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Endorsement sheet and signature sheet attached with the document are part of the document.

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Addl. Dist. Sub-Registrar
Chandannagar, Hooghly

19 MAR 2024

DEVELOPMENT AGREEMENT

This Memorandum of Agreement is made this the 19th day of March, 2024.

BETWEEN

- 1) **SRI ASIS MUKHERJEE** (PAN-AJJPM3637K, AADHAR- 3604 1746 0136) son of Late Shyama Prasad Mukherjee, by Caste Hindu (Indian), by Profession Business, residing at Mondal Bagan, Lichutala, P.O. + P.S. - Chandannagar, Dist - Hooghly, Pin - 712136 and 2) **SMT. PAROMA MUKHERJEE** (PAN - APFPM5199A, AADHAR-7343 2327 3226) wife of Sri Asis Mukherjee, by Caste Hindu (Indian), by Profession Business, residing at Mondal Bagan, Lichutala, P.O. + P.S. - Chandannagar, Dist - Hooghly, Pin - 712136, hereinafter referred to and called as "THE LAND OWNERS/VENDORS" (which term or expression shall unless excluded or repugnant to the subject or context be deemed to mean and include their legal heirs executors legal representatives or assigns) of the FIRST PART.

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ক্রেতা Babaji Housing Developers Pvt Ltd

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ভেণ্ডার- শ্রী প্রবীর কুমার সীতরা

মূল্য- ৫০০০/- মোকাম- চন্দননগর কোর্ট

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Addl. District Sub-Registrar
Chandernagar, Hooghly

19 MAR 2024

AND

M/S BALAJI HOUSING DEVELOPERS PRIVATE LIMITED (CIN no. U45400WB2011PTC167160, (PAN - AAFCB0510L), a company incorporated under the provisions of the Companies Act 1956, having its registered office at BALAJI ENCLAVE, GROUND FLOOR, MORAN ROAD, GONDALPARA, CHANDANNAGAR, HOOGHLY, 712137), represented by its authorized signatory

1) **SRI ASIS MUKHERJEE**(PAN - AJJPM3637K), son of Late Shyamaprasad Mukherjee, by Caste Hindu (Indian), by Profession Business, residing at Mondal Bagan, Lichutala, P.O. + P.S. - Chandannagar, Dist - Hooghly, Pin - 712136 and

2) **SMT. PAROMA MUKHERJEE** (PAN - APFPM5199A), wife of Sri Asis Mukherjee, by Caste Hindu (Indian), by Profession Business, residing at Mondal Bagan, Lichutala, P.O. + P.S. - Chandannagar, Dist - Hooghly, Pin - 712136 and authorized vide Board resolution No 3 Dated 04/10/2023, hereinafter referred to as the "THE PROMOTER / DEVELOPERS" of the SECOND PART (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees);

WHEREAS

1) SHRI ASIS MUKHERJEE AND 2) SMT. PARAOMA MUKHERJEE are the absolute and lawful owner of the land totally admeasuring more or less 05 Kathas, 02 Chittaks, 39 Sq. Ft. (346.56 square meters OR 0.085 Acre) situated at LICHUTALA, MONDAL BAGAN, HOLDING NO - 1195(New), 1009(Old), WARD NO-18 within the ambit of Chandannagar Municipal Corporation in Mouza - Chandannagar, J.L. NO - 1, SHEET NO- 23, corresponding R.S. Dag No - 213 and L.R. Dag No.-984, appertaining to R.S. Khatian No. - 107 and L.R. Khatian No. - 2489, 2490, District - Hooghly vide sale deed dated 16/12/2022 registered at the office of the Additional Registrar of Assurance III, Kolkata in Book No - I, Volume No- 1903 - 2022 Pages from 547009 to 547035 bearing being No - 190311717 of the year 2022.

AND WHEREAS:**A.**

- i) That the property described below in "Schedule - A" hereunder was originally belonged to one Sri Gopal Chandra Mondal, who sold out the land measuring about 05 Katha, 02 Chittak, 39 Sq. Ft. within the Mouza - Chandannagar, J.L. No- 1 Sheet No - 23, corresponding R.S. Dag No - 213 and L.R. Dag No - 984 appertaining to R.S. Khatian No - 107 and L.R. Khatian No. - 2489, 2490 within the ambit of Chandannagar Municipal

Corporation , Ward No - 18, Holding No - 1195(New),1009(Old) Mondal Bagan Road in favour of Sri Aswini Kumar Dutta, by virtue of a Sale Deed, Registered at S.R.O., Serampore and recorded in Book No - I, Volume No - 25, pages from 196 to 201 Being No. - 1634 for the year 1965.

- ii) That the said Sri Aswini Kumar Dutta constructed one residential structure upon the said land measuring about 05 Katha, 02 Chittak, 39 Sq. Ft. more or less.
- iii) That the said Sri Aswini Kumar Dutta died intestate on 23/07/1974 leaving behind his wife namely Smt. Kamala Dutta and only daughter namely Smt. Sarashi Karmakar, as his legal heirs and successors who inherited $\frac{1}{2}$ share each as per provision of the Hindu Succession Act, 1956.
- iv) That the said Smt. Kamala Dutta died intestate on 30/08/1983, leaving behind her only daughter Smt. Sarashi Kamakar as her legal heirs and successors who inherited the total land measuring about 05 Katha, 02 Chittak, 39 Sq. Ft. along with the structure as per the provisions of the Hindu Succession Act, 1956.
- v) That the said Smt. Sarashi Karmakar while enjoying the entire aforesaid land gifted a demarcated portion of the aforesaid land admeasuring 02 Katha, 03 Chittak, 07 Sq. Ft. in favour of her grand son Sri Agniva Ghosh through Gift Deed Being No.- 1036 for the Year - 1988 registered before the A.D.S.R., Chandannagar, Hooghly.
- vi) That the said Smt. Sarashi Karmakar became the owner of the demarcated rest portion of the aforesaid land measuring 02 Katha, 15 Chittak, 32 Sq. Ft. and enjoyed the same.
- vii) That the said Smt. Sarashi Karmakar died intestate on 03/07/2009 leaving behind her one son namely Sri Abhijit Karmakar and one daughter namely Smt. Anita Ghosh as her legal heirs and successor who inherited $\frac{1}{2}$ share each as per the provision of the Hindu Succession Act, 1956.
- viii) That Sri Abhijit Karmakar and Smt. Anita Ghosh sold out of the demarcated land measuring 02 Katha, 15 Chittak, 32 Sq. Ft. in favour of one Smt. Mira Chowdhury by virtue of Deed of Sale duly registered in the office of the A.D.S.R., Chandannagar, West Bengal recorded in the Book No.-I, CD Volume No. - 06, Pages from 2874 to 2887 as Being No. - 01788 Dated - 11/06/2012.

- ix) That the said Sri Agniva Ghosh sold out of the land admeasuring about 02 Katha, 03 Chittak, 07 Sq. Ft. in favour of Smt. Mira Chowdhury, by virtue of Deed of Sale duly registered in the office of the A.D.S.R., Chandannagar, Hooghly, West Bengal recorded in Book No.- I, CD Volume - 06, Pages from 2888 to 2899 as Being No. - 01789 Dated - 11/06/2012.
- x) That the said Smt. Mira Chowdhury amalgamated both the aforesaid land into a single land total measuring about 05 Katha, 02 Chittak, 39 Sq. Ft., and enjoyed the same without any disturbance from any corner.
- xi) That the said Smt. Mira Chowdhury sold out the land measuring about 05 Katha, 02 Chittak, 39 Sq. Ft. in favour of Sri Devender Singh Guliya alias Sri Debendra by virtue of Deed of Sale, duly registered in the office of the A.D.S.R, Chandannagar, West Bengal, recorded in Book No. I, CD Vouolume No. - 10, Pages from 3278 to 3288 as Being No.- 02967 Dated - 22/10/2013.
- xii) That Sri Devender Singh Guliya alias Sri Debendra sold out the land measuring about 05 Katha, 02 Chittak, 39 Sq. Ft.in favour of Sri Inderjeet Singh, by virtue of Deed of Sale, duly registered in the office of the A.D.S.R., Chandannagar, West Bengal recorded in Book No. - I, CD Volume No - 0604 - 2019, Pages from 35748 - 35769 as Being No. - 060401432 Dated - 24/04/2019.
- xiii) That the said Sri Inderjeet Singh sold out of the land measuring 05 Katha, 02 Chittak, 39 Sq. Ft. in favour of Sri Asis Mukherjee and Smt. Paroma Mukherjee by virtue of a Deed of Sale, duly registered in the office of Additional Registrar of Assurance (III), Kolkata and recorded in Book No. - I, Volume No. - 1903 - 2022, Pages from 547009 to 547035, Being No. - 190311717 for the Year - 2022.

B. The Said Land is earmarked by the Landlord / Promoter / Developers for the purpose of building a partial commercial and partial residential project, comprising a multistoried apartment buildings and the said project shall be known as "BALAJEE PLAZA".

C. The Director(s) is / are fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter / Developer regarding the said land on which Project is to be

constructed in accordance with the building plan sanctioned by the Chandannagar Municipal Corporation vide Plan No - SWS-OBPAS/1806/2023/0355 Dated - 27/07/2023 applied by the Land Owners.

- D.** The Land Owners had obtained the final layout plan approvals for the Project from Chandannagar Municipal Corporation. The Promoter / Developer agrees and undertakes that it shall not make any changes to these layout plans except in strict compliance with section 14 of the Act and other laws as applicable.
- E.** The Chandannagar Municipal Corporation has granted the commencement certificate to develop the Project vide approval dated 27/07/2023 bearing no. SWS-OBPAS/1806/2023/0355.
- F.** The Promoter / Developer should register the Project under the provisions of the Act with the Real Estate Regulatory Authority (RERA).

AND WHEREAS

- 1) In the manner referred to above "THE OWNERS/VENDORS" herein became the joint owners of the "Schedule- A" property and are absolutely ceased and possessed of and / or otherwise well & sufficiently entitled to the said property more fully and particularly described in "Schedule - A" hereunder written and hereinafter for the sake of brevity referred to as a said property free from all encumbrances charges, liens, lispence, attachments, trust, whatsoever and whosoever.
- 2) The entirety of the said property is presenting in absolute khas possession of the owners / vendors herein.
- 3) The First Party herein with intension to develop the property are in search of an experienced Promoter / Developer.
- 4) The Promoter / Developer hereof introduced himself to the owners / vendors to be an experienced Promoter / Developer with Financial soundness and carrying on housing promoting business and have approached the Owner / Vendors to permit and grant to him, the right to built upon the said premises a new multistoried building in accordance to the plan prepared and sanctioned by the Chandannagar Municipal Corporation and cost and instances of the Promoter / Developer to which the Owners / Vendors have agreed on an subject to terms and conditions hereinafter contain.
- 5) The Land owners have declare that they are absolute owners of the property as described "Schedule - A" hereunder and / or have the right to sale or transfer the same in any manner whatsoever at their sole and absolute discretion.

- 6) The parties hereto having desirous to record in writing the terms and conditions of the development work of the property, the right and obligation of the parties hereto.

NOW THIS AGREEMENT WITNESSTH AS FOLLOWS:-

ARTICLE 1 (DEFINITIONS)

In these presents, unless it be contrary or repugnant to the subject or context, the term or expression:-

- 1.1 **"OWNER"** -1) Sri Asis Mukherjee. 2) Smt. Paroma Mukherjee, hereafter to be called as the owner in respect of the "Schedule - A" property and the term shall include his executors administrators, legal representatives and/or assigns.
- 1.2 **"DEVELOPER/PROMOTER"** - Shall mean BALAJI HOUSING DEVELOPERS PVT. LTD. (CIN no. U45400WB2011PTC167160) having its office at Balaji Enclave, Ground Floor, Moran Road, Gondal para, Channanagar, Hooghly represented by its Directors 1) SRI ASIS MUKHERJEE and 2) SMT PAROMA MUKHERJEE hereinafter to be called as the DEVELOPER and its successors(s) in office and/or assigns.
- 1.3 **"SAID PROPERTY"** - Shall mean and all that piece and parcel Vacant Bastu Land admeasuring more or less 05 Kathas 02 Chittaks, 39 Sq. Ft within the Mouza - Chandannagar, J.D. No. 1, Sheet No - 23, corresponding RS Dag No.-213 and L.R. Dag No-984, appertaining to R.S. Khatian No- 107 and L.R. Khatian No-2489, 2490, within the ambit of Chandannagar Municipal Corporation Ward No- 18, Holding No-1195 (New), 1009 (Old) Street - Mondal Bagan, P.O & P.S. - Chandannagar , District - Hooghly, West Bengal, Pin Code - 712136 include more fully and particularly mentioned under "Schedule - A" hereunder free from all encumbrances whatsoever.
- 1.4 **"BUILDING"** - Shall mean and include the proposed multistoried building consisting of residential flats, commercial spaces, parking spaces and other spaces to be constructed in or upon the "said Property".
- 1.5 **"SAID UNITS"** - Shall mean and include the several residential flats, commercial spaces, parking spaces and other saleable spaces in the building to be built and/or constructed in or upon the "said Property".

1.6 **"OWNER'S ALLOCATION"** – Shall mean –

- i) One Covered Garage in the Ground Floor of the newly proposed Multi-storied Building measuring about 120 (One Two Zero) Sq. ft. (more or less) including the Super Built up Area.
- ii) An amount of Rs.1,00,000,00/- (One Crore) only proportionally to the Land Owners out of which the Developers shall pay an amount of Rs. 1,00,000/- (One lakhs) only as earnest amount proportionally to the Land Owners at the time execution of the Development Agreement and the rest amount of Rs.99,00,000/- (Ninety nine lakhs) only will be paid by the Developers to the Land Owners proportionately after completion of the Multi-storied building. The new multistoried building to be constructed in the property mentioned in the "Schedule –A" herein below together with common passage and the proportionate right, title interest in the said New multistoried building and right of user of common areas, parts, facilities and amenities thereof upon construction of the building together with absolute right on the part of the Land Owners to enter into sale, agreement for sale, gift, lease, license, mortgage etc. for his allocated portion (More fully described in the Second Schedule Part "C" herein below written).

1.7 **"DEVELOPER'S ALLOCATION"** – shall mean the remaining portion of the Multi-storied Building including total Super Built Up Area of the new multistoried building to be constructed in the property mentioned in the "Schedule –A" herein below together with common passage and the proportionate right, title interest in the said New multistoried Building and right of user of common areas, parts, facilities and amenities thereof upon construction of the said building together with absolute right on the part of the DEVELOPERS to enter into deed of sale, agreement for sale, gift, lease, license, mortgage etc. for their allocated portion (More fully described in the Second Schedule Part "D" herein below written).

1.8 **"ARCHITECT"** – Shall mean and include such Architects and / or Engineers as may be retained and / or appointed from time to time as the Architect of the Building by the Developer / Promoter.

1.9 **"SANCTIONED PLAN"**- Shall mean and include the sanctioned building plan by Chandannagar Municipal Corporation vide Sanction Plan No **SWS-OBPAS/1806/2023/0355** Dated 27/07/2023 in the name of the parties

of the first part for construction of the building and also to include the renewed, revised and/or modified and/or other plans, elevations, designs, maps, drawings and other specifications for completion of the construction of the said building as may from time to time be sanctioned and/or approved, the proposed building will be constructed upon "Schedule -A" property.

AND WHEREAS it is mentioned herein if additional Modification / Sanctioned of Building Plan is accorded subsequently by the Competent Sanctioning Authority including extra Floor Area Ratio (FAR) that will be also hold good and valid in terms of this Development Agreement and Developer / Promoter will abide by the rectified / Modification Sanctioned Plan accordingly.

The party of the second part will make the construction under their supervision through the expert engineer, mason and labours using the standard quality of building materials available in local market and the proposed building will be completed within 3 years from this agreement.

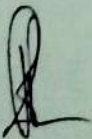
1.10 **"COMMOM PARTS"** - Shall mean and include the stair case, entrances, corridors, lobbies, landing, drains, staircases, passages, septic tank, overhead tank, ways of the building as may be required for the beneficial use and enjoyment of the units at the said building, other open areas and open and covered spaces and car parking spaces both open and covered in the Ground and basement.

ARTICLE II (DATE OF COMMENCEMENT):-

2. This agreement shall be deemed to have commenced on and with effect from the date of execution and registration of this agreement.

3. ARTICLE III (UNDERTAKING OF THE OWNERS):-

3.1 The owners herein are seized and possessed of or otherwise well and sufficiently entitled as absolute owner in respect of the "said property" and/or the land comprised therein more fully described in the "Schedule - A" hereunder written.



3.2 The "said property" is free from all encumbrances, attachments, impendent, mortgages and liens of whatsoever and howsoever nature and the Owner herein have got a valid and marketable title in all that the said land and premises.

3.3 The "said property" and premises is not affected by any scheme or proceeding or notice for acquisition or requisition by the Central or State Government or any local body or authorities.

3.4 There is no impediment of any nature whatsoever for the owner to entrust to the Developer/Promoter for the development of the "said property"

3.5 The "said property" and the premises as far as the owners are aware have not been subject to any Notice of Attachment under Public Demand Recovery Act or for payment of Income Tax, Municipal dues and/or any other statutory dues whatsoever and howsoever.

3.6 The "said property" and premises as far as the owner is aware does not belong to any public or private wakf and or mosque neither is the property under any public or private trust or any endowment.

4. ARTICLE IV (UNDERTAKING OF DEVELOPER/PROMOTER)

4.1 The Developers / Promoter has sufficient knowledge and expertise do here by undertake in the matter of development of immovable properties and construction of new building on the "said property". The Developer/Promoter has sufficient means of necessary finance as may be required for carrying out the construction development of the said building and if required, the Developer/ Promoter can obtain necessary finance/funds from the Banks/ Financial Institutions/ Financers (Public or Private) and the Owner cannot raise any objection thereto. The Developer / Promoter shall have right to mortgage the "Schedule A" property or create any charge upon the same on the basis of this agreement.

4.2 The Developer / Promoter shall have the authority to deal with the property in terms of this agreement or negotiate with any person or persons or enter into any contract of agreement or borrow money from any bank or take any advance against their allocation out of total covered super built area or acquired right under these presents.

ARTICLE V (OBLIGATIONS / COVENTANS OF THE OWNER):-

5.1 The owners shall render their best cooperation and assistance to the Developer/ Promoter in matter of development of the "said property" and / or construction of the said building as may from time to time be necessary.

5.2 The owner shall not do any act, deed or thing which may prevent the Developer from selling and/ or assigning and / or disposing off the Developers allocation in the said building.

5.3 The owners shall not any way encumber the "said property" during the subsistence of this agreement.

5.4 The owners shall sign execute and deliver all necessary papers, applications, plans, sketches, maps, Designs and other documents as may from time to time be required for obtaining necessary sanctions, approvals, permissions and/ or "No objection" Certificates from the appropriate Government Authorities and / or departments with regard to the proposed construction of the building and/ or development of the "said Property" and for obtaining all other facilities as may be necessary for the beneficial use and occupation of the said building and / or unit(s) there at.

5.5 The owners herein shall render their best co-operation and assistance as may from time to time be necessary in the matter of obtaining necessary sanction and /or permissions and / or clearances including necessary sanction of plan from the Chandaninagar Municipal Corporation or any other appropriate authorities.

5.6 The owner shall as may from time to time be necessary, sign, execute and deliver all applications, papers, documents and declarations to enable the developer to apply for and obtain telephone, gas, electricity, sewerage, water connection and other essential and public utility and essential services in or upon the "said property" and / or the said building.

5.7 The owners after getting these allocation portion i.e. one Garage at the cost of the Developer / Promoter and / or their assignees / transferees shall join if required by the Developer / Promoter and / or its transferees as confirming Party by executing and registering appropriate Deed(s) of

conveyance. All money or moneys received from the sale of the Developers allocation shall solely belong the Developer / Promoter. The Owner is also executing and registering and power of Attorney authorizing BALAJI HOUSING DEVELOPERS PVT. LTD. represented by its Directors 1) SHRI ASIS MUKHERJEE and 2) SMT PAROMA MUKHERJEE and its successors(s) in office and / or assigns to enable him to sale the units, spaces etc out of the Developers allocation rest of the total covered super built area and also to receive advances in respect of the units / spaces out of the Developers allocation.

5.8 The owners shall not be liable to pay any other costs towards development of the "said property".

5.9 The owner hereby grant, subject to the terms and conditions of this agreement, exclusive right to the developer / promoter to build upon the "said property" according to the approved sanction plan from Chandannagar Municipal Corporation in the name of the party of the first part with or without any amendment and / or modification thereto made or caused to be made by the parties hereto.

5.10 The owner shall immediately with the execution of these presents deliver to the Developer / Promoter all necessary copies of the documents in respect of the "said property," and all other relevant papers and documents at the time of execution of these presents after presenting the originals before the Developer / promoter

5.11 The owner simultaneously with the execution of these presents deliver the vacant, peaceful and khas possession of the "said property" More fully mentioned and described in the "Schedule - A" hereunder written.

5.12 The owner hereby undertake to rectify any defect in title if found.

5.13 By signing this agreement the owner being the principals herein empower and appoint the Developer / Promoter namely BALAJI HOUSING DEVELOPER PVT. LTD. and to do the construction thereof and also to sell and transfer and impartial share of land (save and except the Owner Allocation) to any intending buyer(s) and to enter into such agreement for sale and execution of proper Deed of Conveyance(s) in favor of the said Purchaser(s). If any portion allotted on account of the owners is intended to

be sold out to third party, in that event draft of the proposed sale deed must be approved by the developer and execution and registration of such sale deed must be in presence of the Developer.

5.14 All the original documents, records, deeds etc relating to "Schedule - A" property are to be handed over to the developer.

5.15 The owner shall be liable to pay GST as per rules.

ARTICLE VI (OBLIGATION / CONVENATS OF THE DEVELOPER / PROMOTER)

6.1 In consideration of the premises and subject to the provisions contained in these present, the Developer / Promoter hereby agrees and undertakes to carry out the development of the "said property" and / or the said land and / or the construction of the said building as per the sanctioned plan obtained from the Channadanagar Municipal Corporation and a copy of the sanction plan shall be submitted to the party of the second part.

6.2 The Developer / Promoter herein shall be responsible to arrange all necessary finances and / or funds and / or money as may from time to time be necessary or required for the said development of the "said property" and/ or construction of the "said building" and in this respect, the owner shall not in any manner be liable or responsible.

6.3 The Developer / Promoter unless prevented by any order, from the appropriate Court of Law or any Government or semi Government authority and / or statutory body or authority like the Municipal Corporation, Calcutta Metropolitan Development Authority, Police Authority, Fire brigade authority etc. shall complete the construction and hand over one covered garage measuring about 120 Sq. ft. to the owners of the said building within thirty six months from the date of sanction of the building plan and in case of any order referred above, the period by which the development work will be delayed shall be excluded while computing the period by which the work of the said building is to be completed. It is mutually agreed that after expiration of the period of the aforementioned thirty six months this agreement will be extended for further period to be mutually ascertained.

6.4 The Development of "said property" and / or the construction of the said building shall be made complete in all respects including the installation of tube well if any electrical connection, transformer if any, septic tank if any plumbing and sanitary fittings as also overhead and sub-underground water reservoirs.

6.6 The Developer / Promoter shall carry on the development work and / or construction of the "said Building" by use of standard quality building materials, sanitary and electrical fittings as per schedule.

6.7 The Developer / Promoter shall at its own costs and expenses apply for and obtain all necessary clearances, permissions no objections, completion certificate(s) and approvals as may from time to time be required to be obtained from the appropriate Government authorities, competent authorities and / or departments in connection with the development of the "said property" and / or construction of the said building.

6.8 The existing boundary wall, if any will remain as it is and in the portions new boundary wall will be constructed by the Developer / Property surrounding the "said property" and the entire costs will be borne by the developer.

6.9 The Developer / Promoter shall be entitled to enter into any agreement or bayna patra and book and received payment from the intending purchasers of the constructed flats, / spaces and issue receipts for the same for the allocation of the Developer / Promoter, the portion on account of allocation on developers account can be sold out by the developer by executing and registering sale deed in favour of their intending purchaser and the owners shall have no right to raise any objection thereto.

6.10 The Developer / Promoter shall keep indemnified the owner against all its liability for Income Tax, Wealth tax and / or any other taxes in respect of the Developers Allocation as also against all suits, proceedings costs, charges and expenses.

ARTICLES VII (CONSTRUCTION)

7.1 The Developer / Promoter shall develop the "said property" and construct the "said building(s)" in accordance with the sanction obtained from the Chandannagar Municipal Corporation.

7.2 The name of the "said building(s)" shall be "BALAJEE PLAZA".

7.3 The developer/ promoter herein shall appoint Engineers and /or Architects for carrying out the said development work and / or construction of the building in or upon the "said property". The developer / promoter herein shall solely be responsible for payment of all remuneration and / or fees of the Architect, engineers and in this respect the owner shall not in any manner be responsible.

7.4 The Developer / Promoter shall erect the "said building" and install in the "said building(s)" with such materials and specifications as mentioned in the "C" Schedule below.

7.5 The Developer / Promoter shall after the completion of the construction of the said building apply for and obtain completion certificate in respect of the said building and shall furnish a certified copy of the same to the owner.

7.6 The construction shall be completed by the Developer / Promoter within a period of thirty six (36) months from the date of sanction of the building plan and in case of any order from the appropriate court of Law or any Government or semi Government authority and / or statutory body or authority like the Municipal Corporation, Calcutta Metropolitan Development Authority, Police Authority, Fire Brigade authority etc, the period by which the development work will be delayed shall be excluded while computing the period by which the work of the said building is to be completed. It is mutually agreed that after expiration of the period to be mutually ascertained.

ARTICLE VIII (SPACE ALLOCATION)

8. The total units and/or saleable spaces, common parts of the building shall be divided and/or distributed between the owner and the Developer / Promoter in the manner as hereinafter stated. The super built constructed area to which the owner would be jointly entitled to own, possess, transfer or otherwise dispose off as the absolute owner thereof, will be identified and earmarked.

The owner shall be entitled to own, possess, transfer or otherwise dispose off as the absolute owner/s thereof, which the owner would be entitled to

own, possess, transfer or otherwise dispose off as the absolute owner thereof as mentioned in the "Schedule - B" together with proportionate undivided share of the said land along with other open areas and open and covered spaces to be called the "OWNER ALLOCATION" on account of their ownership right title and interest in the land comprised owner thereof. Similarly Developer / Promoter shall be entitled to the remaining entire constructed portion after deducting the portion on account of owner's allocation together with proportionate share in the total land and the entire roof right on the roof of the building along with other open areas and open and covered spaces and car parking spaces both open and covered in "said Property" to be called DEVELOPERS ALLOCATION on account of its undertaking the development work and / or construction of the said building on the "said property". The roof right of the building will be shared by the owner and the developers in the proportionate shares and if in future the developer makes any further construction thereupon upon its allocated share, the owner will not be entitled to anything in such construction, however if the owner also allows the developer to make construction on his portion of roof, the owner will be paid with reasonable amount as per the prevailing market rate.

8.1 The Developer / Promoter will be entitled to sell, transfer, let out or otherwise dispose off either on ownership basis and / or otherwise to enter into agreements or contracts for disposal respectively of the Developers allocation or portions thereof together with the proportionate undivided share in land attributable to the respective units as they shall think proper however if the party of the first part i.e. the owner intends to sell out any portion or unit out of the portion allotted to him as owner's allocation, the owner shall firstly offer the party of the second part to purchase the same at the market price and in case of unwillingness of the party of the second part, the party of the first part can transfer any portion from his allocation to any outsider. However it is agreed that all agreements, contracts, deeds and documents for sale or otherwise disposal by the owner of the Units / Saleable spaces forming part of the Developer allocation shall be identical containing similar terms and covenants provided further that in order to avoid unhealthy consideration and / or price for the sale on ownership basis of the several units / saleable spaces forming part of the owner's allocation and the Developer's Allocation respectively by the owners and the Developer / Promoter.

8.2 The Developer / Promoter hereby agrees to keep the owners indemnified and harmless from and against all claims, losses, damages, consequences, costs, charges and expenses which the owners may suffer of incur for any act of the Developer / Promoter in respect of the Developer / Allocation.

8.3 No further consent or authority shall require from the owners in the matter of the Developer / Promoter entering into any agreement or contract and / or selling or otherwise disposing off the units / saleable space forming part of the developer's allocation and the First Part hereby consents to the same. However, the owners shall join in as the confirming party if required by the Developer / Promoter in the deed(s) of conveyance to be executed for the unit(s) and / or saleable spaces sold and / or transferred forming part of the Developers Allocation, the owner shall have no right to challenge or claim against the Developer in respect of any agreement or contract entered into by the Developer on the basis of the irrevocable Power of Attorney executed by the owner.

ARTICLE IX (ADJUSTABLE SECURITY DEPOSIT)

9. The Developers are paying an amount of Rs. 5,00,000/- (Rupees Five Lacs) only on this date at the time of execution of the present agreement is agreed to be the total adjustable security amount to the Owners which will be refunded after the expiry of the term of this agreement and if the owner does not claim the constructed area on his account or allocation and he is agreeable to relinquish his proportionate right or interest, in that event security amount will be adjusted and he will not be liable to refund the said security amount is so adjusted, the promoter or the party of the second part will be automatically the rightful owner of the portion mentioned in "Schedule - A" as owners allocation and the party of the second part i.e. the promoter will be entitled to let out or to transfer the said portion also as of the portion on the developer's allocation. The owner shall not be liable to pay any interest upon the said security deposit.

ARTICLE X (RATES TAXES AND MAINTENANCE)

10.1 The Owner shall solely bear and pay the Municipal taxes and all other rates taxes and other outgoings whatsoever up to date of this agreement.

10.2 On and from the date of this agreement the owners for their proportionate portion and the Developer / Promoter for their proportionate portion shall bear and pay the municipal taxes and other outgoings whatsoever as per contract.

10.3 On and from the date of handing over possession of the units / saleable spaces etc. to the owner of his transferees forming part of the owners allocation the owner and / or his transferees shall be liable to pay all rates, taxes and other outgoings as per his / their share or ratio. Similarly the developer / promoter and / or their transferees shall be liable to pay all rates, and other outgoings in respect of the Developers Allocation.

10.4 On and from the date of completion of the said building and/or of delivery of possession to the owner and / or his transferees of the several units / saleable spaces forming part of the owners allocation the Developer / Promoter herein shall look after, manage and administer the day to day maintenance of the said building as also of the common parts, areas of amenities and facilities at the said building and in this respect the owner and his transferees and / or assignees shall render their best co-operation and assistance.

10.5 On and from the date of delivery of possession the owner or his transferees and / or his assignees of the units / saleable spaces forming part of the owners allocation shall be responsible to pay to the Developer / Promoter the monthly maintenance and service charges payable on account and in respect of the units and spaces forming part of the owners allocation. The Developer / Promoter and also their transferee(s) shall be responsible for payment of monthly maintenance and service charges on account of the developer's allocation.

ARTICLE XI (HOLDING ORGANIZATIONS)

11 After the completion of the construction of the said building and carrying out of the development work, the Developer / Promoter in consultation with the owners shall cause to form an Association of the buyers of units / saleable spaces for proper maintenance of the common parts, areas, facilities, and amenities at the said building. The Developer / Promoter herein shall also frame the rules, regulations and by-laws of the Associations as it would think proper.



ARTICLE XII (PENAL CLAUSE)

12 Penal Clause in both sides will be applicable. If any or either party to this agreement violates or disobey any terms and condition of this agreement and either party will be entitled to approach the court of Justice and Equity for compensation, damages if the arbitration procedures fail to resolve the problem / dispute.

ARTICLE - XIII (COMMON RESPTRICTIONS)

13.1 The owners allocation in the building shall be equally subject to the same restrictions on transfer as may be applicable to the Developers allocation the building and vice versa regarding the joint rules and regulation of the said building property.

13.2 The owners and the Developer /Promoter shall not permit the neither use of their respective portions in the building for carrying on any illegal or immoral trade or activity nor use or permit the user thereof for any purpose which may cause nuisance or be hazardous to the other occupiers of the building.

13.3 The owners or the Developer / Promoter or their transferees shall not demolish permit demolitions of any wall or other structures respectively in the owner's allocation and the Developers Allocation or any portion thereof of make any structural alterations therein without the previous consent of the owners and also the Developer / Promoter.

13.4 The owners and the Developer / Promoter and their transferees and / or assigns shall abide by all laws, by laws, rules and regulations of the Government, local bodies and the holding organizations as the case may be and shall responsible for any deviation, violation and or breach of any of the laws rules and regulations.

13.5 The owners and the Developers / Promoter and their transferees and / or their assignees shall keep the interiors, wall, sewers, drainage, pipes, septic tanks and other fittings and fixtures and the floors and ceiling etc. respectively of the owners allocation and the Developers Allocation in the building in good working condition and part or any other spaces or accommodation therein.

13.6 The owners and / or Developer /Promoter and / or their respective transferees shall not throw or accumulate any dirt, rubbish waste or refuse nor permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion of the building.

13.7 The title share and interest in the common parts and areas of the building shall be undivided and shall jointly belong to the owners of the one part and the Developers / promoter of the other part according to their proportionate shares within the newly constructed building respectively.

13.8 In relation to the use and enjoyment of the said building and / or the several units of the said building neither the owners nor the Developer / Promoter nor their respective transferees shall :-

- a) Throw any rubbish or store any articles in the common parts of the building.
- b) Decorate or paint or otherwise alter the exterior of the said building in any manner whatsoever.
- c) Do any acts, deed, matter, or things which may in any manner cause obstruction in the use and enjoyment of the several units by the intending buyers or other occupiers.

ARTICLE XIV (MISCELLANEOUS)

14.1 The owner and the Developer /Promoter have entered into this agreement purely on principle to principle basis and that nothing stated herein shall be deemed or construed to be a partnership the parties hereto nor the parties thereto shall constitute an Association of person.

14.2 On completion of the project of development of the "said property" and / or construction of the "said building(s)" as also distribution of the owners allocation and the Developers Allocation in the manner as herein agreed, this agreement shall stand fulfilled.

14.3 The Parties hereto shall at their respective costs take appropriate steps for separate assessment of Municipal & Other taxes payable in respect of the several units forming part of the Owner's allocations and Developer's allocation respectively.



14.4 The owner and the Developer / Promoter hereby agree and undertake to sign and execute all other documents which may be required for the purpose of smooth implementation of this Agreement as and when required.

ARTICLE XV (ARBITRATION)

15. All disputes and differences between the parties hereto arising out of this Agreement regarding the construction or interpretation of any of the terms and conditions herein contained or determination of the liabilities or otherwise touching these presents shall be referred to the two independent Arbitrators, one to be appointed by each party, who shall jointly appoint an umpire at the commencement of the arbitration proceedings. That upon reference made by the parties regarding dispute the Arbitrators shall proceed as per the Arbitration and Conciliation Act, 1996. Any award made by such Arbitrators shall be final, conclusive and binding on both the parties. The Arbitrators shall have summary powers and shall be entitled to give award(s) in lot or lots.

ARTICLE XVI (JURISDICTION)

16. The Courts at Hooghly only shall have exclusive jurisdiction to entertain and try, determine and / or adjudicate all actions, suits proceedings arising out or in relation to this agreement, the award of the arbitration or otherwise between the parties herein.

THE "SCHEDULE - A" ABOVE REFERRED TO:

(Description of the Land)

All that piece and parcel Vacant Bastu Land admeasuring more or less 05 Kathas 02 Chittaks, 39 Sq. Ft within the Mouza - Chandannagar, J.L. No. 1, Sheet No - 23, corresponding RS Dag No.-213 and L.R. Dag No-984, appertaining to R.S. Khatian No- 107 and L.R. Khatian No-2489, 2490, within the ambit of Chandannagar Municipal Corporation Ward No- 18, Holding No- 1195 (New), 1009 (Old) Street - Mondal Bagan, P.O & P.S. - Chandannagar , District - Hooghly, West Bengal, Pin Code - 712136.

The property is measured:-

North	:	56 Ft - 6 inch
South	:	56 Ft - 6 inch
East	:	66 Ft - 0 inch
West	:	66 Ft - 0 inch

And the entire land butted and bounded as follows:-

On the North	:	House of Late Bijoy Halder
On the South	:	20Ft. - 0 inch Wide Municipal Road
On the East	:	Holding of Bhola Singh
On the West	:	20Ft. - 0 inch Wide Municipal Road

“SCHEDULE - B”

(Description of the Building)

The Multistoried building is to be constructed comprising total proposed covered area 8600 Sq.Ft or 799 Sq.Mtr having 9 Residential Unit, Proposed Commercial covered area at ground floor 41Sq.Ft or 3.80Sq.Mtr and proposed Car Parking covered area at Ground Floor 1159 Sq. Ft. or 107.76 Sq.Mtr principally residential and partly commercial building on the Holding No - 1195(New) 1009(Old), at Mondal Bagan, Lichuta, Ward No - 18 of Chandannagar Municipal Corporation and building will be named as “BALAJEE PLAZA”.

“SCHEDULE - C”

(Land Owner's Allocation)

- i) One Covered Garage in the Ground Floor of the newly proposed Multi-storied Building measuring about 120 (One Two Zero) Sq. ft. (more or less) including the Super Built-up Area.
- ii) An amount of Rs.1,00,000,00/- (One Crore) only proportionally to the Land Owners out of which the Developers shall pay an amount of Rs. 1,00,000/- (One lakhs) only as earnest amount proportionally to the Land Owners at the time execution of the Development Agreement and the rest amount of Rs.99,00,000/- (Ninety nine lakhs) only will be paid by the Developers to the Land Owners proportionately after completion of the Multi-storied building. The new multistoried building to be constructed in the property mentioned in the Schedule A herein below together with common passage and the proportionate right, title interest in the said New multistoried building and right of user of common areas, parts, facilities and amenities thereof upon construction of the building together with absolute right on the part of the Land Owners to enter into sale, agreement for sale, gift, lease, license, mortgage etc. for his allocated portion.

"SCHEDULE -D"
(Developer's Allocation)

The remaining portion of the Multi-storied Building including total Super Built Up Area of the new multistoried building to be constructed in the property mentioned in the Schedule -A herein below together with common passage and the proportionate right, title interest in the said New multistoried Building and right of user of common areas, parts, facilities and amenities thereof upon construction of the said building together with absolute right on the part of the DEVELOPERS to enter into deed of sale, agreement for sale, gift, lease, license, mortgage etc. for their allocated portion.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

1) *Suvajit Das*
Majheri Pata, Chinsurah
P.O-Swasthobata, Hooghly, 72105

Asis Mukherjee
Parane Mukherjee

2) *Partha Pratim Mukherjee*
CCP Court.

SIGNATURE OF THE OWNER

For **GABRIEL BUILDING DEVELOPERS PVT. LTD.**

Asis Mukherjee

Director

For **GABRIEL BUILDING DEVELOPERS PVT. LTD.**

Parane Mukherjee

Director

SIGNATURE OF DEVELOPER / PROMOTER

Drafted by me:

Ratan Nath
Advocate
Chandernagar Court

En No W.B.915/1999

Advocate,

Typed by

Das,

"SCHEDULE -D"
(Developer's Allocation)

The remaining portion of the Multi-storied Building including total Super Built Up Area of the new multistoried building to be constructed in the property mentioned in the Schedule -A herein below together with common passage and the proportionate right, title interest in the said New multistoried Building and right of user of common areas, parts, facilities and amenities thereof upon construction of the said building together with absolute right on the part of the DEVELOPERS to enter into deed of sale, agreement for sale, gift, lease, license, mortgage etc. for their allocated portion.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

- 1) *Surejit Das*
Majheri Patta, Chinsurah
P.O.-B. Washibata, Hooghly, 712105
- 2) *Partha Sarathi Mukherjee*
COR COURT.

Asis Mukherjee
Parane Mukherjee

SIGNATURE OF THE OWNER

For BALU... DEVELOPERS PVT. LTD.

Asis Mukherjee

Director

For BALU... DEVELOPERS PVT. LTD.

Parane Mukherjee

Director

SIGNATURE OF DEVELOPER / PROMOTER

Drafted by me:

Rathin Kumar
Advocate
Chandernagar Court

En No W.B. 915/1999

Advocate,

Typed by

Ag.

MEMO OF CONSIDERATION

RECEIVED a sum of Rs.1,00,000/- (Rupees One Lacs) only as per the terms of these presents as per the memo below:-

Date	Name	Chq No / Neft	Bank & Branch Name	Amount
19/03/2024	ASIS MUKHERJEE	CHQ NO - 000373	ICICI Bank, Chandannagar Branch	50,000
19/03/2024	PAROMA MUKHERJEE	CHQ NO - 000374	ICICI Bank, Chandannagar Branch	50,000
TOTAL				1,00,000

Witness :

- 1) Suvajit Das
Majheri Rasta, Chinsurah
PO- Buxashibata, Hooghly, 712105
Vota - W01725170
Aadhar Card no - 882019856216
- 2) Partha Sanath Mukherjee
CIV Court.

Asis Mukherjee
Paroma Mukherjee

SIGNATURE OF THE LAND OWNERS / VENDORS

Typed by -

Das,

দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

ক্রোতা/বিক্রোতা/দাতা/গ্রহিতা



Asis Mukherjee

স্বাক্ষর

Asis Mukherjee

বাহ্যতের আঙ্গুল-এর ছাপ (টিপ)		ভানহাতের আঙ্গুল-এর ছাপ (টিপ)	
	কনিষ্ঠা	কনিষ্ঠা	
	অনামিকা	অনামিকা	
	মাধ্যমা	মাধ্যমা	
	তৃত্বিতী	তৃত্বিতী	
	বৃহদঙ্গুলী	বৃহদঙ্গুলী	

ক্রোতা/বিক্রোতা/দাতা/গ্রহিতা



Parone Mukherjee

স্বাক্ষর

Parone Mukherjee

বাহ্যতের আঙ্গুল-এর ছাপ (টিপ)		ভানহাতের আঙ্গুল-এর ছাপ (টিপ)	
	কনিষ্ঠা	কনিষ্ঠা	
	অনামিকা	অনামিকা	
	মাধ্যমা	মাধ্যমা	
	তৃত্বিতী	তৃত্বিতী	
	বৃহদঙ্গুলী	বৃহদঙ্গুলী	

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



192023240430096898

Payment Details

GRN:	192023240430096898	Payment Mode:	SBI Epay
GRN Date:	19/03/2024 12:14:04	Bank/Gateway:	SBIPay Payment Gateway
BRN :	7802963970023	BRN Date:	19-03-2024 12:14:38
Gateway Ref ID:	0813501566	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	190320242043009688	Payment Init. Date:	19-03-2024 12:14:04
Payment Status:	Successful	Payment Ref. No:	2000744247 4 2024

Query No * Query Year

Depositor Details

Depositor's Name:	Mr ASIS MUKHERJEE
Address:	MONDAL BAGAN, LICHUTALA, CHANDANNAGAR, HOOGHLY
Mobile:	9331669900
Period From (dd/mm/yyyy):	19/03/2024
Period To (dd/mm/yyyy):	19/03/2024
Payment Ref ID:	2000744247 4 2024
Dept Ref ID/DRN:	2000744247 4 2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000744247/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	2001
2	2000744247/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	1007
			Total	3008

IN WORDS: THREE THOUSAND EIGHT ONLY.

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



190320242043009688

GRIPS Payment Detail

GRIPS Payment ID:	190320242043009688	Payment Init. Date:	19/03/2024 12:14:04
Total Amount:	3008	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7802963970023	BRN Date:	19/03/2024 12:14:38
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr ASIS MUKHERJEE
Mobile: 9331669900

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240430096898	Directorate of Registration & Stamp Revenue	3008
Total			3008

IN WORDS: THREE THOUSAND EIGHT ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

Major Information of the Deed




Deed No :	I-0604-00932/2024	
Query No / Year	0604-2000744247/2024	Date of Registration
Query Date	18/03/2024 3:26:31 PM	19/03/2024
Applicant Name, Address & Other Details	Office where deed is registered	
Transaction	A.D.S.R. CHANDANNAGAR, District. Hooghly	
[0110] Sale, Development Agreement or Construction agreement	Additional Transaction	
Set Forth value	[4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]	
Rs. 1,00,000/-	Market Value	
Stampduty Paid(SD)	Rs. 39,15,450/-	
Rs. 7,001/- (Article:48(g))	Registration Fee Paid	
Remarks	Rs. 1,007/- (Article:E, B)	
	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Mondal Bagan Road, Road Zone : (Adjacent to Road – Adjacent to Road) , Mouza: Chandannagar Sit No-23, JI No: 1, Pin Code : 712136

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-984 (RS :-)	LR-2489	Bastu	Bastu	2 Katha 9 Chatak 19.5 Sq Ft	50,000/-	19,57,725/-	Width of Approach Road: 20 Ft.,
L2	LR-984 (RS :-)	LR-2490	Bastu	Bastu	2 Katha 9 Chatak 19.5 Sq Ft	50,000/-	19,57,725/-	Width of Approach Road: 20 Ft.,
		TOTAL :			8.5456Dec	1,00,000 /-	39,15,450 /-	
		Grand Total :			8.5456Dec	1,00,000 /-	39,15,450 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri ASIS MUKHERJEE (Presentant) Son of Late SHYAMA PRASAD MUKHERJEE Executed by: Self, Date of Execution: 19/03/2024 , Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office	 <small>19/03/2024</small>	 Captured <small>L 11 19/03/2024</small>	 <small>19/03/2024</small>

MONDAL BAGAN, LICHUTALA, City:- , P.O:- CHANDANNAGAR, P.S:-Chandannagar, District:- Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxxx7K, Aadhaar No: 36xxxxxxxx0136, Status :Individual, Executed by: Self, Date of Execution: 19/03/2024, Admitted by: Self, Date of Admission: 19/03/2024, Place : Office










Name	Photo	Finger Print	Signature
Smt PAROMA MUKHERJEE Wife of Shri ASIS MUKHERJEE Executed by: Self, Date of Execution: 19/03/2024 Admitted by: Self, Date of Admission: 19/03/2024, Place : Office		 Captured	
	19/03/2024	LT 19/03/2024	19/03/2024

MONDAL BAGAN, LICHUTALA, City:- , P.O:- CHANDANNAGAR, P.S:-Chandannagar, District:- Hooghly, West Bengal, India, PIN:- 712136 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APxxxxxxx9A, Aadhaar No: 73xxxxxxxx3226, Status :Individual, Executed by: Self, Date of Execution: 19/03/2024, Admitted by: Self, Date of Admission: 19/03/2024, Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
-	MS BALAJI HOUSINGDEVELOPERS PRIVATE LIMITED MORAN ROAD GONDALPARA, City:- , P.O:- GONDALPARA, P.S:-Chandannagar, District:-Hooghly, West Bengal, India PIN:- 712137, PAN No.:: AAxxxxxxx0L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
-	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Asis Mukherjee Son of Late Shyamaprasad Mukherjee Date of Execution - 19/03/2024, Admitted by: Self, Date of Admission: 19/03/2024, Place of Admission of Execution : Office </td> <td></td> <td>  Captured </td> <td></td> </tr> <tr> <td></td> <td>Mar 19 2024 1:35PM</td> <td>LT 19/03/2024</td> <td>19/03/2024</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Asis Mukherjee Son of Late Shyamaprasad Mukherjee Date of Execution - 19/03/2024, Admitted by: Self, Date of Admission: 19/03/2024, Place of Admission of Execution : Office		 Captured			Mar 19 2024 1:35PM	LT 19/03/2024	19/03/2024
Name	Photo	Finger Print	Signature										
Shri Asis Mukherjee Son of Late Shyamaprasad Mukherjee Date of Execution - 19/03/2024, Admitted by: Self, Date of Admission: 19/03/2024, Place of Admission of Execution : Office		 Captured											
	Mar 19 2024 1:35PM	LT 19/03/2024	19/03/2024										

Mondal Bagan Lichutala City:- , P.O - Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal India PIN - 712136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No: xxxxxxx7k Aadhaar No 36xxxxxxxx0136 Status : Representative, Representative of : MS BALAJI HOUSINGDEVELOPERS PRIVATE LIMITED (as authorized signatory)

Name	Photo	Finger Print	Signature
Smt Paroma Mukherjee (Wife of Shri. Asis Mukherjee) Date of Execution - 19/03/2024. Admitted by: Self. Date of Admission: 19/03/2024. Place of Admission of Execution: Office	 <small>Mar 19 2024 1 36PM</small>	 <small>L1 19/03/2024</small>	 <small>19/03/2024</small>
Mondal Bagan, Lichutala, City:-, P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India. PIN:- 712136, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:- apxxxxxx9a, Aadhaar No: 73xxxxxxxx3226 Status : Representative, Representative of : MS BALAJI HOUSINGDEVELOPERS PRIVATE LIMITED (as authorized signatory)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Suvajit Das Son of Samohu Nath Das Majher Rasta Buroshibatala, City:-, P.O:- Buroshibatala, P.S:-Chinsurah, District:- Hooghly, West Bengal, India. PIN:- 712105	 <small>19/03/2024</small>	 <small>19/03/2024</small>	 <small>19/03/2024</small>
Identifier Of Shri ASIS MUKHERJEE, Smt PAROMA MUKHERJEE, Shri Asis Mukherjee, Smt Paroma Mukherjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri ASIS MUKHERJEE	MS BALAJI HOUSINGDEVELOPERS PRIVATE LIMITED-2 Katha 9 Chatak 19.5 Sq Ft

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt PAROMA MUKHERJEE	MS BALAJI HOUSINGDEVELOPERS PRIVATE LIMITED-2 Katha 9 Chatak 19.5 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Mondal Bagan Road, Road Zone : (Adjacent to Road – Adjacent to Road) , Mouza: Chandannagar Sit No-23, JI No: 1, Pin Code : 712136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 984, LR Khatian No:- 2489	Owner: অশীষ মুখার্জী, Gurdian: শ্যামপ্রসাদ , Address: নিজা , Classification: বাস্তু, Area: 0.04200000 Acre,	Shri ASIS MUKHERJEE
L2	LR Plot No:- 984, LR Khatian No:- 2490	Owner: পরোমা মুখার্জী, Gurdian: অশীষ , Address: নিজা , Classification: বাস্তু, Area: 0.04300000 Acre,	Smt PAROMA MUKHERJEE

Endorsement For Deed Number : I - 060400932 / 2024

On 19-03-2024

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

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

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

Presented for registration at 12:45 hrs on 19-03-2024, at the Office of the A.D.S.R. CHANDANNAGAR by Shri ASIS 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 39,15,450/-

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

Execution is admitted on 19/03/2024 by 1. Shri ASIS MUKHERJEE, Son of Late SHYAMA PRASAD MUKHERJEE, MONDAL BAGAN, LICHUTALA, P.O: CHANDANNAGAR, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business, 2. Smt PAROMA MUKHERJEE, Wife of Shri ASIS MUKHERJEE, MONDAL BAGAN, LICHUTALA, P.O: CHANDANNAGAR, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business

Indetified by Shri Suvajit Das, , , Son of Sambhu Nath Das, Majher Rasta Buroshibtala, P.O: Buroshibtala, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712105, by caste Hindu, by profession Others

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

Execution is admitted on 19-03-2024 by Shri Asis Mukherjee, authorized signatory, MS BALAJI HOUSINGDEVELOPERS PRIVATE LIMITED, MORAN ROAD,GONDALPARA, City:- , P.O:- GONDALPARA, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137

Indetified by Shri Suvajit Das, , , Son of Sambhu Nath Das, Majher Rasta Buroshibtala, P.O: Buroshibtala, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712105, by caste Hindu, by profession Others

Execution is admitted on 19-03-2024 by Smt Paroma Mukherjee, authorized signatory, MS BALAJI HOUSINGDEVELOPERS PRIVATE LIMITED, MORAN ROAD,GONDALPARA, City:- , P.O:- GONDALPARA, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137

Indetified by Shri Suvajit Das, , , Son of Sambhu Nath Das, Majher Rasta Buroshibtala, P.O: Buroshibtala, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712105, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,007.00/- (B = Rs 1,000.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/03/2024 12:14PM with Govt. Ref. No: 192023240430096898 on 19-03-2024, Amount Rs: 1,007/-, Bank: SBI EPay (SBlePay), Ref. No. 7802963970023 on 19-03-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,001/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,001/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4181, Amount: Rs.5,000.00/-, Date of Purchase: 19/03/2024, Vendor name: P K SANTRA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/03/2024 12:14PM with Govt. Ref. No: 192023240430096898 on 19-03-2024, Amount Rs: 2,001/-, Bank: SBI EPay (SBlePay), Ref. No. 7802963970023 on 19-03-2024, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0604-2024, Page from 20367 to 20398
being No 060400932 for the year 2024.



Digitally signed by SWAGATA TARAFDAR
Date: 2024.03.22 13:45:37 +05:30
Reason: Digital Signing of Deed

(Swagata Tarafdar) 22/03/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
West Bengal.