Mira Bhattacharya N.V. Lane, Mallikapur, City:- , P.O:- Rajpur, P.S:- Sonagpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150	Land Lord		 1826	Mira Bhattacharya 14.7.21



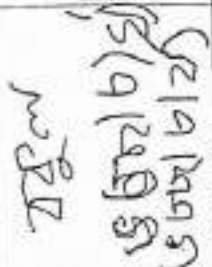


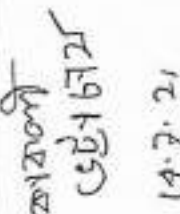


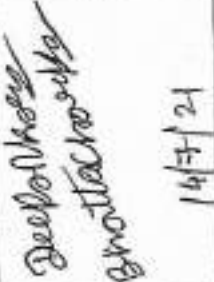


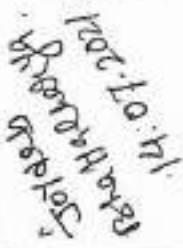
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
15	Malati Chakraborty 228, J.N. Bose Road,, City:- , P.O:- Kodalia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146	Land Lord		 1827	 14.07.2021
16	Dipendra Nath Chakraborty 229, J.N. Bose Road, City:- , P.O:- Kodalia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146	Land Lord		 1814	 14.07.2021
17	Kalpna Chakraborty 228, J.N. Bose Road, City:- , P.O:- Kodalia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146	Land Lord		 1828	 14.7.21
18	Dibyendra Nath Chakraborty 100, Haranath Bose Road, City:- , P.O:- Kodalia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146	Land Lord		 1829	 14.7.21









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	Diptendra Nath Chakraborty 228, J.N. Bose Road, City:- , P.O:- Kodalia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146	Land Lord		 1830	Diptendra Nath Chakraborty 14/07/2021
20	Dwijendra Nath Chakraborty 228, J.N. Bose Road, City:- , P.O:- Kodalia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146	Land Lord		 1831	Dwijendra Nath Chakraborty 14/07/2021
21	Sarasi Chakraborty Ramchandra Ghosh Road,, City:- , P.O:- Kodalia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146	Land Lord		 1832	Sarasi Chakraborty 14.7.21
22	Shiuli Chakraborty Panchanantala, City:- , P.O:- South Garia, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743613	Land Lord		 1833	Shiuli Chakraborty 14.7.21

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
23	Bakul Bhattacharya Harinavi Bachaspali Para., City:- , P.O:- Harinavi. P.S:-Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700148	Land Lord		 1834	 14.7.21
24	Kakali Bhattacharya K.C. Bose Road., City:- , P.O:- Harinavi, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700148	Land Lord		 1835	 14.7.21
25	Deepankar Bhattacharya Harinavi Bachaspali Para, City:- , P.O:- Harinavi, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700148	Land Lord		 1836	 14/7/21
26	Joydeb Bhattacharya 99, K.C. Bose Road, City:- , P.O:- Kodalia, P.S:-Sonarpur. District:- South 24-Parganas, West Bengal, India, PIN:- 700146	Land Lord		 1837	 14.07.2021

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
31	Momin Pailan Madarat Paik Para., City:- , P.O:- Madarat, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743610	Representative of Developer [M.R. ENTERPR ISE]		 1840	Momin Pailan 14.07.21
32	Raju Mondal Mallikpur Ganesh, City:- , P.O:- Mallikpur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145	Representative of Developer [M.R. ENTERPR ISE]		 1841	Raju Mondal 14.07.21
33	Raju Mondal Ganeshpur, Mallikpur, City:- , P.O:- Mallikpur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145	Attorney of Land Lord [Samindra Nath Chakraborty]		 1841	Raju Mondal 14.07.2021
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Swarup Ghosh Son of Late Babul Kumar Ghosh Kalitola, City:- , P.O:- Kodalla, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700146	Bijali Chakraborty, Reba Chakraborty, Soma Mukherjee, Munni Ghosh, Tithi Dutta, Sampa Pal, Nibedita Mohanti, Kanak Chakraborty, Amarendra Nath Chakraborty, Ranendra Nath Chakraborty, Rudrendra Nath Chakraborty, Ritendra Nath Chakraborty, Arindra Nath Chakraborty, Mira Bhattacharya, Malati Chakraborty, Dipendra Nath Chakraborty, Kalpana Chakraborty, Dibyendra Nath Chakraborty, Diptendra Nath Chakraborty, Dwijendra Nath Chakraborty, Sarasati Chakraborty.		 1842	Swarup Ghosh 14.7.2021

W.D. Sen
14/09/21

(Barun Kumar Bhunia)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
SONARPUR
South 24-Parganas, West
Bengal



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

GRN Details

GRN: 192021220031802541 Payment Mode: Online Payment
GRN Date: 16/07/2021 13:32:51 Bank/Gateway: State Bank of India
BRN : IK0BEJEYY2 BRN Date: 16/07/2021 13:07:36
Payment Status: Successful Payment Ref. No: 2000985963/7/2021
(Query No*/Query Year)

Depositor Details

Depositor's Name: MAMIN PAILAN
Address: MADARAT PAIK PARA BARUIPUR
Mobile: 9231840125
Depositor Status: Others
Query No: 2000985963
Applicant's Name: Mr Bidhan Ch Hajra
Address: A.D.S.R. SONARPUR
Office Name: A.D.S.R. SONARPUR
Identification No: 2000985963/7/2021
Remarks: Sale, Development Agreement or Construction agreement Payment No 7

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000985963/7/2021	Property Registration- Stamp duty	0030-02-103-003-02	35020
2	2000985963/7/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	35041

IN WORDS: THIRTY FIVE THOUSAND FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1608-03643/2021	Date of Registration	16/07/2021
Query No / Year	1608-2000985963/2021	Office where deed is registered	
Query Date	19/06/2021 10:27:43 AM	1608-2000985963/2021	
Applicant Name, Address & Other Details	Bidhan Ch Hajra Baruipur, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 9231840125, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 14,00,000/-	Rs. 2,26,97,550/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article 48(g))	Rs. 21/- (Article: E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: J.N. BOSE ROAD, Mouza: Kodalia, JI No: 35, Pin Code : 700146

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-704 (RS :-)	LR-1979	Bastu	Bastu	22 Dec	3,00,000/-	93,09,300/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road,
L2	LR-705 (RS :-)	LR-6794	Bastu	Bagan	7 Dec	2,00,000/-	29,62,050/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road,
L3	LR-701 (RS :-)	LR-6794	Pukur	Pukur	12 Dec	2,00,000/-	38,08,350/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road,
L4	LR-1210 (RS :-)	LR-6794	Bastu	Bastu	7 Dec	2,00,000/-	29,62,050/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road,
L5	LR-702 (RS :-)	LR-1384	Bastu	Bastu	5 Dec	2,00,000/-	21,15,750/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road,
L6	LR-703 (RS :-)	LR-1384	Bastu	Bastu	2 Dec	2,00,000/-	8,46,300/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road,
TOTAL :					55Dec	13,00,000 /-	220,03,800 /-	
Grand Total :					55Dec	13,00,000 /-	220,03,800 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Selforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1000 Sq Ft.	1,00,000/-	6,93,750/-	Structure Type: Structure
Gr Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	1,00,000 /-	6,93,750 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<p>Bijali Chakraborty Wife of Late Nripendra Nath Chakraborty 228, J.N. Bose Road,, City:- , P.O:- Kodalia, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700146 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ANxxxxxx7D, Aadhaar No: 88xxxxxxxx3942, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021 , Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2021 , Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence</p>
2	<p>Reba Chakraborty Wife of Late Narendra Nath Chakraborty 228, J.N. Bose Road,, City:- , P.O:- Kodalia, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700146 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CKxxxxxx3R, Aadhaar No: 49xxxxxxxx2552, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021 , Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2021 , Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence</p>
3	<p>Soma Mukherjee Daughter of Late Narendra Nath Chakraborty Naiya Para, Hajipur, City:- , P.O:- Diamona Harbour, P.S:-Diamond Harbour, District:-South 24-Parganas, West Bengal, India, PIN:- 743331 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DCxxxxxx4M, Aadhaar No: 31xxxxxxxx6079, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021 , Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2021 , Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence</p>
4	<p>Munni Ghosh Daughter of Late Narendra Nath Chakraborty Dighirpar, City:- , P.O:- Kodalia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AXxxxxxx9C, Aadhaar No: 59xxxxxxxx4405, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021 , Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2021 , Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence</p>
5	<p>Tithi Dutta, (Alias: Tithi Chakraborty (Dutta)) Wife of Late Indranath Chakraborty 150/10/4 Mahatma Gandhi Road,, City:- , P.O:- Haridevpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: GWxxxxxx2F, Aadhaar No: 63xxxxxxxx4090, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021 , Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2021 , Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence</p>

Arya Chakraborty

Daughter of Late Indranath Chakraborty 150/10/4 Mahatma Gandhi Road, City:- , P.O:- Handevpur, P.S:- Jaridivpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.: CMxxxxxx7K, Aadhaar No Not Provided by UIDAI, Status :Minor, Executed by: Guardian, Executed by: Guardian

7 Sampa Pal

Wife of Pralulla Nath Pal 228, J.N. Bose Road,, City:- , P.O:- Kodalia, P.S:-Sonarpur, District:-South 24-Parganas West Bengal, India, PIN:- 700146 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DZxxxxxx5C, Aadhaar No: 60xxxxxxxx9696, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021

, Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2021

, Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence

8 Nibedita Mohanti

Wife of Robin Mohanti M.N. Roy Road, Dey Para, City:- , P.O:- Kodalia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: EMxxxxxx3N, Aadhaar No: 93xxxxxxxx6908, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021

, Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2021

, Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence

9 Kanak Chakraborty

Son of Late Ghanashayem Chakraborty 228, J.N. Bose Road, City:- , P.O:- Kodalia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ANxxxxxx1H, Aadhaar No: 33xxxxxxxx1088, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021

, Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2021

, Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence

10 Amarendra Nath Chakraborty

Son of Late Samarendra Nath Chakraborty C3 Sonamoni, 23 Esot Point,, City:- , P.O:- Haltu, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ACxxxxxx6E, Aadhaar No: 73xxxxxxxx1889, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021

, Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2021

, Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence

11 Ranendra Nath Chakraborty

Son of Late Samarendra Nath Chakraborty 84 Rubi Park Dakshin,, City:- , P.O:- Haltu, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ACxxxxxx0K, Aadhaar No: 46xxxxxxxx9681, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021

, Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2021

, Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence

12 Rudrendra Nath Chakraborty

Son of Late Samarendra Nath Chakraborty Kodalia Chingri Pota Main Road, City:- , P.O:- Kodalia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ACxxxxxx3M, Aadhaar No: 59xxxxxxxx6927, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021

, Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2021

, Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence

	<p>Ritendra Nath Chakraborty - Son of Late Dhirendra Nath Chakraborty 228, J.N. Bose Road, City:- , P.O:- Kodalia, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700146 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ASxxxxxx7A, Aadhaar No: 83xxxxxxxx7191, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021 . Admitted by: Self, Date of Admission: 14/07/2021 .Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2021 . Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence</p>
14	<p>Arindra Nath Chakraborty Son of Late Dhirendra Nath Chakraborty 228, J.N. Bose Road., City:- , P.O:- Kodalia, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700146 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx8Q, Aadhaar No: 78xxxxxxxx6499, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021 . Admitted by: Self, Date of Admission: 14/07/2021 .Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2021 . Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence</p>
15	<p>Mira Bhattacharya Wife of Nikhil Bhattacharya N.V. Lane, Malikapur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FHxxxxxx8K, Aadhaar No: 32xxxxxxxx9380, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021 . Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2021 . Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence</p>
16	<p>Malati Chakraborty Wife of Late Nirendra Nath Chakraborty 228, J.N. Bose Road., City:- , P.O:- Kodalia, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700146 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ATxxxxxx2A, Aadhaar No: 43xxxxxxxx7932, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021 . Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2021 . Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence</p>
17	<p>Dipendra Nath Chakraborty (Presentant) Son of Late Nirendra Nath Chakraborty 229, J.N. Bose Road, City:- , P.O:- Kodalia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AXxxxxxx2M, Aadhaar No: 98xxxxxxxx1404, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021 . Admitted by: Self, Date of Admission: 14/07/2021 .Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2021 . Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence</p>
18	<p>Kalpna Chakraborty Wife of Late Gopindra Nath Chakraborty 228, J.N. Bose Road, City:- , P.O:- Kodalia, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700146 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANxxxxxx4G, Aadhaar No: 53xxxxxxxx7795, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021 . Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2021 . Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence</p>
19	<p>Dibyendra Nath Chakraborty Son of Late Gopindra Nath Chakraborty 100, Haranath Bose Road, City:- , P.O:- Kodalia, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700146 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ABxxxxxx2F, Aadhaar No: 82xxxxxxxx6725, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021 . Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2021 . Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence</p>

Diptendra Nath Chakraborty

Son of Late Gopindra Nath Chakraborty 228, J.N. Bose Road, City:- , P.O:- Kodalia, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700146 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx9R, Aadhaar No: 27xxxxxxxx6183, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021
. Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2021
. Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence

21 Dwijendra Nath Chakraborty

Son of Late Gopindra Nath Chakraborty 228, J.N. Bose Road, City:- , P.O:- Kodalia, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700146 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx2D, Aadhaar No: 97xxxxxxxx6980, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021
. Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2021
. Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence

22 Sarasi Chakraborty

Wife of Dibyendu Chakraborty Ramchandra Ghosh Road,, City:- , P.O:- Kodalia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx4N, Aadhaar No: 39xxxxxxxx8848, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021
. Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2021
. Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence

23 Shiuli Chakraborty

Daughter of Late Brojendra Nath Chakraborty Panchanantala, City:- , P.O:- South Garia, P.S:-Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 743613 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BCxxxxxx7K, Aadhaar No: 67xxxxxxxx2704, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021
. Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2021
. Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence

24 Bakul Bhattacharya

Daughter of Late Brojendra Nath Chakraborty Harinavi Bachaspati Para,, City:- , P.O:- Harinavi, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700148 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FPxxxxxx5P, Aadhaar No: 47xxxxxxxx8568, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021
. Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2021
. Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence

25 Kakali Bhattacharya

Daughter of Late Brojendra Nath Chakraborty K.C. Bose Road,, City:- , P.O:- Harinavi, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700148 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CLxxxxxx1P, Aadhaar No: 84xxxxxxxx3383, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021
. Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2021
. Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence

26 Deepankar Bhattacharya

Son of Late Dilip Kumar Bhattacharya Harinavi Bachaspati Para, City:- , P.O:- Harinavi, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700148 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CPxxxxxx0N, Aadhaar No: 24xxxxxxxx3916, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021
. Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2021
. Admitted by: Self, Date of Admission: 14/07/2021 ,Place : Pvt. Residence

Joydeb Bhattacharya

Son of Sunil Kumar Bhattacharya 99, K.C. Bose Road, City:- , P.O:- Kotalia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AUxxxxx5Q, Aadhaar No: 87xxxxxxxx4622, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021

. Admitted by: Self, Date of Admission: 14/07/2021 .Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2021

. Admitted by: Self, Date of Admission: 14/07/2021 .Place : Pvt. Residence

28 Momin Pailan

Son of Late Moksed Pailan Madarat Paik Para., City:- , P.O:- Madarat, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743610 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: BPxxxxx9P, Aadhaar No: 87xxxxxxxx1350, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021

. Admitted by: Self, Date of Admission: 14/07/2021 .Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2021

. Admitted by: Self, Date of Admission: 14/07/2021 .Place : Pvt. Residence

29 Raju Mondal

Son of Late Karim Mondal Mallikpur Ganeshpur, City:- , P.O:- Mallikpur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: AYxxxxx6A, Aadhaar No: 62xxxxxxxx2445, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021

. Admitted by: Self, Date of Admission: 14/07/2021 .Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2021

. Admitted by: Self, Date of Admission: 14/07/2021 .Place : Pvt. Residence

30 Samindra Nath Chakraborty

Son of Late Dharendra Nath Chakraborty 228, J.N. Bose Road,, City:- , P.O:- Kotalia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ABxxxxx3J, Aadhaar No: 47xxxxxxxx0811, Status :Individual, Executed by: Attorney, Executed by: Attorney

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M.R. ENTERPRISE Madarat Paik Para, City:- , P.O:- Madarat, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, Pin:- 743610 , PAN No.: ABxxxxx1P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Momin Pailan Son of Late Moksed Pailan Madarat Paik Para, City:- , P.O:- Madarat, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743610, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: BPxxxxx9P, Aadhaar No: 87xxxxxxxx1350 Status : Attorney, Attorney of : Samindra Nath Chakraborty
2	Raju Mondal Son of Late Karim Mondal Ganeshpur, Mallikpur, City:- , P.O:- Mallikpur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: AYxxxxx6A, Aadhaar No: 62xxxxxxxx2455 Status : Attorney, Attorney of : Samindra Nath Chakraborty

Guardian Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Tithi Dutta, (Alias Name: Tithi Chakraborty Dutta) Wife of Late Indranath Chakraborty 150/10/4, Mahatma Gandhi Road, City:- , P.O:- Haridevpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: GWxxxxxx2F, Aadhaar No: 63xxxxxxxx4090 Status : Guardian, Guardian of : Arya Chakraborty

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Momin Pailan Son of Late Moksed Pailan Madarat Paik Para,, City:- , P.O:- Madarat, P.S:-Baruipur, District:-South 24- Parganas, West Bengal, India, PIN:- 743610, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: BPxxxxxx9P, Aadhaar No: 87xxxxxxxx1350 Status : Representative, Representative of : M.R. ENTERPRISE (as Proprietor)
2	Raju Mondal Son of Late Karim Mondal Mallikpur Ganesh, City:- , P.O:- Mallikpur, P.S:-Baruipur, District:-South 24- Parganas, West Bengal, India, PIN:- 700145, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx6A, Aadhaar No: 62xxxxxxxx2445 Status : Representative, Representative of : M.R. ENTERPRISE (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Swarup Ghosh Son of Late Babul Kumar Ghosh Kaillata, City:- , P.O:- Kodalla, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, Pin:- 700146			

Identifier Of Bijali Chakraborty, Reba Chakraborty, Soma Mukherjee, Munni Ghosh, Tithi Dutta, Sampa Pal, Nibedita Mohanti, Kanak Chakraborty, Amarendra Nath Chakraborty, Ranendra Nath Chakraborty, Rudrendra Nath Chakraborty, Ritendra Nath Chakraborty, Arindra Nath Chakraborty, Mira Bhattacharya, Malati Chakraborty, Dipendra Nath Chakraborty, Kaipana Chakraborty, Dibyendra Nath Chakraborty, Diptendra Nath Chakraborty, Dwijendra Nath Chakraborty, Sarasi Chakraborty, Shiluli Chakraborty, Bakul Bhattacharya, Kakali Bhattacharya, Deepankar Bhattacharya, Joydeb Bhattacharya, Momin Pailan, Raju Mondal, Momin Pailan, Tithi Dutta, Momin Pailan, Raju Mondal, Raju Mondal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Bijali Chakraborty	M.R. ENTERPRISE-0.733333 Dec
2	Reba Chakraborty	M.R. ENTERPRISE-0.733333 Dec
3	Soma Mukherjee	M.R. ENTERPRISE-0.733333 Dec
4	Munni Ghosh	M.R. ENTERPRISE-0.733333 Dec
5	Tithi Dutta	M.R. ENTERPRISE-0.733333 Dec
6	Arya Chakraborty	M.R. ENTERPRISE-0.733333 Dec
7	Sampa Pal	M.R. ENTERPRISE-0.733333 Dec
8	Nibedita Mohanti	M.R. ENTERPRISE-0.733333 Dec
9	Kanak Chakraborty	M.R. ENTERPRISE-0.733333 Dec

	Amarendra Nath Chakraborty	M.R. ENTERPRISE-0.733333 Dec
14	Ranendra Nath Chakraborty	M.R. ENTERPRISE-0.733333 Dec
12	Rudrendra Nath Chakraborty	M.R. ENTERPRISE-0.733333 Dec
13	Ritendra Nath Chakraborty	M.R. ENTERPRISE-0.733333 Dec
14	Aindra Nath Chakraborty	M.R. ENTERPRISE-0.733333 Dec
15	Mira Bhattacharya	M.R. ENTERPRISE-0.733333 Dec
16	Malati Chakraborty	M.R. ENTERPRISE-0.733333 Dec
17	Dipendra Nath Chakraborty	M.R. ENTERPRISE-0.733333 Dec
18	Kalpna Chakraborty	M.R. ENTERPRISE-0.733333 Dec
19	Dibyendra Nath Chakraborty	M.R. ENTERPRISE-0.733333 Dec
20	Diptendra Nath Chakraborty	M.R. ENTERPRISE-0.733333 Dec
21	Dwijendra Nath Chakraborty	M.R. ENTERPRISE-0.733333 Dec
22	Sarasi Chakraborty	M.R. ENTERPRISE-0.733333 Dec
23	Shiuli Chakraborty	M.R. ENTERPRISE-0.733333 Dec
24	Sekul Bhattacharya	M.R. ENTERPRISE-0.733333 Dec
25	Kakali Bhattacharya	M.R. ENTERPRISE-0.733333 Dec
26	Despankar Bhattacharya	M.R. ENTERPRISE-0.733333 Dec
27	Joydeb Bhattacharya	M.R. ENTERPRISE-0.733333 Dec
28	Momin Palian	M.R. ENTERPRISE-0.733333 Dec
29	Raju Mondal	M.R. ENTERPRISE-0.733333 Dec
30	Sanindra Nath Chakraborty	M.R. ENTERPRISE-0.733333 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Bijali Chakraborty	M.R. ENTERPRISE-0.233333 Dec
2	Reba Chakraborty	M.R. ENTERPRISE-0.233333 Dec
3	Soma Mukherjee	M.R. ENTERPRISE-0.233333 Dec
4	Munni Ghosh	M.R. ENTERPRISE-0.233333 Dec
5	Tithi Dutta	M.R. ENTERPRISE-0.233333 Dec
6	Arya Chakraborty	M.R. ENTERPRISE-0.233333 Dec
7	Sampa Pal	M.R. ENTERPRISE-0.233333 Dec
8	Nibedita Mohanti	M.R. ENTERPRISE-0.233333 Dec
9	Kanak Chakraborty	M.R. ENTERPRISE-0.233333 Dec
10	Amarendra Nath Chakraborty	M.R. ENTERPRISE-0.233333 Dec
11	Ranendra Nath Chakraborty	M.R. ENTERPRISE-0.233333 Dec
12	Rudrendra Nath Chakraborty	M.R. ENTERPRISE-0.233333 Dec
13	Ritendra Nath Chakraborty	M.R. ENTERPRISE-0.233333 Dec

	Arindra Nath Chakraborty	M.R. ENTERPRISE-0.233333 Dec
15	Mira Bhattacharya	M.R. ENTERPRISE-0.233333 Dec
16	Malati Chakraborty	M.R. ENTERPRISE-0.233333 Dec
17	Dipendra Nath Chakraborty	M.R. ENTERPRISE-0.233333 Dec
18	Kalpna Chakraborty	M.R. ENTERPRISE-0.233333 Dec
19	Dibyendra Nath Chakraborty	M.R. ENTERPRISE-0.233333 Dec
20	Diptendra Nath Chakraborty	M.R. ENTERPRISE-0.233333 Dec
21	Dwijendra Nath Chakraborty	M.R. ENTERPRISE-0.233333 Dec
22	Sarasi Chakraborty	M.R. ENTERPRISE-0.233333 Dec
23	Shiuli Chakraborty	M.R. ENTERPRISE-0.233333 Dec
24	Bakul Bhattacharya	M.R. ENTERPRISE-0.233333 Dec
25	Kakali Bhattacharya	M.R. ENTERPRISE-0.233333 Dec
26	Deepankar Bhattacharya	M.R. ENTERPRISE-0.233333 Dec
27	Joydeb Bhattacharya	M.R. ENTERPRISE-0.233333 Dec
28	Monni Palan	M.R. ENTERPRISE-0.233333 Dec
29	Raju Mondal	M.R. ENTERPRISE-0.233333 Dec
30	Samindra Nath Chakraborty	M.R. ENTERPRISE-0.233333 Dec

Transfer of property for L3

Sl.No	From	To, with area (Name-Area)
1	Bijali Chakraborty	M.R. ENTERPRISE-0.4 Dec
2	Reba Chakraborty	M.R. ENTERPRISE-0.4 Dec
3	Soma Mukherjee	M.R. ENTERPRISE-0.4 Dec
4	Munni Ghosh	M.R. ENTERPRISE-0.4 Dec
5	Tithi Dutta	M.R. ENTERPRISE-0.4 Dec
6	Arya Chakraborty	M.R. ENTERPRISE-0.4 Dec
7	Sampa Pal	M.R. ENTERPRISE-0.4 Dec
8	Nibedita Mohanti	M.R. ENTERPRISE-0.4 Dec
9	Kanak Chakraborty	M.R. ENTERPRISE-0.4 Dec
10	Amarendra Nath Chakraborty	M.R. ENTERPRISE-0.4 Dec
11	Ranendra Nath Chakraborty	M.R. ENTERPRISE-0.4 Dec
12	Rudrendra Nath Chakraborty	M.R. ENTERPRISE-0.4 Dec
13	Ritendra Nath Chakraborty	M.R. ENTERPRISE-0.4 Dec
14	Arindra Nath Chakraborty	M.R. ENTERPRISE-0.4 Dec
15	Mira Bhattacharya	M.R. ENTERPRISE-0.4 Dec
16	Malati Chakraborty	M.R. ENTERPRISE-0.4 Dec
17	Dipendra Nath Chakraborty	M.R. ENTERPRISE-0.4 Dec
18	Kalpna Chakraborty	M.R. ENTERPRISE-0.4 Dec

	Dibyendra Nath Chakraborty	M.R. ENTERPRISE-0.4 Dec
20	Diptendra Nath Chakraborty	M.R. ENTERPRISE-0.4 Dec
21	Dwijendra Nath Chakraborty	M.R. ENTERPRISE-0.4 Dec
22	Sarasi Chakraborty	M.R. ENTERPRISE-0.4 Dec
23	Shuli Chakraborty	M.R. ENTERPRISE-0.4 Dec
24	Bakul Bhattacharya	M.R. ENTERPRISE-0.4 Dec
25	Kakali Bhattacharya	M.R. ENTERPRISE-0.4 Dec
26	Deepankar Bhattacharya	M.R. ENTERPRISE-0.4 Dec
27	Joydeb Bhattacharya	M.R. ENTERPRISE-0.4 Dec
28	Momin Pailan	M.R. ENTERPRISE-0.4 Dec
29	Raju Mondal	M.R. ENTERPRISE-0.4 Dec
30	Samindra Nath Chakraborty	M.R. ENTERPRISE-0.4 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Gijali Chakraborty	M.R. ENTERPRISE-0.233333 Dec
2	Reba Chakraborty	M.R. ENTERPRISE-0.233333 Dec
3	Soma Mukherjee	M.R. ENTERPRISE-0.233333 Dec
4	Munni Ghosh	M.R. ENTERPRISE-0.233333 Dec
5	Tithi Dutta	M.R. ENTERPRISE-0.233333 Dec
6	Arya Chakraborty	M.R. ENTERPRISE-0.233333 Dec
7	Sampa Pal	M.R. ENTERPRISE-0.233333 Dec
8	Nivedita Mohanti	M.R. ENTERPRISE-0.233333 Dec
9	Kanak Chakraborty	M.R. ENTERPRISE-0.233333 Dec
10	Amarendra Nath Chakraborty	M.R. ENTERPRISE-0.233333 Dec
11	Ranendra Nath Chakraborty	M.R. ENTERPRISE-0.233333 Dec
12	Rudrendra Nath Chakraborty	M.R. ENTERPRISE-0.233333 Dec
13	Ritendra Nath Chakraborty	M.R. ENTERPRISE-0.233333 Dec
14	Arindra Nath Chakraborty	M.R. ENTERPRISE-0.233333 Dec
15	Mira Bhattacharya	M.R. ENTERPRISE-0.233333 Dec
16	Malati Chakraborty	M.R. ENTERPRISE-0.233333 Dec
17	Dipendra Nath Chakraborty	M.R. ENTERPRISE-0.233333 Dec
18	Kalpna Chakraborty	M.R. ENTERPRISE-0.233333 Dec
19	Dibyendra Nath Chakraborty	M.R. ENTERPRISE-0.233333 Dec
20	Diptendra Nath Chakraborty	M.R. ENTERPRISE-0.233333 Dec
21	Dwijendra Nath Chakraborty	M.R. ENTERPRISE-0.233333 Dec
22	Sarasi Chakraborty	M.R. ENTERPRISE-0.233333 Dec
23	Shuli Chakraborty	M.R. ENTERPRISE-0.233333 Dec

	Bakul Bhattacharya	M.R. ENTERPRISE-0.233333 Dec
	Kakali Bhattacharya	M.R. ENTERPRISE-0.233333 Dec
26	Deepankar Bhattacharya	M.R. ENTERPRISE-0.233333 Dec
27	Joydeb Bhattacharya	M.R. ENTERPRISE-0.233333 Dec
28	Momin Pailan	M.R. ENTERPRISE-0.233333 Dec
29	Raju Mondal	M.R. ENTERPRISE-0.233333 Dec
30	Samindra Nath Chakraborty	M.R. ENTERPRISE-0.233333 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Bijali Chakraborty	M.R. ENTERPRISE-0.166667 Dec
2	Rabi Chakraborty	M.R. ENTERPRISE-0.166667 Dec
3	Soma Mukherjee	M.R. ENTERPRISE-0.166667 Dec
4	Munni Ghosh	M.R. ENTERPRISE-0.166667 Dec
5	Tithi Datta	M.R. ENTERPRISE-0.166667 Dec
6	Arya Chakraborty	M.R. ENTERPRISE-0.166667 Dec
7	Sampa Pal	M.R. ENTERPRISE-0.166667 Dec
8	Nibedita Mohanti	M.R. ENTERPRISE-0.166667 Dec
9	Kanak Chakraborty	M.R. ENTERPRISE-0.166667 Dec
10	Amarendra Nath Chakraborty	M.R. ENTERPRISE-0.166667 Dec
11	Ranendra Nath Chakraborty	M.R. ENTERPRISE-0.166667 Dec
12	Rudrendra Nath Chakraborty	M.R. ENTERPRISE-0.166667 Dec
13	Ritendra Nath Chakraborty	M.R. ENTERPRISE-0.166667 Dec
14	Arindra Nath Chakraborty	M.R. ENTERPRISE-0.166667 Dec
15	Mira Bhattacharya	M.R. ENTERPRISE-0.166667 Dec
16	Malali Chakraborty	M.R. ENTERPRISE-0.166667 Dec
17	Dipendra Nath Chakraborty	M.R. ENTERPRISE-0.166667 Dec
18	Kalpna Chakraborty	M.R. ENTERPRISE-0.166667 Dec
19	Dibyendra Nath Chakraborty	M.R. ENTERPRISE-0.166667 Dec
20	Diptendra Nath Chakraborty	M.R. ENTERPRISE-0.166667 Dec
21	Dwijendra Nath Chakraborty	M.R. ENTERPRISE-0.166667 Dec
22	Sarasi Chakraborty	M.R. ENTERPRISE-0.166667 Dec
23	Shilpi Chakraborty	M.R. ENTERPRISE-0.166667 Dec
24	Bakul Bhattacharya	M.R. ENTERPRISE-0.166667 Dec
25	Kakali Bhattacharya	M.R. ENTERPRISE-0.166667 Dec
26	Deepankar Bhattacharya	M.R. ENTERPRISE-0.166667 Dec
27	Joydeb Bhattacharya	M.R. ENTERPRISE-0.166667 Dec
28	Momin Pailan	M.R. ENTERPRISE-0.166667 Dec
29	Raju Mondal	M.R. ENTERPRISE-0.166667 Dec

Samindra Nath Chakraborty	M.R. ENTERPRISE-0.166667 Dec
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Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Bijali Chakraborty	M.R. ENTERPRISE-0.0666667 Dec
2	Reba Chakraborty	M.R. ENTERPRISE-0.0666667 Dec
3	Soma Mukherjee	M.R. ENTERPRISE-0.0666667 Dec
4	Munni-Ghosh	M.R. ENTERPRISE-0.0666667 Dec
5	Tithi Dutta	M.R. ENTERPRISE-0.0666667 Dec
6	Arya Chakraborty	M.R. ENTERPRISE-0.0666667 Dec
7	Sampa Pal	M.R. ENTERPRISE-0.0666667 Dec
8	Nibedilla Mohanti	M.R. ENTERPRISE-0.0666667 Dec
9	Kanak Chakraborty	M.R. ENTERPRISE-0.0666667 Dec
10	Amarendra Nath Chakraborty	M.R. ENTERPRISE-0.0666667 Dec
11	Ranendra Nath Chakraborty	M.R. ENTERPRISE-0.0666667 Dec
12	Rudrendra Nath Chakraborty	M.R. ENTERPRISE-0.0666667 Dec
13	Ritendra Nath Chakraborty	M.R. ENTERPRISE-0.0666667 Dec
14	Arindra Nath Chakraborty	M.R. ENTERPRISE-0.0666667 Dec
15	Mira Bhattacharya	M.R. ENTERPRISE-0.0666667 Dec
16	Malati Chakraborty	M.R. ENTERPRISE-0.0666667 Dec
17	Dipendra Nath Chakraborty	M.R. ENTERPRISE-0.0666667 Dec
18	Kalpana Chakraborty	M.R. ENTERPRISE-0.0666667 Dec
19	Dibyendra Nath Chakraborty	M.R. ENTERPRISE-0.0666667 Dec
20	Diplendra Nath Chakraborty	M.R. ENTERPRISE-0.0666667 Dec
21	Dwijendra Nath Chakraborty	M.R. ENTERPRISE-0.0666667 Dec
22	Sarasi Chakraborty	M.R. ENTERPRISE-0.0666667 Dec
23	Shiuli Chakraborty	M.R. ENTERPRISE-0.0666667 Dec
24	Bakul Bhattacharya	M.R. ENTERPRISE-0.0666667 Dec
25	Kakali Bhattacharya	M.R. ENTERPRISE-0.0666667 Dec
26	Deepankar Bhattacharya	M.R. ENTERPRISE-0.0666667 Dec
27	Joydeb Bhattacharya	M.R. ENTERPRISE-0.0666667 Dec
28	Momin Pailan	M.R. ENTERPRISE-0.0666667 Dec
29	Raju Mondal	M.R. ENTERPRISE-0.0666667 Dec
30	Samindra Nath Chakraborty	M.R. ENTERPRISE-0.0666667 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Bijali Chakraborty	M.R. ENTERPRISE-33.33333300 Sq Ft
2	Reba Chakraborty	M.R. ENTERPRISE-33.33333300 Sq Ft
3	Soma Mukherjee	M.R. ENTERPRISE-33.33333300 Sq Ft

6	Munni Ghosh	M.R. ENTERPRISE-33.33333300 Sq Ft
	Tithi Dutta	M.R. ENTERPRISE-33.33333300 Sq Ft
7	Arya Chakraborty	M.R. ENTERPRISE-33.33333300 Sq Ft
	Sampa Pal	M.R. ENTERPRISE-33.33333300 Sq Ft
8	Nibedita Mohanti	M.R. ENTERPRISE-33.33333300 Sq Ft
9	Kanak Chakraborty	M.R. ENTERPRISE-33.33333300 Sq Ft
10	Amanendra Nath Chakraborty	M.R. ENTERPRISE-33.33333300 Sq Ft
11	Ranendra Nath Chakraborty	M.R. ENTERPRISE-33.33333300 Sq Ft
12	Rudrendra Nath Chakraborty	M.R. ENTERPRISE-33.33333300 Sq Ft
13	Ritendra Nath Chakraborty	M.R. ENTERPRISE-33.33333300 Sq Ft
14	Anindra Nath Chakraborty	M.R. ENTERPRISE-33.33333300 Sq Ft
15	Mira Bhattacharya	M.R. ENTERPRISE-33.33333300 Sq Ft
16	Malati Chakraborty	M.R. ENTERPRISE-33.33333300 Sq Ft
17	Dipendra Nath Chakraborty	M.R. ENTERPRISE-33.33333300 Sq Ft
18	Kalpana Chakraborty	M.R. ENTERPRISE-33.33333300 Sq Ft
19	Dibyendra Nath Chakraborty	M.R. ENTERPRISE-33.33333300 Sq Ft
20	Diptendra Nath Chakraborty	M.R. ENTERPRISE-33.33333300 Sq Ft
21	Dwijendra Nath Chakraborty	M.R. ENTERPRISE-33.33333300 Sq Ft
22	Sarasi Chakraborty	M.R. ENTERPRISE-33.33333300 Sq Ft
23	Shikuli Chakraborty	M.R. ENTERPRISE-33.33333300 Sq Ft
24	Bakul Bhattacharya	M.R. ENTERPRISE-33.33333300 Sq Ft
25	Kakali Bhattacharya	M.R. ENTERPRISE-33.33333300 Sq Ft
26	Deepankar Bhattacharya	M.R. ENTERPRISE-33.33333300 Sq Ft
27	Joydeb Bhattacharya	M.R. ENTERPRISE-33.33333300 Sq Ft
28	Momin Pailan	M.R. ENTERPRISE-33.33333300 Sq Ft
29	Raju Mondal	M.R. ENTERPRISE-33.33333300 Sq Ft
30	Samindra Nath Chakraborty	M.R. ENTERPRISE-33.33333300 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: J.N. BOSE ROAD, Mouza: Kodalia, JI No: 35, Pin Code : 700146

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 704, LR Khatian No:- 1979	Owner:সমীন্দ্রনাথ চক্রবর্তী, Gurdian:সমীন্দ্রনাথ Address:শিলা, Classification:কস, Area:0.03000000 Acre,	Samindra Nath Chakraborty


L2	LR Plot No:- 705, LR Khatian No - 6794	Owner: অমরেন্দ্র নাথ চক্রবর্তী, Gurdian: অমরেন্দ্র নাথ, Address: গিলা, Classification: কৃষ্ণ, Area: 0.01000000 Acre,	Amarendra Nath Chakraborty
L3	LR Plot No:- 701, LR Khatian No.- 6794	Owner: অমরেন্দ্র নাথ চক্রবর্তী, Gurdian: অমরেন্দ্র নাথ, Address: গিলা, Classification: কৃষ্ণ, Area: 0.01000000 Acre,	Amarendra Nath Chakraborty
L4	LR Plot No:- 1210, LR Khatian No:- 6794	Owner: অমরেন্দ্র নাথ চক্রবর্তী, Gurdian: অমরেন্দ্র নাথ, Address: গিলা, Classification: কৃষ্ণ, Area: 0.01000000 Acre,	Rudrendra Nath Chakraborty
L5	LR Plot No:- 702, LR Khatian No.- 1384	Owner: অমরেন্দ্র নাথ চক্রবর্তী, Gurdian: মণীন্দ্রনাথ, Address: গিলা, Classification: কৃষ্ণ, Area: 0.05000000 Acre,	Bakul Bhattacharya
L6	LR Plot No:- 703, LR Khatian No:- 1384	Owner: অমরেন্দ্র নাথ চক্রবর্তী, Gurdian: মণীন্দ্রনাথ, Address: গিলা, Classification: কৃষ্ণ, Area: 0.02000000 Acre,	Bakul Bhattacharya

Endorsement For Deed Number : I - 160803643 / 2021

On 09-07-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,26,97,550/-


Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

On 14-07-2021

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

Presented for registration at 20:01 hrs on 14-07-2021, at the Private residence by Dipendra Nath Chakraborty , one of the Executants

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

Execution is admitted on 14/07/2021 by 1. Bijali Chakraborty, Wife of Late Nripendra Nath Chakraborty, 228, J.N. Bose Road, P.O. Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by Profession House wife, 2. Reba Chakraborty, Wife of Late Narendra Nath Chakraborty, 228, J.N. Bose Road, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by Profession House wife, 3. Soma Mukherjee, Daughter of Late Narendra Nath Chakraborty, Nalya Para, Hajipur, P.O: Diamond Harbour, Thana: Diamond Harbour, , South 24-Parganas, WEST BENGAL, India, PIN - 743331, by caste Hindu, by Profession House wife, 4. Munni Ghosh, Daughter of Late Narendra Nath Chakraborty, Dighirpar, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by Profession House wife, 5. Tithi Dutta, Alias Tithi Chakraborty (Dutta), Wife of Late Indranath Chakraborty, 150/10/4 Mahatma Gandhi Road, P.O: Haridevpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession House wife, 6. Sampa Pal, Wife of Prafulla Nath Pal, 228, J.N. Bose Road, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by Profession House wife, 7. Nibedita Mohanti, Wife of Robin Mohanti, M.N. Roy Road, Dey Para, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by Profession House wife, 8. Kanak Chakraborty, Son of Late Ghanashyam Chakraborty, 228, J.N. Bose Road, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by Profession Business, 9. Amarendra Nath Chakraborty, Son of Late Samarendra Nath Chakraborty, C3 Sonamoni, 23 Esot Point, P.O: Haltu, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Retired Person, 10. Ranendra Nath Chakraborty, Son of Late Samarendra Nath Chakraborty, 84 Rubi Park Dakshin, P.O: Haltu, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Retired Person, 11. Rudrendra Nath Chakraborty, Son of Late Samarendra Nath Chakraborty, Kodalia Chingri Pola Main Road, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by Profession Retired Person, 12. Ritendra Nath Chakraborty, Son of Late Dharendra Nath Chakraborty, 228, J.N. Bose Road, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by Profession Retired Person, 13. Arindra Nath Chakraborty, Son of Late Dharendra Nath Chakraborty, 228, J.N. Bose Road, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by Profession Retired Person, 14. Mira Bhattacharya, Wife of Nikhil Bhattacharya, N.V. Lane, Malikapur, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession House wife, 15. Matati Chakraborty, Wife of Late Nirendra Nath Chakraborty, 228, J.N. Bose Road, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by Profession House wife, 16. Dipendra Nath Chakraborty, Son of Late Nirendra Nath Chakraborty, 229, J.N. Bose Road, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by Profession Service, 17. Kalpana Chakraborty, Wife of Late Gopindra Nath Chakraborty, 228, J.N. Bose Road, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by Profession House wife, 18. Dibyendra Nath Chakraborty, Son of Late Gopindra Nath Chakraborty, 100, Haranath Bose Road, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by Profession Service, 19. Diptendra Nath Chakraborty, Son of Late Gopindra Nath Chakraborty, 228, J.N. Bose Road, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by Profession Retired Person, 20. Dwijendra Nath Chakraborty, Son of Late Gopindra Nath Chakraborty, 228, J.N. Bose Road, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by Profession Service, 21. Sarasi Chakraborty, Wife of Dibyendu Chakraborty, Ramchandra Ghosh Road, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by Profession House wife, 22. Shiuli Chakraborty, Daughter of Late Brojendra Nath Chakraborty, Panchanantala, P.O: South Garia, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743613, by caste Hindu, by Profession House wife, 23. Bakul Bhattacharya, Daughter of Late Brojendra Nath Chakraborty, Harinavi Bachaspati Para, P.O: Harinavi, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by Profession House wife, 24. Kakali Bhattacharya, Daughter of Late Brojendra Nath Chakraborty, K.C. Bose Road, P.O: Harinavi, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by Profession House wife, 25. Deepankar Bhattacharya, Son of Late Dilip Kumar Bhattacharya, Harinavi Bachaspati Para, P.O: Harinavi, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by Profession Service, 26. Joydeb Bhattacharya, Son of Sunil Kumar Bhattacharya, 99, K.C. Bose Road, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by Profession Business, 27. Momin Pailan, Son of Late Moksed Pailan, Madarat Paik Para, P.O: Madarat, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Muslim, by Profession Business, 28. Raju Mondal, Son of Late Karim Mondal, Mallikpur Ganeshpur, P.O: Mallikpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by Profession Business

Indetified by Swarup Ghosh, , Son of Late Babul Kumar Ghosh, Kallitala, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by profession Business

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

Execution is admitted on 14-07-2021 by Momin Pailan, Proprietor, M.R. ENTERPRISE (Sole Proprietorship), Madarat Paik Para, City - , P.O:- Madarat, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743610

Identified by Swarup Ghosh, , Son of Late Babul Kumar Ghosh, Kalitala, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by profession Business

Execution is admitted on 14-07-2021 by Raju Mondal, Proprietor, M.R. ENTERPRISE (Sole Proprietorship), Madarat Paik Para, City - , P.O:- Madarat, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743610

Identified by Swarup Ghosh, , Son of Late Babul Kumar Ghosh, Kalitala, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by profession Business

Executed by Attorney

1. Execution by Momin Pailan, , Son of Late Moksed Pailan, Madarat Paik Para, P.O: Madarat, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Muslim, by profession Business as the constituted attorney of Samindra Nath Chakraborty 228, J.N. Bose Road,, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146 is admitted by him

Identified by Swarup Ghosh, , Son of Late Babul Kumar Ghosh, Kalitala, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by profession Business

2. Execution by Raju Mondal, , Son of Late Karim Mondal, Ganeshpur, Mallikpur, P.O: Mallikpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by profession Business as the constituted attorney of Samindra Nath Chakraborty 228, J.N. Bose Road,, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146 is admitted by him

Identified by Swarup Ghosh, , Son of Late Babul Kumar Ghosh, Kalitala, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by profession Business

Executed by Guardian

Execution is admitted by Tithi Dutta, , Tithi Chakraborty Dutta , Wife of Late Indranath Chakraborty, 150/10/4, Mahatma Gandhi Road, P.O: Haridevpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by profession House wife as the guardian of minor Arya Chakraborty 150/10/4 Mahatma Gandhi Road, P.O: Haridevpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082

Identified by Swarup Ghosh, , Son of Late Babul Kumar Ghosh, Kalitala, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by profession Business

[Handwritten Signature]

Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

On 16-07-2021

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

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

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/07/2021 1:34PM with Govt. Ref. No: 192021220031802541 on 16-07-2021, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BEJEYY2 on 16-07-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

Stamp Type: Impressed, Serial no 771, Amount: Rs.5,000/-, Date of Purchase: 14/07/2021, Vendor name: Sahidul Haque Gazi

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/07/2021 1:34PM with Govt. Ref. No: 192021220031802541 on 16-07-2021, Amount Rs: 35,020/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BEJEYY2 on 16-07-2021, Head of Account 0030-02-103-003-02



Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal