

00424/20

I- 0445/2020

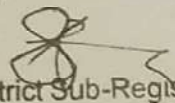


SP  
16/1/20

0802/1/20

Ashis Kumar Mukherjee  
Ashis Kumar Mukherjee  
Ashis Kumar Mukherjee

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL Certified that the document is admitted for registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

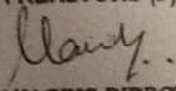
  
District Sub-Registrar-II  
Alipore, South 24 Parganas

17 JAN 2020

**AGREEMENT FOR DEVELOPMENT  
AND  
DEVELOPMENT POWER OF  
ATTORNEY**

THIS DEED OF AGREEMENT FOR DEVELOPMENT AND/CUM  
DEVELOPMENT POWER OF ATTORNEY IS MADE ON THIS 16/1/19  
DAY OF January....., TWO THOUSAND AND NINETEEN (2019),  
A.D.

BETWEEN

For AHIMA REALTORS (P) LTD  
  
MANAGING DIRECTOR



12 DEC 2019

NO. 76359 DATE 12 DEC 2019  
SOLD TO RATAN PAL  
ADDRESS High Court, Calcutta  
6, Old Post Office Street  
Room No-35 Kolkata-1  
RS. 12 DEC 2019

CODE NO. (1067)  
LICENCED NO.  
20 & 20A / 1973

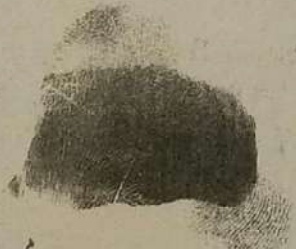
ANJUSHREE BANERJEE  
L. S. VENDOR (O/S)  
HIGH COURT, KOLKATA-700 006  
12 DEC 2019

- *Harry*



259

For AHIMA REALTORS (P) LTD  
- *Harry*  
MANAGING DIRECTOR



260

*Ashish Kumar Mukherjee*



261

- *Ashish Kumar Mukherjee*



262

- *Ashish Kumar Mukherjee*

- *Ratan Pal*  
*Adulci*  
*High Court, Calcutta*



263



District Sub-Register-II  
Alipore, South 24 Parganas

16 JAN 2020



**[1] SHRI ASIM KUMAR MUKHERJEE @ ASHIM KUMAR MUKHERJEE [PAN - AEUPM4836L] [AADHAR NO. - 9109 2247 3252]**, son of Late Anil Kumar Mukherjee, by faith- Hindu, by occupation- Retired, residing at 159B, Sarsuna Main Road (Mailing Address - 66/5, Sarsuna Main Road) P.S.- Sarsuna, P.O- Sarsuna, Kolkata- 700061; **[2] SHRI ASHIS KUMAR MUKHERJEE [PAN - ADEPM5330N] [AADHAR NO. - 7665 8840 5054]**, son of Late Anil Kumar Mukherjee, by faith- Hindu, by occupation- Retired, residing at 159B, Sarsuna Main Road (Mailing Address - 66/5, Sarsuna Main Road) P.S.- Sarsuna, P.O- Sarsuna, Kolkata- 700061 and **[3] SHRI ALOKE KUMAR MUKHERJEE [PAN - CWMPM4323G] [AADHAR NO. - 9774 9244 5250]**, son of Late Anil Kumar Mukherjee, by faith- Hindu, by occupation- Business, residing at 159B, Sarsuna Main Road (Mailing Address - 66/5, Sarsuna Main Road) P.S.- Sarsuna, P.O- Sarsuna, Kolkata- 700061 hereinafter shall JOINTLY be called and referred to as the **"OWNERS"** (which expression unless excluded by or repugnant to the context shall include their respective legal heirs, executors, administrators, successors, legal representatives and assigns) of the **ONE PART**.

**AND**


**M/s. AHIMA REALTORS PRIVATE LIMITED [PAN- AAFCA9597C]**, a limited company incorporated under the Companies Act, 1956, having its present registered office at 43A, Jyotish Roy Road, P. S. - Behala, Kolkata - 700 053 formerly at 268/1, S.N. Roy Road, P.S.-Behala, Kolkata-700 038, represented by its managing director - **SHRI UJJAL AUDDY [PAN-ADAPA9306N] [AADHAR NO. - 9219 6188 1023]**, son of Late Ahindra Kumar Auddy, by faith - Hindu, both by occupation - Business, residing at 268/1, S.N. Roy Road, P.S.-Behala, P.O- New Alipore, Kolkata-700 038, hereinafter shall be called and referred to as the **'DEVELOPER'** (which term of expression shall unless excluded by or repugnant to the context be deemed to mean and include other directors, executors, successors/ successors-in-office, administrators, legal representatives, nominees, and/or assigns) as the party of the **OTHER PART**.

For AHIMA REALTORS (P) LTD

*Ujjal Auddy*  
MANAGING DIRECTOR

Page 2 of 58



  
District Sub-Registrar-II  
Alipore, South 24 Parganas

6 JAN 2020



**WHEREAS** by an indenture written in Bengali language dated 7<sup>th</sup> of May, 1949, Shri Jayat Sen Ghose and Shri Ranat Sen Ghose, both son of Late Debendra Chandra Ghose, of 25, Baranashi Ghose Street, Jorasako, Kolkata transferred and conveyed on Chirosthayi Kayemi Mourosi Mokarrari Niskar Satwo Patta unto and to use of one Giribala Debi (since deceased), wife of Shri Harendra Nath Mukhopadhyay of 18F, Sahanagar Road, P.S-Tollygunge, Kolkata, District 24 Parganas (South), together with all sale and transferrable right title and interest ALL THAT piece and parcel of Danga land measuring more or less 0.18 Acre equivalent to 10 Cottahs 12 Chittacks comprised in C. S. Dag No. 354 of Touzi No. 351 J.L. No.16, R. S.No. 81 recorded in C.S. Khatian No. 206, Sub Khatian No. 211 situated at Mouja - Dakshin Behala, Pargana- Balia, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South), under South Suburban Municipality. The said deed was registered on 10<sup>th</sup> day of May, 1949, in the office of the Joint Sub-Registrar of Alipore at Behala, Dist.24 Parganas, recorded in Book No.1, Vol. No.11 as Being No.527 for the year 1949.

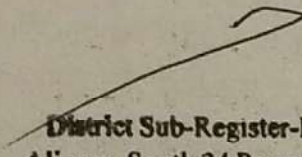
**AND WHEREAS** said Giribala Debi Mukhopadhyay (since deceased) while seized and possessed of the aforesaid land and property, mutated her name in the record of right with the B. L. & L. R. Office (T. M. Block) in respect of ALL THAT piece and parcel of Danga land measuring more or less 0.18 Acre equivalent to 10 Cottahs 12 Chittacks comprised in C. S. Dag No. 354 of Touzi No. 351 J.L. No.16, R. S.No. 81 recorded in C.S. Khatian No. 206, Sub Khatian No. 211 situated at Mouja - Dakshin Behala, Pargana- Balia, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South) and the same was recorded as R. S. Dag No. 354/1009 corresponding to C. S. Dag No. 354 and recorded in R. S. Khatian No. 457 corresponding to C. S. Khatian No. 206 and thereafter mutated her name with South Suburban Municipality and built a two storied residential building thereat and the said property was assessed as Holding No. 159/170, Sarsuna Main Road, Calcutta - 700 061 under Ward No. 24 of South Suburban Municipality.

**AND WHEREAS** said Giribala Debi Mukhopadhyay died intestate leaving behind her surviving her legal heirs namely- (1) Shri Harendra Nath Mukhopadhyay

For AHIMA REALTORS (P) LTD

*Mammy*  
MANAGING DIRECTOR



  
District Sub-Register-II  
Alipore, South 24 Parganas

6 JAN 2020



(Husband) and (2) Shri Anil Kumar Mukhopadhyay (Only Son), as her inheritors in her place as per the Hindu Succession Act, 1956.

**AND WHEREAS** said Harendra Nath Mukhopadhyay died intestate leaving behind him surviving his only legal heir - Shri Anil Kumar Mukhopadhyay (Only Son), as his inheritor in his place as per the Hindu Succession Act, 1956.

**AND WHEREAS** said Shri Anil Kumar Mukhopadhyay (since deceased) thereafter duly mutated his name in the records of South Suburban Municipality and the aforesaid land along with a structure thereon together with common passage thereon was recorded as 159/170, Sarsuna Main Road, Calcutta - 700 061 and started paying the municipal taxes regularly and enjoying the same free from all encumbrances.

**AND WHEREAS** by way of a Deed of Gift written in Bengali language dated 19<sup>th</sup> day of July, 1989, Shri Anil Kumar Mukhopadhyay gifted, transferred and conveyed unto and to use of his younger Son- Shri Ashis Kumar Mukherjee, ALL THAT piece and parcel of vacant Danga land measuring more or less 1 Cottahs 10 Chittacks 33 Sq.ft out of the total 10 Cottah 12 Chittack Danga Land comprised in Dag Nos.354 of Touzi Nos. 351 J.L. No.16, R.S.No. 81 recorded in C.S. Khatian No. 206, Sub Khatian No. 211 situated at Mouja - Dakshin Behala, Pargana-Balia, P.S-Thakurpukur, Sub Registry Office at Alipore, District 24 Parganas (South), under South Suburban Municipality (formerly) later Kolkata Municipal Corporation (S. S. Unit). The said deed was registered on 19<sup>th</sup> day of July, 1989, in the office of the Additional District Sub-Registrar of Behala, Dist.24 Parganas (South), recorded as Being No.2683 for the year 1989. Further rectified on the 9<sup>th</sup> of February 1990 and the same was reregistered on 9<sup>th</sup> day of February, 1990, in the office of the Additional District Sub-Registrar of Behala, Dist.24 Parganas (South), recorded as Being No.505 for the year 1990.

**AND WHEREAS** by way of an another Deed of Gift written in Bengali language dated 26<sup>th</sup> day of July, 1989, Shri Anil Kumar Mukhopadhyay gifted, transferred and conveyed unto and to use of his eldest Son- Shri Ashim Kumar Mukherjee, ALL THAT piece and parcel of vacant Danga land measuring more or less 1

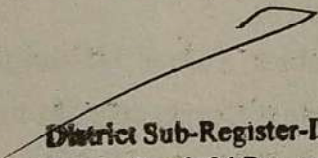
For AHIMA REALTORS (P) LTD

*Mavy*  
MANAGING DIRECTOR

Ashim Kumar Mukherjee  
Ashim Kumar Mukherjee





  
District Sub-Register-II  
Alipore, South 24 Parganas

6 JAN 2020



- 700 061, being Assessee No. 411261803773 and was paying the municipal taxes regularly and enjoying the same free from all encumbrances and built a two storied residential building out of his own resources.

**AND WHEREAS** Shri Ashis Kumar Mukherjee duly mutated his name in the records of Kolkata Municipal Corporation in respect of more or less 1 Cottahs 10 Chittacks 33 Sq.ft Danga Land comprised in Dag Nos. 354 of Touzi Nos. 351 J.L. No.16, R. S. No. 81 recorded in C.S. Khatian No. 206, Sub Khatian No. 211 situated at Mouja - Dakshin Behala, Pargana- Balia, P.S- Thakurpukur, Sub Registry Office at Alipore, District 24 Parganas (South), under Ward No 126 of Borough 14 of the Kolkata Municipal Corporation (South Suburban Unit) and now demarcated and known as KMC Premises No. 159C, Sarsuna Main Road, Kolkata - 700 061, being Assessee No. 411261803086 and was paying the municipal taxes regularly and enjoying the same free from all encumbrances and built a two storied residential building out of his own resources.

**AND WHEREAS** said Anil Kumar Mukhopadhyay died intestate on 14.12.1993 leaving behind him surviving his legal heirs namely- (1) Shri Ashim Kumar Mukherjee (Son), (2) Shri Ashis Kumar Mukherjee (Son), (3) Shri Alope Kumar Mukherjee (Son), (4) Smt Krishna Banerjee (Mukherjee) (Married daughter), (5) Smt Maitrayee Banerjee (Mukherjee) (Married daughter) and (6) Smt Sulekha Mukherjee (Wife) as his inheritors in his place as per provisions of the Hindu Succession Act, 1956, who jointly inherited total 5 Cottahs 14 Chittacks 14 Sq.ft Danga Land (after gift to Shri Ashish Kumar Mukherjee, Shri Ashim Kumar Mukherjee and sale to Shri Mohini Das) comprised in Dag Nos.354 of Touzi Nos. 351 J.L. No.16, R. S. No. 81 recorded in C.S. Khatian No. 206, Sub Khatian No. 211 situated at Mouja - Dakshin Behala, Pargana- Balia, P.S- Thakurpukur, Sub Registry Office at Alipore, District 24 Parganas (South), under Ward No 126 of Borough- 14 of the Kolkata Municipal Corporation (South Suburban Unit) demarcated and known as KMC Premises No. 159, Sarsuna Main Road, Kolkata - 700 061.

**AND WHEREAS** (1) Shri Ashim Kumar Mukherjee, (2) Shri Ashis Kumar Mukherjee, (3) Shri Alope Kumar Mukherjee (4) Smt Krishna Banerjee

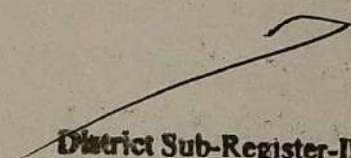
For AHIMA REALTORS (P) LTD

*[Signature]*  
MANAGING DIRECTOR



(Mukherjee),  
Mukherjee  
more o  
Nos  
20



  
District Sub-Register-II  
Alipore, South 24 Parganas

6 JAN 2020



(Mukherjee), (5) Smt Maitrayee Banerjee (Mukherjee) and (6) Smt Sulekha Mukherjee (Wife) thus became entitled to land along with a structure thereon more or less 5 Cottahs 14 Chittacks 14 Sq.ft Danga Land comprised in Dag Nos.354 of Touzi Nos. 351 J.L. No.16, R. S. No. 81 recorded in C.S. Khatian No. 206, Sub Khatian No. 211 situated at Mouja - Dakshin Behala, Pargana- Balia, P.S- Thakurpukur, Sub Registry Office at Alipore, District 24 Parganas (South), under Ward No 126 of Borough 14 of the Kolkata Municipal Corporation (South Suburban Unit) demarcated and known as KMC Premises No. 159, Sarsuna Main Road, Kolkata - 700 061, being Assessee No. 411261801442 and were jointly paying the municipal taxes regularly and enjoying the same free from all encumbrances but the mutation was pending.

**AND WHEREAS** by way of a registered Deed of Sale written in Bengali language, (1) Shri Ashim Kumar Mukherjee, (2) Shri Ashis Kumar Mukherjee, (3) Shri Alope Kumar Mukherjee, (4) Smt Krishna Banerjee (Mukherjee) (5) Smt Maitrayee Banerjee (Mukherjee) and (6) Smt Sulekha Mukherjee (Wife) sold, transferred and conveyed unto and to use of one Shri Taposh Nag, ALL THAT piece and parcel of vacant Danga land measuring more or less 1 Cottahs 13 Chittacks 27 Sq.ft out of the total 5 Cottahs 14 Chittacks 14 Sq.ft Danga Land comprised in Dag Nos.354 of Touzi Nos. 351 J.L. No.16, R. S. No. 81 recorded in C.S. Khatian No. 206, Sub Khatian No. 211 situated at Mouja - Dakshin Behala, Pargana- Balia, P.S- Thakurpukur, Sub Registry Office at Alipore, District 24 Parganas (South), under Ward No 126 of Borough 14 of the Kolkata Municipal Corporation (South Suburban Unit) demarcated and known as KMC Premises No. 159, Sarsuna Main Road, Kolkata - 700 061. The total consideration amount received by them, out of the sold portion of land to Shri Taposh Nag was gifted by (1) Shri Ashim Kumar Mukherjee, (2) Shri Ashis Kumar Mukherjee, (3) Smt Krishna Banerjee (Mukherjee) and (4) Smt Maitrayee Banerjee (Mukherjee) to their youngest brother - Shri Alope Kumar Mukherjee, for his only daughter's marriage.

**AND WHEREAS** Smt Sulekha Mukherjee died intestate on 08.01.2006 leaving behind her surviving her legal heirs namely- (1) Shri Ashim Kumar Mukherjee (Son), (2) Shri Ashis Kumar Mukherjee (Son), (3) Shri Alope Kumar Mukherjee

For AHIMA REALTORS (P) LTD

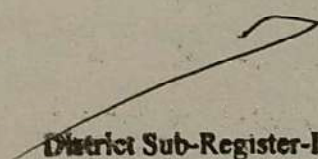
*[Signature]*  
MANAGING DIRECTOR

Page 7 of 58



(Son)  
Ma



  
District Sub-Register-II  
Alipore, South 24 Parganas

6 JAN 2020



(Son), (4) Smt Krishna Banerjee (Mukherjee) (Married daughter) and (5) Smt Maitrayee Banerjee (Mukherjee) (Married daughter) as her inheritors in her place as per provisions of the Hindu Succession Act, 1956, who jointly inherited total 4 Cottahs 0 Chittacks 32 Sq.ft Danga Land comprised in Dag Nos.354 of Touzi Nos. 351 J.L. No.16, R. S. No. 81 recorded in C.S. Khatian No. 206, Sub Khatian No. 211 situated at Mouja - Dakshin Behala, Pargana- Balia, P.S- Thakurpukur, Sub Registry Office at Alipore, District 24 Parganas (South), under Ward No 126 of Borough 14 of the Kolkata Municipal Corporation (South Suburban Unit) demarcated and known as KMC Premises No. 159, Sarsuna Main Road, Kolkata - 700 061.

**AND WHEREAS** (1) Shri Ashim Kumar Mukherjee, (2) Shri Ashis Kumar Mukherjee, (3) Shri Alope Kumar Mukherjee (4) Smt Krishna Banerjee (Mukherjee) and (5) Smt Maitrayee Banerjee (Mukherjee) thus became entitled to land along with a structure thereon more or less 4 Cottahs 0 Chittacks 32 Sq.ft Danga Land comprised in Dag Nos.354 of Touzi Nos. 351 J.L. No.16, R. S. No. 81 recorded in C.S. Khatian No. 206, Sub Khatian No. 211 situated at Mouja - Dakshin Behala, Pargana- Balia, P.S- Thakurpukur, Sub Registry Office at Alipore, District 24 Parganas (South), under Ward No 126 of Borough 14 of the Kolkata Municipal Corporation (South Suburban Unit) demarcated and known as KMC Premises No. 159, Sarsuna Main Road, Kolkata - 700 061, being Assessee No. 411261801442 and were jointly paying the municipal taxes regularly and enjoying the same free from all encumbrances but the mutation was pending.

**AND WHEREAS**, said Smt Krishna Banerjee (Mukherjee) and Smt Maitrayee Banerjee (Mukherjee), who are well settled in their respective married lives out of profound natural love and affection towards their brothers, by way of a registered Deed of Gift dated 24. 09.2015 being donors therein, have unconditionally gifted their respective 1/5<sup>th</sup> shares totalling joint undivided 2/5<sup>th</sup> share of 4 Cottahs 0 Chittacks 32 Sq.ft Danga Land totalling undivided 1 Cottah 9 Chittack 39 sft along with 2/5<sup>th</sup> share of undivided 1000 sft totaling 400 sft of pucca structure lying and situated at and being KMC Premises No. 159, Sarsuna Main Road, Kolkata - 700 061 comprised in Dag Nos.354 of Touzi Nos. 351 J.L. No.16, R. S.

For AHIMA REALTORS (P) LTD

*Manoj*  
MANAGING DIRECTOR

Page 8 of 58

Ashim Kumar Mukherjee  
Ashis Kumar Mukherjee

CM



**AND WHEREAS** after mutation the said premises was then renowned and redemarcated as KMC Premises No. 159D, Sarsuna Main Road, Kolkata - 700 061, being Assessee No. 411261806038 were jointly paying the municipal taxes regularly and enjoying the same free from all encumbrances.

**AND WHEREAS** by virtue of a registered Deed of Gift dated 24.09.2015, said Shri Ashis Kumar Mukherjee as Donor therein gifted, assured, conveyed and transferred ALL THAT piece and parcel of plot of land measuring more or less undivided 1 chittack more or less land together with 30 sft pucca structure therein out of total land measuring 1 cottah 10 Chittacks and 33 sq.ft more or less together with pucca structure therein lying and situated at and being premises No.159C, Sarsuna Main Road, P.S.- Thakurpukur, Kolkata-700061 comprised in Dag Nos.354 of Touzi Nos. 351 J.L. No.16, R. S. No. 81 recorded in C.S. Khatian No. 206, Sub Khatian No. 211 situated at Mouja - Dakshin Behala, Pargana-Balia, P.S-Behala (formerly) later Thakurpukur, Sub Registry Office at Alipore, District 24 Parganas (South), within the municipal limits of Ward No. 126 of the Kolkata Municipal Corporation (S. S. Unit), Assessee No. 411261803086 to and unto the use of his two brothers - Shri Alope Kumar Mukherjee and Shri Ashim Kumar Mukherjee and handed over physically vacant possession of the same forever free from all encumbrances whatsoever. The said deed of Gift was duly registered in the office of the Additional Registrar of Assurances - I, Kolkata and recorded in Book No. I, C.D. Volume No. 1901-2015, from Page No.117480 to 117501, Being No. 190107768 for the year 2015. Due to some unintentional minor typographic mistakes later found in the aforesaid Deed of Gift dated 24.09.2015, a Deed of Declaration dated 14.10.2015 was also executed and registered at the office of the Additional Registrar of Assurances- I, Kolkata and recorded in Book No-I, C.D. Volume No.1901-2015, from Page No.142295 to 142309, Being No. 190108499 for the year 2015.

**AND WHEREAS** also thus by virtue of a Deed of Gift dated 24.09.2015 being No.190107768 for the year 2015 and subsequent Deed of Declaration dated

For AHIMA REALTORS (P) LTD

*Manj*  
MANAGING DIRECTOR

Page 10 of 58