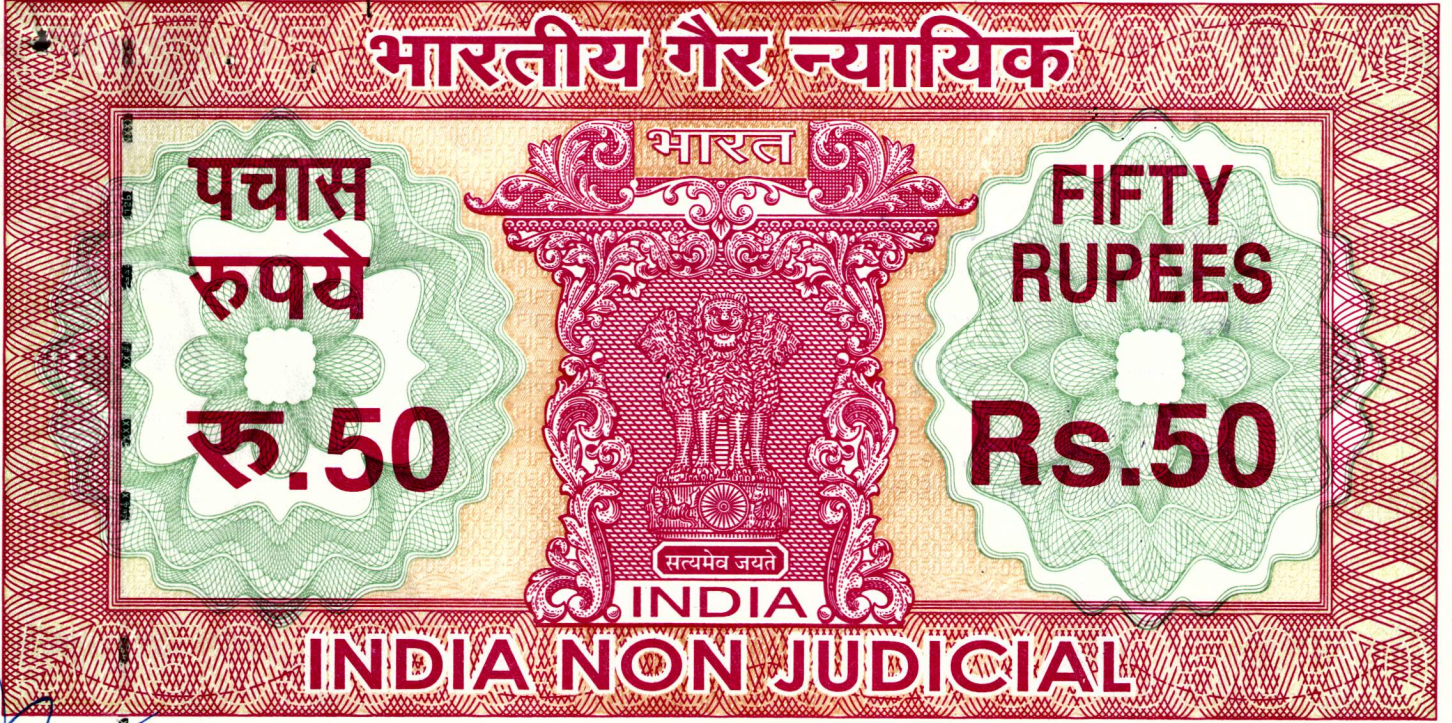


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Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

*[Signature]*  
Addl. Dist. Sub-Registrar  
Ulipora, South 24 Parganas

25 AUG 2015

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** is made on this the 25<sup>th</sup> day of August, Two Thousand Fifteen (2015) A.D.

**B E T W E E N**

14090

31 JUL 2015

Serial.....  
Name.....  
Address.....  
Rs.....

SUBIANKAR SANSAR  
Advocate  
Alipore Justice Court  
Kolkata-27

  
A. K. PURKAYASTHA (Stamp Vendor)  
Alipore Police Court, Kol-27



Signature.....  
25 AUG 2015  
ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.

Fatick Das  
S/o. Lt. B. R. Das  
Alipore Police Court  
Kol-27,  
Lawclerk.

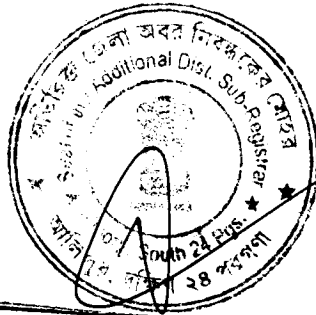
**:: 2 ::**

**SMT. AMBALIKA PANDE**, (PAN: **BZAPPO308J**) wife of Sri Gopal Chandra Pande, daughter of Late Sudhir Kumar Chatterjee, by faith – Hindu, by Occupation – Housewife, Nationality: Indian, residing at P107, Bank Plot, Post Office: Dhakuria, Police Station: Lake, Kolkata: 700 031, hereinafter called and referred to as the “**OWNER**” (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, legal representatives and assigns) of the **ONE PART**.

**AND**

**MUSKAN HIGHRISE PRIVATE LIMITED**, (PAN: **AAF7748F**) a Company incorporated under the provisions of the Companies Act, 1956, having its registered Office at “Martin Burn Building” Room No.7, at Premises No. 1, R.N Mukherjee Road, Post Office: G.P.O, Police Station- Hare Street, Kolkata- 700001, represented by one of its Directors- **SRI AMARDEEP BHALOTIA**, (PAN : **AHRPB1183B**), son of Late Girija Shankar Bhalotia, by faith-Hindu, by occupation-Business, Nationality: Indian, residing at Flat No. 5A, 5<sup>th</sup> Floor, 16A, Deshpriya Sasmal Road, Post Office: Tollygunge, Police Station-Charu Market, Kolkata-700033, hereinafter called and referred to as the “**DEVELOPER**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **OTHER PART**.

**WHEREAS** by virtue of a registered Deed of Indenture dated 30.11.1936 one M/s. Mugneeram Bangur and Company as owner sold away **ALL THAT** piece and parcel of land measuring 1(one) Bigha 4(four) Cottahs 3 (three) Chittacks and 20(twenty) Square Feet, be the same or a little more or less, lying and situated in C.S. Dag Nos. 3 & 4, under C.S. Khatian No. 496 of Mouza – Kankulia, at and being Municipal Premises No. 67, Shah Alum Road, subsequently renumbered as Municipal Premises No. 372, Russa Road, Police Station-Tollygunge, within the then Tollygunge Municipality, District : 24-Parganas together with all rights of easement, common facilities



Signature.....

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**:: 3 ::**

and amenities annexed thereto, unto and in favour of Sri Charu Chandra Chatterjee, son of Late Abhoy Charan Chatterjee. The said Deed was registered at the office of District Sub-Registrar at Alipore and entered in Book No. I, Volume No. 114, Page Nos. 93 to 98, Being No. 5336 for the year 1936.

**AND WHEREAS** by virtue of another registered Deed of Indenture dated 30.07.1945, the said M/s. Mugneeram Bangur and Company as owner sold away **ALL THAT** piece and parcel of land measuring 8(eight) Cottahs 8 (eight) Chittacks and 15.5(fifteen point five) Square Feet, be the same or a little more or less, lying and situated in C.S. Dag No. 2, under C.S. Khatian No. 496 of Mouza – Kankulia at and being part of Municipal Premises No. 67, Shah Alum Road, subsequently renumbered as Municipal Premises No. 372, Russa Road, Police Station-Tollygunge, within the then Tollygunge Municipality, District : 24-Parganas, unto and in favour of Sri Charu Chandra Chatterjee, son of Late Abhoy Charan Chatterjee. The said Deed was registered at the office of Sadar Joint Sub-Registrar at Alipore and entered in Book No. I, Volume No. 36, Page Nos. 255 to 260, Being No. 2054 for the year 1945.

**AND WHEREAS** in terms of allotment under a Registered Deed of Retirement of Partners dated 01.08.1945, the said Charu Chandra Chatterjee, son of Late Abhoy Charan Chatterjee absolutely got **ALL THAT** piece and parcel of land measuring 2(two) Bigha 16(sixteen) Cottahs 10 (ten) Chittacks and 31.5(thirty one point five) Square Feet, lying and situated in C.S. Dag Nos. 2 & 3, under C.S. Khatian No. 496 of Mouza – Kankulia at and being Municipal Premises No. 67, Shah Alum Road, subsequently renumbered as Municipal Premises No. 372, Russa Road, Police Station-Tollygunge, within the then Tollygunge Municipality, District : 24-Parganas together with all rights of easement, common facilities and amenities annexed thereto and other properties from M/S. Mugneeram Bangur and Company. The said retirement of Partnership was registered at the office of





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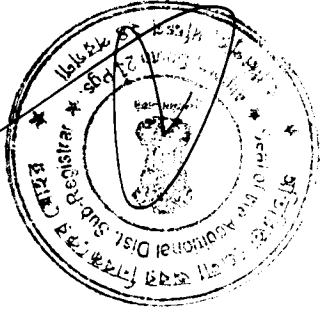
Sadar Joint Sub-Registrar at Alipore and entered in Book No. I, Volume No. 43, Page Nos. 1 to 45, Being No. 2140 for the year 1945.

**AND WHEREAS** while the said Charu Chandra Chatterjee was seized and possessed of the aforesaid properties as absolute owner thereof, died intestate on 05.11.1945, leaving behind his wife-Pankajini Chatterjee, seven sons-Devprasad Chatterjee, Satya Prasad Chatterjee, Nilambu Prasad Chatterjee, Sakti Prasad Chatterjee, Pranab Prasad Chatterjee, Ram Prasad Chatterjee as his heirs and after the demise of Charu Chandra Chatterjee his seven sons and wife inherited the aforesaid property according to law. It is pertinent to mention herein that Pankajini Chatterjee inherited undivided share in the aforesaid property as life interest holder.

**AND WHEREAS** after the demise of Charu Chandra Chatterjee disputes arose as to the Ownership of the aforesaid properties including other properties and the business and as result whereof one Subodh Chandra Chatterjee, the brothers of Charu Chandra Chatterjee as plaintiff instituted Title Suit No. 198 of 1948 before the Learned 2<sup>nd</sup> Court of Sub-Judge at Alipore for Partition of the several properties including the aforesaid properties, impleading Probodh Chandra Chatterjee, Kumud Chandra Chatterjee, both sons of Ahboy Charan Chatterjee, Dev Prosad Chatterjee, Satya Prosad Chatterjee, Nilamba Prosad Chatterjee, Gournga parasd Chatterjee, Sakti Prosad Chatterjee, Pronab Prosad Chatterjee, Ram Prosad Chatterjee, all sons of Late Charu Chandra Chatterjee and Pankajini Devi, widow of Charu Chandra Chatterjee as defendants.

**AND WHEREAS** the Plaintiff Subodh Chandra Chatterjee and the Defendant Nos. 1 & 2 Probodh Chandra Chatterjee and Kumud Chandra Chatterjee claimed that whole properties and the business were the joint family properties. Charu Chandra Chatterjee, since deceased, Subodh Chandra Chatterjee, Probodh Chandra Chatterjee, and Kumud Chandra Chatterjee had undivided 1/4<sup>th</sup> share each in it. The said Dev Prosad Chatterjee, Satya Prosad Chatterjee, Nilamba

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Prosad Chatterjee, Gournga parasd Chatterjee, Sakti Prosad Chatterjee, Pronab Prosad Chatterjee, Ram Prosad Chatterjee, all sons of Late Charu Chandra Chatterjee and Pankajini Devi, widow of Charu Chandra Chatterjee as defendants appeared in the suit filed their written statement and claimed that that whole properties and the business was the self acquired property of Charu Chandra Chatterjee, since deceased.

**AND WHEREAS** the defendant Nos. 6 to 9 namely Gournga parasd Chatterjee, Sakti Prosad Chatterjee, Pronab Prosad Chatterjee, Ram Prosad Chatterjee were either minors and Smt. Pankojini Chatterjee for and on behalf of her sons, as natural guardian mother represents and appeared in the suit.

**AND WHEREAS** with the intervention of the well wishers, dear and near one of the parties, the said suit was subsequently ended in compromise on 03.09.1949 in terms of the compromise application filed in the suit.

**AND WHEREAS** on the basis of the compromise application, it was settled between the parties that the share of allotment in paragraph No. 2 in its sub-para C, being land measuring 4 (four) Bigha 9 (nine) Cottahs 6(six) Chittacks 22 (twenty two) Square Feet, at and being Municipal Premises No. 67, Shah Alum Road, subsequently renumbered and known as Municipal Premises No. 372, Russa Road, namely "Charu Market" Police Station: Tollygunge, District; 24 Parganas will be entitled to the plaintiff and the defendants jointly in the following manner:

- a) The plaintiff Subodh Chandra Chatterjee got 1 (one) anna share.
- b) The defendant No. 1 Probodh Chandra Chatterjee got 2 (two) anna share.
- c) The defendant No. 2 Kumudh Chandra Chatterjee got 2 (two) anna share.

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- d) The defendant Nos. 3 to 9 - Dev Prasad Chatterjee, Satya Prasad Chatterjee, Nilamba Prasad Chatterjee, Gournga parasd Chatterjee, Sakti Prasad Chatterjee, Pronab Prasad Chatterjee, Ram Prasad Chatterjee, got 1 (one) anna 6(six) paise share each.
- e) The defendant No. 10 Smt. Pankajini Chatterjee got 6 (six) paise share.

**AND WHEREAS** Pankajini Chatterjee died intestate on 28.01.1982, leaving behind her seven sons Dev Prasad Chatterjee, Satya Prasad Chatterjee, Nilambu Prasad Chatterjee, Sakti Prasad Chatterjee, Pranab Prasad Chatterjee, Ram Prasad Chatterjee and two daughters- Anupama Banerjee and Pusparani Banerjee as her heirs and after the demise of Pankajini Chatterjee her undivided share in the property developed upon her seven sons and two daughters jointly according to law.

**AND WHEREAS** Dev Prasad Chatterjee died intestate on 29.02.2000 leaving behind his son - Prithwiraj Chattopadhyay and six daughters - Padmini Bhattacharya, Rukmini Mukhopadhyay, Nandini Bandyopadhyay, Indrani Mukherjee, Sarbani Banerjee and Debjani Biswas as his heirs and after the demise of Dav Prasad Chatterjee his one son and six daughters inherited undivided share in the aforesaid property jointly according to law.

**AND WHEREAS** Satya Prasad Chatterjee died intestate on 20.05.1978 leaving behind his wife Bina Chatterjee and two sons - Raghuraj Chatterjee and Abhiraj Chatterjee and after the demise of Satya Prasad Chatterjee his wife and two sons inherited undivided share of the aforesaid property jointly according to law.

**AND WHEREAS** Raghuraj Chatterjee died intestate on 09.06.1982 leaving behind his wife Smt. Sukla Chatterjee and one daughter - Smt. Saheli Mukherjee and after the demise of Raghuraj Chatterjee his wife and one daughter inherited undivided share of the aforesaid property jointly according to law.



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**AND WHEREAS** Gouranga Prasad Chatterjee died intestate on 04.01.2013 leaving behind his one son -Deepraj Chatterjee, two married daughters- Diponi Chakrabarti and Dipanjani Banerjee as his heirs and after the demise of Gouranga Prasad Chatterjee his son and two married daughters inherited undivided share in the aforesaid property jointly according to law. Purnima Chatterjee, the wife of Gouranga Prasad Chatterjee predeceased on 10.01.1992.

**AND WHEREAS** Sakti Prasad Chatterjee died intestate on 10.08.1988 leaving behind his wife Snehakana Chatterjee and one daughter Smt. Irani Mitra and after the demise of Sakti Prasad Chatterjee his wife and one daughter inherited undivided share of the aforesaid property jointly according to law.

**AND WHEREAS** Pranab Prasad Chatterjee died intestate on 11.02.2003 leaving behind his wife Aparna Chatterjee and one daughter Smt. Chandrani Mukherjee and after the demise of Pranab Prasad Chatterjee his wife and one daughter inherited undivided share of the aforesaid property jointly according to law.

**AND WHEREAS** Ram Prasad Chatterjee died intestate on 21.06.2001 leaving behind his wife Swapna Chatterjee, one son Ranaraj Chatterjee and one daughter Smt. Priyadarshini Ganguly and after the demise of Ram Prasad Chatterjee his wife, son and one daughter inherited undivided share of the aforesaid property jointly according to law.

**AND WHEREAS** Swapna Chatterjee died intestate on 28.05.2013 leaving behind her one son Ranaraj Chatterjee and one daughter Smt. Priyadarshini Ganguly and after the demise of Swapna Chatterjee her son and one daughter inherited her undivided share in the aforesaid property and become the joint owners according to law.

**AND WHEREAS** Anupama Banerjee died intestate on 25.12.2002 leaving behind her son Anshu Nath Banerjee and after the demise of

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Anupama Banerjee her son inherited undivided share of the aforesaid property according to law.

**AND WHEREAS** Anshu Nath Banerjee died intestate on 22.04.2010 leaving behind his wife Rajashree Banerjee and one daughter Smt. Debduty Banerjee and after the demise of Anshu Nath Banerjee his wife and one daughter inherited undivided share of the aforesaid property jointly according to law.

**AND WHEREAS** Pushpa Rani Banerjee died intestate on 30.12.2002 leaving behind her son Amiya Nath Banerjee and Ashesh Nath Banerjee and after the demise of Pushpa Rani Banerjee her sons inherited undivided share of the aforesaid property jointly according to law.

**AND WHEREAS** the said Ashesh Nath Banerjee died intestate on 04.06.2012 leaving behind his wife Sulekha Banerjee as his heir and after the demise of Ashesh Nath Banerjee his wife inherited undivided share of the aforesaid property according to law.

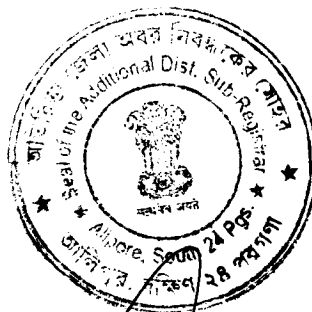
**AND WHEREAS** Probodh Chandra Chatterjee had undivided 1/8<sup>th</sup> share in respect of the aforesaid property who died testate on 12.03.1977 leaving behind a Will dated 17.03.1973.

**AND WHEREAS** after the demise of Probodh Chandra Chatterjee an application for probate was filed by the executor Ram Prasad Chatterjee before the Learned District Delegate at Alipore which was registered as Act 39 (Probate) Case No.127 of 1987.

**AND WHEREAS** an objection was raised in regards to genuineness of the Will and the Probate proceeding was contentious and Ram Prasad Chatterjee filed Original Suit before the Learned District Judge at Alipore, which was registered as O.S. No.1 of 1991.

**AND WHEREAS** during pendency of the Suit, the eldest son of Probodh Chandra Chatterjee, namely Amarendra Nath Chatterjee died





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intestate on 24.12.1986 leaving behind his wife Gouri Chatterjee, married daughter Manjushree Mukherjee and Ashok Chatterjee.

**AND WHEREAS** subsequently the said Original Suit No.1 of 1991 was transferred to the 10<sup>th</sup> Additional District Judge at Alipore and in the said Suit a compromise application was filed, wherein a decree was passed by the Learned Court and wherefrom it appears that Probodh Chandra Chatterjee had undivided 1/8<sup>th</sup> share in respect of the aforesaid property and it has been distributed in the manner following:-

- a. Sri Sourendra Nath Chatterjee shall get 72% of 1/8<sup>th</sup> share during his life time and after his demise his share will devolve upon Shomenath Chatterjee, Subhrendu Chatterjee, Abhrendu Chatterjee, Subhodip Chatterjee equally.
- b. Sri Ashok Kumar Chatterjee shall get 18% of 1/8<sup>th</sup> share in the above mentioned property.
- c. Smt. Manjushree Mukherjee shall get 10% of 1/8<sup>th</sup> share in the above mentioned property.

**AND WHEREAS** Manjushree Mukherjee died intestate on 02.11.2010 leaving behind her son Indranil Mukherjee, who inherited undivided share in the aforesaid property after the demise of Manjushree Mukherjee.

**AND WHEREAS** Subodh Chandra Chatterjee had undivided 1/16<sup>th</sup> share in respect of the aforesaid property, who died intestate on 20.10.1966 leaving behind his only son Rama Prasad Chatterjee as his heir and after the demise of Subodh Chandra Chatterjee his son Rama Prosad Chatterjee inherited the undivided share in the aforesaid property.

**AND WHEREAS** Rama Prosad Chatterjee died intestate on 30.05.2012, leaving behind his wife - Ava Chatterjee, two sons - Sankar Chatterjee, Siddhartha Chatterjee and one married daughter



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Jayshree Senapati as his heirs, after the demise of Rama Prasad Chatterjee his wife, two sons and one daughter inherited the undivided share in the aforesaid property jointly according to law.

**AND WHEREAS** Kumud Chandra Chatterjee died intestate on 11.02.1986 leaving behind his two sons Sudhir Kumar Chatterjee and Sushil Kumar Chatterjee and after the demise of Kumud Chandra Chatterjee his two sons inherited the aforesaid property jointly according to law.

**AND WHEREAS** Sudhir Kumar Chatterjee died intestate on 18.06.1993 leaving behind his wife Smt. Arati Chatterjee, one son Samprit Chatterjee and two daughters Ambalika Pande and Monalisha Dutta as his heirs and after the demise of Sudhir Kumar Chatterjee his wife, son and two daughters inherited the aforesaid property jointly according to law.

**AND WHEREAS** the said (1) Sri Nilambu Prasad Chatterjee (since deceased), (2) Sri Deepraj Chatterjee, (3) Smt. Diponi Chakraborty, (4) Smt. Dipanjani Banerjee, (5) Sri Prithwiraj Chattopadhyay, (6) Smt. Padmini Bhattacharyya, (7) Smt. Rukmini Mukhapadhyay, (8) Smt. Nandini Bandyopadhyay, (9) Smt. Indrani Mukherjee, (10) Smt. Sarbani Banerjee, (11) Smt. Bina Chatterjee, (12) Sri Abhiraj Chatterjee, (13) Smt. Sukla Chatterjee, (14) Smt. Saheli Mukherjee, (15) Smt. Snehakana Chatterjee, (16) Smt. Irani Mitra, (17) Smt. Aparna Chatterjee, (18) Smt. Chandrani Mukherjee, (19) Sri Ranaraj Chatterjee, (20) Smt. Priyadarshini Ganguly, (21) Smt. Rajashree Banerjee, (22) Smt. Debduty Banerjee, (23) Sri Amiya Nath Banerjee, (24) Smt. Sulekha Banerjee, (25) Sri Sourendra Nath Chatterjee, (26) Sri Ashok Kumar Chatterjee, (27) Sri Indranil Mukherjee, (28) Smt. Ava Chatterjee, (since deceased) (29) Sri Sankar Chatterjee, (30) Sri Siddhartha Chatterjee, (31) Sri Sushil Kumar Chatterjee, (32) Smt. Jayashree Senapati (33) Smt. Arati Chatterjee, (34) Sri Samprit Chatterjee, (35) Smt. Monalisa Dutta (36) Smt. Debjani Biswas and (37) Smt. Ambalika Pande had been owned and possessed of **ALL**



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**THAT** piece and parcel of land measuring 4 (four) Bighas 9 (nine) Cottahs 6 (six) Chittacks 22 (Twenty Two) Square Feet be the same or a little more or less whereupon several structure and building standing thereon, lying and situate at and being the Municipal Premises No. 67, Shah Alum Road, subsequently renumbered and known as Municipal Premises No. 372, Russa Road has been divided into several premises and known as (1) Municipal Premises No. 11, Despran Shasmal Road, (2) Municipal Premises No. 54, Sultan Alam Road, (3) Municipal Premises No. 81, Sultan Alam Road, (4) 87, Sultan Alam Road, (5) Municipal Premises No. 88 Sultan Alam Road, (6) Municipal Premises No. 89, Sultan Alam Road, (7) Municipal Premises No. 90, Sultan Alam Road, (8) Municipal Premises No. 91, Sultan Alam Road, (9) Municipal Premises No. 46, Charu Chandra Place (East), (10) Municipal Premises No. 48, Charu Chandra Palce (East), (11) Municipal Premises No. 50, Charu Chandra Place (East) and (12) Municipal Premises No.56, Charu Chandra Place (East), all of Post Office : Tollygunge, Police Station : Charu Market, Kolkata 700033, within the territorial limits of the Kolkata Municipal Corporation in its Ward No. 89 (hereinafter referred to as the "**entire property**").

**AND WHEREAS** in the entire property, there are several tenants/ ----- occupiers occupying part of it and the Owners (1) Sri Nilambu Prasad Chatterjee (since deceased), (2) Sri Deepraj Chatterjee, (3) Smt. Diponi Chakraborty, (4) Smt. Dipanjani Banerjee, (5) Sri Prithwiraj Chattopadhyay, (6) Smt. Padmini Bhattacharyya, (7) Smt. Rukmini Mukhapadhyay, (8) Smt. Nandini Bandyopadhyay, (9) Smt. Indrani Mukherjee, (10) Smt. Sarbani Banerjee, (11) Smt. Debjani Biswas (12) Smt. Bina Chatterjee, (13) Sri Abhiraj Chatterjee, (14) Smt. Sukla Chatterjee, (15) Smt. Saheli Mukherjee, (16) Smt. Snehakana Chatterjee, (17) Smt. Irani Mitra, (18) Smt. Aparna Chatterjee, (19) Smt. Chandrani Mukherjee, (20) Sri Ranaraj Chatterjee, (21) Smt. Priyadarshini Ganguly, (22) Smt. Rajashree Banerjee, (23) Smt.

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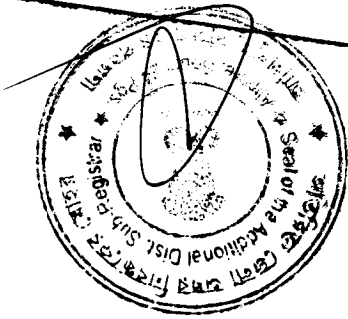


Debduty Banerjee, (24) Sri Amiya Nath Banerjee, (25) Smt. Sulekha Banerjee, (26) Sri Sourendra Nath Chatterjee, (27) Sri Ashok Kumar Chatterjee, (28) Sri Indranil Mukherjee, (29) Smt. Ava Chatterjee, (since deceased) (30) Sri Sankar Chatterjee, (31) Sri Siddhartha Chatterjee, (32) Sri Sushil Kumar Chatterjee, (33) Smt. Jayashree Senapati (34) Smt. Arati Chatterjee, (35) Sri Samprit Chatterjee, (36) Smt. Monalisa Dutta and (37) Smt. Ambalika Pande were desirous of developing the said property by constructing thereupon multistoried residential building including commercial complex in several Blocks in accordance with the sanction building plan to be approved by the Kolkata Municipal Corporation after rehabilitating existing tenants. But due to financial stringency and/or paucity of funds and experience, the Owners were unable to start construction of the said buildings and had been in search of a Promoter and/or Developer, who can undertake the responsibility of construction of such building upon the said premises of his/her/their/ own arrangement and expenses.

**AND WHEREAS** having come to know the intention of the aforesaid Owners, the Developer contacted the aforesaid Owners and requested them to allow and develop the entire property as desired by the aforesaid Owners by constructing the proposed residential buildings including commercial complex in several blocks in accordance with the sanction building plan to be sanctioned by the Kolkata Municipal Corporation at its own arrangement, cost and expenses.

**AND WHEREAS** the said (1) Sri Nilambu Prasad Chatterjee, (since deceased) (2) Sri Deepraj Chatterjee, (3) Smt. Diponi Chakraborty, (4) Smt. Dipanjani Banerjee, (5) Sri Prithwiraj Chattopadhyay, (6) Smt. Padmini Bhattacharyya, (7) Smt. Rukmini Mukhapadhyay, (8) Smt. Nandini Bandyopadhyay, (9) Smt. Indrani Mukherjee, (10) Smt. Sarbani Banerjee, (11) Smt. Bina Chatterjee, (12) Sri Abhiraj Chatterjee, (13) Smt. Sukla Chatterjee, (14) Smt. Saheli Mukherjee, (15) Smt. Snehakana Chatterjee, (16) Smt. Irani Mitra, (17) Smt.

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Signature.....



Aparna Chatterjee, (18) Smt. Chandrani Mukherjee, (19) Sri Ranaraj Chatterjee, (20) Smt. Priyadarshini Ganguly, (21) Smt. Rajashree Banerjee, (22) Smt. Debduty Banerjee, (23) Sri Amiya Nath Banerjee, (24) Smt. Sulekha Banerjee, (25) Sri Sourendra Nath Chatterjee, (26) Sri Ashok Kumar Chatterjee, (27) Sri Indranil Mukherjee, (28) Smt. Ava Chatterjee, (since deceased) (29) Sri Sankar Chatterjee, (30) Sri Siddhartha Chatterjee, (31) Sri Sushil Kumar Chatterjee, (32) Smt. Jayashree Senapati (33) Smt. Arati Chatterjee, (34) Sri Samprit Chatterjee, (35) Smt. Monalisa Dutta as Owners have executed and registered a Development Agreement on 07.07.2013 in respect of their share in the entire property mentioned in **SCHEDULE-"A"** therein in favour of the Developer- Muskan Highrise Private Limited. The said Development Agreement was registered at the office of Additional District Sub Registrar at Alipore and entered in Book No. I, C.D. Volume No. 23 Page Nos. 2194 to 2276, Being No. 05537 for the year 2013.

**AND WHEREAS** the said (1) Sri Nilambu Prasad Chatterjee (since deceased), (2) Sri Deepraj Chatterjee, (3) Smt. Diponi Chakraborty, (4) Smt. Dipanjani Banerjee, (5) Sri Prithwiraj Chattopadhyay, (6) Smt. Padmini Bhattacharyya, (7) Smt. Rukmini Mukhapadhyay, (8) Smt. Nandini Bandyopadhyay, (9) Smt. Indrani Mukherjee, (10) Smt. Sarbani Banerjee, (11) Smt. Bina Chatterjee, (12) Sri Abhiraj Chatterjee, (13) Smt. Sukla Chatterjee, (14) Smt. Saheli Mukherjee, (15) Smt. Snehakana Chatterjee, (16) Smt. Irani Mitra, (17) Smt. Aparna Chatterjee, (18) Smt. Chandrani Mukherjee, (19) Sri Ranaraj Chatterjee, (20) Smt. Priyadarshini Ganguly, (21) Smt. Rajashree Banerjee, (22) Smt. Debduty Banerjee, (23) Sri Amiya Nath Banerjee, (24) Smt. Sulekha Banerjee, (25) Sri Sourendra Nath Chatterjee, (26) Sri Ashok Kumar Chatterjee, (27) Sri Indranil Mukherjee, (28) Smt. Ava Chatterjee, (since deceased) (29) Sri Sankar Chatterjee, (30) Sri Siddhartha Chatterjee, (31) Sri Sushil Kumar Chatterjee, (32) Smt. Jayashree Senapati (33) Smt. Arati Chatterjee, (34) Sri Samprit



Signature.....

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Chatterjee, (35) Smt. Monalisa Dutta have executed and registered a Power of Attorney on 07.07.2013 in respect of their share in the entire property mentioned in **SCHEDULE-"A"** therein in favour of the Developer- Muskan Highrise Private Limited. The said Power of Attorney was registered at the office of Additional District Sub Registrar at Alipore and entered in Book No. I, C.D. Volume No. 23, Page Nos. 2156 to 2193 Being No. 05538 for the year 2013.

**AND WHEREAS** the said Nilambu Prasad Chatterjee died intestate on 12.03.2014 leaving behind his wife- Padma Chatterjee and two sons – Shubaraj Chatterjee and Indraraj Chatterjee, as his heirs and after the demise of Sri Nilambu Prasad Chatterjee his wife and two sons inherited his undivided share jointly in the property according to law.

**AND WHEREAS** the said Smt. Ava Chatterjee died intestate on 16.10.2014 leaving behind Sri Sankar Chatterjee, Sri Siddhartha Chatterjee, and a daughter Smt. Jayashree Senapati as her heirs and after the demise of Smt. Ava Chatterjee her two sons and a daughter inherited her undivided share jointly in the property according to law.

**AND WHEREAS** it is pertinent to mention herein that Municipal Premises No. 88 Sultan Alam Road, containing land measuring 1(one) Cottah 13 (thirteen) Chittacks and 35(thirty five) square feet, be the same or a little more or less has been ousted from the said property and (1) Municipal Premises No. 11, Despran Shasmal Road; (2) Municipal Premises No. 54, Sultan Alam Road; (3) Municipal Premises No. 81, Sultan Alam Road; (4) 87, Sultan Alam Road, (5) Municipal Premises No. 89, Sultan Alam Road; (6) Municipal Premises No. 90, Sultan Alam Road, (7) Municipal Premises No. 91, Sultan Alam Road; (8) Municipal Premises No. 46, Charu Chandra Place (East); (9) Municipal Premises No. 48, Charu Chandra Palce (East); (10) Municipal Premises No. 50, Charu Chandra Place (East) and (11) Municipal Premises No.56, Charu Chandra Place (East), all of Post Office : Tollygunge, Police Station : Charu Market, Kolkata 700033, within the territorial limits of the Kolkata Municipal Corporation in its



Signature.....

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ADL. DIST. SUB-REGISTRAR  
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Ward No. 89 were subsequently amalgamated into one premises after ratification of all formalities before the Kolkata Municipal Corporation and after amalgamation 11 Premises have since been known as Municipal Premises No. 11, Despran Shasmal Road, Police Station : Charu Market, Kolkata 700033, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No. 89 containing land measuring 4 (four) Bighas 7 (Seven) Cottahs 9 (Nine) Chittacks 32 (Thirty Two) Square Feet, be the same or a little more or less, whereupon several structure and building standing thereon.

**AND WHEREAS** the said Owners (1a) Smt. Padma Chatterjee Chatterjee (1b) Sri Shubaraj Chatterjee, (1c) Sri Indraraj Chatterjee, (2) Sri Deepraj Chatterjee, (3) Smt. Diponi Chakraborty, (4) Smt. Dipanjani Banerjee, (5) Sri Prithwiraj Chattopadhyay, (6) Smt. Padmini Bhattacharyya, (7) Smt. Rukmini Mukhapadhyay, (8) Smt. Nandini Bandyopadhyay, (9) Smt. Indrani Mukherjee, (10) Smt. Sarbani Banerjee, (11) Smt. Debjani Biswas (12) Smt. Bina Chatterjee, (13) Sri Abhiraj Chatterjee, (14) Smt. Sukla Chatterjee, (15) Smt. Saheli Mukherjee, (16) Smt. Snehakana Chatterjee, (17) Smt. Irani Mitra, (18) Smt. Aparna Chatterjee, (19) Smt. Chandrani Mukherjee, (20) Sri Ranaraj Chatterjee, (21) Smt. Priyadarshini Ganguly, (22) Smt. Rajashree Banerjee, (23) Smt. Debduty Banerjee, (24) Sri Amiya Nath Banerjee, (25) Smt. Sulekha Banerjee, (26) Sri Sourendra Nath Chatterjee, (27) Sri Ashok Kumar Chatterjee, (28) Sri Indranil Mukherjee, (29) Sri Sankar Chatterjee, (30) Sri Siddhartha Chatterjee, (31) Sri Sushil Kumar Chatterjee, (32) Smt. Jayashree Senapati (33) Smt. Arati Chatterjee, (34) Sri Samprit Chatterjee, (35) Smt. Monalisa Dutta and (36) Smt. Ambalika Pande ( hereinafter referred to as the "**Owners**") are the joint owners owned and possessed of **ALL THAT** piece and parcel of land measuring 4 (four) Bighas 7 (Seven) Cottahs 9 (Nine) Chittacks 32 (Thirty Two) Square Feet, be the same or a little more or less, whereupon several structure and building standing thereon at and being Municipal Premises No. 11, Despran



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Signature.....



**:: 16 ::**

Shasmal Road, Police Station : Charu Market, Kolkata 700033, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No. 89, District-South 24 Parganas, which has been specifically described in the **SCHEDULE-"A"** hereunder and hereinafter referred to as the "**SAID PREMISES**".

**AND WHEREAS** the owners of the said premises mentioned in **SCHEDULE-A** hereunder have undivided share in the following manner:-

<b>Sl. No.</b>	<b>NAME</b>	<b>SHARE (%)</b>
1(a)	Smt. Padma Chatterjee	3.24
1(b)	Sri Shubaraj Chatterjee	3.24
1(c)	Sri Indraraj Chatterjee	3.24
2	Sri Deepraj Chatterjee	5.83
3	Smt. Diponi Chakraborty	1.94
4	Smt. Dipanjani Banerjee	1.94
5	Sri Prithwiraj Chattopadhyay	1.39
6	Smt. Padmini Bhattacharyya	1.39
7	Smt. Rukmini Mukhapadhyay	1.39
8	Smt. Nandini Bandyopadhyay	1.39
9	Smt. Indrani Mukherjee	1.39
10	Smt. Sarbani Banerjee	1.39
11	Smt. Debjani Biswas	1.39
12	Smt. Bina Chatterjee	3.24
13	Sri Abhiraj Chatterjee	3.24
14	Smt. Sukla Chatterjee	1.62
15	Smt. Saheli Mukherjee	1.62



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**:: 17 ::**

16	Smt. Snehakana Chatterjee	4.86
17	Smt. Irani Mitra	4.86
18	Smt. Aparna Chatterjee	4.86
19	Smt. Chandrani Mukherjee	4.86
20	Sri Ranaraj Chatterjee	6.42
21	Smt. Priyadarshini Ganguly	3.31
22	Smt. Rajashree Banerjee	0.18
23	Smt. Debduty Banerjee	0.17
24	Sri Amiya Nath Banerjee	0.17
25	Smt. Sulekha Banerjee	0.18
26	Sri Sourendra Nath Chatterjee	9
27	Sri Ashok Kumar Chatterjee	2.25
28	Sri Indranil Mukherjee	1.25
29	Sri Sankar Chatterjee	2.08
30	Smt. Jayashree Senapati	2.08
31	Sri Siddhartha Chatterjee	2.09
32	Sri Sushil Kumar Chatterjee	6.25
33	Smt. Arati Chatterjee	1.56
34	Sri Samprit Chatterjee	1.57
35	Smt. Ambalika Pande	1.56
36	Smt. Monalisa Dutta	1.56
	<b>TOTAL</b>	<b>100</b>



Signature.....

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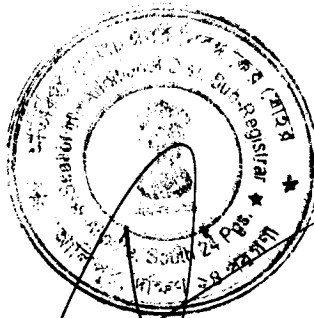
**:: 18 ::**

**AND WHEREAS** the present Owner Smt. Ambalika Pande is the joint owners of undivided 1.56% share out of **ALL THAT** piece and parcel of land measuring 4 (four) Bighas 7 (Seven) Cottahs 9 (Nine) Chittacks 32 (Thirty Two) Square Feet, be the same or a little more or less, whereupon several structure and building standing thereon at and being Municipal Premises No. 11, Despran Shasmal Road, Police Station : Charu Market, Kolkata 700033, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No. 89, District-South 24 Parganas, which has been specifically described in the **SCHEDULE-"B"** hereunder and hereinafter referred to as the "**SAID PROPERTY**"

**AND WHEREAS** as the present Owner Smt. Ambalika Pande did not execute and register the Development Agreement and Power of Attorney in favour of the Developer in respect of their share in the said premises mentioned in **SCHEDULE-"B"** hereunder. So to keep sanctity of the Development Agreement dated 07.07.2013, the present Owner are executing and registering the Development Agreement in respect of their share as indicated hereunder.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY THE PARTIES HERETO** with the following terms and conditions.

1. The present Owner Smt. Ambalika Pande and Padma Chatterjee & others jointly seized and possessed of and/or well and sufficiently entitled to the property mentioned in **SCHEDULE-"A"** hereunder together with all rights of easement, common facilities and amenities annexed thereto.
2. The present Owner Smt. Ambalika Pande has undivided 1.56% share out of the said premises.
3. Save and except the present Owner Smt. Ambalika Pande and Padma Chatterjee & others, nobody else have any right, title,



Signature.....

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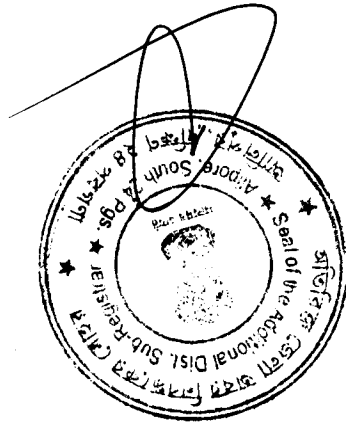
ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.



interest, claim and demand whatsoever or howsoever and in respect of the said premises.

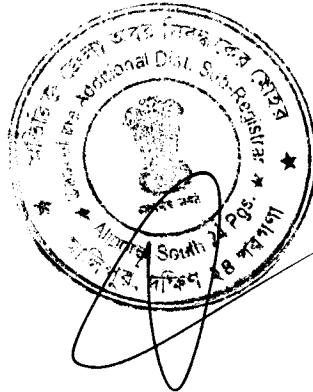
4. The Owner did not execute any Agreement for Sale, Development Agreement or any other agreement in respect of their share in the said premises.
5. The Owner hereby grant exclusive right to the Developer to develop the said premises including the said property by way of constructing buildings including commercial complex, thereon in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or caused to be made by the parties thereto.
6. That the Developer shall pay and bear all expenses towards sanction plan, building material, lawyer, fees and all construction chargers of the new building and to complete it in all respects at its own costs or at the cost of the intending Purchaser or Purchasers including architect fees, charges and expenses required to be paid or deposited for the purpose of development of the said premises
7. In consideration of the Agreement, the Owner have agreed to grant exclusive right of development of the said premises to the Developer and in lieu of the land of the said premises, the Owner and other co-sharers are entitled to get 48% constructed area of the units/floors/ flats /car parking spaces/commercial spaces /shops/ offices/ spaces of the proposed buildings together with undivided proportionate share of land including all right of easements, facilities and amenities annexed to the proposed building.
8. In lieu of making construction, the Developer would be entitled to get rest of the 52% constructed area of the units/floors/ flats /car parking spaces/commercial spaces /shops/ offices/ spaces in the

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MADURAI, SOUTH 24 PGS.  
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proposed buildings of several blocks together with all common areas easements rights, facilities and amenities annexed to the proposed buildings.

9. The Owner shall grant proper authority to the Developer by executing and registering a General Power of Attorney to the Developer for the purpose of construction of the proposed buildings of several blocks as per sanction plan to be sanctioned by the Kolkata Municipal Corporation and selling out 52% constructed area of the proposed buildings of several blocks together with undivided share of the land to the intending purchaser/s through Deed of Conveyance/s and Agreement for Sale/s. The Developer will also be empowered to sign and execute all necessary papers, deeds, documents, plans etc. for the purpose of construction of the buildings and selling out the Developer's Allocation only and represent the Owner for all purpose in connection with appropriate works before the appropriate authorities provided however the same shall not create financial liabilities upon the Owner.
10. Apart from the registered General Power of Attorney, the Owner do hereby undertake that they shall execute as and when necessary all papers, deeds, documents, plans etc. for the purpose of development of the said premises, if necessary.
11. The Developer being the party of the Other Part shall be at liberty with exclusive right and authority to negotiate for sale of units/floors/ flats /car parking spaces/commercial spaces /shops/ offices/ spaces together with proportionate share of land excluding the allocations provided for the Owner under Owners' allocation, as mentioned herein before, of the said proposed buildings on the said premises with any prospective buyer/s on or before or in course of the construction work of the said buildings at such consideration and on such terms and conditions as the Developer shall think fit and proper. It is clearly agreed and



Signature.....

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**:: 21 ::**

declared by the parties herein that the consideration money for such transfer/s as aforesaid, including earnest money or initial payments or part payment thereof shall be received by the Developer and the Owner herein will have no right and share and will not be entitled to any portion thereof.

12. The Developer shall be entitled to enter into agreement for sale(s) or transfer in respect of Developer's allocation on the basis of the Development Agreement and entitled to sign all necessary documents on behalf of the Owner on the basis of registered General Power of Attorney. However, that such dealing shall not in any manner fastens or creates any financial and legal liability upon the Owner.
13. The Developer shall execute the Agreement for sale/s, Deed of Conveyance/s in favour of the intending Purchaser/s of the Developer's allocation of the building on behalf of the Owner, save and except the Owners' allocation, and the costs of conveyance or conveyances including non-judicial stamps and registration expenses and all other legal expenses shall be borne and paid by the intending Purchaser or Purchasers thereof.
14. It is recorded herein that the completion period of the proposed building in phase wise by the Developer shall be only 60(sixty) months either from the date of obtaining sanction plan from the Kolkata Municipal Corporation or from obtaining vacant khas possession of the said premises, whichever is later. The grace period for completion of project only for 12(twelve) months there from.
15. The Developer shall bear all the cost and expenses for providing temporary shifting of the existing tenants in the said premises during Development work till handing over possession of the tenants through the Owner.
16. The Developer at its own cost and expenses do the following :



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- a. To obtain sanction of the building plan from the Kolkata Municipal Corporation and complete the construction of project as per Sanction Plan of the Kolkata Municipal Corporation.
  - b. To obtain No Objection from KMDA, KIT, Fire Brigade, Kolkata Police or other authorities, if require.
  - c. To obtain land ceiling clearance from the competent authority.
17. The Owner shall also abide by all the terms and conditions, covenant, definitions mentioned in the Development Agreement dated 07.07.2013 executed by the other owners namely (1) Nilambu Prasad Chatterjee(since deceased), (2) Sri Deepraj Chatterjee, (3) Smt. Diponi Chakraborty, (4) Smt. Dipanjani Banerjee, (5) Sri Prithwiraj Chattopadhyay, (6) Smt. Padmini Bhattacharyya, (7) Smt. Rukmini Mukhapadhyay, (8) Smt. Nandini Bandyopadhyay, (9) Smt. Indrani Mukherjee, (10) Smt. Sarbani Banerjee, (11) Smt. Bina Chatterjee, (12) Sri Abhiraj Chatterjee, (13) Smt. Sukla Chatterjee, (14) Smt. Saheli Mukherjee, (15) Smt. Snehakana Chatterjee, (16) Smt. Irani Mitra, (17) Smt. Aparna Chatterjee, (18) Smt. Chandrani Mukherjee, (19) Sri Ranaraj Chatterjee, (20) Smt. Priyadarshini Ganguly, (21) Smt. Rajashree Banerjee, (22) Smt. Debduty Banerjee, (23) Sri Amiya Nath Banerjee, (24) Smt. Sulekha Banerjee, (25) Sri Sourendra Nath Chatterjee, (26) Sri Ashok Kumar Chatterjee, (27) Sri Indranil Mukherjee, (28) Smt. Ava Chatterjee, (since deceased) (29) Sri Sankar Chatterjee, (30) Sri Siddhartha Chatterjee, (31) Sri Sushil Kumar Chatterjee, (32) Smt. Jayashree Senapati (33) Smt. Arati Chatterjee, (34) Sri Samprit Chatterjee, (35) Smt. Monalisa Dutta in favour of the Developer.
18. The Developer shall also abide by the terms and conditions, covenant, stipulations, definitions mentioned in the Development Agreement dated 07.07.2013 executed by the other owners namely (1) Nilambu Prasad Chatterjee (since deceased), (2) Sri Deepraj Chatterjee, (3) Smt. Diponi Chakraborty, (4) Smt. Dipanjani



Signature.....

**25 AUG 2015**

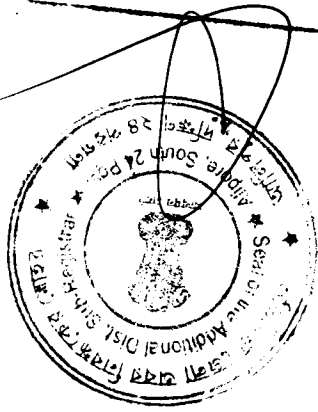
**ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.**



Banerjee, (5) Sri Prithwiraj Chattopadhyay, (6) Smt. Padmini Bhattacharyya, (7) Smt. Rukmini Mukhapadhyay, (8) Smt. Nandini Bandyopadhyay, (9) Smt. Indrani Mukherjee, (10) Smt. Sarbani Banerjee, (11) Smt. Bina Chatterjee, (12) Sri Abhiraj Chatterjee, (13) Smt. Sukla Chatterjee, (14) Smt. Saheli Mukherjee, (15) Smt. Snehakana Chatterjee, (16) Smt. Irani Mitra, (17) Smt. Aparna Chatterjee, (18) Smt. Chandrani Mukherjee, (19) Sri Ranaraj Chatterjee, (20) Smt. Priyadarshini Ganguly, (21) Smt. Rajashree Banerjee, (22) Smt. Debduty Banerjee, (23) Sri Amiya Nath Banerjee, (24) Smt. Sulekha Banerjee, (25) Sri Sourendra Nath Chatterjee, (26) Sri Ashok Kumar Chatterjee, (27) Sri Indranil Mukherjee, (28) Smt. Ava Chatterjee, (since deceased), (29) Sri Sankar Chatterjee, (30) Sri Siddhartha Chatterjee, (31) Sri Sushil Kumar Chatterjee, (32) Smt. Jayashree Senapati (33) Smt. Arati Chatterjee, (34) Sri Samprit Chatterjee, (35) Smt. Monalisa Dutta in its favour.

19. The Developer would develop the said premises mentioned in **SCHEDULE-"A"** herein above on the basis of the terms and conditions, stipulations, covenant mentioned in the Development Agreement dated 07.07.2013 and the Owner shall not any extra claim from the Developer in future, save and except their share in the constructed area of the proposed building.
20. The present Owner has already received their non refundable amount which the Developer has agreed to pay to the present Owner.
21. The present Owner shall execute and register Power of Attorney in favour of the Developer to acts, deeds and things mentioned therein.
22. The present Owner shall execute supplementary Agreement if required.

ADDITIONAL DIST. SUB-REGISTRAR  
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25 AUG 2015  
Signature.....



**THE SCHEDULE-A ABOVE REFERRED TO**  
(Description of the said premises)

**ALL THAT** piece and parcel of land measuring 4 (four) Bigha 7 (Seven) Cottahs 9 (Nine) Chittacks 32 (Thirty Two) Square Feet, be the same or a little more or less, whereupon several structure and building standing thereon measuring 18400 square feet, lying and situated at and being Municipal Premises No. 11, Despran Shasmal Road, Post Office : Tollygunge, Police Station : Charu Market, Kolkata 700033, within the territorial limits of the Kolkata Municipal Corporation in its Ward No. 89, District and Additional District Sub Registration office at Alipore, District: South 24 Parganas, together with all right of easements, common facilities and amenities annexed thereto, which is butted and bounded:-

**ON THE NORTH BY** :- Charu Chandra Place (East);

**ON THE SOUTH BY** :- Sultan Alam Road;

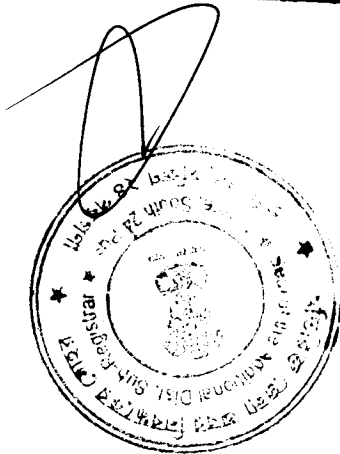
**ON THE EAST BY** :- Charu Chandra Place (East);

**ON THE WEST BY** :- Deshpran Sasmal Road;

**THE SCHEDULE-B ABOVE REFERRED TO**  
(Description of the said property owned by the owner)

Undivided 1.56 % share, being land measuring 1(one) Cottah 5 (five) Chittacks 39 (thirty nine) Square Feet and structure measuring 287 square feet, out of land measuring 4 (four) Bigha 7 (Seven) Cottahs 9 (Nine) Chittacks 32 (Thirty Two) Square Feet, be the same or a little more or less, whereupon several structure and building standing thereon lying and situated at and being Municipal Premises No. 11, Despran Shasmal Road, Post Office : Tollygunge, Police Station : Charu Market, Kolkata 700033, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No. 89, mentioned in **SCHEDULE-A** hereinabove.

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ALPORE, SOUTH 24 PGS.  
25 AUG 2015  
Signature.....



**:: 25 ::**

**IN WITNESS WHEREOF** the **PARTIES** have put their respective signatures on this the day, month and year first above written in presence of witnesses.

**WITNESSES :-**

1. Sidhartha Achary  
Advocate  
Alipore Bar Association  
Room no. 3.  
Kolkata - 700027

2. Fathima Begum  
Alipore Police Court.  
Kolkata - 27.

Ambalika Pandey  
Signature of the **OWNER**

AMBALIKA PANDEY PVT LTD

Arun Kumar Shaha

Director

Signature of the **DEVELOPER**

**Drafted by and Prepared**  
**in my Office:-**

Subhankar Sarkar  
**Subhankar Sarkar**

Advocate

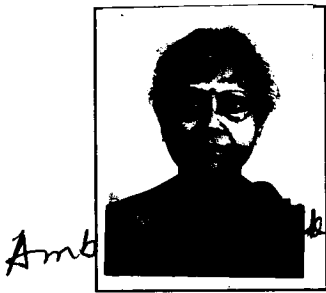
Enrolment No. WB/205/1997  
of Bar Council of West Bengal,  
Alipore Judges' Court, Kolkata : 700027.



Signature.....

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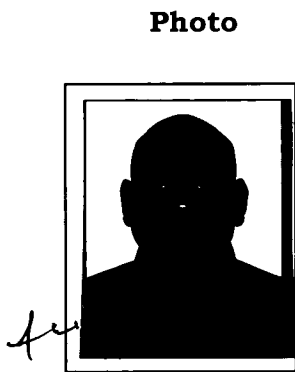
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ALIPORE, SOUTH 24 PGS.



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

**NAME:- SMT. AMBALIKA PANDE**

Signature : *Ambalika Pande*



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

**NAME:- SRI AMARDEEP BHALOTIA**

Signature : *Amardeep Bhalotia*



Signature.....



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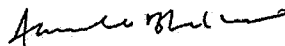


## Seller, Buyer and Property Details

### A. Land Lord & Developer Details

Land Lord Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Smt AMBALIKA PANDE Wife of Mr GOPAL CHANDRA PANDE P107 BANK PLOT, P.O:- DHAKURIA, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BZAPP0308J, Status : Self Date of Execution : 25/08/2015 Date of Admission : 25/08/2015 Place of Admission of Execution : Office</p>	 8/25/2015 1:26:45 PM hrs	 LTI 8/25/2015 1:26:52 PM hrs
		<p><i>Ambalika Pande</i></p> <p>8/25/2015 1:27:08 PM hrs</p>	

**Developer Details**

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>MUSKAN HIGHRISE PRIVATE LIMITED                      MARTIN BURN BUILDING, 1 R N MUKHERJEE ROAD, P.O:- G P O, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001                      PAN No. BZAPP0308J,                      Status : Organization                      Represented by representative as given below:-</p>		
1(1)	<p>Mr AMARDEEP BHALOTIA, DIRECTOR                      Son of Late GIRIJA SHANKAR BHALOTIA                      16A DESHPRAN SASMAL ROAD, Flat No: 5A, 5TH FLOOR, P.O:- TOLLYGUNGE, P.S:- Charu Market, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700033                      Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHRPB1183B,                      Status : Representative                      Date of Execution : 25/08/2015                      Date of Admission : 25/08/2015                      Place of Admission of Execution : Office</p>	 8/25/2015 1:26:05 PM hrs	 LTI 8/25/2015 1:26:18 PM hrs
		 8/25/2015 1:26:28 PM hrs	

**B. Identifire Details**

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Mr FATICK DAS                      Son of Late B R DAS                      ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027                      Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India,</p>	<p>Smt AMBALIKA PANDE, Mr AMARDEEP BHALOTIA</p>	<p><i>Fatick Das.</i>                      8/25/2015 1:27:20 PM hrs</p>

**C. Transacted Property Details**

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Charu Market, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Desh Pran Sasmal Road, Road Zone : (Rail Bridge -- Anwar Shah Road (Ward Nos. 81 & 89)) , , Premises No. 11, Ward No: 89	(Rail Bridge -- Anwar Shah Road (Ward Nos. 81 & 89))	1 Katha 5 Chatak 39 Sq Ft	1/-	75,16,666/-	Proposed Use: Bastu, Property is on Road

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	287 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	287 Sq Ft.	1/-	2,09,869/-	Structure Type: Structure

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	FATICK DAS
Address	ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027
Applicant's Status	Advocate

Office of the A.D.S.R. ALIPORE, District: South 24-Parganas

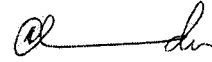
Endorsement For Deed Number : I - 160505948 / 2015

Query No/Year	16051000232791/2015	Serial no/Year	1605007021 / 2015
Deed No/Year	I - 160505948 / 2015		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Mr AMARDEEP BHALOTIA	Presented At	Office
Date of Execution	25-08-2015	Date of Presentation	25-08-2015

Remarks

On 24/08/2015

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 77,26,535/-



(Amitava Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
South 24-Parganas, West Bengal

On 25/08/2015

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 12:50 hrs on : 25/08/2015, at the Office of the A.D.S.R. ALIPORE by Mr AMARDEEP BHALOTIA ,.

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

Execution is admitted on 25/08/2015 by

Smt AMBALIKA PANDE, Wife of Mr GOPAL CHANDRA PANDE, P107 BANK PLOT, P.O: DHAKURIA, Thana: Lake, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700031, By caste Hindu, By Profession House wife

Indetified by Mr FATICK DAS, Son of Late B R DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 25/08/2015 by

Mr AMARDEEP BHALOTIA, DIRECTOR, MUSKAN HIGHRISE PRIVATE LIMITED , MARTIN BURN BUILDING, 1 R N MUKHERJEE ROAD, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001

Indetified by Mr FATICK DAS, Son of Late B R DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Law Clerk

**Payment of Fees**

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

**Payment of Stamp Duty**

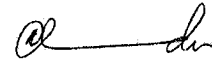
Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Draft Rs 10,000/-, by Stamp Rs 50/-

**Description of Stamp**

1. Rs 50/- is paid on Impressed type of Stamp, Serial no 14090, Purchased on 31/07/2015, Vendor named A K Purakayastha.

**Description of Draft**

1. Rs 10,000/- is paid, by the Draft(8554) No: 000381924029, Date: 25/08/2015, Bank: STATE BANK OF INDIA (SBI), Swiss Park.



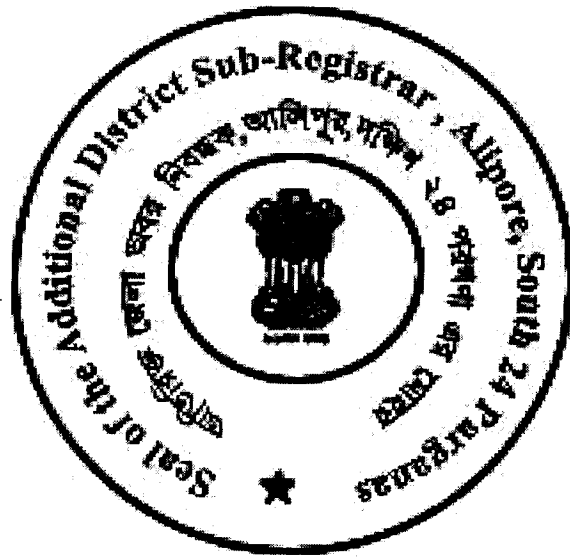
(Amitava Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2015, Page from 60205 to 60237  
being No 160505948 for the year 2015.



Digitally signed by AMITAVA CHANDA  
Date: 2015.08.25 21:22:18 +05:30  
Reason: Digital Signing of Deed.

(Amitava Chanda) 25/08/2015 21:22:17  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)

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