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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

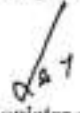
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9/8/19

10173811

Certified that the document is
in registration. The Signatures and
the endorsement sheets attached with
this document are the part of this
document.


Addl. District Sub-Registrar
Behala, South 24 Parganas

20 AUG 2019

**DEVELOPMENT AGREEMENT &
GENERAL POWER OF ATTORNEY**

THIS INDENTURE is made on this the 9th day of
AUGUST, Two Thousand Nineteen (2019) A.D.

127451

S.L. No. _____ Sold To _____
Rs. 1000/- Adm. _____
G.C. SAHA
(Govt.) LICENSED STAMP VENDOR
11A, Mirza Galib Street, Kol- 87

B. B. C. Enterprises.
165. Pavanasree Pally
Kolkata

.....
Date _____ Sign _____

15 JUL 2019

✓ Dalia Chatterjee



15423

✓ Dalia Chatterjee



15424

✓ Keishava Banerjee



15425

✓ Nikranbanji



15427

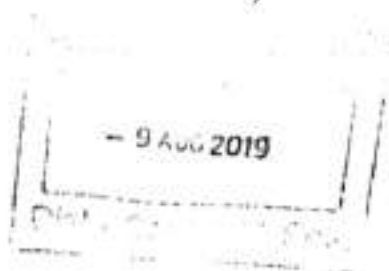
✓ J. J. J. J.

DEBPRATA JOARDAR



15436

Sujamal Chatterjee
490 Kals P.K. Chatterjee
119, Xerjo Park Road (Parnasree Hill)
P.S. & P.O. Kolkola - 60
Parnasree



Major Information of the Deed

Deed No :	I-1607-09029/2019	Date of Registration	20/08/2019
Query No / Year	1607-1000173811/2019	Office where deed is registered	
Query Date	31/07/2019 11:19:12 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Shyamal Chatterjee 119 Kazi Para Road, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700060, Mobile No. : 9830495374, Status : Others		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 1,32,22,880/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,070/- (Article 48(g))	Rs. 28/- (Article E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Parnashree Pally Road (I.II.III.IV), Premises No: 69, Ward No: 131 Pin Code : 700060

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	6 Katha 1 Chatak 27 Sq Ft	7,00,000/-	1,17,22,880/-	Width of Approach Road: 30 Ft.
Grand Total :					10.065Dec	7,00,000 /-	117,22,880 /-

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	3,00,000/-	15,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	3,00,000 /-	15,00,000 /-	

20/08/2019 Query No:-16071000173811 / 2019 Deed No :- 160709029 / 2019, Document is digitally signed.

Page 55 of 50

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri Debabrata Joardar Son of Late Lokendra Nath Joardar P-391 PARNASREE PALLY, P O - Parnasree Pally, P S - Behala, District - South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No : ACDPJ5881D,Aadhaar No Not Provided, Status Individual, Executed by: Self, Date of Execution: 09/08/2019 , Admitted by: Self, Date of Admission: 09/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/08/2019 , Admitted by: Self, Date of Admission: 09/08/2019 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>B B C Enterprise 165 Parnasree Pally, P O - Parnasree Pally, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 , PAN No : AADFB3542P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Krishna Banerjee Wife of Shri Chandan Banerjee 165 Parnasree Pally, P O:- Parnasree Pally, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: ADRPB4863G,Aadhaar No Not Provided Status : Representative, Representative of : B B C Enterprise (as partner)</p>
2	<p>Shri Bikram Banerjee Son of Shri Chandan Banerjee 165 Parnasree Pally, P.O:- Parnasree Pally, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: AHIPB4481B,Aadhaar No Not Provided Status : Representative, Representative of : B B C Enterprise (as partner)</p>
3	<p>Smt Dalia Chatterjee (Presentant) Wife of Shri Milon Chatterjee 119 KAZIPARA ROAD, P.O:- PARNASREE, P.S:- Behala, District:-South 24 -Parganas, West Bengal, India, PIN - 700060, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: AEVPC7489L,Aadhaar No Not Provided Status : Representative, Representative of : B B C Enterprise (as Partner)</p>

Identifier Details :


Name	Photo	Finger Print	Signature
<p>Shri Shyamal Chatterjee Son of Late P. K. Chatterjee 119 Kazi Para Road, P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060</p>			
Identifier Of Shri Debabrata Joardar, Krishna Banerjee, Shri Bikram Banerjee, Smt Dalia Chatterjee			

Endorsement For Deed Number : I - 160709029 / 2019

On 31-07-2019

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 1,32,22,860/-


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

On 09-08-2019

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

Presented for registration at 21:00 hrs on 09-08-2019, at the Private residence by Smt Dalia Chatterjee ,

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

Execution is admitted on 09/08/2019 by Shri Debabrata Joardar, Son of Late Lokendra Nath Joardar, P-391 PARNASREE PALLY, P.O: Parnasree Pally, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060. by caste Hindu, by Profession Retired Person

Identified by Shri Shyamal Chatterjee, . . Son of Late P. K. Chatterjee, 119 Kazi Para Road, P.O: Parnasree, Thana: Behala, . South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Business

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

Execution is admitted on 09-08-2019 by Krishna Banerjee, partner, B B C Enterprise (Partnership Firm), 165 Parnasree Pally, P.O:- Parnasree Pally, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060


Identified by Shri Shyamal Chatterjee, . . Son of Late P. K. Chatterjee, 119 Kazi Para Road, P.O: Parnasree, Thana: Behala, . South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Business

Execution is admitted on 09-08-2019 by Shri Bikram Banerjee, partner, B B C Enterprise (Partnership Firm), 165 Parnasree Pally, P.O:- Parnasree Pally, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060

Identified by Shri Shyamal Chatterjee, . . Son of Late P. K. Chatterjee, 119 Kazi Para Road, P.O: Parnasree, Thana: Behala, . South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Business

Execution is admitted on 09-08-2019 by Smt Dalia Chatterjee, Partner, B B C Enterprise (Partnership Firm), 165 Parnasree Pally, P.O:- Parnasree Pally, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060

Identified by Shri Shyamal Chatterjee, . . Son of Late P. K. Chatterjee, 119 Kazi Para Road, P.O: Parnasree, Thana: Behala, . South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Business


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

On 20-08-2019

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28/- (E = Rs 28/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/08/2019 9:04PM with Govt. Ref. No: 192019200055550021 on 06-08-2019, Amount Rs. 28/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKK2192922 on 06-08-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,070/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 19,070/-

Description of Stamp

1. Stamp; Type: Impressed, Serial no 771066, Amount: Rs.1,000/-, Date of Purchase: 15/07/2019, Vendor name: G C Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/08/2019 9:04PM with Govt. Ref. No: 192019200055550021 on 06-08-2019, Amount Rs: 19,070/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKK2192922 on 06-08-2019, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2019, Page from 288096 to 288154

being No 160709029 for the year 2019.



Digitally signed by SANDIP BISWAS
Date: 2019.08.26 16:48:46 +05:30
Reason: Digital Signing of Deed.

Sandip

(Sandip Biswas) 26/08/2019 16:48:35
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

BETWEEN SRI DEBABRATA JOARDAR, PAN -
ACDPJ5881D, Mobile No. 9830647627, son of Late Lokendra
Nath Joardar, by Nationality - Indian, by faith - Hindu, by
occupation - Retired, residing at P-391, Parnasree Pally, Post
Office - Parnasree Pally, Police Station - formerly Behala
presently Parnasree, Kolkata - 700060, hereinafter called
and referred to as the "**OWNER**" (which expression shall unless
excluded by or repugnant to the context hereof be deemed to
mean and include his heirs, executors, administrators, legal
representatives and/or assigns) of the **ONE PART**.

AND

"MESSRS B. B. C. ENTERPRISE", PAN - AADFB3542P,
a Partnership firm, having its registered office at 165,
Parnasree Pally, Post Office - Parnasree, Police Station -
Behala, Kolkata - 700060, being represented by its Partners
namely (1) **SMT. KRISHNA BANERJEE, PAN - ADRPB4863G,**
Mobile No. 9830022036, wife of Sri Chandan Banerjee, by
Nationality - Indian, by faith - Hindu, by occupation - Business,
residing at 165, Parnasree Pally, Post Office - Parnasree, Police
Station - Parnasree, Kolkata - 700060, (2) **SRI BIKRAM**
BANERJEE, PAN - AHIPB4481B, Mobile No. 9163377777,

son of Sri Chandan Banerjee, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 165, Parnasree Pally, Post Office - Parnasree, Police Station - Parnasree, Kolkata - 700060, AND 3) **SMT. DALIA CHATTERJEE**, PAN - AEVPC7489L, Mobile No. 9432350539, wife of Sri Milon Chatterjee, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 119, Kazipara Road, Post Office - Parnasree, Police Station - Parnasree, Kolkata - 700060, hereinafter called and referred to as the "**BUILDER**" (which expression shall unless excluded by or repugnant to the context hereto be deemed to include their heirs, executors, administrators, legal representatives and/or assigns and/or nominee or nominees) of the **OTHER PART**.

WHEREAS the PARNASREE PALLY SAMAVAYA SAMITI LTD., a Society registered under the Bengal Co-operative Societies Act, 1940 and having its office at Parnasree Pally in the town of Behala in the District of South 24 Parganas, was absolutely seized and possessed ALL THAT piece and parcel of revenue free land being Scheme Plot No. 391 measuring 6 (six) Cottahs 1 (one) Chittak 27 (twenty seven) Sft. be the same a little more or less, lying and situated at Mouza -

Behala, Pargana - Balia, J.L. No. 2, under C.S. Plot/Dag Nos. 402, 407, Khatian No. 66, formerly within the limits of the South Suburban Municipality, presently within the limits of the Kolkata Municipal Corporation (S.S.Unit), Ward No. 131, under Police Station - formerly Behala presently Parnasree, Additional District Sub-Registrar Office - Behala, District - South 24 Parganas more specifically described in the Schedule hereunder written.

AND WHEREAS *the said SAMITY while in possession of the above mentioned land and more specifically described in the Schedule annexed thereto, sold the said land being Scheme Plot No. 391 measuring 6 (six) Cottahs 1 (one) Chittak 27 (twenty seven) Sft. be the same a little more or less, lying and situated at Mouza - Behala, Pargana - Balia, J.L. No. 2, under C.S. Plot/Dag Nos. 402, 407, Khatian No. 66, formerly within the limits of the South Suburban Municipality, presently within the limits of the Kolkata Municipal Corporation (S.S.Unit), Ward No. 131, under Police Station - formerly Behala presently Parnasree, Additional District Sub-Registrar Office - Behala, District - South 24 Parganas to and in favour of SMT. NANI BALA JOARDAR*

(now deceased) wife of Lokendra Nath Joardar of P-391, Parnasree Pally, Post Office - Parnasree Pally, Kolkata - 700060 by virtue of a registered Deed of Conveyance which was duly registered on 24.11.1971 by virtue of a registered Deed of Conveyance which was duly registered at the Office of District Sub-Registrar - Alipore, South 24 Parganas and recorded at Book No. 1, Volume No. 91, Pages 254 to 260, Being No. 3420 for the year 1971.

AND WHEREAS thus said SMT. NANI BALA JOARDAR (now deceased) became the sole and absolute owner of said land being Scheme Plot No. 391 measuring 6 (six) Cottahs 1 (one) Chittak 27 (twenty seven) Sft. be the same a little more or less, lying and situated at Mouza - Behala, Pargana - Balia, J.L. No. 2, under C.S. Plot/Dag Nos. 402, 407, Khatian No. 66, formerly within the limits of the South Suburban Municipality, presently within the limits of the Kolkata Municipal Corporation (S.S.Unit), Ward No. 131, under Police Station - formerly Behala presently Parnasree, Additional District Sub-Registrar Office - Behala, District - South 24 Parganas and during her possession over her said property, said SMT. NANI BALA JOARDAR executed a WILL

in respect of her said property in favour of her son namely **SRI DEBABRATA JOARDAR** (the **Owner/First Party** herein) and thereafter said **SMT. NANI BALA JOARDAR** died on 29.10.1977 intestate leaving behind her said **WILL**.

AND WHEREAS after demise of said **SMT. NANI BALA JOARDAR** her said son namely **SRI DEBABRATA JOARDAR** (the **Owner/First Party** herein) became the sole and absolute owner of said land marked as Scheme **Plot No. 391** measuring **6 (six) Cottahs 1 (one) Chittak 27 (twenty seven) Sft.** be the same a little more or less, lying and situated at Mouza - Behala, Pargana - Balia, J.L. No. 2, under C.S. Plot/Dag Nos. 402, 407, Khatian No. 66, formerly within the limits of the South Suburban Municipality, presently within the limits of the Kolkata Municipal Corporation (S.S.Unit), Ward No. 131, under Police Station - formerly Behala presently **Parnasree**, Additional District Sub-Registrar Office - Behala, District - South 24 Parganas by strength of the said **WILL**.

AND WHEREAS thereafter said **SRI DEBABRATA JOARDAR** (the **Owner/First Party** herein) filed Petition vide No. 123 of 1994 before the Hon'ble High Court for obtaining the "PROBATE" in respect of his said property and then said

SRI DEBABRATA JOARDAR (the **Owner/First Party** herein) got the necessary "PROBATE" vide No. 123 dt 27.07.1994 from the said Hon'ble High Court.

AND WHEREAS by strength of the said "PROBATE", said **SRI DEBABRATA JOARDAR** (the **Owner/First Party** herein) became the sole and absolute owner of said land marked as Scheme Plot No. 391 measuring 6 (six) Cottahs 1 (one) Chittak 27 (twenty seven) Sft. be the same a little more or less, lying and situated at Mouza - Behala, Pargana - Balia, J.L. No. 2, under C.S. Plot/Dag Nos. 402, 407, Khatian No. 66, formerly within the limits of the South Suburban Municipality, presently within the limits of the Kolkata Municipal Corporation (S.S.Unit), Ward No. 131, under Police Station - formerly Behala presently **Parnasree**, Additional District Sub-Registrar Office - Behala, District - South 24 Parganas and thereafter said **SRI DEBABRATA JOARDAR** (the **Owner/First Party** herein) mutated his name in respect of his said property before the Kolkata Municipal Corporation as K.M.C. Premises No. 69, **Parnasree Pally Road No. III** vide Assessee No. 411311500690 and erected Two storied building each floor 1000 Sq.ft. structure upon his said land and since then said

SRI DEBABRATA JOARDAR (the **Owner/First Party** herein) has been possessing and enjoying his said **ALL THAT** piece and parcel of bastu land marked as **Scheme Plot No. 391** measuring **6 (six) Cottahs 1 (one) Chittak 27 (twenty seven) Sft.** be the same a little more or less, together with **Two storied** building each floor **1000 Sq.ft.** structure standing thereon, lying and situated at **Mouza - Behala, Pargana - Balia, J.L. No. 2, under C.S. Plot/Dag Nos. 402, 407, Khatian No. 66,** presently within the limits of the **Kolkata Municipal Corporation (S.S.Unit), Ward No. 131, K.M.C. Premises No. 69, Parnasree Pally Road No. III, Assessee No. 411311500690, Kolkata - 700060** under **Police Station - formerly Behala** presently **Parnasree, Additional District Sub-Registrar Office - Behala, District - South 24 Parganas** by paying the relevant rents/taxes to the appropriate authority concerned free from all sorts of encumbrances.

AND WHEREAS the **Owner/First Party** herein intend to raise a **Multi storeyed** building consisting of different flats/units etc. upon his said premises through a **Builder/Developer** as the "**Joint Venture Basis**".

AND WHEREAS coming to know such desire of the

Owner/First Party herein, the Builder/Second Party herein has approached the Owner/First Party for development of the said Premises, morefully and particularly described in the Schedule 'A' hereunder written, hereinafter referred to as the "said Premises" which the Owner has agreed on the following terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH and is hereby agreed by and between the parties hereto as follows :-

1. **DEFINITION** : In this agreement, unless the context otherwise requires.
 - a) **OWNER** - shall mean **SRI DEBABRATA JOARDAR** which include **his** heirs, executors, administrators, successors, legal representatives and/or permitted assigns.
 - b) **BUILDER** - shall mean **"MESSRS B. B. C. ENTERPRISE"**, PAN - AADFB3542P, a Partnership firm, having its registered office at 165, Parnasree Pally, Post Office - Parnasree, Police Station - Behala, Kolkata - 700060, being represented by its Partners namely (1) **SMT. KRISHNA BANERJEE**, PAN - ADRPB4863G, wife

of Sri Chandan Banerjee, residing at 165, Parnasree Pally, Post Office - Parnasree, Police Station - Parnasree, Kolkata - 700060, (2) **SRI BIKRAM BANERJEE**, PAN - AHIPB4481B, son of Sri Chandan Banerjee, residing at 165, Parnasree Pally, Post Office - Parnasree, Police Station - Parnasree, Kolkata - 700060, AND 3) **SMT. DALIA CHATTERJEE**, PAN - AEVPC7489L, wife of Sri Milon Chatterjee, residing at 119, Kazipara Road, Post Office - Parnasree, Police Station - Parnasree, Kolkata - 700060, which include **their** heirs, executors, administrators, successors, legal representatives and/or permitted assigns.

- c) **PREMISES/PROPERTY** - shall mean entirely the **ALL THAT** piece and parcel of bastu land marked as Scheme **Plot No. 391** measuring **6 (six) Cottahs 1 (one) Chittak 27 (twenty seven) Sft.** be the same a little more or less lying and situated at Mouza - Behala, Pargana - Balia, J.L. No. 2, under C.S. Plot/Dag Nos. 402, 407, Khatian No. 66, presently within the limits of the Kolkata Municipal Corporation (S.S.Unit), Ward No. 131, K.M.C. Premises No. **69, Parnasree Pally Road No. III**, Assessee No. 411311500690, Kolkata - 700060 under

*Police Station - formerly Behala presently Parnasree,
Additional District Sub-Registrar Office - Behala, District
- South 24 Parganas, morefully described in the Schedule
'A' hereunder written.*

- d) **BUILDING** - shall mean building/project/Ownership housing Abasan and Housing to be constructed on the aforesaid Premises including all sorts of constructions in accordance with the Plan as sanctioned by the Kolkata Municipal Corporation and/or appropriate authority as described in Schedule- "B".
- e) **COMMON FACILITIES AND AMENITIES** - shall include corridors, stair-ways, passage way, drive-ways, electricity, pump room, room of the care-taker/watchman/guard toilet watch man and overhead and underground water reservoir, water pump and motor and other facilities which will be required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building or the buildings, which remain exclusive property of the Building and the Owner in proportionate share as stated hereunder.

f) **SALEABLE SPACE** - shall mean the built up space in the Multi-Storied Building available for independent use and occupation after making the due provisions for common facilities and the space required thereof save and except the Owner's Allocation.

g) **OWNER'S ALLOCATION :**

The Owner herein will get **50% (Fifty Percent)** out of total constructed flat area of the said proposed Building which shall include entire **First floor** and entire **Third floor** along with **4 nos. of car parking spaces** on the **Ground floor** of the said Building along with the undivided impartible proportionate share of land of the said premises along with the common easement rights of the common areas/facilities of the said K.M.C. Premises No. **69, Parnasree Pally Road No. III, Kolkata - 700060.**

NOTE the measurement of such area will be finalised subject to final Drawing as well as sanction of final drawing by the K.M.C. Authority. The said Owner's Allocation has been morefully and particularly mentioned in the **Schedule-C** hereunder written.

h) BUILDER'S ALLOCATION :

The Builder's herein will get the **remaining 50% (fifty percent)** out of the **total constructed flat area** along with other **remaining car parking space and rooms/ other units** (save and except the **Owner's Allocation**) and other units of the said proposed Building (save and except the said **Owner's Allocation**) along with the undivided impartible proportionate share of land of the said premises along with the common easement rights of the common areas/ facilities of the said K.M.C. Premises No. 69, Parnasree Pally Road No. III, Kolkata - 700060. The Builder's allocation has been morefully and particularly mentioned in the **Schedule- "D"** hereunder written.

- i) **ARCHITECT/ENGINEER** - shall mean ARCHITECT/ ENGINEER who have been appointed by the Builder for designing and planning of the building.
- j) **TRANSFER** - with its grammatical variations shall include transfer by possession or by any other means adopted for effecting what is understood as a transfer of

space in multi-storied building to Purchasers thereof although the same may not amount to a transfer in law.

- k) **TRANSFeree** - shall mean a person, firm, limited company Association of person to whom, any space in the Multi Storied Building has been transferred.
- l) **UNIT OR SPACE FOR OCCUPATION AND SALE** - shall mean the Super Built up space in the Multi Storied Building available for occupation by the transferees/ Purchasers.
- m) **BUILT UP AREA** - shall mean F.A.R. sanctioned by the Authority and/or part thereof.
- n) **WORD** - shall mean importing Singular shall include Plural and vice-versa.
- o) **WORDS** - shall mean importing Masculine Gender shall include Feminine and Neuter Genders, like wise Words importing feminine genders include masculine and neuter genders and similar word importing genders shall includes masculine and feminine genders.

2. **TERMS AND CONDITIONS :**

- a) The Owner shall deliver vacant possession of the

Schedule-A Land (hereinafter referred to and called as the Land) to the Builder and the Builder shall construct a G+4 Storeyed Building/Ownership Housing Complex thereon.

- b) The Owner shall have no responsibilities for the proposed Project/Construct except to deliver vacant possession of land and sign on relevant papers and documents as and when required by the Builder.*
- c) The Owner before execution of this Agreement handed over to the Builder Xerox Copies of all documents relating to the land and construction of the Multi Storeyed Building also shown the original documents as where necessary and required by the Builder.*
- d) The Builder prepared Plan of the Multi Storeyed Building and got it sanctioned and shall construct, erect and complete the Owner's allocation in building first of all with common facilities, amenities on the land and building in accordance with the sanctioned plan with good and standard materials at his own costs within **24 (twenty four) months from the date of obtaining the sanctioned Building Plan** or date of commencement from*

the K.M.C./ or any other authority unless prevented by natural calamities like flood, earthquake, riot and legal dispute. If Building was not complete within the period Developer pay Rs. 10,000/- per months to land owner.

- e) The Builder shall get remaining constructed area except the Owner's allocation of the Multi Storeyed Building constructed in accordance with sanctioned Plan in details Schedule-D.*
- f) The Builder shall have the right to display sign board on the land inviting the intending or prospective buyers of flats.*
- g) The Builder only shall have rights to receive sum of money from the intending buyers as advance against the selected flats as chosen by him for the construction or for the constructed building in respect of the Builder's share and price of any flat shall be fixed or settled by the Builder only in super session of the monetary clause in the registered Power of Attorney mentioned hereinafter. The Owner of the land will have nothing to do in the matter. The Builder or his men/agents shall not receive any money from the intending purchaser/purchasers of flats in the name or on behalf of the Owner of land.*

- h) *The Builder after completion of construction of the Owner's allocation first of all providing with all the amenities such as water supply, electricity etc. which are essential for comfortable living and without doing so the Builder shall neither handover possession of the flats to the buyers or intending Purchasers nor execute and register Sale Deed in their favour.*
- i) *The Builder shall pay all taxes, rents and other dues if any, in respect of the land and Abasan thereon till possession is handover to the Owner and the Purchaser of flats. From the date of possession of the Owner and the Purchasers of Flat shall pay dues if any to the relevant authorities through the Builder till they get their names mutated in respect of their own flats.*
- j) *The Owner of the flats shall not use vacant space of the Multi Storeyed building for the purpose of Car Parking Space/ Commercial Space and dustbin. The Builder in variable state in the transfer deed of the flats that the Purchasers shall not utilise under any circumstances vacant space of the Multi Storeyed Building for Car Parking Space/ Commercial Space or otherwise except coming and*

going passage.

- k) The Owner shall have the right to verify or get verified by their men/agents (authorised Technical Person) if construction is carried on as per specification in the Schedule-E with good and standard materials. In case it is found that there is deviation in respect of the specification, an objection being raised further construction shall not be carried without resolving the dispute failing which the Owner shall be entitled to take action for stopping construction works.*
- l) The Builder shall construct the Multi Storeyed Building in accordance with Sanctioned Plan and terms of the agreement. The Owner if desire in respect of her flats any change, addition, alteration and renovation may get it done on payment of different costs of price of materials required for this purpose, provided such changes not legally bared by the competent authority which may be demand by the Builder. The cost of materials shall be given in cash to the Builder by the Owner either in advance or after completion of such work as settled by the Parties.*

- m) *In case the Builder at first complete construction of the portion of allocation of the Owner and put them in possession thereof as per terms and conditions mentioned earlier and the Owner shall not prevent the Builder from carrying out construction of their portion of allotment unless noise and pollution become extremely unbearable.*
- n) *The roof of the construction of the Multi Storeyed building shall remain for common use of the all the co-owners of the said Building.*
- o) *The Builder shall execute Sale Deed in respect of his flats and the Owner shall also be Vendor Party to the Sale Deed at the time of registration provided the construction of the Multi Storeyed Building is made legally and terms and conditions of this agreement are complied with. The Owner shall not remain liable to the Purchasers in any matters mentioned in the Sale Deed excepting saleable title of the land of the Multi Storeyed Building.*
- p) *The Owner and the Builder shall have proportionate right, title and interest proportionate to their respective allocation of share in the land as well as all constructions, amenities*

made and provided in the Premises whereon the Multi Storeyed Building stands.

- q) All flat Owner of the Multi Storeyed Building shall enjoy common right of pumping water, electricity, passage, staircase, overhead tank and for enjoyment of common services and amenities, they shall form the Multi Storeyed Building, Owner's Association or Body or in any other name for maintenance and cost of maintenance will be borne by the Owner proportionately. This provision shall contain in the Deed of Sale of the Purchasers of the Flats.*
- r) The layout/construction/materials of the building may be altered if required for cause of betterment and/or statutory obligation with the prior permission of the Owner in writing and the Owner shall bound to do that.*
- s) If for any reason whatsoever the Builder cannot carry out execution of this agreement, he may appoint another Builder for the propose of discharge of his obligation with prior written permission of the Owner entering into an Agreement. The Owner will also have the right to change the Builder if she is found to neglect or causing*

unnecessary delay for construction of the Multi Storeyed Building with prior notice and in that case the Builder will be entitled compensation.

- t) The Owner will execute a General Power of Attorney in favour of the Builder for the purpose of construction of the Multi Storeyed Building in Schedule land. The clause relating to sale and sale proceeds in the said Power of Attorney shall not be operative after execution of this agreement.*
- u) The dispute between the Owner of the land and the Builder if arises for any matter shall be resolved amicably by biparietal negotiation and if necessary help of a common well wisher may be availed of before going to the Court of Law.*
- v) In case of violation of terms and conditions of this agreement either of the parties shall have the right to rescind this agreement and claim/compensation and remedy against other.*
- w) The Builder shall have the right to take loan or advance from any prospective buyer or Financial Institution or*

Bank against the promotion of Ownership Housing in terms and conditions as if deems fit and proper. But in doing so the Builder must keep the share of the Owner free from any sort of liabilities and encumbrances.

- x) *The decision of the Builder on Planning, Design, Interior and Exterior Decoration, and other things, relating to the construction of the Building shall be final subject to suggestion, if not impartible at all, of the Owner.*
- y) *The Builder shall get individual name mutated of the Purchaser of flats in the Municipal Register. If such mutation is done by the Competent Authority in the individual or collective names under care of the Owner in that event the Builder shall remain liable to pay House Tax of the Purchaser/Purchasers to the Owner till the material is regularised failing which the Owner shall be entitled to realise the amount due on account of the Purchaser/Purchasers by legal proceedings from the Builder.*
- z) *The Deed of Conveyance to be executed in favour of the Purchasers of the flats shall contain provision of payment of House Tax rigidly so that the Owner are not in any*

way face problems in any manner as indicated in above clause.

z1) The Deed of Conveyance shall also contain that the Purchaser/Owner of the flats shall not throw, accumulate any dirt, rubbish, waste on the ground floor under any circumstances.

z2) The Owner shall not be liable for any acts, obligations and misconduct of the Builder towards their intending Purchaser/Purchasers of the flats.

z3) That the Common rights and facilities are enjoyable by the Owner and Builder or their Purchaser of the Flat. None will be entitled to sell common rights and facilities.

*z4) The Builder herein will **demolish the existing structure** of the said premises at their own cost and expenses and the Builder will take the entire broken building materials (debris), the Owner herein will not claim/demand for the same.*

z5) That the Builder herein will bear for temporary accomodation in habitable considtion of the Owner/First

Party herein from the date of vacating the said premises till handover of the Owner's Allocation.

z6) If the Owner/First Party herein want to install/fix any extra fittings/fixtures in his said flats, then the extra costs/expenses for the said fittings/fixtures will be additionaly borne by the Owner/First Party herein.

THE SCHEDULE OF LAND 'A' ABOVE

REFERRED TO :

(Description of the Land)

ALL THAT piece and parcel of *bastu* land marked as Scheme Plot No. 391 measuring 6 (six) Cottahs 1 (one) Chittak 27 (twenty seven) Sft. be the same a little more or less, together with Two storied building each floor 1000 Sq.ft. structure standing thereon, lying and situated at Mouza - Behala, Pargana - Balia, J.L. No. 2, under C.S. Plot/Dag Nos. 402, 407, Khatian No. 66, presently within the limits of the Kolkata Municipal Corporation (S.S.Unit), Ward No. 131, K.M.C. Premises No. 69, Parnasree

Pally Road No. III, Assessee No. 411311500690, Kolkata - 700060 under Police Station - formerly Behala presently **Parnasree, Additional District Sub-Registrar Office - Behala, District - South 24 Parganas.**

It is butted and bounded as follows :-

On the North :- Tank.

On the South :- 30'-0" ft. wide Road.

On the East :- Samiti's Scheme Plot No. 390.

On the West :- Samiti's Scheme Plot Nos. 392 & 393.

THE SCHEDULE 'B' ABOVE REFERRED TO :

(The proposed Building which will be constructed on the Schedule - A landed property)

ALL THAT the G+4 Storeyed building having different flats/units etc. together with other constructions such as passage, stair-case, overhead tank, motor and pumpset, electric wiring, room for guard/watch-man, room for motor & pump set, vacant space and any other construction for common use and rights of the occupants of the flats.

THE SCHEDULE 'C' ABOVE REFERRED TO :

(Allocation of the Owner of the Land)

The Owner herein will get **50% (Fifty Percent)** out of total constructed flat area of the said proposed Building which shall include entire **First floor and entire Third floor** along with **4 nos. of car parking spaces** on the **Ground floor** of the said Building along with the undivided impartible proportionate share of land of the said premises along with the common easement rights of the common areas/facilities of the said K.M.C. Premises No. **69, Parnasree Pally Road No. III, Kolkata - 700060.**

NOTE the measurement of such area will be finalised subject to final Drawing as well as sanction of final drawing by the K.M.C. Authority. The said Owner's Allocation has been morefully and particularly mentioned in the **Schedule-C** hereunder written. of the said Building.

THE SCHEDULE 'D' ABOVE REFERRED TO :

(Allocation of the Builder)

The Builder herein will get remaining 50% (fifty percent) out of the total constructed flat area along with other remaining car parking space and rooms/other units (save and except the Owners' Allocated portion) of the said proposed Building along with the undivided impartible proportionate share of land of the said premises along with the common easement rights of the common areas/facilities of the said K.M.C. Premises No. 69, Parnasree Pally Road No. III, Kolkata - 700060 under Police Station - formerly Behala presently Parnasree, District - South 24 Parganas.

THE SCHEDULE 'E' ABOVE REFERRED TO :

SPECIFICATION

- # **Building** : Ground plus Four Storeyed Building with automatic door 5 Passengers Lift facility together with several Car Parking Spaces.
- # **Foundation** : Building designed or R.C.C. Foundation.
- # **Steel** : Standard quality available in the market.

- # **Cement** : Standard quality available in the market.
- # **Sand** : Medium Coarse.
- # **Stone-chips** : Standard quality available in the market.
- # **Bricks** : First and Second Class accordingly.
- # **Flooring & Skirting** :
 - a) All the Bed-rooms, living-cum-dining room, passages and balcony will be finished with vitrified tiles with skirting.
 - b) The Entrance lobby will have crazy flooring with 4" Skirting.
 - c) The Car Parking Space, Watchman booth, toilet and all other open spaces including front, back and passages in the Ground Floor of the Building will be finished with floor tiles (10"X10")
 - d) The Toilets and Kitchen-room of the flats will be provided with marble/non-skit tiles flooring with 6" Skirting.
- # **Kitchen-Slab** : The Black Granite Slab will be provided on the top of Cooking platform and one steel sink will also be provided. (double sink only at third floor)

Tiles : a) *The standard quality Desing coloured tiles will be provided with height upto door-level (7'-0") around the dado in both the toilets of each flat.*

b) *The Standard quality plain coloured tiles will be provided with height upto 2' from the top of the kitchen platform and height upto 1.5' under the sink.*

Sanitary Fittings : a) *Both the toilets will have one White Commode with white Seat cover and flush valve/P.V.C. and Cistern, one White wash Basin, one Basin Mixer, one overhead shower, one wall mixer, one Plumbing Lines Hang Shower, one Towel Rod one Soap case and one Mirror.*

Geyser provision will be provided in both the toilets.

Kitchen will have one Bib Cock on the sink.

All the pipelines of the Toilets and Kitchen will be of good quality concealed P.V.C. pipes and soil lines are to be connected to underground drain pipes terminating in septic tank.

Lift : *Automatic Door closing Lift with 5 Passengers Capacity.*

Doors : The Doors of the Bed-rooms and kitchen-room will have good quality phenol bonded flash doors with aluminum tower bolt, stopper, mortice lock etc., the doors of the toilets will have good quality P.V.C. doors with tower bolt and two main doors will have polished flash doors with brass stopper, brass handle and godrej night-latch.

Windows : Aluminum sliding windows with integrated grill and translucent glass.

Painting : All internal walls will be finished with white putty and all external paints will be finished with cement-based paints.

All the flash door of the Bed rooms, kitchen and the inside of the main doors including all the frames will be of enamel paints and only the outside of the main doors will be Gala polished.

Water Supply: Corporation water from the Kolkata Municipal Corporation will be provided in the under Ground Reservoir, attached with pump connected to Overhead Reservoir.

- # **Electrical Work** : *Electrical points for lights, fans, refrigerator, television, geyser wahtsoever reasonably required will be provided with concealed P.V.C. wiring and complete with distribution box, sub distribution box, switch boards with modular switches, 5/15 Amp Plug point.*

- # **Electrical Meter** : *The Developer/Promoter will arrange for the Electrical Meter for common services and all the individual meters of the flat owners including the meters of the owner (already existing), the costs and expenses (if incurred) of which will be borne by all the said owner.*

- # **Extra Work** : *Request for extra work and/or for change from above-mentioned specifications and for extra fittings of the costly items will be entertained before commencement of the specified items and extra cost will have to be paid 50% in advance of the required estimated amount.*

It is noted that apart from the above, if the Owner/ First Party herein want to install any extran fixtures/fittings or want to change any type of the fixtures/fittings, then the Owner/First Party herein has to pay the extran cost to the Builder herein for the said extra work before doing the same subject to approval of the appointed Engineer.

I, the **OWNER/FIRST PARTY** herein namely **SRI DEBABRATA JOARDAR**, PAN - ACDPJ5881D, Mobile No. 9830647627, son of Late Lokendra Nath Joardar, by Nationality - Indian, by faith - Hindu, by occupation - Retired, residing at P-391, Parnasree Pally, Post Office - Parnasree Pally, Police Station - formerly Behala presently Parnasree, Kolkata - 700060, do hereby constitute and appoint the **BUILDER/SECOND PARTY** herein namely "**MESSRS B. B. C. ENTERPRISE**", PAN - AADFB3542P, a Partnership firm, having its registered office at 165, Parnasree Pally, Post Office - Parnasree, Police Station - Behala, Kolkata - 700060, being represented by its Partners namely (1) **SMT. KRISHNA BANERJEE**, PAN - ADRPB4863G, Mobile No. 9830022036, wife of Sri Chandan Banerjee, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 165, Parnasree Pally, Post Office - Parnasree, Police Station - Parnasree, Kolkata - 700060, (2) **SRI BIKRAM BANERJEE**, PAN - AHIPB4481B, Mobile No. 9163377777, son of Sri Chandan Banerjee, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 165, Parnasree Pally, Post Office - Parnasree, Police Station - Parnasree, Kolkata - 700060, AND 3) **SMT. DALIA CHATTERJEE**, PAN -

AEVPC7489L, Mobile No. 9432350539, wife of Sri Milon Chatterjee, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 119, Kazipara Road, Post Office - Parnasree, Police Station - Parnasree, Kolkata - 700060, as our **ATTORNEYS** in respect of our said Schedule - "A" property for and on behalf of **me** for the acts, deeds and things as mentioned herein below:-

- 1) To look after, manage the aforesaid property as particularly mentioned and written in the Schedule herein before on **my** behalf.
- 2) To sign Sanction Plan and execute all agreements and/or documents and all other necessary papers and document concerning the said property for and on **my** behalf.
- 3) To apply for and obtain in **my** behalf temporary connections of water, electricity as also to apply for and obtain in **my** name and on **my** behalf of permanent drainage, sewerage connections to the said property, and to sign and execute all plans, forms, papers, documents in connection therewith for and on **my** behalf as **my**

authorised agent on my behalf.

- 4) *To represent me before all the office/offices concerned and also like such **Kolkata Municipal Corporation**, concerned B.L. & L.R. office and to sign all papers, documents on my behalf for mutation of my name in respect of relevant papers of the **Kolkata Municipal Corporation** and to appear in all hearing before the authorities of the said **Kolkata Municipal Corporation** for such mutation, filing objections and/or appearing on my behalf against the excess valuation assessed by the **Kolkata Municipal Corporation** and also to prefer appeal before the appropriate authorities and represent me at the time of hearing of such objection or appeals on my behalf and also to sign building plans thereof.*
- 5) *To prepare and/or submit the plan or any revision plan or altered building plans by the said Attorneys on my behalf.*
- 6) *To apply for and obtain all necessary sanction clearances of the said building for and on my behalf.*

- 7) *To engage, appoint any draftsman, engineer, architect, surveyor, assessor, valuer, building contractor, subcontractor etc. for the purpose of completion of the same.*
- 8) *To appear for and represent me before any competent authorities Tribunal Arbitrator or Revenue, Administrative, Civil or Criminal Jurisdiction relating to any matters, concerning the said property as per mentioned and written in the schedule below on my behalf.*
- 9) *To institute any case or defend any suit, proceedings, appeal, revision, injunction proceedings, enquiry, claim etc. relating to the said property on my behalf.*
- 10) *To appoint and/or engage any legal practitioner, solicitor, auditor, valuer, assessor, arbitrators and/or any legal practitioner or any Advocate or other person or persons and to sign, execute and deliver all Vakalatnamas, Ekrarnamas, Show-causes petitions etc. for the aforesaid purposes on my behalf.*

- 11) To sign, execute, submit or deliver all plaints, written statement, objections, memorandum of appeals, applications, revisions, injunctions, petitions and all other appeals and papers, documents and exhibits for the aforesaid purposes.
- 12) To visit and represent me before all the West Bengal Government Office or Offices and/or Central Government, Office or Offices concerned and all other office or offices concerned for smooth management of my said property as stated and written in the schedule hereunder on my behalf.
- 13) To apply and also to pay all rates, taxes and revenues, charges, expenses outgoings payable for and on the account of the said property or any part thereof and similarly to receive any of such money and discharge receipt thereof as income, rents, awards, compensation etc. receivable for and on account of the said property as per mentioned and written in the Schedule below.
- 14) To apply for and obtain electricity, gas, water, sewerage/

drainages or any other civil commotion, amenities, telephone and other utilities in the said property and/or make alteration thereof and to close down or to disconnect the same on my behalf.

15) To sign and execute all other deeds, instruments and assurances which will be necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying several properties upon the said premises on my behalf.

*16) To make and present any Deed of Conveyance or Conveyances or other documents for registration of **Builder's Allocation** when to be executed by my said Attorneys and to admit, execution and registration thereof before as the registering authority or authorities concerned like as such Registrar of District Registrar and/or Assurance at Kolkata or any other such like registering office or offices concerned on my behalf.*

*17) To make any kind of agreement or agreements with any purchaser or purchasers in respect **Builder's allocation***

arising out of the schedule below property on my behalf and to register the deed of conveyance/s on my behalf, in favour of the intending purchaser's or purchasers' name/names and to receive all the consideration money, part consideration money thereof.

18) To sign all the receipt or receipts which to be registered by my said Attorneys in favour of the intending purchaser or purchasers in respect of my said property on my behalf and also to hand over the same to the said purchaser or purchasers on my behalf.

AND GENERALLY to do all other acts, deeds, things and matters as may be necessary from time to time by my said Attorneys in **their** absolute discretion which **they** may deem fit and proper and think necessary to do so or perform for the aforesaid purposes.


AND I do hereby agree and undertake to ratify and confirm all such acts, deeds and things which **my** said Attorneys may lawfully do, execute and cause to be performed by virtue of this General Power of Attorney.

IN WITNESS WHEREOF the parties hereto do hereby set and subscribed their respective hands and seals to these presents the day, month and year first above written.

SIGNED, SEALED & DELIVERED at Kolkata in the presence of **WITNESSES :-**

1. Anugomol Chatterjee
119, Kanchi Para Road
(Karnasree Park)
Kolkata - 60

2. Samir K. Das
32a, D. H. Road
W-1 - 34


DEBABRATA JOARDAR

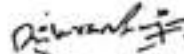
SIGNATURE OF THE OWNER/
PRINCIPALS HEREIN

For B. B. C. ENTERPRISE

Kaishna Banerjee

Partner

For B. B. C. ENTERPRISE



Partner


For B. B. C. EN...

Dalia Chatterjee

Partner

SIGNATURE OF THE BUILDER/
ATTORNEYS HEREIN

Drafted by me,


DINAL CHATTERJEE
ANUPURVA CHATTERJEE
SANKAR CHATTERJEE
SANGHVI & COMPANY

Computer printed at :-
Behala,
Kolkata - 700034.
By :

(S. S. Sarkar)



Left hand

Small Finger	Ring Finger	Middle Finger	1st Finger	Thumb

Right hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

Name DEBABRATA JOARDAR

Sign



Left hand

Small Finger	Ring Finger	Middle Finger	1st Finger	Thumb

Right hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

Name KRISHNA BANERJEE

Sign



Left hand

Small Finger	Ring Finger	Middle Finger	1st Finger	Thumb

Right hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

Name DALIA CHATTERJEE

Sign



Left hand

Small Finger	Ring Finger	Middle Finger	1st Finger	Thumb

Right hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

Name BIKRAM BANERJEE

Sign

Govt. of West Bengal
Directorate of Registrar & Stamp Revenue
e-Challan

GRN: 19-201920-005555002-1
GRN Date: 06/08/2019 20:39:10
BRN: CKK2192922
Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 06/08/2019 21:04:25

DEPOSITOR'S DETAILS

Name: BBC ENTERPRISE
Contact No.: 9830182423
E-mail:
Address: 165 PARNASREE PALLY KOLKATA700060
Applicant Name: Mr Shyamal Chatterjee
Office Name:
Office Address:
Status of Depositor: Others
Purpose of payment / Remarks: Sale, Development Power of Attorney Payment No 7
Id No.: 16071000173811/7/2019
(Query No./Query Year)Mobile No.: +91 9830182423

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16071000173811/7/2019	Property Registration- Stamp duty	0030-02-103-003-02	19070
2	16071000173811/7/2019	Property Registration- Registration Fee	0030-03-104-001-16	28
Total				19098

In Words: Rupees Nineteen Thousand Ninety Eight only



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1607-1000173811/2019	Office where deed will be registered
Query Date	31/07/2019 11:19:12 AM	A.D.S.R. BEHALA, District South 24-Parganas
Applicant Name, Address & Other Details	Shyamal Chatterjee 119 Kazi Para Road, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700060, Mobile No. : 9830495374, Status : Others	
Transaction	[0139] Sale, Development Power of Attorney	Additional Transaction [4002] Power of Attorney, General Power of Attorney (Rs : 0/-), [4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Set Forth value	Rs. 10,00,000/-	Market Value Rs. 1,32,22,880/-
Total Stamp Duty Payable(SD)	Rs. 20,070/- (Article:48(g))	Total Registration Fee Payable Rs. 28/- (Article:E, E, E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp Rs. 1,000/-
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)	

Land Details :

District: South 24-Parganas, P.S. - Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Parnashree Pally Road (I,II,III,IV), Premises No: 69, Ward No: 131 Pin Code : 700060

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		6 Katha 1 Chatak 27 Sq Ft	7,00,000/-	1,17,22,880/-	Width of Approach Road: 30 Ft.,
Grand Total :					10.065Dec	7,00,000 /-	117,22,880 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	3,00,000/-	15,00,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Total :	2000 sq ft	3,00,000 /-	15,00,000 /-
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AS- 1 of 3

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Shri Debabrata Joardar Son of Late Lokendra Nath Joardar P-391 PARNASREE PALLY, P.O.- Parnasree Pally, P.S.- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.: ACDPJ5881D, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	B B C Enterprise 165 Parnasree Pally, P.O.- Parnasree Pally, P.S.- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700060 PAN No.: AADFB3542P, Status: Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Krishna Banerjee Wife of Shri Chandan Banerjee 165 Parnasree Pally, P.O.- Parnasree Pally, P.S.- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ADRPB4863G	B B C Enterprise (as partner)
2	Shri Bikram Banerjee Son of Shri Chandan Banerjee 165 Parnasree Pally, P.O.- Parnasree Pally, P.S.- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AHIPB4481B	B B C Enterprise (as partner)
3	Smt Dalia Chatterjee Wife of Shri Milon Chatterjee 119 KAZIPARA ROAD, P.O.: PARNASREE, P.S.- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AEVPC7489K	B B C Enterprise (as Partner)

Identifier Details :

Name & address

Shri Shyamal Chatterjee
Son of Late P. K. Chatterjee
119 Kazi Para Road, P.O.- Parnasree, P.S.- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700060,
Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Identifier Of Shri Debabrata Joardar, Krishna
Banerjee, Shri Bikram Banerjee, Smt Dalia Chatterjee

AS- 2 of 3





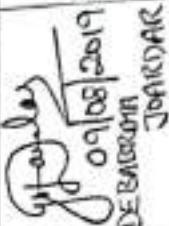


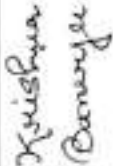



Government of West Bengal

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

OFFICE OF THE A.D.S.R. BEHALA, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16071000173811/2019





I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Debabrata Joardar P-391 PARNASREE PALLY, P.O.- Parnasree Pally, P.S.- Behala, District-South 24- Parganas, West Bengal, India, PIN - 700060	Principal			 09/08/2019 DEBABRATA JOARDAR
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Krishna Banerjee 165 Parnasree Pally, P.O.- Parnasree Pally, P.S.- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700060	Represent ative of Attorney {B B C Enterprise }			 09/08/19
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri Bikram Banerjee 165 Parnasree Pally, P.O.- Parnasree Pally, P.S.- Behala, District- South 24-Parganas, West Bengal, India, PIN - 700060	Represent ative of Attorney {B B C Enterprise }			 09.08.19

Query No-16071000173811/2019, 08/08/2019 11:50:44 PM BEHALA (A.D.S.R.)

Page 2 of 3

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt Dalia Chatterjee 119 KAZIPARA ROAD, P.O.- PARNASREE, P.S.- Behala, District- South 24-Parganas, West Bengal, India, PIN - 700060	Represent ative of Attorney J B C Enterprise I			Dalia chatterjee 9.8.19
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Shyamal Chatterjee Son of Late P. K. Chatterjee 119 Kazi Para Road, P.O.- Parnasree, P.S.- Behala, District-South 24- Parganas, West Bengal, India, PIN - 700060	Shri Debabrata Joardar, Krishna Banerjee, Shri Bikram Banerjee, Smt Dalia Chatterjee			Shyamal Chatterjee 09.08.19

(Sandip Biswas)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BEHALA
South 24-Parganas, West
Bengal

PERMANENT ACCOUNT NUMBER
ACDPJ5881D

NAME
DEBADRATA JOARDAR

FATHER'S NAME
LOKENDRA NATH JOARDAR


DATE OF BIRTH
20-09-1941

COMMISSIONER OF INCOME TAX, W.B. - II

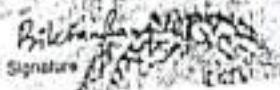


Vijay Kumar

20/09/2011

Debadrata



Debadrata

आयकर विभाग
 INCOME TAX DEPARTMENT
 BIKRAM BANERJEE
 CHANDAN KUMAR BANERJEE
 15/04/1982
 Permanent Account Number
 AHIPB4481B
 Signature 
 भारत सरकार
 GOVT. OF INDIA


Prilambanuj

In case this card is lost / found, kindly inform / return to
 Income Tax PAN Services Unit, UTIISL
 Plot No. 3, Sector 14, CBD Delhi-110068
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 इस कार्ड को खोने/पहने पर कृपया सूचित करें/वापस करें
 आयकर सेवा सेवा यूनिट, UTIISL
 प्लॉट नं. 3, सेक्टर 14, सीडीडी दिल्ली-110068
 नया नंबर - 400 814

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डा. अशोक विद्या
SECRETARY DEPARTMENT



भारत सरकार
GOVERNMENT OF INDIA

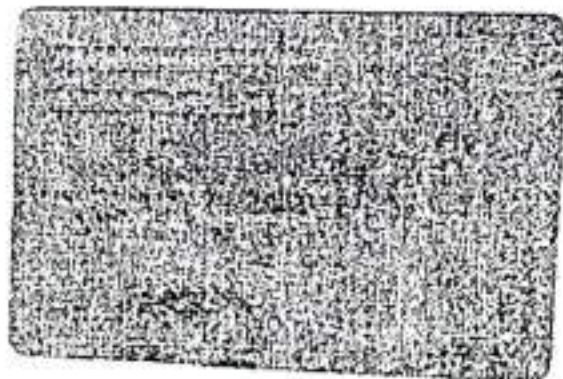
DALIA CHATTERJEE
SANAT MUKHERJEE

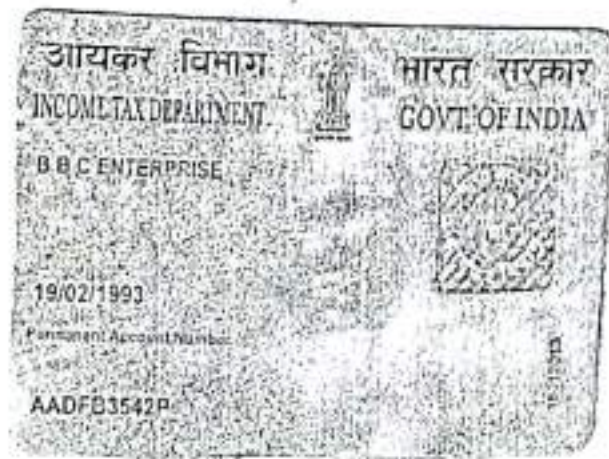
16081974
Passport Account Number
AEVPC7489L



[Signature]

9432350539







ভারত সরকার
Government of India



শয়াল চট্টোপাধ্যায়
Shyamal Chatterjee
পিতা : প্রভাত চট্টোপাধ্যায়
Father : Prabhat Chatterjee
জন্মতারিখ / DOB : 03/08/1958
পুংসক / Male



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আধার - সাধারণ মানুষের অধিকার

Shyamal Chatterjee



ভারতীয় অনির্ভর্য পরিচয়-প্রমাণকরণ
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Shyamal Chatterjee
পিতা : প্রভাত চট্টোপাধ্যায়
Father : Prabhat Chatterjee
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পুরুষ / Male



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Government of India



শ্যাম চট্টোপাধ্যায়
Shyamal Chatterjee
পিতা : প্রভাত চট্টোপাধ্যায়
Father : Prabhat Chatterjee
সমসংক্রিয় / DOB : 03/08/1956
পুরুষ / Male



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আধার - সাধারণ মানুষের অধিকার

Shyamal Chatterjee

'02



'106



ভারতীয় অনির্দিষ্ট পরিচয়-প্রাধিকরণ
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