

DATED THIS <sup>22<sup>nd</sup></sup>.....DAY OF <sup>March</sup>.....2017.

B E T W E E N

SRI SAMIT SUR AND  
SRI ASIS MUKHERJEE.  
....THE OWNERS.

A N D

M/S. BALAJI HOUSING DEVELOPERS.  
THE PARTNERSHIP FIRM.

A G R E E M E N T

MR. PRIYA LAL DUTTA,ADVOCATE.  
BAR ASSOCIATION, ROOM NO. 1,  
HIGH COURT, K O L K A T A.

নম্বর 4612 তাং 21-3-17  
ক্রেতার নাম G. Balasi Housing Developer  
সাং G. খানা G.  
মূল্য ১০

*[Handwritten signature]*

ভেডার প্রা. সুরেও মন্ডির  
মোকাম চন্দ্রনাথের কলটি



भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

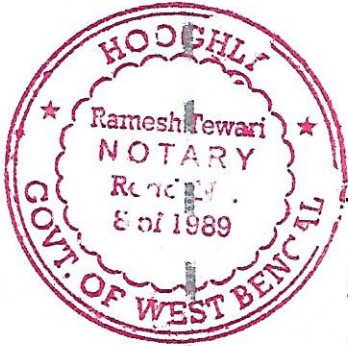
गण्डकान्त पश्चिम बंगाल WEST BENGAL

10AB 328117

S./L. No. 02/2017  
Date 28/3/17

Notary Public of Hooghly

A G R E E M E N T



THIS AGREEMENT is made on this the 22nd.day of March, TWO THOUSAND SEVENTEEN of the Christian Era BY AND BETWEEN (1) SRI SAMIT SUR (PAN No. AKAPS7963A) son of Late Kamalendu Sur, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at Saraswati Apartment, Tematha, G. T. Road, Post Office and Police Station – Chandernagore, District-Hooghly, Pin-712136 and (2) SRI ASIS MUKHERJEE (PAN No. AJJPM3637K) son of Sri Shyama Prasad Mukherjee, by faith – Hindu, by Occupation – Business, by Nationality –

**RAMESH TEWARI**  
NOTARY  
Regd. No. 8 of 1989  
CHANDERNAGAR  
HOOGHLY-712136

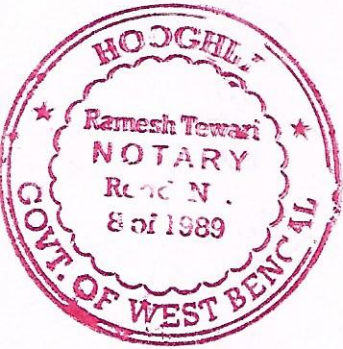
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28 MAR 2017

Indian, residing at Barasat Banerjee Para, Ghatakoli, Post Office and Police Station – Chandernagore, District-Hooghly, Pin-712136, hereinafter referred to and called as 'THE OWNERS' (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, executors, administrators and legal representatives) of the ONE PART.

- A N D -

M/S. BALAJI HOUSING DEVELOPERS a partnership firm under the Indian Partnership Act, having its principal place of business at Nilkantha Apartment, Moran Road, Post Office- Gondalpara and Police Station – Chandernagore, District-Hooghly, Pin-712137 represented by its partners namely (1) SRI SAMIT SUR (PAN No. AKAPS7963A) son of Late Kamalendu Sur, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at Saraswati Apartment, Tematha, G. T. Road, Post Office and Police Station – Chandernagore, District-Hooghly, Pin-712136 and (2) SRI ASIS MUKHERJEE (PAN No. AJJPM3637K) son of Sri Shyama Prasad Mukherjee, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at Barasat Banerjee Para, Ghatakoli, Post Office and Police Station – Chandernagore, District-Hooghly, Pin-712136, hereinafter referred to and called as 'THE PARTNERSHIP FIRM' (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include its successor or successors-in-office, administrators, legal representatives and assigns) of the OTHER PART.



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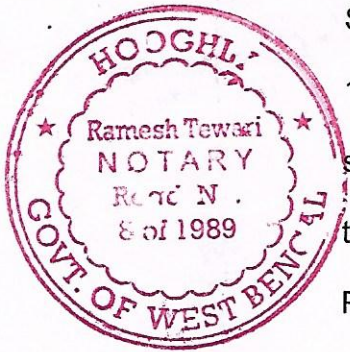
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**WHEREAS** the Owners hereto are absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of land measuring 37 cottahs 13 chittacks 5 square feet be the same a little more or less lying and situate at Bibirhat Main Road (West), Police Station – Chandernagore, District – Hooghly, Ward No. 2, Borough No. 1, Holding No. 48 and 49, R. S. Plot No. 552, R. S. Khatian No. 320 corresponding to L. R. Plot No. 735 (part), L. R. Khatian Nos. 1124, 1126 and 1127 (land measuring 34 cottahs 8 chittacks 5 square feet) and R. S. Plot No. 552, R. S. Khatian No. 320 corresponding to L. R. Plot No. 755, L. R. Khatian Nos. 1124, 1126 and 1127 (land Goalghar measuring 3 cottahs 5 chittacks 0 square feet) and R. S. Plot No. 567, R. S. Khatian No. 320 corresponding to L. R. Plot No. 757, L. R. Khatian Nos. 1124, 1126 and 1127 (Tank or Pukur measuring 24 cottahs 1 chittack 0 square feet) with all easement rights, common path, J. L. No. 1, Sheet No. 3, Mouza – Chandernagore, within the municipal limits of Chandernagore Municipal Corporation, more fully and particularly mentioned in the Schedule set out herein below referred to as “the said premises” by way of outright purchase against valuable consideration from the erstwhile owners namely **SRI GOURI SANKAR PAUL AND OTHERS** by or under a deed of conveyance dated 20.06.2012 and registered with the Additional District Sub-Registrar, Chandannagar and recorded therein being Book No. 1, CD Volume No. 7, Pages – 363 to 385 and Deed No. 01954 for the year 2012.

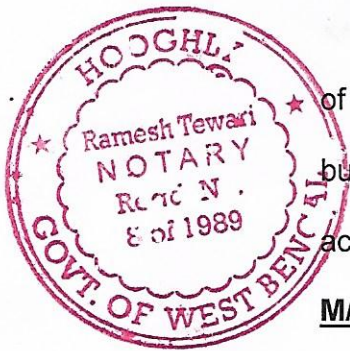
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AND WHEREAS thereafter the said Owners has formed a Partnership Firm under the Indian Partnership Act, in the name and style of M/S. BALAJI HOUSING DEVELOPERS having its principal place of business at Nilkantha Apartment, Moran Road, Post Office - Gondalpara and Police Station – Chandernagore, District-Hooghly, Pin-712137 and started its business in developing the land either by purchase or joint venture agreement.



AND WHEREAS the Owners of the said premises and the Partners of the said partnership firm are the same and identical in respect of the said business is concerned as because the Owners of the said land have account for the said premises in the account of the partnership firm namely M/S. BALAJI HOUSING DEVELOPERS and the partnership firm has started developing the said premises in the name and style of M/S. BALAJI HOUSING DEVELOPERS and all agreements, sale deeds and bank transactions shall be in the name of M/S. BALAJI HOUSING DEVELOPERS wherein the Owners shall sign and execute all necessary papers, documents and bank transactions as partners of the said firm without any objection whatsoever in nature. This is binding absolutely and irrevocably in the all future transactions and executions by the partners of the firm being Owners to that effect.

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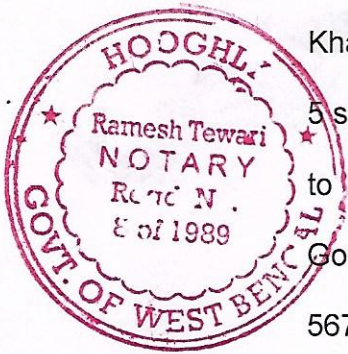
THE SCHEDULE ABOVE REFERRED TO

( THE LAND )

ALL THAT piece or parcel of land measuring 37 cottahs 13 chittacks 5 square feet be the same a little more or less lying and situate at Bibirhat Main Road (West), Police Station – Chandernagore, District – Hooghly, Ward No. 2, Borough No. 1, Holding No. 48 and 49, R. S. Plot No. 552, R. S. Khatian No. 320 corresponding to L. R. Plot No. 735 (part), L. R. Khatian Nos. 1124, 1126 and 1127 (land measuring 34 cottahs 8 chittacks 5 square feet) and R. S. Plot No. 552, R. S. Khatian No. 320 corresponding to L. R. Plot No. 755, L. R. Khatian Nos. 1124, 1126 and 1127 (land Goalghar measuring 3 cottahs 5 chittacks 0 square feet) and R. S. Plot No. 567, R. S. Khatian No. 320 corresponding to L. R. Plot No. 757, L. R. Khatian Nos. 1124, 1126 and 1127 (Tank or Pukur measuring 24 cottahs 1 chittack 0 square feet) with all easement rights, common path, J. L. No. 1, Sheet No. 3, Mouza – Chandernagore, within the municipal limits of Chandernagore Municipal Corporation, which is butted and bounded as follows :-

- ON THE NORTH** : By 16' feet wide common passage.
- ON THE SOUTH** : By Municipal Drain and Adjacent 16' feet wide Sarkar Bagan 2<sup>nd</sup> Lane.
- ON THE EAST** : By L. R. Dag Nos. 751 and 754.
- ON TRE WEST** : By Municipal Drain and Adjacent 23'-6" feet wide M. C. Lane.

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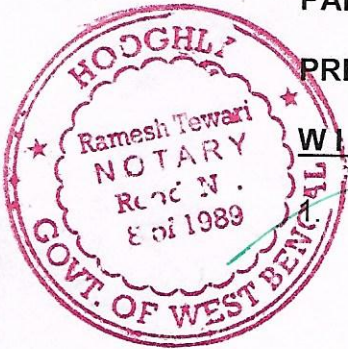
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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED AND DELIVERED BY THE PARTIES AT CHANDANNAGAR IN THE

PRESENCE OF :

WITNESSES :



1. *Smit Sen*  
2. *Asis Mukherjee*

-----  
THE OWNERS.

*an*  
RAMESH TEWARI 2.  
NOTARY  
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BALAJI HOUSING DEVELOPERS  
*Smit Sen*  
*Asis Mukherjee*  
Partners

-----  
THE PARTNERS.

SIGNATURE ATTESTED

*an*  
Ramesh Tewari  
NOTARY

28 MAR 2017