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पश्चिमवङ्ग पश्चिम बङ्गाल WEST BENGAL

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**DEVELOPMENT AGREEMENT WITH DEVELOPMENT
POWER OF ATTORNEY**

THIS DEVELOPMENT AGREEMENT is made on this 6th day of September, Two Thousand Twenty Two (2022).

BETWEEN

Endorsement & Signature Sheet
which are parts of document are
attached with the deed

[Signature]
Adv. Dist. Sub-Registrar
Janai, Hooghly -
07-09-22

1. **SRI. PRADYUT KUMAR MUKHERJEE**, PAN : AFIPM6757K, AADHAAR No.- 6165 9019 3300, son of Late Gaurchandra Mukherjee, by occupation No. - retired person, residing at Manoharpur, Nandankanan, P.O. & P.S. - Dankuni, District - Hooghly, West Bengal, Pin - 712311, 2. **SMT. SARBARI CHATTARAJ**, PAN : ATLPC8085F, AADHAAR No.- 3100 7663 3409, wife of Gopal Chandra Chattaraj, by occupation Housewife, residing at Flat No. 436, Pocket - 3, Dwarka, Sector - 19, South - West Delhi, Pin - 110075, 3. **SMT. RANJANA MUKHERJEE**, PAN : AEDPM0018H, AADHAAR No.- 5979 7752 34210, wife of Late Sovan Mukherjee, by occupation- Housewife, 4. **SRI. SUVAM MUKHERJEE**, PAN : BIAPM2567F, AADHAAR No.- 8926 8437 9417, son of Late Sovan Mukherjee, by occupation No.- Service, both areresiding at Manoharpur, Nandankanan, P.O. & P.S. - Dankuni, District - Hooghly, West Bengal, Pin - 712311, 5. **SMT. MOUMAN CHATTERJEE**, PAN : ASDPC4036B, wife of Sri Sumanta Chatterjee , by occupation - Housewife, residing at EE 107/8, Sector 2, Saltlake, Near Tank No.10, Bidhannagar, North 24 Paraganas, Pin - 700091, West Bengal, all by faith - Hindu, all by nationality - Indian, hereinafter called and referred to as the "**FIRST PARTIES/OWNERS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, representatives, administrators, successors and assigns) of the **ONE PART**.

AND

"**M/S. CHAMUNDA CONSTRUCTION**", PAN : AALFC4606M, a partnership Firm, Governed by the India Partnership Act, 1932 as amended up-to-date, having its registered office at Ground Floor, measuring about 100 Sq.ft., L.R. Dag No. 662, Mouza - Monoharpur, T.N. Mukherjee Road, C/o, Satyanarayan Das, Ward No. 16, under Dankuni Municipality, Post Office and Police Station - Dankuni, District - Hooghly, West Bengal, Governed by Indian Partnership Act., represented by its partners of the firm namely 1) **SRI DEBAJIT NANDY**, PAN : ABOPN3419P, Aadhaar No. 8993 5657 9225, son of Late Prafulla Kumar Nandy, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at First Floor, Flat No. 104, "REBA APARTMENT" Station Road, Ward No. 15, under Dankuni Municipality, Post Office and Police Station - Dankuni, District - Hooghly, West Bengal and 2) **SRI BAPI SAHA**, PAN : ASJPS2259Q, Aadhaar No. 4780 0200 6229, son of Late Badal Saha, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at Third Floor, Flat No. D, "REBA APARTMENT" Station Road, Ward No. 15, under Dankuni Municipality, Post Office and Police Station - Dankuni, District - Hooghly, West Bengal, hereinafter jointly referred to and called as the "**DEVELOPER**" (which term and expression shall unless excluded by or repugnant to the context be deemed to mean its successors-in-office or interest or assigns or representatives) of the **OTHER PART**.

WHEREAS in this Deed unless the context clearly indicates a contrary intention a word or an expression which denotes any one gender shall include the other genders and singular shall include the plural (and vice-versa).

AND WHEREAS that the Owners are the lawful Owners of **ALL THAT** piece and parcel of **Bastu land** measuring about 0.15 (Zero Point One Five) Acre or **15 (Fifteen) decimals** be the same little more or less comprised in J.L. No. 98, Mouza - Manoharpur, R.S. Dag No. 267, L.R. Dag No. 287, Old L.R. Khatian No 606, New L.R. Khatian No. 8094 (Pradyut Kumar Mukherjee), 8095

(SarbariChattaraj), 8096 (Sumanta Chatterjee presently Smt. Mouman Chatterjee), 8097 (Ranjana Mukherjee), 8098 (Sovan Mukherjee), Ward No. 9 now 17 under Dankuni Municipality, Opposite Dankuni Sporting Club, Post Office and Police Station - Dankuni, District - Hooghly, Pin - 712311, West Bengal which is specifically and particularly mentioned and described in the First Schedule within hereunder.

AND WHEREAS the said land was purchased by Sri Gaur Chandra Mukherjee (Since deceased) @ Gour mukherjee from Smt. Sudhanshubala Devi, wife of Sri Asutosh Chakroborty by way of Deed of Conveyance (Bengali Bikray Kobala) for a valuable consideration and the said Deed was registered at the Office of Sub-Registrar, Janai, **Deed being no.1175 of 1958** recorded in Book no.1, Volume No.13, pages 280 to 281 and mutated his name by L.R. Khatian No. 606 and paid the taxes regularly till his last breath.

AND WHEREAS Late Gaur Chandra Mukherjee @ Gour Mukherjee died intestate on 01.02.2006 leaving behind the following persons as his legal heirs and successors as follows -

- I) SMT. DEBI MUKHERJEE - WIFE (DECEASED)
- II) SRI. PRADYUT KUMAR MUKHERJEE - SON
- III) SMT. SARBARI CHATTARAJ - DAUGHTER
- IV) SMT. SIKHA CHATTERJEE - DAUGHTER (DECEASED)
- V) SRI SOVAN MUKHERJEE - SON (DECEASED)

There is no other legal heirs and successors of Late Gaur Chandra Mukherjee except the above mentioned persons.

AND WHEREAS after the death of Gaur Chandra Mukherjee, the legal heirs namely, Sri. Pradyut Kumar Mukherjee, Smt. Sarbari Chattaraj, Smt. Sikha Chatterjee (Science deceased) and Sri Sovan Mukherjee (Science deceased) became joint owners of the first schedule property by way of inheritance from late Gour Chandra mukherjee, and mutated their name respectively and paid the taxes regularly.

AND WHEREAS SMT DEBI MUKHERJEE, died intestate on 22.09.2011 leaving behind the Following persons as his only legal heirs and successors of 1/4th share of the Schedule mentioned property.

- I) SRI. PRADYUT KUMAR MUKHERJEE - SON
- II) SMT. SARBARI CHATTARAJ - DAUGHTER
- III) SMT. SIKHA CHATTERJEE - DAUGHTER (DECEASED)
- IV) SRI SOVAN MUKHERJEE - SON (DECEASED)

AND WHEREAS SMT. SIKHA CHATTERJEE, died intestate on 18/07/1981 leaving behind the Following persons as his only legal heirs and successors of 1/4th share of the Schedule mentioned property.

- i) Sri Pradip Kumar Chatterjee - Husband (Deceased)
- ii) Sri Sumanta Chatterjee - Son

AND WHEREAS SRI SOVAN MUKHERJEE, died intestate on 07/10/2012 leaving behind the Following persons as his only legal heirs and successors of 1/4th share of the Schedule mentioned property.

- i) Smt. Ranjana Mukherjee - Wife
- ii) Sri Suvam Mukherjee - Son

AND WHEREAS Sri. Pradyut Kumar Mukherjee, Smt. Sarbari Chattaraj, Smt. Ranjana Mukherjee, Sri Suvam Mukherjee, Sri Sumanta Mukherjee now Smt Mouman Chatterjee became joint and absolute owners of ALL THAT Piece and Parcel of Bastu land measuring an area of **15Satak** more or less along with a thatched house measuring about 100 Sq.ft. covered area more or less, lying and situated at Mouza - Manoharpur, J.L.No. - 98, R.S. Dag No. -267, L.R. Dag No. -287, Old L.R. Khatian No. 606, corresponding to New L.R. Khatian No. - 8094, 8095, 8096, 8097, 8098 within the local limits of Dankuni Municipality, Nandankanan (East), Ward No. - 9 now 17, P.O. & P.S. Dankuni, under the jurisdiction of A.D.S.R. Janai in the District of Hooghly, West Bengal and paying the taxes regularly by mutating their names.

AND WHEREAS in consideration of natural love and affection which the Sri Sumanta Chatterjee had and still has for Smt. Mouman Chatterjee as Owner no.5 here in being his **own Wife** is very much dutiful in taking care and looking after her husband and as the Sri Sumanta Chatterjee is now engaged in job in out of India, Sri Sumanta Chatterjee wish and desire to grant, convey, transfer, give, assure and assign unto and to the use of the Smt. Mouman Chatterjee and her successor ALL THAT piece or parcel of Bastu Land Measuring about **02 Decimals** lying and situated at District - Hooghly at **Mouza - Manoharpur, J.L. No. 98, A.D.S.R. Janai, D.S.R. Chinsurah, Ward no.17, Under Dankuni Municipality, L.R Dag No.287, L.R.khatian no.-8096,** more specifically at Nandankana (East), Near Dankuni Sporting Club Ground, Post Office & police Station- Dankuni, Dist-Hooghly, West Bengal, Pin-712311 **TOGETHERWITH ALL** rights of easements and appurtenances as more fully and more particularly described in the Schedule below, to be used solely, exclusively forever and do hereby deliver peaceful vacant possession of the same for her and benefit absolutely and unconditionally and forever and the said property is free from all encumbrances, charges, claims, liabilities, attachments or any other encumbrances whatsoever by way of registered **Deed of Gift being Deed no.060809006, for the year 2022, registered at the office of ADSR Janai, Hooghly on 04/08/2022.**

AND WHEREAS Sri Sumanta Chatterjee is now residing outside India and due urgent need of paperwork and execution of this DEED OF GIFT, Sri Sumanta Chatterjee has executed a power of attorney in favour of his father-in-law **MR. MANOJ GANGOPADHYAY, PAN - ADPPG7201HAADHAAR No. - 2619 9395 5743,** son of Late Mohan Lal Gangopadhyay, by occupation - Retired, by religion - Hindu, by Nationality - Indian residing at EE-107/8, Sector-2, Saltlake, near 10 No. Tank, SECH BHAWAN, P.S.-Bidhannagar (East), Post Office- SECH BHAWAN, Pin-700091. executed and notaried at commonwealth of Virginia on 25/06/2022, by CYRIL ABRAM BUCO OPANA, by registration no 8002928. Stamped and seen by Embassy of India, Washington DC on 30/06/2022 and also stamped in the Stamp Superintendent collectorate office Kolkata, West Bengal on 27/07/2022 for proper adjudications.

AND WHEREAS the Owners herein now jointly decided and desired to develop the said land i.e ALL THAT Piece and Parcel of **Bastu** land measuring an area of **15 Satak** more or less along with a thatched house measuring about 100 Sq.ft. covered area more or less, lying and situated at **Mouza - Manoharpur, J.L.No. - 98, R.S. Dag No. -267, L.R. Dag No. -287, Old L.R. Khatian No. 606, corresponding to New L.R. Khatian No. - 8094, 8095, 8096, 8097, 8098** within the local limits of Dankuni Municipality, Nandankanan (East),opposite Dankuni Sporting Club Ground, Ward No. - 9 **now 17**, P.O. & P.S. Dankuni, under the jurisdiction of A.D.S.R. Janai in the District of Hooghly, West Bengal

AND WHEREAS the said Owners are the absolute Owner of the First Schedule Property and absolutely seized & possessed the First Schedule Property which is free from all sorts of encumbrances, liens, lispensens, attachment of any kind whatsoever, the said land Owner have good clear and marketable title in respect of the said property.

AND WHEREAS the Owners desired to Develop and construct a mutli-storied building upon the said land after obtaining sanctioning plan from the local municipality on the said land accordingly.

AND WHEREAS the Owner the party of the First Part after meeting various developers in the locality in respect of developing their land they have approached the Developer the party of the Second Part as the fittest and good reputation in locality as Developer and permit the Developer to develop the said land.

AND WHEREAS the Owner herein approached the Developer herein with the proposal to construct a **GROUND PLUS FOUR STORIED (G+4)** building upon the said land in accordance with the building plan to be sanctioned by the Dankuni Municipality for residential flats, commercial shop rooms & Car Parking Space thereof utilizing the maximum profits, interest and benefits on or over the said property more fully and particularly mentioned and described in the First Schedule hereunder written.

AND WHEREAS the Owners have specifically represented to the Developer that they are the sole and absolute Owners of the property more fully and particularly mentioned and described in the First Schedule written hereunder based on the said representation the Developer has bonafide belief that the Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Premises in its entity as the Owner hereof and that they have full right and absolutely authority of alienation or transfer of the same or any portion thereof without let, hindrance, claim, question or demand being raised by anybody in this behalf and have also declared and confirmed that they have not yet executed any sort of instrument like sale, lease, gift, mortgage charge or Agreement for Sale, Tenancy and Development Agreement with regard to the said Property with anybody/bodies, person/persons, concern/concerns, company/companies and authority/authorities and have also declared and confirmed that they have not received any notice regarding any suit, eviction from any body and also declares and confirm that no suit is pending in any Court of Law in respect of the First Schedule property.

AND WHEREAS it has been agreed by and between the parties hereto that the Developer shall develop and/or cause to be developed the said land in the manner as has been agreed upon by and between the parties hereto and as hereinafter provided.

NOW THIS INDENTURE OF WITNESSES and it is hereby agreed by and between the parties hereto as follows:

ARTICLE-I : DEFINITIONS

1. **OWNERS:** shall mean 1. **SRI. PRADYUT KUMAR MUKHERJEE**, PAN: AFIPM6757K, AADHAAR No.- 6165 9019 3300, son of Late Gaur chandra Mukherjee, by occupation No. -retired person, residing at Manoharpur, Nandankanan, P.O. & P.S. - Dankuni, District - Hooghly, West Bengal, Pin - 712311 2. **SMT. SARBARI CHATTARAJ**, PAN : ATLPC8085F, AADHAAR No.- 3100 7663 3409, wife of Gopal Chandra Chattaraj, by occupation Housewife, residing at Flat No. 436, Pocket - 3, Dwarka, Sector - 19, South - West Delhi, Pin - 110075 3. **SMT. RANJANA MUKHERJEE**, PAN : AEDPM0018H, AADHAAR No.- 5979 7752 34210, wife of Late Sovan Mukherjee, by occupation- Housewife 4. **SRI. SUVAM MUKHERJEE**, PAN : BIAPM2567F, AADHAAR No.- 8926 8437 9417, son of Late Sovan Mukherjee, by occupation No.- Service, both are residing at Manoharpur, Nandankanan, P.O. & P.S. - Dankuni, District - Hooghly, West Bengal, Pin - 712311, 5. **SMT. MOUMAN CHATTERJEE**, PAN : ASDPC4036B, wife of Sri Sumanta Chatterjee , by occupation - Housewife, residing at EE 107/8, Sector 2, Saltlake, Near Tank No.10, Bidhannagar, North 24 Paraganas, West Bengal, Pin - 700091, West Bengal, all by faith - Hindu, all by nationality - Indian, and their heirs, executors, administrators, legal representatives and assigns.
2. **DEVELOPERS:** shall mean "**M/S. CHAMUNDA CONSTRUCTION**", a partnership Firm, Governed by the India Partnership Act, 1932 as amended up-to-date, having its registered office at Ground Floor measuring about 100 Sq.ft., L.R. Dag No. 662, Mouza - Monoharpur, T.N. Mukherjee Road, C/o, Satyanarayan Das, Ward No. 16, under Dankuni Municipality, Post Office and Police Station - Dankuni, District - Hooghly, West Bengal, Governed by Indian Partnership Act., represented by its partners of the firm namely 1) **SRI DEBAJIT NANDY**, PAN : ABOPN3419P, son of Late Prafulla Kumar Nandy, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at First Floor, Flat No. 104, "REBA APARTMENT" Station Road, Ward No. 15, under Dankuni Municipality, Post Office and Police Station - Dankuni, District - Hooghly, West Bengal and 2) **SRI BAPI SAHA**, PAN : ASJPS2259Q, son of Late Badal Saha, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at Third Floor, Flat No. D, "REBA APARTMENT" Station Road, Ward No. 15, under Dankuni Municipality, Post Office and Police Station - Dankuni, District - Hooghly, West Bengal, and its successor-in-office, executors, administrators, legal representatives and assigns.
3. **TITLE DEED:** shall mean all deeds, documents, papers and writings regarding title of the property.

4. **PROPERTY (PREMISES):** shall mean ALL THAT Piece and Parcel of Bastu land measuring an area of **15 Satak** more or less along with a thatched house measuring about 100 Sq.ft. covered area more or less, lying and situated at Mouza - Manoharpur, J.L.No. - 98, R.S. Dag No. - 267, L.R. Dag No. -287, Old L.R. Khatian No. 606, corresponding to New L.R. Khatian No. - 8094, 8095, 8096, 8097, 8098 within the local limits of Dankuni Municipality, Nandankanan (East), Ward No. - 9 now 17, Dankuni, Nandankanan (East), Opposite Dankuni Sporting Club Ground, P.O. & P.S. Dankuni, under the jurisdiction of A.D.S.R. Janai in the District of Hooghly, West Bengal which is more fully and particularly mentioned and described in the First Schedule hereunder written.
5. **BUILDING :** shall mean **GROUND PLUS FOUR STORIED (G+4)** building to be constructed on the said piece and parcel of land mentioned above in accordance with the building plan or revised thereof to be sanctioned by the Dankuni municipality and the name of the building shall be **"GOUR DEBI APARTMENT"**.
6. **COMMON FACILITIES AND AMENITIES:** shall mean and include corridors, stair ways, lift, lift space, passage ways, roof of the top floor, shafts drains, septic tank, overhead water tank and underground water reservoir, pump and motors, electric meter board and other space or spaces and facilities along with the easements attached thereto or which may be mutually agreed upon between the parties or whatsoever required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building and/or common facilities or any of them thereon as the case may be.
7. **OWNERS' ALLOCATION:** shall mean the below mentioned area out of total constructed area in the said new **GROUND PLUS FOUR STORIED (G+4)** building which will be adjusted as follows :
- On the **Ground Floor** : 44% for Owner's allocation (after giving 56% developer's allocation from the front side) and 56% Developer's Allocation (of net built up area after deducting common areas like stair ways, lift spaces, building entry passage etc.)
- On the **First Floor** : 44% for Owner's allocation (after giving 56% developer's allocation from the front side) and 56% Developer's Allocation (of net built up area after deducting common areas like stair ways, lift spaces, building entry passage etc.)
- On the **Second Floor** : 44% for Owner's allocation (after giving 56% developer's allocation) and 56% Developer's Allocation (of net built up area after deducting common areas like stair ways, lift spaces, building entry passage etc.)
- On the **Third Floor** : 44% for Owner's allocation (after giving 56% developer's allocation) and 56 % Developer's Allocation (of net built up area after deducting

common areas like stair ways, lift spaces, building entry passage etc.)

On the Fourth Floor : 44% for Owner's allocation (after giving 56% developer's allocation) and 56 % Developer's Allocation (of net built up area after deducting common areas like stair ways, lift spaces, building entry passage etc.)

The Developer will pay **Rs 3,00,000 /-** (**Rupees Three Lakh only**) as refundable amount to the Owners at the time of signing of the development agreement.

8. DEVELOPER'S ALLOCATION:

In consideration of the above Developer shall be entitled to the remaining balance area out of total constructed area in the said new building of the built up area along with proportionate super built up area to be constructed at the said premises described in the First Schedule hereunder together with the proportionate undivided share on the said land with the right of user of common facilities and amenities. The Developer shall be entitled to enter into Agreement for Sale (registered or Unregistered) and transfer/execute deed of sale in its own name or in the name of its Nominee and to receive and realize and collect all moneys in respect of the said Developer's Allocation. The Developer shall at the outset handover physical possession of the Owner's allocation after adjustment, thereafter entitled to execute and register Deed of Conveyance in favour of the intending Purchaser/Purchasers of any other unit/units in the proposed building pertaining to the Developer's Allocation.

9. **ARCHITECT:** shall mean the qualified person or persons as may be appointed by the Developer for designing and planning of the building to be constructed on the said land.
10. **BUILDING PLAN:** shall mean plan or plans or revised thereof prepared by the Architect for the construction of the building to be sanctioned by the Dankuni Municipality and/or any other competent Authority or Authorities as the case may be and if the municipal authority permits subsequent floor may be constructed after G+4 construction is completed and the owners will get their share by paying share of fine or charges additional paid to the municipality.
11. **THE DATE OF DELIVERY:** shall mean and include the date on which the Owner shall handover the possession of the property to the Developer for starting the construction work at the said property as before or after sanctioned plan taking proper receipt of such acceptance. After making the construction of the Owner's Allocation, as mentioned above shall be handed over to the Owner by the Developer and in that case the date of giving such possession shall be noted as delivery or possession to the new construction and in either case proper receipt shall be obtained by the either party herein.

12. **COMMENCEMENT:** This agreement shall be deemed to have commenced on and from the date of execution of these presents.
13. Words importing singular shall include plural and vice-versa.

ARTICLE-II: TITLE AND INDEMNITY

1. The Owner hereby declare that they are the sole and absolute Owner of the property and lawfully entitled to the same and no dispute or any suit, actions or legal proceedings is pending in respect of the said property or any part or portion thereof and has absolute right, title, interest and possession of the said premises to enter into this Agreement with the Developer.
2. The Owner hereby declared that the said premises is free from all and any manner of lispendens, charges, liens, claims, encumbrances, attachments, trusts, acquisition, requisition or mortgage whatsoever and the Owner hereby agrees to indemnity and keep the Developer indemnified from and against any all actions, charges, liens, claims, encumbrances and mortgages upon the said land.
3. That the Owner further undertakes to execute registered Power of Attorney, along with registered Development Agreement in favour of the Developer, whereby the land Owner will give the Developer all the powers required for the purpose of making such construction on Developer's own risk and cost as well as the power to negotiate for and making registered deeds including agreement in respect of the unit or units comprised in the proposed building pertaining to the Developer's Allocation, but in no circumstances, the Developer or his representatives will do any act in contravention of this Development Agreement and thereby alienating the share pertaining to the Owner's Allocation.
4. Notwithstanding anything contained in the instruments being Development Power of Attorney to be executed along with this Development Agreement in favour of the Developer or its representatives by the Owner, this Development Agreement shall prevail over such instruments.

ARTICLE-III: DEVELOPER'S RIGHTS

1. The Owner grant exclusive right to the Developers to develop the said land in accordance with manner with the building rules and in accordance with the plan sanctioned/will be sanctioned by the Dankuni Municipality.
2. That on the power and by virtue of this Agreement, the Developer is hereby empowered to raise the construction at the above mentioned property investing its own fund and resources and undertakes to erect the said building as per the sanctioned building plan at its own cost and expenses whatsoever required for construction of the building.
3. All applications, plans and other papers and documents referred to above shall be prepared by the Developer at his own costs with the consent and approval of the Owner and submitted by or in the name of the Owner

and the Developer shall pay and bear all submission and other fees, charges, and expenses required to be paid or deposited for sanction of the building plan for the building or otherwise to obtain sanction for the construction of the building thereon.

4. That the Developer herein for the purpose of raising the construction shall have its rights to enter into Agreement for Sale of flats etc., in respect of its own allocation up to the limit of built-up area, as mentioned above and to that effect the Developer will be entitled to receive the earnest money from the intending Purchasers but at all material times, the Owner shall not be liable for such money or earnest money and full and final sale profit pertaining to Developer's Allocation. However, the Developer shall have the rights to execute registered sale deed/Deed of Conveyance in favour of the intending Purchaser after handing over possession of the Owner's Allocation.
5. That after obtaining sanctioned building plan the Developer shall be allowed by the Owner in writing to have the constructive possession of the said land with the view to achieving the purpose and object envisaged herein, subject to approval of the building plan from the Dankuni Municipality.

ARTICLE-IV: CONSIDERATION

In consideration of, the Owner have agreed to grant to the Developer the exclusive right to develop and/or construction of the proposed ground plus three storied building in the manner hereinbefore mentioned, shall allot Owner's Allocation out of total constructed area of the said new building as mentioned in the **OWNER'S ALLOCATION** in **Article - I point No. 7** in this Development Agreement on the proposed **GROUND PLUS FOUR STORIED (G+4)** proposed building to be constructed thereon in accordance with the building plan to be sanctioned by the Dankuni Municipality together with proportionate share in the common facilities, utilities and amenities inclusive of roof of the building on prorate basis towards the full and final consideration against the said land in addition to the above **Owner's Allocation**.

ARTICLE - V: BUILDING

1. The Developer shall at his own costs or by raising funds from the prospective buyers out of Developer's Allocation or in the manner he consider necessary for which it is hereby agreed between the parties hereto that the Developer shall be at liberty to invite applications from the prospective buyers for transfer out of the total built area of the Developer's allocations excepting the Owner's Allocation in the building to be constructed on the land comprised in the said Premises in accordance with the building plan approved by the Architect and duly sanctioned by competent authority or revised thereof with good materials as are necessary for such construction and specifications must not be below as mentioned in the Third Schedule hereunder written and also in good workmen like manner within a period of **30 (Thirty) months** from the date of starting foundation work.

2. The Developer shall also install and provide in the said building at his own costs the submersible pumps, water storage tanks, overhead reservoirs, septic tanks, inside electrifications (if required) new Transformer for the new building and/or other facilities required to be provided in the building in terms of the sanctioned plan or under any applicable statutory bye-laws or regulations relating to the construction of the building on the said land and specifications as mentioned in the Third Schedule hereunder written.
3. The Owner shall be entitled to transfer or otherwise deal with only the Owner's Allocation in the building.
4. The Developer shall be exclusively entitled to the Developer's allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the Owner and the Owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.
5. In so far as all necessary dealings by the Developer in respect of the building shall be in the name of the Owner for which purpose the Owner undertake to give the Developer power of Attorney in a form and manner reasonably required by the Developer. It is however understood that such dealing shall not in any manner fasten or create any financial liability upon the Owner.
6. The Developer shall be authorized in the name of the Owner in so far as it is necessary to apply for and obtain quotas, entitlements and other allocations or for cement, steel, bricks and other building materials allocable to the Owner for the construction of the building and to similarly apply for and obtain temporary connections of water, electricity, power and permanent drainage and sewerage connection to the newly built-up building for which purpose the Owner shall execute in favour of the Registered Developer Power of Attorney is executing herewith and other authority as shall be required by the Developer for which the Owner shall not be liable in any manner whatsoever.

ARTICLE -VI: AUTHORITY

1. The Developer shall be entitled to transfer or otherwise deal with the flat/flats and or apartment apartments and/or any other saleable space or spaces of the building including proportionate right to use the common areas and facilities to be transferred to the prospective transferees in respect of Developer's Allocation and the Developer have right to realise the total amount by way of Deed of Sale of its allocation for which the Owner will not have any right to raise any objection subject to delivery of Owner's Allocation.
2. In so far as necessary all dealings by the Developer in respect of the said building in relation to these presents shall be in the name of the Owner for which the Owner hereby nominates, constitutes and appoints the Developer to do, execute, perform and exercise all acts and things necessary for the implementation of this Agreement including the

authorities to cause to be prepared to sign letters, correspondence and to apply to the authorities, to sign and execute all applications to the Government Department and/or authority to appoint Architects, Engineers and other persons to construct the building as per sanction of the authority to enter into and sign agreement for sale and to sign sale deeds, conveyances jointly with the Owner in favour of the prospective transferees to make affidavits and declaration to apply for allotment of Cement, Iron and Steel and other materials, to apply for electric connection, sewerage drainage to apply for and obtain refund of any amount receivable from the authorities in respect of the said Premises, to make payment of all taxes, rates, impositions in respect of the said Premises, to commence proceedings, to settle any suit or proceedings, to sign plaints, verification, written statements, petition to sworn affidavit to appear in any Court of Law, to give evidence and to arrange or substitute with all or any of the powers.

3. It is distinctly stipulated and agreed that the Developer shall have authority to negotiate for and/or sale flat/flats or apartment/apartments and/or any other saleable spaces or any portion of the said building of his share.

ARTICLE-VII: COMMON FACILITIES

1. The Developer shall pay and bear all ground rent, Municipal Taxes, other dues and outgoings in respect of the said premises accruing due as and from the date on which the Developer will get the vacant possession thereof for undertaking the construction works.
2. After completion of the Owner's Allocation portion of the said building completed, the Developer shall give notice in writing to the Owner requiring the Owner to take possession of the Owner's Allocation in the said building agreed to be provided as consideration of the land as per terms of this agreement and the date of service of such notice and at all times thereafter the Owner shall be exclusively responsible for payment of all Municipal and Property taxes, rates, duties, maintenance charges, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said Rates" payable in respect of the Owner's Allocation and the said rates are to be prorate basis with reference to the saleable space in the building.
3. The Owner and the Developer including their respective assigns will bear the said rates and taxes to the concerned Authorities or to the other authorities or to the Developer or otherwise as specified by the Developer and shall keep the Developer or other authorities in this regard indemnified against all claims, actions, demands and costs, charges, expenses and proceedings whatsoever directly or indirectly, instituted against or suffered or incurred by the Developer or such authorities or paid by either or them to it as the case may be consequent upon default by the Owner and the Developer in this behalf.
4. That the Developer will arrange new transformer at the new building by the cost equally paid by the intending purchaser (Owner's Allocation and Developer's Allocation) of the said new building. The Owners will pay the

cost (as per quotation of WBSEDCL) of new transformer for the new building at per the Owner's ratio.

ARTICLE- VIII: OWNER'S OBLIGATIONS

1. The Owner do hereby agree and covenants with the Developer not to do any act, deed or things whereby the Developer may be prevented from selling, assigning and/or disposing of the flat/flats or apartment and/or any other saleable space or spaces of the Developer's Allocation in the said building of the said Premises, upon fulfillment of Developer's responsibility.
2. The Owner or any person or persons claiming through them shall not in any way cause any interference or obstruction whereby the Developer or any person or persons claiming through them shall in any manner be prevented/ obstructed from constructing and erecting the said building on the said land of the said Premises and if any claim made by the Owner himself for this the Developer will not be liable in anyway.
3. The Owner doth hereby agree and covenants with the Developer not to let out, grant lease, mortgage and/or charge the said Premises or any portion thereof without the previous consent in writing of the Developer, during the period of construction of the said proposed building.
4. If the Owner committing breach of any of the terms and condition herein contained or delayed in delivery of possession of the said Premises as herein before started the Developer shall be entitled to and the Owner will be liable to pay such losses and damages as may be settled between the parties in same way if the Developer commits or neglects any condition of this Development Agreement of the said Premises as hereinbefore stated. The Land Owner shall be entitled to and the Developer will be liable to pay such losses and damages as may be settled between the parties.

ARTICLE - IX: DEVELOPER'S OBLIGATION

1. The Developer shall prepare and submit the building plan to the concerned municipality as early as possible from the date of this agreement subject to the Owner shall complete municipal and B.L. & L.R.O. mutation, municipal taxes, B.L. @ L.R.O. Khajna, conversion certificate of the land. If in failure the Developer shall not complete and/or caused to be compelled delay to submit building plan to the concern municipal Office and in that case the Developer shall not be liable to delay of submission of building plan to the Municipal Authority, unless prevented by any circumstances beyond the control or by force majeure.
2. The Developer shall deliver Owner's Allocated portion to the Owner within **30 (Thirty) months** from the date of starting foundation work of said new building subject to force majeure which is beyond control of the Developer.

3. The Developer hereby agrees and covenants with the Owner not to violate, contravene any of the provisions or Rules applicable for construction of the said building.
4. The Developer hereby agrees and covenants with the Owner not to do any act, deed or thing whereby the Owner is prevented from enjoying, selling, assigning and/or disposing of the Owner's Allocation or any portion thereof of the said building in the said Premises.
5. That the Developer will be supplied a copy of the sanction plan which is sanctioned by the Dankuni Municipality in the name of the Owner.
6. That the Developer will handover physical possession of Owner's allocation by giving possession letter/Possession Certificate to the Owners and after taking handover the said allocation, Owner will themselves execute proper Deed for their Own Allocation at their Own Expenses.

ARTICLE-X: MISCELLANEOUS

1. It is understood that from time to time to facilitate the uninterrupted construction of the building by the Developer various acts, deeds, matters and things not specified herein may be required to be done by the Developer for which the Owner herein execute a Registered Development Power of Attorney in favour of the Developer with absolute sale right of Developer's Allocation along with this Development Agreement.
2. Both the Owner and the Developer are agreed to extend their best possible co-operation and help to complete the agreement towards each other in all needs and situation also the Owner declare that the statement given by them are true and correct.
3. Any notice required to be given by the Developer shall without prejudice to any other mode of service be deemed to have been served on the Owner or if delivered by hand acknowledgment is required or sent by prepaid Registered Post to the Owner and shall likewise be deemed to have been served on the Developer if delivered by hand or sent by prepaid Registered Post to the Registered Office of the Developer.
4. The Developer and the Owner shall mutually frame Scheme for the management and administration of the said building or buildings and/or common parts thereof. The Owner hereby agree to abide by all the Regulations to be framed by Flat Owner Association who will be in charge of such management of the affairs of the building or buildings and/or common parts thereof and the parties hereto hereby give consent to abide by such Rules and Regulations.
5. Nothing in these presents shall be construed a demise or assignment or conveyance in law of the Owner's Allocation in the said building or the plot or as part of the Developer or as creating any right, title or interest in respect thereof in the Developer other than an exclusive license to the Developer to commercially exploit the same in terms thereof.

6. After completion of the construction of the building the Owner shall at the request of the Developer execute and register appropriate transfer deeds/conveyances together with the proportionate share of land in favour of the Developer or their Nominee and/or the Transferee or Transferees. The stamp Duty including the registration charges and all other legal expenses payable for the transfer shall be borne by the transferee or transferees.
7. It is expressly agreed by the Owner that within the stipulated time, they will not cancel the said agreement without showing any reasonable ground against this agreement of Development with Power of Attorney and if the Owner stick to cancel the agreement, then the Owner will have to explain the proper reason for such act in writing.
8. It is expressly agreed by and between the parties hereto that the right, title and interest over and above the top roof will be in the custody with the Developer till the completion of the project.
9. The Developer undertake that during the Development works if any untoward accidents occur, more particularly the injury, damage causes to the worker/workers employed by the Developer, the Owner shall not be held responsible/liable in any manner whatsoever.
10. That if any extra floors are being constructed after completion of the **GROUND PLUS FOUR STORIED (G+4)** building by the Developer with the permission or sanction by the local authority in that event the Developer is bound to give the Owner additional allocation of such newly constructed extra floor or floors as per new agreement to be made between the parties.
11. This Agreement is bound upon all the legal heirs and successors of both the parties.
12. If the construction and/or completion of the building is delayed from any willful act on the part of the Developer then in that event the Developer shall be liable to pay such loss or damages to the Owner at the rate of 2% interest per annum of valuation of the total Owner's allocation with the expiry of the said **24 (twenty four) months** with another **6 (six) months** in extension from the date of starting foundation work of the said Property.
13. The Developer is bound to complete the entire construction within **30 (thirty) months** failing which the land Owner can take legal action (Civil or Criminal) against the Developer, subject to force majeure and which is beyond control of the Developer after following the Arbitration procedure and two month's notice by showing proper valid reason.
14. After completion of construction the Developer will supply the **Completion Certificate** issued by Dankuni Municipality and other relevant documents in connection with said newly constructed building to the Owner as per availability of the Municipal Authority.
15. No amendment or modification of this Agreement or any part hereto shall be valid and effective unless it is by an instrument in writing

executed by both the parties and expressly referring to the relevant provision of this Agreement.

ARTICLE - XI: FORCE MAJEURE

Force Majeure shall mean flood, earth-quake, riot, war, storm, tempest, civil commotion, strike, temporary lockdown in state, lockout, labor unrest, proper paper work, proper grant of N.O.C. from the Govt. Office and local authority and/or any other acts or commission beyond the control of the parties hereto affected thereby and also non-availability of essential materials like cement, steel etc.

ARTICLE - XII: ARBITRATION

In case of any dispute or difference which may arise between the parties with regard to the construction meaning and effect or interpretation of any of the terms and conditions or any part thereof herein confirmed or touching these presents or determination of any liability the same shall be referred to Arbitration and the decision of a sole arbitrator, if the parties in dispute so agree, otherwise two arbitrators one to be nominated by each party and in case of difference of opinion between them, by the Umpire selected by them at the commencement of the reference and this clause shall be deemed to be a submission within the meaning of the Arbitration & Conciliation Act, 1996 including its statutory modification and reenactment if any.

PREPARATION & REGISTRATION OF ANY KINDS OF DOCUMENTS

All types of agreements, deeds etc., to be prepared at the instant of the Developer through its nominated Advocate Mr. Subhabrata Banerjee for the project. The Purchasers of the respective units shall pay all expenses for preparation and registration of the Deeds of Conveyances. The Developer shall deliver a certificate of possession to the Owner in respect of their flat in terms of this Deed.

ARTICLE -XIII: JURISDICTION

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

DEVELOPMENT POWER OF ATTORNEY

We, 1. SRI. PRADYUT KUMAR MUKHERJEE, PAN : AFIPM6757K, AADHAAR No.- 6165 9019 3300, son of Late Gaur chandra Mukherjee, by occupation No. – retired person, residing at Manoharpur, Nandankanan, P.O. & P.S. – Dankuni, District – Hooghly, West Bengal, Pin - 712311 2. SMT. SARBARI CHATTARAJ, PAN : ATLPC8085F, AADHAAR No.- 3100 7663 3409, wife of Gopal Chandra Chattaraj, by occupation Housewife, residing at Flat No. 436, Pocket – 3, Dwarka, Sector – 19, South – West Delhi, Pin - 110075 3. SMT. RANJANA MUKHERJEE, PAN : AEDPM0018H, AADHAAR No.- 5979 7752 34210, wife of Late Sovan Mukherjee, by occupation- Housewife 4. SRI.

SUVAM MUKHERJEE, PAN : BIAPM2567F, AADHAAR No.- 8926 8437 9417, son of Late Sovan Mukherjee, by occupation No.- Service, both are residing at Manoharpur, Nandankanan, P.O. & P.S. - Dankuni, District - Hooghly, West Bengal, Pin - 712311, 5. **SMT. MOUMAN CHATTERJEE**, PAN : ASDPC4036B, wife of Sri Sumanta Chatterjee, by occupation - Housewife, residing at EE 107/8, Sector 2, Saltlake, Near Tank No.10, Bidhannagar, North 24 Paraganas, West Bengal, Pin - 700091, West Bengal, all by faith - Hindu, all by nationality - Indian, have decided to construct **GROUND PLUS FOUR STORIED (G+4)** building upon the First Schedule below property and to that effect we have entered into this Agreement "**M/S. CHAMUNDA CONSTRUCTION**", a partnership Firm, Governed by the India Partnership Act, 1932 as amended up-to-date, having its registered office at Ground Floor measuring about 100 Sq.ft., L.R. Dag No. 662, Mouza - Monoharpur, T.N. Mukherjee Road, C/o, Satyanarayan Das, Ward No. 16, under Dankuni Municipality, Post Office and Police Station - Dankuni, District - Hooghly, West Bengal, Governed by Indian Partnership Act., represented by its partners of the firm namely 1) **SRI DEBAJIT NANDY**, PAN : ABOPN3419P, son of Late Prafulla Kumar Nandy, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at First Floor, Flat No. 104, "REBA APARTMENT" Station Road, Ward No. 15, under Dankuni Municipality, Post Office and Police Station - Dankuni, District - Hooghly, West Bengal and 2) **SRI BAPI SAHA**, PAN : ASJPS2259Q, son of Late Badal Saha, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at Third Floor, Flat No. D, "REBA APARTMENT" Station Road, Ward No. 15, under Dankuni Municipality, Post Office and Police Station - Dankuni, District - Hooghly, West Bengal.

NOW THESE INDENTURE WITNESSETH, we do hereby appoint nominate constitute "**M/S. CHAMUNDA CONSTRUCTION**", a partnership Firm, Governed by the India Partnership Act, 1932 as amended up-to-date, having its registered office at Ground Floor measuring about 100 Sq.ft., L.R. Dag No. 662, Mouza - Monoharpur, T.N. Mukherjee Road, C/o, Satyanarayan Das, Ward No. 16, under Dankuni Municipality, Post Office and Police Station - Dankuni, District - Hooghly, West Bengal, Governed by Indian Partnership Act., represented by its partners of the firm namely 1) **SRI DEBAJIT NANDY**, PAN : ABOPN3419P, son of Late Prafulla Kumar Nandy, residing at First Floor, Flat No. 104, "REBA APARTMENT" Station Road, Ward No. 15, under Dankuni Municipality, Post Office and Police Station - Dankuni, District - Hooghly, West Bengal and 2) **SRI BAPI SAHA**, PAN : ASJPS2259Q, son of Late Badal Saha, residing at Third Floor, Flat No. D, "REBA APARTMENT" Station Road, Ward No. 15, under Dankuni Municipality, Post Office and Police Station - Dankuni, District - Hooghly, West Bengal, as our true and lawful attorney in our name and on our behalf to do *inter alia* the following acts, deeds and things.

- 1) To enter upon the said Property for the purpose of commencing the construction works on the said Schedule below Property.
- 2) To sign, verify plaints, written statements, petitions, objection, memorandum of appeal, revision petition and applications of all kinds and to file the same in any court such as civil court, criminal court, sub-divisional office, District Magistrate Office, Municipality or any other office or offices either central or State Government.

- 3) To appear and act in all the courts, civil criminal or appellate, revenue office, settlement office, B.L. & L.R.O. Office, Registration Office, Certificate Office and in office or offices either Central Government or State Government, District Magistrate Office, Sub-Divisional Office, District Board, Municipal Board or Notified area or any other local authority.
- 4) To appoint any advocate, revenue agent any other legal practitioner or any person legally authorized to do any act.
- 5) To compromise, compound or withdraw cases to confess judgment or to pray and relief and to refer cases to arbitration.
- 6) To make necessary application to W.B.S.E.D.C.L. and other concerned authorities for obtaining electric power for the Schedule below property.
- 7) To file and receive back any documents, to deposit money by challan or receipt and to withdraw money from any suit, cases or from any office or offices and to grant proper acknowledgment receipt.
- 8) To accept service of any summons, notice, writ issues by any court and office against us.
- 9) To obtain, refund or stamp duty, court fee or repayment of stamp or court fees.
- 10) To execute any order or any decree and to take delivery of possession of property in execution of money decree.
- 11) To take delivery of possession by exercising the decree and to grant receipt.
- 12) To apply to court and offices for copies of documents and papers and to withdraw deeds, documents from any court.
- 13) To apply for the inspection of and to inspect judicial records and any records of any records of any office or offices.
- 14) To prepare the building plan for the purpose of construction of building over the Schedule Property in conformity with the building rules and regulation as formulated by the local authority and also to supplementary plan.
- 15) To negotiate relating to any office or any property affair and to take decision.
- 16) To sign the building plan or any supplementary plan further.
- 17) To deposit the entire charges, costs for the purpose of taking sanction of building plan and to take delivery of the building plan from the Municipality.
- 18) To appoint Architect, Engineer, contractor, Mason, Plumber or any person or worker for the purpose of completion of building.

- 19) To negotiate on terms for and to agree to enter into agreement for sale with any intending Purchasers at such price or prices in respect of the flat/flats, commercial unit/units which our said attorney in his absolute discretion think fit and proper and/or to cancel and/or repudiate the same.
- 20) That the Developer as our Constituted Attorney having received the full and final consideration money towards sale of the units of the Developer's Allocation after giving Owner's Allocation (**as mentioned in Article - I, Point No. 7 of this Agreement**) out of total saleable area of the proposed **GROUND PLUS FOUR STORIED (G+4)** building will be entitled to cause execute Deed of Conveyance, Agreement for Sale(if required in early Stage we have no objection) in favour of the intending Purchaser and hand over peaceful vacant possession of the units within the Developer's Allocation out of total saleable area of the proposed multi-storied building as referred to in the said registered Development Agreement subject to the delivery of possession to the Owner's Allocation as mentioned in this Agreement out of total saleable area of the proposed **GROUND PLUS FOUR STORIED (G+4)** building and to present the same before Competent Registration Office, put our signature as and where required and discharge our obligation in such lawful manner deliver registered deeds to the Purchasers, as we could have done if personally present. Be it mentioned here that in no event the Developer shall sell or transfer the Owner's allocated area out of total saleable area of the proposed four storied building which is specifically mentioned and as referred to in this Development Agreement.
- 21) To give possession of respective residential flats and commercial units to the prospective Purchases and to the Owner after completion of the building.
- 22) To give consent of mutation of names to the proposed Purchasers and to give consent in any manner which may be required to the Purchasers.
- 23) To do any kind of deed which the attorney will think fit and proper either in the matter of completion of construction or in the matter of completion to sale of the proposed residential flats or commercial unit of the First Schedule below property and to do all works for completion.
- 24) To do any act or acts which will be necessary for the purpose of taking building plan for entering into agreement for sale, for delivering possession for transferring the Property and for any matter which the attorney will think fit and proper.
- 25) Generally, to do all necessary acts as our attorney in relation to the matter aforesaid and all other matters in which we may be interested or concerned and on our behalf to execute and to do all deeds, acts and things as fully effectually, in all respect as ourselves to do if personally being present.

AND we hereby agree that all acts, deeds and thing lawfully and legally done by our said attorney shall be construed as acts, deeds and things done by us, we undertake to ratify and confirm all whatsoever that our

said attorney shall lawfully do or cause to be done for us by virtue of power hereby given.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT Piece and Parcel of **Bastu** land measuring an area of **15 Satak or 9.075 catta** more or less along with a thatched house measuring about 100 Sq.ft. covered area more or less, lying and situated at Mouza - Manoharpur, **J.L. No. - 98**, R.S. Dag No. -267, **L.R. Dag No. -287**, Old L.R. Khatian No. 606, corresponding to New L.R. Khatian No. - **8094, 8095, 8096, 8097, 8098** within the local limits of Dankuni Municipality, Dankuni, Nandankanan (East), opposite Dankuni Sporting Club, Ward No. - 9 now **17**, P.O. & P.S. Dankuni, under the jurisdiction of A.D.S.R. Janai in the District of Hooghly, West Bengal which is butted and bounded by :

On The North : By Others Land ;
On The South : By 14 ft wide municipal road;
On The East : By 14 ft wide municipal road ;
On The West : By Others House ;

THE SECOND SCHEDULE ABOVE REFERRED TO

The Owner shall be allotted :

OWNERS' ALLOCATION: shall mean the below mentioned area out of total constructed area in the said **GROUND PLUS FOUR STORIED (G+4)** building named as "**GOUR DEBI APARTMENT**" which will be adjusted as follows :

On the Ground Floor : 44% for Owner's allocation (after giving 56% developer's allocation from the front side) and 56% Developer's Allocation (of net built up area after deducting common areas like stair ways, lift spaces, building entry passage etc.)

On the First Floor : 44% for Owner's allocation (after giving 56% developer's allocation from the front side) and 56% Developer's Allocation (of net built up area after deducting common areas like stair ways, lift spaces, building entry passage etc.)

On the Second Floor : 44% for Owner's allocation (after giving 56% developer's allocation) and 56% Developer's Allocation (of net built up area after deducting common areas like stair ways, lift spaces, building entry passage etc.)

On the Third Floor : 44% for Owner's allocation (after giving 56% developer's allocation) and 56 % Developer's Allocation (of net built up area after deducting common areas like stair ways, lift spaces, building entry passage etc.)

On the Fourth Floor : 44% for Owner's allocation (after giving 56% developer's allocation) and 56% Developer's Allocation (of net built up area after deducting common areas like stair ways, lift spaces, building entry passage etc.)

The Developer will pay **Rs. 3,00,000/- (Rupees Three Lakh) Only** as refundable amount to the Owners at the time of signing of the development agreement.

The Developer in consideration of the above Owner's Allocation, Developer shall be entitled to the remaining balance area of **56% out of total constructed area** in the said new building of the built up area along with proportionate super built up area to be constructed at the said premises described in the First Schedule hereunder together with the proportionate undivided share on the said land with the right of use of common facilities and amenities.

THE THIRD SCHEDULE ABOVE REFERRED TO

THE DEVELOPER WILL PROVIDE THE FOLLOWING ITEMS IN THE SAID FLATS AND BUILDING IF NOT SPECIFICALLY MENTIONED

A. BUILDING:-

1. GENERAL:

All Construction work will be performed as per "IS Code" and "Other Concerned Standards" pertaining to the said Construction.

- a) Entrance and exists to the Premises and the New Building.
- b) Boundary walls and main gate of the Premises.
- c) Staircase and stair head room of the New Building.
- d) Vertical Shaft.
- e) Entrance lobby, electric/utility room, water pump room, generator space (if any).
- f) Common installations on the roof.
- g) Common lavatory.
- h) The building is RCC frame structure.
- i) RCC members like Beam, Column, slab etc.- size & thickness shall be in conformity with structural design.

2. BRICK WORK:

- External Wall: 200/250 mm thick brick work with sand cement mortar proportion (1:6) by using 1st class brick.
- Partition Wall : 200 mm thick brick work with sand cement mortar proportion (1:4) by using 1st class bricks.
- Bricks will be adequately cured before use.

3. CONCRETE WORKS:

- All Reinforced cement concrete will be in prop. 1:1.5:3
- Reinforcement Steel will be of reputed make, pitting and corrosion free & of proper cross-section & ribbing.

- Course and Fine Aggregates used for PCC and RCC will be of adequate grade & size, Screened and Washed.
- Curing of Concrete will be taken up in adequate manner & standard.
- In general, the Foundation and Superstructure will be executed with Standard Design, Standard Material, Standard Execution and Standard Finish.
- Loft/s in RCC slab will be provided only for the extra cost.

4. PLASTERING:-

- **Inside** - 12 mm thick with cement mortar (1:6) for walls and RCC surface and 8 mm thick with cement mortar (1:4) for Ceiling.
- **Outside**- 15 mm thick with cement mortar (1:6). Water proof compound will be mixed "properly and effectively" during plastering of external walls.

5. ROOF TREATMENT:-

- Reliable water proofing treatment (with acrylic polymer) will be done on bare RCC Roof Surface protecting with Screed concreting (1:2:4).

6. FLOORING: -

FLOOR OF ROOMS:

- Bed Rooms, Verandah, Drawing-dinning: Vitrified Tiles.
- Kitchen & Toilet: Vitrified Tiles with cement mortar.
- All rooms, dining-cum-drawing room, kitchen skirting up to height of 4" (four) inches shall be finished with best Vitrified tiles with cement mortar.

TOILET & KITCHEN WALLS:

- Up to 6'0" (six feet) height finished with ceramic tiles fittings on dado of the Toilet inside walls.
- Kitchen platform will be of Black Stone and Ceramic Tiles over the kitchen platform up to a height of 4'0" (four feet).

7. STAIRCASE:

- Staircase will be finished with good quality Marble with cement mortar.

LOBBIES AND/OR OTHER COMMON AREA/S:

- In lobbies and/or other common area/s the flooring will be provided in Marble.

8. DOORS AND WINDOWS:-

DOOR:

- All door Frames shall be made of Seasoned Sal Wood and main entrance door of the flats shall have panelled wooden door (32 mm thick) and all other internal doors (except Toilets) shall be wooden flush door with both sides laminated. All Toilet doors shall be PVC doors.

WINDOWS:

- All windows shall have durable Aluminum sliding window made with extruded aluminum section with Toughen clear glasses for all rooms and Toughen frosted glasses for Toilet along with M.S. Grill fitted thereon.

GRILLS:

- Mild Steel flats /12 mm square bars will be used, free of pitting and corrosion.

9. SANITARY PLUMBING:-**SANITARY FITTINGS IN TOILETS:****TOILETS/BATHROOM/S WILL HAVE THE FOLLOWING IN THE SAID FLAT:**

- Tap with mixing arrangements in toilets.
- 1 (one) White porcelain Wash Basin (small size) of reputed brand.
- 1 (one) White Commode of porcelain of reputed brand for one toilet and another Indian Pan for another toilet.
- Concealed hot and cold water pipe lines with pipes of reputed make (UPVC pipe line for cold water and CPVC pipe line for hot water) including provision for fixing of geyser shall be provided.
- Fittings will be of reputed brand.
- 1 (one) Tap in Wash Basin and 1 (one) faucet tap.

KITCHEN:

- 1 (one) Stainless Steel Sink will be provided.
- 1 (one) tap over the Sink.
- Concealed pipe lines for water will be provided.
- Provision for concealed pipe line for fixing Water Purifier.

DINNING:

- Dinning space will be provided with Wash Basin (20"x16") of reputed make.
- 1 (one) tap over the Wash Basin.

10. ELECTRICAL:-**Electric Installation:**

- Electrical wiring and other fittings excluding only those as are installed within the exclusively any unit and/or exclusively for its use.
- Lighting of the common portions.
- Electrical installations relating to receiving of electricity from supplies and meters for recording the supply.
- Elevator
- Generator (if any)

ELECTRICAL POINTS AND FITTINGS:

- Concealed P.V.C. conduits, copper wire of desired cores of reputed make.
 - Conceal type wiring will be provided for the entire flat with best available material of approved brand.
 - MS concealed switch box with reputed make switches including Earthing.
 - Separate main switch (RCCB) for each flat in the meter room.
 - **In bedroom/s:**
 - 2 (two) light point, 1 (one) A/c point in 1(one) bedroom, 1 (one) fan point, 2 (two) 5 Amp. 3 pin plug on the switch board.
 - **In kitchen room/s:**
 - 1 (one) light point, 1 (one) kitchen chimney point, 1 (one) 5 Amp. 3 pin Plug point for aquaguard and 1(one) 15 Amp. 3 pin Plug point on the switch board.
 - **In Toilet:** 1 (one) light point, 1 (one) exhaust fan point and 1 (one) 15 Amp. 3 pin plug point.
 - **In drawing room/s:**
 - 2 (two) light point, 2 (two) fan points, 2 (two) 5 Amp. 3 pin plug, 1 (one) T.V. Point, 1(one) point for refrigerator, 1 (one) point for calling bell on the switch board (in front main door), 1(one) Cable Point in each flat.
 - **In Verandah:** 1 (one) light point, 1(one) fan point and 1 (one) plug point.
 - All type of switches, plugs and cables etc. will be of approved brand.
- 11. LIFT:**
- 1 (One) Elevator having capacity of 4 (Four) passengers will be provided.

B. FINISHING :-**WATER SUPPLY, PLUMBING AND DRAINAGE:**

- Drainage and Sewerage lines and other installation for the same (except only those as are installed within the exclusive area of any unit and/or exclusively for its use)

- Water supply system.
- Water pump and overhead water reservoir together with all common plumbing installations for carriage of water (save only those as are within the exclusive area of any unit/or exclusively for its use).

DRAINAGE:

- Solid and liquid waste, rain water etc. will be disposed through Supreme/Oriplast UPVC Pipe in network above GL and UPVC (Pipe of proper diameter). Pipe in network below GL.
- The drainage connection will be done as per approved drawing of the Dankuni Municipality.

PAINTING & FINISHING:

- All exterior surface walls: High quality of approved sheds with two coats of Weather coat paint over good grade primer.
- Interior surface of walls: Very good quality of cement putty.
- Gate and Grills: To be painted with two coats of high gloss synthetic enamel paint over two coats of primer.

C. SPECIAL AMENITIES:

- 24 hour lift facilities.
- 24 hours generator (if agreed to pay the cost of installation by all the intending purchaser of new flats and owner of the land).
- Parking Space for two wheelers.

D. OTHERS:

- Such other common parts, areas, equipment, installations, fittings, fixtures and spaces in or around the premises and the new building as are necessary for passage to and/or user of the units in common by the Co-owner.
- Over Head tank on roof of any suitable size and one separate water supply line will be provided.
- From Under Ground to Over Head Tank water will be lifted by Submersible pump of reputed make with adequate capacity i.e. 1.50 H.P.
- Rain pipe from roof.

NOTE: - If the Owner make any changes from the above schedule and/or in the approved brand and/or sheds selected by Mutually by the Developer & Owner then Owner have to pay the differential charges as per market rate for such changes in work to the Developer.

IN WITNESS WHEREOF the parties have set and subscribed their respective hands on the days, month and year first above written.

SIGNED AND DELIVERED

by the Parties at Dankuni
in the presence of:-

WITNESSES:-

1. Indranil Ray
Dankuni, Hooghly
Pin - 712311
1. Budgeet Ko. Mukherjee
2. Shakti D
3. Jnanu Mukherjee
4. Rajana Mukherjee
5. (Chatterjee) Anuman Chatterjee

SIGNATURE OF THE LAND OWNERS

2. Anam Mukherjee
Dankuni, Hooghly
Pin 712311
1. Debasit Chatterjee
PARTNER
2. Bapi Saha
PARTNER

**Signature of the Partners of Developer Firm
M/s. Chamunda Construction**

Drafted by :-

Subhabrata Banerjee

(Subhabrata Banerjee)
F-1356/2008, Advocate
Sealdah Civil & Criminal Court,
Room No. 411, 4th floor,
Kolkata - 700 014,
Mob-9903697970

Computerised by :-

Indranil Ray
Indranil Ray

Nandankanan, Dankuni,
Hooghly, 712311

MEMO OF CONSIDERATION

RECEIVED of and from the above mentioned Developer, the within mentioned sum **Rs.3,00,000/- (Rupees Three Lakh) only** as token refundable amount as per terms of these presents, as per memo given below :-

Date	Mode of Payment	Bank	Branch	Amount
05.09.22	ChNo. 000322	B.O.B	Dankuni	Rs.2,00,000/-
05.09.22	ChNo.000321	"	"	Rs.1,00,000/-
Total				Rs.3,00,000/-
(Rupees Three Lakh Only)				

WITNESSES:-

1. Indranil Ray
Dankuni, Hooghly
Pin-712311

1. Bandyopadhyay K. Mukherjee

2. Chatterjee

3. Suman Mukherjee

2. Anan Mukherjee
Dankuni, Hooghly

4. Ranjana Mukherjee

Pin - 712311

5. (Chatterjee) Moumen Chatterjee

SIGNATURE OF THE LAND OWNERS



Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0608001318/2022	Date of Application	06/09/2022
Query No / Year	06082002639742/2022		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	Mr Y T Solution		
Stampduty Payable	Rs.7,051/-		
Registration Fees Payable	Rs.3,014/-		
Applicant Name of the Visit Commission	Mr S Banerjee		
Applicant Address	Janai		
Place of Commission	Station Road, City:- Dankuni, P.O:- Dankuni, P.S:-Dankuni, District:-Hooghly, West Bengal, India, PIN:- 712311		
Expected Date and Time of Commission	06/09/2022 1:00 AM		
Fee Details	J1: 250/-, J2: 350/-, PTA-J(2): 50/-, Total Fees Paid: 650/-		
Remarks			





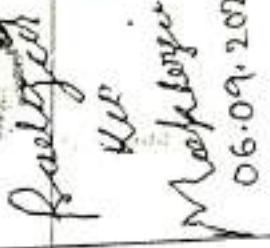


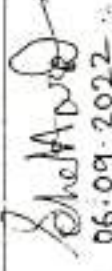


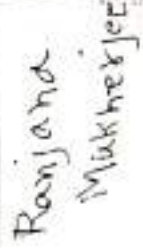
Government of West Bengal

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






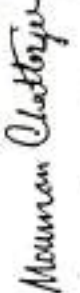



OFFICE OF THE A.D.S.R. JANAI, District Name :Hooghly

Signature / LTI Sheet of Query No/Year 06082002639742/2022





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	Mr Pradyut Kumar Mukherjee Monoharpur Nandankanan, City:- Dankuni, P.O:- Dankuni, P.S:-Dankuni, District:- Hooghly, West Bengal, India, PIN:- 712311	Land Lord		4292 	 06.09.2022
2	Smt Sarbari Chattaraj Flat No 436 Pocket 3 Dwarka Sec 19, City:- Not Specified, P.O:- Dwarka, P.S:-SECTOR - 23 DWARKA, District:- South West, Delhi, India, PIN:- 110075	Land Lord		4293 	 06.09.2022
3	Smt Ranjana Mukherjee Monoharpur Nandankanan, City:- Dankuni, P.O:- Dankuni, P.S:-Dankuni, District:- Hooghly, West Bengal, India, PIN:- 712311	Land Lord		4294 	 06.09.2022

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	Shri Suvam Mukherjee Monoharpur Nandankanan, City:- Dankuni, P.O:- Dankuni, P.S:-Dankuni, District:- Hooghly, West Bengal, India, PIN:- 712311	Land Lord		4295 	 06.09.2022
5	Smt Mouman Chatterjee EE 107/8 SEC 2 SALT LAKE NEAR TANK NO 10 BIDHANNAGAR, City:- Bidhannagar, P.O:- SALT LAKE, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700091	Land Lord		4296 	 06.09.2022
6	Mr DEBAJIT NANDY STATION ROAD, City:- Dankuni, P.O:- DANKUNI, P.S:- Dankuni, District:- Hooghly, West Bengal, India, PIN:- 712311	Represent ative of Developer [Chamunda a Constructi on]		4291 	 06.09.2022 CHAMUNDA CONSTRUCTION Partnership Firm Partner

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
7	Mr BAPI SAHA Station Road, City:- Dankuni, P.O:- Dankuni, P.S:- Dunkuni, District:- Hooghly, West Bengal, India, PIN:- 712311	Representative of Developer [Chamunda Construction]		4297 	Signature with date Bapi Saha 6/9/22
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Atanu Mukherjee Son of Mr Pradyut Kumar Mukherjee Monoharpur Nandankanan, City:- Dankuni, P.O:- Dankuni, P.S:- Dunkuni, District:- Hooghly, West Bengal, India, PIN:- 712311	Mr Pradyut Kumar Mukherjee, Smt Sarbari Chattaraj, Smt Ranjana Mukherjee, Shri Su Mukherjee, Smt Mouman Chatterjee, Mr DEBAJIT NAI Mr BAPI SAHA			Signature with date Atanu Mukherjee 06.09.2022

(Sovan Mondal)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
JANA
Hooghly, West Bengal



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

GRN Details

GRN: 192022230115527691 Payment Mode: Online Payment
GRN Date: 06/09/2022 13:41:54 Bank/Gateway: State Bank of India
BRN : IK0BWIZFB3 BRN Date: 06/09/2022 13:43:25
Payment Status: Successful Payment Ref. No: 2002639742/5/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: DILIP KR ROY
Address: JANAI
Mobile: 9002950715
Depositor Status: Others
Query No: 2002639742
Applicant's Name: Mr Y T Saha
Identification No: 2002639742/5/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002639742/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	2051
2	2002639742/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	3014
			Total	5065

IN WORDS: FIVE THOUSAND SIXTY FIVE ONLY.

Major Information of the Deed

Deed No :	I-0609-10284/2022	Date of Registration	07/09/2022
Query No / Year	0608-2002539742/2022	Office where deed is registered	
Query Date	02/09/2022 8:17:38 AM	A.D.S.R. JANAI, District: Hooghly	
Applicant Name, Address & Other Details	Y T Solution Panchghera, Thana : Chanditala, District : Hooghly, WEST BENGAL, PIN - 712306. Mobile No. : 8777753638, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 50/-], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 6/-	Rs. 51,27,140/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,051/- (Article:48(g))	Rs. 3,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Dankuni, Municipality: Dankuni, Road: Unassessed Road (13 to 20) Feet, Road Zone: (Ward No.17 -- Ward No 17) , Mouza: Maner, No: 26, Fin Code : 712311

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-287 (RS -267)	LR-8094	Bastu	Bastu	3 Dec	1/-	10,22,728/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road.
L2	LR-287 (RS -267)	LR-8095	Bastu	Bastu	3 Dec	1/-	10,22,728/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road.
L3	LR-287 (RS -267)	LR-8096	Bastu	Bastu	3 Dec	1/-	10,22,728/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road.
L4	LR-287 (RS -267)	LR-8097	Bastu	Bastu	3 Dec	1/-	10,22,728/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road.
L5	LR-287 (RS -267)	LR-8098	Bastu	Bastu	3 Dec	1/-	10,22,728/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road.
TOTAL :					15Dec	5 /-	51,13,640 /-	
Grand Total :					15Dec	5 /-	51,13,640 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Sotforth Value (In Rs.)	Market value (In Rs.)	Other Details
51	On Land L1, L2, L3, L4, L5	100 Sq Ft.	1/-	13,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Thatched, Extent of Completion: Complete					
Total :		100 sq ft	1/-	13,500 /-	

Sch No
51

Other Details
Structure
5 Years, Roof Type

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<p>Mr Pradyut Kumar Mukherjee (Presentant) Son of Late Gaurchandra Mukherjee Monoharpur Nandankanan, City:- Dankuni, P.O:- Dankuni, P.S:-Dankuni, District:-Hooghly, West Bengal, India, PIN:- 712311 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: afxxxxx/k, Aadhaar No: 61xxxxxxxx3300, Status :Individual, Executed by: Self, Date of Execution: 06/09/2022 , Admitted by: Self, Date of Admission: 06/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/09/2022 , Admitted by: Self, Date of Admission: 06/09/2022 ,Place : Pvt. Residence</p>
2	<p>Smt Sarbari Chattersj Wife of Mr Gopal Chandra Chattersj Flat No 436 Pocket 3 Dwarka Sec 19, City:- Not Specified, P.O:- Dwarka, P.S:-SECTOR -23 DWARKA, District:-South West, Delhi, India, PIN:- 110075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: atxxxxx5f, Aadhaar No: 31xxxxxxxx3409, Status :Individual, Executed by: Self, Date of Execution: 06/09/2022 , Admitted by: Self, Date of Admission: 06/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/09/2022 , Admitted by: Self, Date of Admission: 06/09/2022 ,Place : Pvt. Residence</p>
3	<p>Smt Ranjana Mukherjee Wife of Late Sovan Mukherjee Monoharpur Nandankanan, City:- Dankuni, P.O:- Dankuni, P.S:-Dankuni, District:-Hooghly, West Bengal, India, PIN:- 712311 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: axxxxxx8h, Aadhaar No: 69xxxxxxxx3421, Status :Individual, Executed by: Self, Date of Execution: 06/09/2022 , Admitted by: Self, Date of Admission: 06/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/09/2022 , Admitted by: Self, Date of Admission: 06/09/2022 ,Place : Pvt. Residence</p>
4	<p>Shri Suvam Mukherjee Son of Late Sovan Mukherjee Monoharpur Nandankanan, City:- Dankuni, P.O:- Dankuni, P.S:-Dankuni, District:-Hooghly, West Bengal, India, PIN:- 712311 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: bixxxxx7f, Aadhaar No: 89xxxxxxxx9417, Status :Individual, Executed by: Self, Date of Execution: 06/09/2022 , Admitted by: Self, Date of Admission: 06/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/09/2022 , Admitted by: Self, Date of Admission: 06/09/2022 ,Place : Pvt. Residence</p>

Smt Mouman Chatterjee

Wife of Shri Sumanta Chatterjee EE 107/8 SEC 2 SALT LAKE NEAR TANK NO 10 BIDHANNAGAR, City:- Bidhannagar, P.O:- SALT LAKE, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091
Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: asxxxxx6b, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/09/2022
Admitted by: Self, Date of Admission: 06/09/2022, Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/09/2022
Admitted by: Self, Date of Admission: 06/09/2022, Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Chamunda Construction MONOHARPUR, City:- Dankuni, P.O:- DANKUNI, P.S:-Dankuni, District:-Hooghly, West Bengal, India, PIN:- 712311, PAN No.:: AAxxxxx6M, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr DEBAJIT NANDY Son of Late PRAFULLA KUMAR NANDY STATION ROAD, City:- Dankuni, P.O:- DANKUNI, P.S:-Dankuni, District:-Hooghly, West Bengal, India, PIN:- 712311, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxx5P, Aadhaar No: 89xxxxxxxx9225 Status : Representative, Representative of : Chamunda Construction (as PARTNER)
2	Mr BAPI SAHA Son of Late Badel Saha Station Road, City:- Dankuni, P.O:- Dankuni, P.S:-Dankuni, District:-Hooghly, West Bengal, India, PIN:- 712311, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: asxxxxx9q, Aadhaar No: 47xxxxxxxx6229 Status : Representative, Representative of : Chamunda Construction (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Atanu Mukherjee Son of Mr Pradyut Kumar Mukherjee Monoharpur Nandankanan, City:- Dankuni, P.O:- Dankuni, P.S:-Dankuni, District:-Hooghly, West Bengal, India, PIN:- 712311			

Identifier Of Mr Pradyut Kumar Mukherjee, Smt Sarban Chatteraj, Smt Ranjana Mukherjee, Shri Sivam Mukherjee, Smt Mouman Chatterjee, Mr DEBAJIT NANDY, Mr BAPI SAHA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Pradyut Kumar Mukherjee	Chamunda Construction-3 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Sarbari Chattaraj	Chamunda Construction-3 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Smt Mouman Chatterjee	Chamunda Construction-3 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Smt Ranjana Mukherjee	Chamunda Construction-3 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Shri Suvam Mukherjee	Chamunda Construction-1.5 Dec
2	Smt Mouman Chatterjee	Chamunda Construction-1.5 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Pradyut Kumar Mukherjee	Chamunda Construction-20.00000000 Sq Ft
2	Smt Sarbari Chattaraj	Chamunda Construction-20.00000000 Sq Ft
3	Smt Ranjana Mukherjee	Chamunda Construction-20.00000000 Sq Ft
4	Shri Suvam Mukherjee	Chamunda Construction-20.00000000 Sq Ft
5	Smt Mouman Chatterjee	Chamunda Construction-20.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Dankuni, Municipality: Dankuni, Road: Unassessed Road (13 to 20) Feet, Road Zone : (Ward No 17 – Ward No 17) , Mouza: Manoharpur, JI No: 98, Pin Code : 712311

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 287, LR Khatian No:- 8094	Owner:প্রদ্যুত মুখার্জী, Gurdian:গৌর চন্দ, Address:নিজ, Classification:বাড়, Area:0.04000000 Acre,	Mr Pradyut Kumar Mukherjee
L2	LR Plot No:- 287, LR Khatian No:- 8095	Owner:সরবারী চট্টোপাধ্যায়, Gurdian:গোপাল চন্দ, Address:নিজ, Classification:বাড়, Area:0.04000000 Acre,	Smt Sarbari Chattaraj
L3	LR Plot No:- 287, LR Khatian No:- 8096	Owner:মৌমান চট্টোপাধ্যায়, Gurdian:প্রদীপ কুমার, Address:নিজ, Classification:বাড়, Area:0.02000000 Acre,	Smt Mouman Chatterjee

LR Plot No:- 287, LR Khalian No:- 8097

Owner: **রঞ্জনা মুখার্জী**, Gurdian: **শোভন**, Address: **কিড**, Classification: **বাড়**, Area: **0.02000000 Acre**,

Smt Ranjana Mukherjee

L5

LR Plot No:- 287, LR Khalian No:- 8098

Owner: **শ্রীমতী মুখার্জী**, Gurdian: **শোভন**, Address: **কিড**, Classification: **বাড়**, Area: **0.03000000 Acre**,

Shri Suvam Mukherjee

L5

06-09-2022

Presented for registration at 17:30 hrs on 06-09-2022, at the Private residence by Mr Pradyut Kumar Mukherjee, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 51,27,140/-

Admission of Execution (Under Section 59, W.B. Registration Rules, 1962)

Execution is admitted on 06/09/2022 by 1. Mr Pradyut Kumar Mukherjee, Son of Late Gaurchandra Mukherjee, Monoharpur Nandankanan, P.O: Dankuni, Thana: Dankuni, City/Town: Dankuni, Hooghly, WEST BENGAL, India, PIN - 712311, by caste Hindu, by Profession Retired Person, 2. Smt Sarbari Chattaraj, Wife of Mr Gopal Chandra Chattaraj, Flat No 436 Pocket 3 Dwarka Sec 19, P.O: Dwarka, Thana: SECTOR -23 DWARKA, South West, DELHI, India, PIN - 110075, by caste Hindu, by Profession House wife, 3. Smt Ranjana Mukherjee, Wife of Late Sovan Mukherjee, Monoharpur Nandankanan, P.O: Dankuni, Thana: Dankuni, City/Town: Dankuni, Hooghly, WEST BENGAL, India, PIN - 712311, by caste Hindu, by Profession House wife, 4. Shri Sovan Mukherjee, Son of Late Sovan Mukherjee, Monoharpur Nandankanan, P.O: Dankuni, Thana: Dankuni, City/Town: Dankuni, Hooghly, WEST BENGAL, India, PIN - 712311, by caste Hindu, by Profession Service, 5. Smt Mourman Chatterjee, Wife of Shri Sumanta Chatterjee, EE 107/8 SEC 2 SALT LAKE NEAR TANK NO 10 BIDHANNAGAR, P.O: SALT LAKE, Thana: Bidhannagar, City/Town: SIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession House wife

Identified by Mr Atanu Mukherjee, Son of Mr Pradyut Kumar Mukherjee, Monoharpur Nandankanan, P.O: Dankuni, Thana: Dankuni, City/Town: Dankuni, Hooghly, WEST BENGAL, India, PIN - 712311, by caste Hindu, by profession Business

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

Execution is admitted on 06-09-2022 by Mr DEBAJIT NANDY, PARTNER, Chamunda Construction (Partnership Firm), MONOHARPUR, City:- Dankuni, P.O:- DANKUNI, P.S:-Dankuni, District:-Hooghly, West Bengal, India, PIN-712311

Identified by Mr Atanu Mukherjee, Son of Mr Pradyut Kumar Mukherjee, Monoharpur Nandankanan, P.O: Dankuni, Thana: Dankuni, City/Town: Dankuni, Hooghly, WEST BENGAL, India, PIN - 712311, by caste Hindu, by profession Business

Execution is admitted on 06-09-2022 by Mr BAPI SAHA, PARTNER, Chamunda Construction (Partnership Firm), MONOHARPUR, City:- Dankuni, P.O:- DANKUNI, P.S:-Dankuni, District:-Hooghly, West Bengal, India, PIN-712311

Identified by Mr Atanu Mukherjee, Son of Mr Pradyut Kumar Mukherjee, Monoharpur Nandankanan, P.O: Dankuni, Thana: Dankuni, City/Town: Dankuni, Hooghly, WEST BENGAL, India, PIN - 712311, by caste Hindu, by profession Business

Sovan Mondal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. JANAI
Hooghly, West Bengal

On 07-09-2022

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1999.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,014/- (B = Rs 3,000/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/09/2022 1:43PM with Govt. Ref. No: 132022230115527691 on 06-09-2022, Amount Rs: 3,014/-, Bank: State Bank of India (SBIN0000001), Raf. No. IK05WIZFB3 on 06-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,051/- and Stamp Duty paid by Stamp, Rs 5,000/- by online = Rs 2,051/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 453, Amount: Rs.5,000/-, Date of Purchase: 06/09/2022, Vendor name: Abhijit Bhat

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 06/09/2022 1:43PM with Govt. Ref. No: 192022230115527691 on 06-09-2022, Amount Rs: 2,051/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BWIZFB3 on 06-09-2022, Head of Account 0030-02-103-003-02

Sovan Mondal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. JANAI
Hooghly, West Bengal

Department, Govt. of WB
Amount Rs: 2,051/-, Bank:
0030-02-103-003-02

09/09/2022 Query No:-06082002639742 / 2022 Deed No :- C60010284 / 2022, Document is digitally signed.

Sovan Mondal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. JANAI
Hooghly, West Bengal

Department, Govt. of WB
Amount Rs: 2,051/-, Bank:
0030-02-103-003-02

Sovan Mondal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. JANAI
Hooghly, West Bengal

Sovan Mondal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. JANAI
Hooghly, West Bengal

Certificate of Registration under section 60 and Rule 69.
registered in Book - I
Volume number 0608-2022, Page from 243473 to 243516
being No 060810284 for the year 2022.

Certif:
Regis:
Volun:
being:



Page:
Volun:
being:

Digitally signed by SOVAN MONDAL
Date: 2022.09.09 13:15:29 +05:30
Reason: Digital Signing of Deed.

(Sovan Mondal) 2022/09/09 01:15:29 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. JANAI
West Bengal.

(This document is digitally signed.)

09/09/2022 Query No:-06082002033742 / 2022 Deed No :- 060810284 / 2022, Document is digitally signed.

ADDI
OFFI
West