

1729/2022

D-1732/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 676918

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

Addl. District Sub-Registrar  
Tehala, South 24 Parganas

- 2 FEB 2022

**JOINT DEVELOPMENT AGREEMENT WITH  
POWER OF ATTORNEY**

**THIS DEED OF AGREEMENT** made this the 2<sup>nd</sup> day of February 2022(Two Thousand Twenty Two);

***BETWEEN***

11.05A  
2/2/2022  
2000105962



## Major Information of the Deed

Deed No :	I-1607-01732/2022	Date of Registration	02/02/2022
Query No / Year	1607-2000105962/2022	Office where deed is registered	
Query Date	11/01/2022 8:17:05 PM	1607-2000105962/2022	
Applicant Name, Address & Other Details	KUNTAL DUTTA Village- Tutranga,Thana : Belda, District : Paschim Midnapore, WEST BENGAL, PIN - 721424, Mobile No. : 8240679455, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 2/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 47,25,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,120/- (Article:48(g))	Rs. 28/- (Article:E, E, E)		
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: Sudha Sindhu Banerjee Road, , Premises No: 51/1, , Ward No: 131 Pin Code : 700080

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha		46,17,002/-	Width of Approach Road: 14 Ft.,
<b>Grand Total :</b>				<b>4.95Dec</b>	<b>0 /-</b>	<b>46,17,002 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>400 sq ft</b>	<b>0 /-</b>	<b>1,08,000 /-</b>	

### Principal Details :



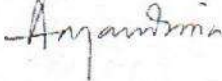


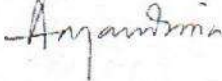


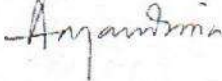


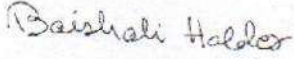


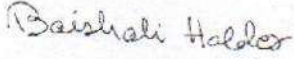


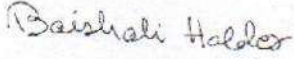
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SQUARE DEVELOPER</b> 2/2, Siddhinath Chatterjee Road,, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.:: AExxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



**Journey Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>GOPAKRISH PROJECTS PRIVATE LIMITED</b> 155/A, Panchanan Tala Lane,, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.:: AAxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr ANJAN DUTTA (Presentant)</b>                      Son of Late Ashim Kumar Dutta                      Date of Execution - 02/02/2022, , Admitted by: Self, Date of Admission: 02/02/2022, Place of Admission of Execution: Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Feb 2 2022 11:29AM</td> <td>LTI 02/02/2022</td> <td>02/02/2022</td> </tr> </tbody> </table> <p>“PERONA” 211E, Unique Park,, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxx0Q, Aadhaar No: 58xxxxxxxx6253 Status : Representative, Representative of : SQUARE DEVELOPER (as proprietor)</p>	Name	Photo	Finger Print	Signature	<b>Mr ANJAN DUTTA (Presentant)</b> Son of Late Ashim Kumar Dutta Date of Execution - 02/02/2022, , Admitted by: Self, Date of Admission: 02/02/2022, Place of Admission of Execution: Office					Feb 2 2022 11:29AM	LTI 02/02/2022	02/02/2022
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Name	Photo	Finger Print	Signature										
<b>Mrs BAISHALI HALDER</b> Wife of Mr Gopal Chandra Halder Date of Execution - 02/02/2022, , Admitted by: Self, Date of Admission: 02/02/2022, Place of Admission of Execution: Office													
	Feb 2 2022 11:38AM	LTI 02/02/2022	02/02/2022										

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RAJA PRAMANIK</b> Son of Mr S Pramanik Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	02/02/2022	02/02/2022	02/02/2022
Identifier Of Mr ANJAN DUTTA, Mrs BAISHALI HALDER			





On 02-02-2022

**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 11:14 hrs on 02-02-2022, at the Office of the A.D.S.R. BEHALA by Mr ANJAN DUTTA .,

**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 47,25,002/-

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

Execution is admitted on 02-02-2022 by Mr ANJAN DUTTA, proprietor, SQUARE DEVELOPER (Sole Proprietorship), 2/2, Siddhinath Chatterjee Road,, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034

Identified by Mr RAJA PRAMANIK, , Son of Mr S Pramanik, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 02-02-2022 by Mrs BAISHALI HALDER, Director, GOPAKRISH PROJECTS PRIVATE LIMITED (Private Limited Company), 155/A, Panchanan Tala Lane,, City:- , P.O:- Behala, P.S:-Behala, District:-South: 24-Parganas, West Bengal, India, PIN:- 700034

Identified by Mr RAJA PRAMANIK, , Son of Mr S Pramanik, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , 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 28/- ( E = Rs 28/- ) and Registration Fees paid by Cash Rs 7/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/01/2022 2:07PM with Govt. Ref. No: 192021220174398195 on 31-01-2022, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BMXXDK3 on 31-01-2022, Head of Account 0030-03-104-001-16


**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,070/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 7,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 55810, Amount: Rs.100/-, Date of Purchase: 31/01/2022, Vendor name: Srijiti Bikash Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/01/2022 2:07PM with Govt. Ref. No: 192021220174398195 on 31-01-2022, Amount Rs: 7,020/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BMXXDK3 on 31-01-2022, 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 1607-2022, Page from 69909 to 69963

being No 160701732 for the year 2022.



Digitally signed by SANDIP BISWAS  
Date: 2022.02.11 16:16:45 -08:00  
Reason: Digital Signing of Deed.

*Sandip*  
(Sandip Biswas) 2022/02/11 04:16:45 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

(This document is digitally signed.)

**"M/S SQUARE DEVELOPER"** a Proprietorship Concern, having its registered office at 2/2, Siddhinath Chatterjee Road, Police Station:- Parnasree, P.O. Behala, Kolkata-700034, represented by its Sole Proprietor **SRI ANJAN DUTTA,PAN: AEIPD1170Q**, Aadhaar No. 588245556253) Son of Late Ashim Kumar Dutta, by faith Hindu, by Nationality-Indian, by Occupation-Business, residing at "PERONA" 211E, Unique park, P.O. Behala, P.S. Parnasree, Kolkata-700034, Hereinafter called and referred to as the **"OWNER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, administrators and assigns) of the **ONE PART**.

**AND**

**"GOPAKRISH PROJECTS PRIVATE LIMITED"**PAN-AAGCG9333D, a Private Limited Company having its registered office at 155/A, Panchanan Tala Lane, Police Station:- Behala, Kolkata-700034, represented by its Director **MRS. BAISHALI HALDER,PAN: AATPH1618J**,Aadhaar No. 3430 2683 4227 ) wife of Sri Gopal Chandra Halder, residing at, 155/A, Panchanan Tala Lane, Police Station:- Behala, Kolkata-700034,



hereinafter called the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, administrators and assigns) of the **OTHER PART**.

**WHEREAS** by virtue of one Registered Deed of Partition, duly registered in the Office of the A.D.S.R. Behala, 24 Parganas and recorded therein Book No.I, Volume No. 26, Pages from 1 to 12, Being No. 1059, for the year 1966, one Sri Bankim Chandra Chattopadhyay and Others, exclusively got ALL THAT piece and parcel of demarcated land measuring more or less 3 Cottahs 3 Chittacks 7 Sq.ft, lying and situated at Mouza Behala, J.L. No. 2, R.S. No. 83, District Collectorate Touzi No. 346, comprising in Part of C.S. Dag Nos. 3934 and 3935, under C.S. Khatian Nos. 1408 and 159, being previously Holding No.1, Gabtala Lane, P.O. Parnasree pally, P.S. previously Behala now Parnasree, Kolkata-700060, District previously 24 Parganas now South 24 Parganas at present Municipal Premises No. 51/1, Sudha Sindhu Banerjee Road, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata-700060, District previously 24 Parganas now South 24 Parganas, within the limits of the South Suburban Municipality then the Calcutta Municipal Corporation (S.S. unit) now the Kolkata Municipal Corporation (S.S.Unit) under Ward No.



131, A.D.S.R. Behala, previously 24 Parganas now South 24 Parganas.

**AND WHEREAS** by virtue of a Registered Deed of Sale (written in Bengali), the said Sri Bankim Chandra Chattopadhyay and Others, sold, transferred and conveyed ALL THAT piece and parcel of demarcated land measuring more or less 3 Cottahs 3 Chittacks 7 Sq.ft along with a Tiles Shaed structure measuring more or less 80 sq.ft standing thereon, lying and situated at Mouza Behala, J.L. No. 2, R.S. No. 83, District Collectorate Touzi No. 346, comprising in Part of C.S. Dag Nos. 3934 and 3935, under C.S. Khatian Nos. 1408 and 159, being previously Holding No.1, Gabtala Lane, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata-700060, District previously 24 Parganas now South 24 Parganas at present Municipal Premises No. 51/1, Sudha Sindhu Banerjee Road, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata-700060, District previously 24 Parganas now South 24 Parganas, within the limits of the South Suburban Municipality then the Calcutta Municipal Corporation (S.S. unit) now the Kolkata Municipal Corporation (S.S.Unit) under Ward No. 131, A.D.S.R. Behala, previously 24 Parganas now South 24 Parganas, in favour of one Smt. Purnima Debi, wife of



Sri Tridib Kumar Chattopadhyay and the said Deed of Sale was duly registered in the Office of the A.D.S.R. Behala, and recorded in Book No.I, Volume No. 20, Pages 168 to 172, Being No. 1060, for the year 1966, at a valuable consideration mentioned therein.

**AND WHEREAS** after purchase of the said property, the said Smt. Purnima Debi, seized and possessed the same as absolute owner thereof and mutated her name in the Assessment Record of the then Calcutta Municipal Corporation (S.S.Unit) now The Kolkata Municipal Corporation (S.S.Unit), Ward No. 131 and the said property known and numbered as of previously Holding No.1, Gabtala Lane, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata-700060, District previously 24 Parganas now South 24 Parganas at present Municipal Premises No. 51/1, Sudha Sindhu Banerjee Road, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata-700060, District previously 24 Parganas now South 24 Parganas, within the limits of the South Suburban Municipality then the Calcutta Municipal Corporation (S.S. unit) now the Kolkata Municipal Corporation (S.S.Unit) under Ward No. 131, A.D.S.R. Behala, previously 24 Parganas now South 24 Parganas.



**AND WHEREAS** by virtue of a Registered Deed of Gift dated 22<sup>nd</sup> day of December, 2005, registered with the Office of the District Sub-Registrar-II, Alipore, South 24 Parganas and the same had been duly recorded in Book No.I, Volume No.25, Pages from 228 to 244, Being No. 01258 for the year 2006, the said Smt. Purnima Debi gifted, transferred and assured her entire share of ALL THAT said piece and parcel of land measuring more or less 3Cottahs 3 Chittacks 7 sq.ft but a present the physical measurement of the said Land is 3 Cottahs more or less along with a Tiles Shed Structure measuring more or less 80sq.ft standing thereon lying and situated at Mouza Behala, J.L. No. 2, R.S. No. 83, District Collectorate Touzi No. 346, comprising in Part of C.S. Dag Nos. 3934 and 3935, under C.S. Khatian Nos. 1408 and 159, being previously Holding No.1, Gabtala Lane, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata-700060, District previously 24 Parganas now South 24 Parganas at present Municipal Premises No. 51/1, Sudha Sindhu Banerjee Road, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata-700060, District previously 24 Parganas now South 24 Parganas, within the limits of the South Suburban Municipality then the Calcutta Municipal Corporation (S.S. unit) now the



Kolkata Municipal Corporation (S.S.Unit) under Ward No. 131, A.D.S.R. Behala, previously 24 Parganas now South 24 Parganas together with right, title and interest in the said property, in favour of her son namely Sri Arup Ratan Chattopadhyay alias Sri Arup Ratan Chatterjee, the Vendor herein, which he had already accepted.

**AND WHEREAS** the said Sri Arup Ratan Chattopadhyay alias Sri Arup Ratan Chatterjee, the Vendor herein, become the absolute Owner of the said property and has been possessing the same by mutating his name in the record of Kolkata Municipal Corporation (S.S.Unit) and the said property being now known and numbered as of Municipal Premises No. 51/1, Sudha Sindhu Banerjee Road, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata-700060, District South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S.Unit), Ward No. 131 vide Assessece No. 41-131-18-0127-6, A.D.S.R. Behala, South 24 Parganas and also the Vendor herein by paying R.O.R. in Land Revenue duly mutated and recorded his name in respect of his above mentioned land in the records of BL and LRO operation under R.S. Khatian No. 159, C.S. Dag No. 3934, R.S. Dag No. 13452 and thereafter the Vendor herein constructed one Tiles Shed structure measuring more or less 400 sq.ft



over the said land used the same as Bastu land and paying taxes regularly.

**AND WHEREAS** after acquiring right title and interest in the manner aforesaid Mr. Arup Ratan Chattopadhyay alias Arup Ratan Chatterjee duly mutated his name with all competent authority and while seised and possessed of or otherwise well and sufficiently entitled to **ALL THAT** a piece or parcel of land measuring more or less 3 Cottahs along with a tile shed structure measuring 400 sq.ft standing thereon lying and situated at Mouza-Behala, J.L.No.2, R.S. No. 83, Touzi-346, under R.S. Khatian No. 159, in C.S. Dag No. 3934, appertaining to R.S. Dag No. 13452, being Municipal Premises No. 51/1, Sudha Sindhu Banerjee Road, P.S. previously Behala now Parnasree, Kolkata-700060, under Ward No. 131, hereinafter called the said property and more fully described in the **SCHEDULE "A"** hereunder below.

**AND WHEREAS** being in need of money for other difficulties the said Mr. Arup Ratan Chattopadhyay alias Arup Ratan Chattopadhyay by a registered Deed of Conveyance dated 09.08.2021, sold, conveyed and transferred all of his right title and interest in respect of the said property unto and in favour of "**M/S SQUARE DEVELOPER**" a Proprietorship Concern, having its



registered office at 2/2, Siddhinath Chatterjee Road, Police Station:- Parnasree, P.O. Behala, Kolkata-700034, represented by its Sole Proprietor **SRI ANJAN DUTTA**, Son of Late Ashim Kumar Dutta, by faith Hindu, by Nationality-Indian, by Occupation-Business, residing at "PERONA" 211E, Unique park, P.O. Behala, P.S. Parnasree, Kolkata-700034. The said Deed of Sale was registered in the Office of the A.D.S.R. Behala and recorded in Book No.I, Volume No. 1607-2021, Page from 323005 to 323036 being No. 160708810 for the year 2021.

**AND WHEREAS** after purchasing the property the partly hereto of the one part is in possession and enjoyment of the said property by excising all rights and by mutating his name in the records of Kolkata Municipal Corporation and paying taxes thereof.

**AND WHEREAS** being desirous of developing the said property the owner decided to erect/construct a multistoried building upon their said property is measuring more or less

3 Cottahs along with a tile shed structure measuring 400 sq.ft building standing thereon as described in **SCHEDULE "A"** for development and while the owners were in search of a good developer, they came across with



the developer herein and on the basis of the discussions had between the parties, and after perusal of all the documents of the title of the owners herein and having been primarily satisfied thereof, the developer has accepted the proposal of the Owners to develop the said property on the terms and conditions herein below stated.

**NOW THIS AGREEMENT WITNESSES AS FOLLOWS :-**

1. **OWNER: "M/S SQUARE DEVELOPER"** a Proprietorship Concern, having its registered office at 2/2, Siddhinath Chatterjee Road, Police Station:-Parnasree, P.O. Behala, Kolkata-700034, represented by its Sole Proprietor **SRI ANJAN DUTTA,PAN: AEIPD1170Q,** Aadhaar No. 588245556253) Son of Late Ashim Kumar Dutta, by faith Hindu, by Nationality-Indian, by Occupation-Business, residing at "PERONA" 211E, Unique park, P.O. Behala, P.S. Parnasree, Kolkata-700034.

2.**DEVELOPER: "GOPAKRISH PROJECTS PRIVATE LIMITED"**PAN-AAGCG9333D, a Private Limited Company having its registered office at 155/A, Panchanan Tala Lane, Police Station:- Behala, Kolkata-700034, represented by its Director **MRS BAISHALI HALDER,PAN: AATPH1618J,** wife of Sri Gopal Chandra



Halder, residing at, 155/A, Panchanan Tala Lane, Police Station:- Behala, Kolkata-700034.

3. **THE SAID PROPERTY:** Shall mean **ALL THAT** a piece or parcel of land measuring more or less 3 Cottahs along with a tile shed structure measuring 400 sq.ft standing thereon lying and situated at Mouza-Behala, J.L.No.2, R.S. No. 83, Touzi-346, under R.S. Khatian No. 159, in C.S. Dag No. 3934, appertaining to R.S. Dag No. 13452, being Municipal Premises No. 51/1, Sudha Sindhu Banerjee Road, P.S. previously Behala now Parnasree, Kolkata-700060, under Ward No. 131, as hereinafter called and referred to as the said property and morefully described in the **SCHEDULE "A"** hereunder below.

4. **BUILDING** : Shall mean and include the Ground+III building to be constructed at the premises mentioned in earlier paragraphs.

5. **COMMON FACILITIES:** Shall mean and include main entrance gate, side space, back space, front space, provided by the developer, water facilities which will be provided by the developer in the new building from K.M.C. water supply, Roof, Staircase, Drainge and Swearge and all the facility and amenities available therein.

6. **SALEABLE SPACE:** Shall mean the space in the new building available for independent use and



occupation by the developer after making due provisions for common facilities and space required and after giving possession of the owners' allocation, the developer shall be able to execute and registrar the final deed of conveyance in favour of the purchaser/ purchasers in respect of their allocation in the new building. However the developer shall be able to enter into agreement/agreements with the intending purchaser/purchasers of their allocation and shall be able to receive all earnest money and consideration money.

7. **ALLOCATION OF THE PARTIES:** Shall mean each party will be entitled to get one flat on the ground floor having undivided 50% each, and the Owners shall sale their undivided 50% to the Developer or his nominee/nominees and each party will get one garage each and the rest 50% of the garage will be sold by the owner to the Developer.

The entire 1<sup>st</sup> floor will be of the Developer and the entire 2<sup>nd</sup> Floor will be of the Owner.

The 3<sup>rd</sup> Floor will be the allocation of the Owner and the Developer each having undivided 50% share each and the said flat will be sold by both the parties.



It is agreed by the parties that all the sale proceeds of the common garage and the flat on the 3<sup>rd</sup> floor will be shared at the rate of 50% each.

Both the parties shall have the absolute rights in dealing with their allocated areas according to their sweet will save and except the ground floor and top floor area either party shall have any responsibilities and or liabilities for the sale proceeds as will be received by the parties and the income tax liabilities will be followed according to the individual benefits and or sale proceeds received by each party.

8. **THE ARCHITECT:** Shall mean such person or persons with requisite qualification who will be appointed by the Developer for designing and planning of the new building.

9. **BUILDING PLAN:** Will mean such plan that will be prepared by the Developer for the land described in **SCHEDULE -"A"** and shall be sanctioned by the K.M.C.

10. **TRANSFER:** With its grammatical variations shall include transfer by possession for effecting what is understood as a transfer of space in the building to purchasers thereof although the same will be without causing in any manner inconvenience or disturbance to the owner.



11. **TRANSFEEE**: Shall mean a person firm, limited company, association of persons to whom any space in the building will be transferred.

12. **TIME**: Shall mean the construction shall be completed positively within 18 months from the date of sanction of building plan from K.M.C. and/or from the date of receiving of the vacant unencumbered possession of the said property whichever is later. In case of any reasonable difficulties and circumstances beyond control of the Developer, the completion time of the proposed building may be extended as mutually agreed upon by the parties here to but in any case the said extended period shall not exceed 6 months.

13. **WORDS**: Importing singular shall include plural and vice-versa and the words importing masculine gender shall include feminine and vice-versa and similarly words importing neuter gender shall include masculine and feminine genders.

14. **COMMENCEMENT**:

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



**OWNERS RIGHT AND REPRESENTATION**

1. The owners are absolutely seized and possessed of and /or otherwise well and sufficiently entitled to the said property.
2. None other than the owner except the legal heirs has any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof.
3. There is no excess vacant land at the said property within the meaning of the Urban land (ceiling and regulation) Act, 1976.
4. Save and except the Owner and legal heirs, nobody else have any right, title, interest, claim, and demand whatsoever or howsoever and in respect of the said property.
5. The Owners have not sold, entered into any Agreement for sale and/or development or any other agreement whatsoever or howsoever in respect of the said property prior to execution of this Agreement.
6. The said premises are not subject to any notice of acquisition or requisition.

**DEVELOPER'S RIGHT**

1. The owners herein grant, subject to what has been hereunder provided exclusive right to the Developer to erect upon and to exploit commercially the said properties and shall be able to construct the new building thereon.
2. All application, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the owners at their own costs and expenses, and the Developer shall pay charges and bear all fees including architects fees required to be paid or deposited for exploitation of the said property provided, however that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposit made by the Developer.
3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the owner of the said property or any part thereof the Developer or as creating any right, title or interest in respect of the Developer other than an exclusive right and interest by the Developer to commercially exploit the same in terms hereof and to deal with the entire allocation in the new building in the manner herein after stated.



**CONSIDERATION:**

1. In consideration of the owner having agreed to permit the developer to commercially exploit the said property and to construct, erect and build a new building in accordance with the plan which will be sanctioned and in accordance with the specification and materials, description of which are stated in details in Schedule-"C" below.

2. Shall mean each party will be entitled to get one flat on the ground floor having undivided 50% each, and the Owners shall sale their undivided 50% to the Developer or his nominee/nominees and each party will get one garage each and the rest 50% of the garage will be sold by the owner to the Developer.

The entire 1<sup>st</sup> floor will be of the Developer and the entire 2<sup>nd</sup> Floor will be of the Owner.

The 3<sup>rd</sup> Floor will be the allocation of the Owner and the Developer each having undivided 50% share each and the said flat will be sold by both the parties.

It is agreed by the parties that all the sale proceeds of the common garage and the flat on the 3<sup>rd</sup> floor will be shared at the rate of 50% each.

Both the parties shall have the absolute rights in dealing with their allocated areas according to their sweet will save and except the ground floor and top floor area either party shall have any responsibilities and or liabilities for the sale proceeds as will be received by the parties and the income tax liabilities will be followed according to the individual benefits and or sale proceeds received by each party.

**POSSESSION:**

1. The Owners shall handover vacant unencumbered possession of the said property to the Developer for proper implementation and fulfillment of the proposed project within 7(Seven) days from the date of service/verbal intimation of the developer to the owners.
2. The Developer shall on completion of the new building, hand over to the owners the undisputed and habitable possession of the owners' allocation together with all rights in common to the common portion prior to handing over possession to any intending Purchasers.
3. The Developer shall be exclusively entitled to the Developer's allocation in the new building with exclusive



right to transfer or otherwise deal with or dispose of the same without however prejudicially affecting the owner and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.

4. In so far as necessary all dealing by the Developer in respect of the new building shall be in the name of the owner for which purpose the owner undertake to give the developer a registered power of attorney in a form and manner as will be required by the developer to deal with the prospective buyers of the developer's allocation and for receiving all earnest money, booking money and for execution and registration of all deed of conveyances on receipt of the consideration money from the buyers of the developer's allocation and to do all allied jobs for registration but those sale deeds shall only be executed after handing over owner/s allocation. It being understood however that such dealings shall not in any manner fasten or create any financial or legal liabilities upon the owner nor there shall be any clause inconsistent with or against the terms mentioned in this agreement.

5. That the owners shall execute the deed of conveyance in favour of the Developer or its nominee in respect of such part or parts of the developer's allocation in the new

building as shall be required by the Developer. All costs and all expenses for that purpose will be borne and paid by the Developer.

**COMMON FACILITIES:**

i) The developer shall pay and bear all property taxes and other dues and outgoings in respect of the said building from the date of handing over the vacant possession of the said property by the Owners to the developer. If there are any dues of property remaining unpaid taxes or any other taxes regarding the said property before the date of handing over the same to the Developer, that would be borne by the Developer.

ii) As soon as new building is completed within the time hereinafter mentioned the Developer shall give written notice to the owners for their allocation in the building and there being no dispute regarding the completion of the building in terms of this agreement and according to the specification and plan and after 30 days from the date of serving of such notice and at all times thereafter the owners shall be exclusively responsible for payment of all municipal and property taxes, rates, duties and other public outgoings and imposition whatsoever (hereinafter for the sake of brevity referred to as the said rates)



payable in respect of the Owners' allocation, the said rates to be apportioned if they are levied on the building as a whole.

iii) From the date of handing over the possession of the owners' allocation, the owner shall pay the developer or to the owners' association as the case may be the service charges for the common facilities in the new building said service charges to be fixed by the consent of the Owners as well as occupiers of the new building.

iv) Any transfer of any part of the Owners' allocation in the new building shall be subject to the provisions hereof and the transferee shall thereafter be responsible in respect of the space transferred for payment of the said rate and service charges for enjoying the common facilities.

v) The Owners shall not do any act, deed or thing whereby the Developer shall be prevented from completion of construction of the said building.

#### **COMMON RESTRICTION**

1. The Owners' allocation in the new building shall be subject to the same restrictions on transfer and use as are applicable to the Developer's allocation in the new

building intended for common benefits of all occupiers of the new building which shall include **the followings :-**

- a) The Developer shall not use or permit to be used of the Owners' allocation in the new building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisances hazard to the Owners/Occupiers of the new building. The Developer and his nominee/ nominees shall also not use or permit to be used of the Developer's allocation in the new building or any portion thereof for carrying or any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance hazards to the Owner of the new building.
- b) Both the parties shall abide by the laws, bye-laws, rules and regulation of the Government, local bodies and associations when formed in future as the case may be without invading the right of the Owners.
- c) The respective allottee shall keep their respective allocation in the building in good working conditions and repairs.
- d) Neither party shall throw/accumulate any dirt rubbish waste or refuse or permit the same to be thrown or



accumulated in or around the new building or in the compound corridors any other portions of the new building.

**OWNERS' OBLIGATION:**

1. The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the building at the said property by the Developer.

2. The Owners hereby agree and covenant with the Developer not to do any act or deed or thing hereby the Developer may be prevented from selling, assigning and/or disposing of any portion or portions of the Developer's allocated portion in the building or of the said property save and except the undivided share of land of the owner's allocation .

3. The Owners hereby agree and covenant with the developer not to let out grant, lease, mortgage and/or charges the allocated portion of the Developer but shall have all right to let out grant, lease, mortgage and/or charges, her allocated portion to any person/ persons, company/ companies.

4. The Owners shall hand over to the Developer all original deeds and documents, muniments, papers, etc.

and the same will remain in the custody of Developer till handing over possession of the Owners allocation in the new building but ultimately the original document shall be handed over to the Owner association of the proposed building for its protection preservation and for future reference.

### **DEVELOPER'S OBLIGATION**

#### **THE DEVELOPER HEREBY AGREES AND COVENANT WITH THE OWNERS:-**

- a) The Developer shall complete the construction of the new building within 18 months from the date of sanction of the building plan or receiving vacant possession whichever will be later.
- b) Not to violate or contravene any of the provisions or rules application for construction of the building.
- c) The Developer shall handover Owners' allocation in the manner as follows:-
- d) The Developer shall complete the construction of the building within 18 months from the date of sanction of the building plan or from the date of receiving vacant possession of the said from the Owners unless prevented by any circumstances, beyond their control including force majeure, the Developer shall handover the possession of the habitable flats and other common areas,



facilities etc, under the Owners' allocation to the Owners within the aforesaid stipulated period.

e) The Developer shall not transfer or assign their right to construct the said building under this agreement to any other person or persons or firm or company. In case of such illegal transfer assignment this agreement will automatically come to an end and Owner will at once take possession of the property after refunding the refundable balance to the Developer within a reasonable time period.

**OWNERS' INDEMNITY:**

a) The Owners' hereby undertake that the Developer shall be entitled to the said constructions and shall enjoy their allocated portion without any interference and/or disturbance provided the Developer's performance and fulfillment of all the terms and conditions herein contained and/or its part to be observed and performed.

b) Both the parties shall abide by the laws, rules and regulation of Government, local bodies and associations when formed in future as the case may be without invading the right of the Owners.

c) The respective allottee shall keep their respective allocation in the building in good working conditions and repairs.

d) Neither party shall throw/accumulate any dirt rubbish waste or refuse or permit the same to be thrown or accumulated in or around the new building or in the compound corridors of any other portions of the new building.

**DEVELOPERS INDEMNIFY:**

1. The Developer hereby undertakes to keep the owner indemnified against all third party claims and actions arising out of any sort of act or commission or omission of the developer in or in relation to the construction of the said new building strictly in terms of the plan to be sanctioned by the Kolkata Municipal Corporation on that behalf.

2. The Developer hereby undertakes to keep the owner indemnified against all action suits cost proceedings and claim that may arise out of the developer's allocation with regard to the development of the said premises and/or in the matter of construction of the building and/or any defect therein.

**MISCELLANEOUS:**

1. The Owners and the Developer have entered into the agreement surely as a contract and nothing contained herein shall be deemed to construe as partnership



between the developer and the owner. The parties hereto can proceed with this agreement.

2.Nothing in these presents shall be constructed as a demise or assignment or conveyance in land by the owners of the said property or any part thereof to the developer or as creating any right title and interest in respect thereof in the developer other than an exclusive right to exploit the same in terms thereof provided however the developer shall be entitled to borrow money from any bank or banks without creating any financial liability on the owners of effecting and their estate shall not be encumber and/or be liable for payment of any dues of such bank or banks and for that purpose the developer shall keep the owners' indemnified against all actions suits proceedings and cost charges and expenses in respect thereof.

**FORCE MAJURE:**

1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by any force majeure and this contract shall remain suspended during the duration of such majeure,

true and lawful attorney to act on our behalf and to do all or any of the following acts, deeds and things on our behalf.

1. To construct building/s in terms of the agreement executed along with this Power of Attorney upon the land morefully described in the **SCHEDULE "A"** below on the basis of the plan as will be sanctioned in my name upon the said land by the competent authority.
2. To execute conveyance/s in favor of intending purchaser/s for selling out the flat/s together with undivided proportionate share of land underneath the building and all other space/s and to receive all consideration money/s either in cash or in cheque, bank draft, demand draft, pay order etc. from the intending purchaser/s and to grant necessary receipt/s and acknowledgement/s excluding owners' allocation.
3. To execute all such deed/s of agreement/s with the intending purchaser/s for selling out the flat along with proportionate lateral and vertical rights on the said land to sign those agreement all such papers receipts bills etc. and to receive money either in cash, cheque, bank draft. Demand draft, pay order etc. from the intending purchaser/ purchasers and to grant necessary receipts



and acknowledgement /s in respect of the developer's allocation.

4. To make such correspondences with the said intending purchaser/s and serve notice/s, take such legal steps through their appointed lawyer/s against those intending purchaser/s as and when he will feel necessary to receive all papers, letters notice etc. to sign vakalatnama/s and to file suit/s against any of the intending purchaser/s of the flat/s of the proposed multi storied building to depose in the suit/s that will be filed by him and to execute decree and to realize benefits and profits in accordance with the said decree/s to prefer appeal/s against all such decree/s to serve notice/s to the intending purchaser/s of the proposed multi storied building and to present all such deed of agreement/s before the registrar/ sub-registrar for admission and registration and to sign the receipts, notice etc.

5. To settle and/or fix the sale price of the flats and/or any portion of the developer's allocation in the multi-storied building along with proportionate lateral and vertical rights on the said land in accordance with their own will and calculation and to appoint architects, engineer, overseer, laborers etc. for the purpose of the said construction at their own costs.

6. To supervise, manage and conduct all sorts of administration in respect our said property hereinafter stated and to handle all sorts of matters, letters and correspondences arising in course of or in relation to matter concerning of my said premises.
7. To plan design works manage control and supervise all sorts of the works of the said premises and to engage plan makers, designs architects, engineers for the said purpose.
8. To appear and represent me before the fire briged authorities Calcutta Metropolitan Development authority and all other authorities concerned having jurisdiction over the said premises and sign, verify, affirm deposit submit as the case may be required from time to time for modification of building plan for and/or in respect of construction of multi storied building on the said land and for all or any of such purpose to sign and submit revised modified and/or fresh plan as has been sanctioned in our name as may from time to time required in connection therewith.
9. To apply for appear and represent me before the Government, Semi Government and all appropriate and concerned authorities and/or agencies for allotment and/or grant and/or supply of quota and/or building



materials of all and every description including cement, steel, bricks, stone, wood and to sign verify, affirm, deposit, submit all necessary, affidavit, declarations, letters, money, application as may be required from time to time for receiving the allotments and/or delivery orders of all or any of the building materials for construction of the multi storied building as herein mentioned.

10. To serve and accept service of summons, notices, warrants or other process of court and authorities concerned as aforesaid and to do all things necessary in connection therewith.

11. To compromise and settle all or any of the aforesaid matter, action, suits and/or other proceedings as the said attorney may deem fit and proper.

12. To effect insurance of the multi- storied building to be constructed as aforesaid either during or after completion of construction thereof and for such purpose to pay deposit insurance premium thereafter and also to sign all proposal forms and other documents as may be necessary.

13. To sign building applications and plans for and obtain sanction of the building plan from the Kolkata Municipal Corporation and/or any other authorities and to sign and

execute any such papers documents instruments that may be required in this regard.

14.To sign, execute and submit all applications maps plans specification and obtain the same thereof upon sanction in respect of any new plan and/or any modification and/or alterations and/or revised thereof upon the building plan sanctioned by the Kolkata Municipal Corporation and to sign and execute and submit any plan papers and documents and perform all the formalities and obligations as may be required or necessary from time to time.

15.This Power of Attorney has been done according to the Provision of Law for the development of the property, hence it cannot be revoked till completion and selling out of the Developer's allocation.

**AND GENERALLY** to do all acts, deeds, matters and things and to exercise all such power of authority as may said attorney may deem fit and proper. The executant shall not to do anything contrary or inconsistent with the terms and condition embodied in the Agreement executed and registered along with this power by and between the executant and the Power of Attorney holder.

**AND** we do hereby agree to ratify and confirm all and whatsoever acts, deeds, matters, and things powers and



authorities herein given shall lawfull do or purport to do or cause to be done by virtue of these presents.

**SCHEDULE -"A" ABOVE REFERRED TO**

**ALL THAT** a piece or parcel of land measuring more or less 3 Cottahs along with a tile shed structure measuring 400 sq.ft standing thereon lying an situated at Mouza-Behala, J.L.No.2, R.S. No. 83, Touzi-346, under R.S. Khatian No. 159, in C.S. Dag No. 3934, appertaining to R.S. Dag No. 13452, being Municipal Premises No. 51/1, Sudha Sindhu Banerjee Road, P.S. previously Behala now Parnasree, Kolkata-700060, under Ward No. 131, The said property is shown by butted and bounded by.

- ON THE NORTH** : By 30, Gabtala Lane.
- ON THE SOUTH** : By 1, Sudha Sindhu Banerjee Road.
- ON THE EAST** : By 43, BanamaliNaskar Road (House of Mr. M Choudhury).
- ON THE WEST** : By 14"-00" wide KMC Road.

**SCHEDULE- "B" ABOVE REFERRED TO**  
**(ALLOCATION OF THE PARTIES)**

Shall mean each party will be entitled to get one flat on the ground floor having undivided 50% each, and the Owners shall sale their undivided 50% to the Developer or

his nominee/nominees and each party will get one garage each and the rest 50% of the garage will be sold by the owner to the Developer.

The entire 1<sup>st</sup> floor will be of the Developer and the entire 2<sup>nd</sup> Floor will be of the Owner.

The 3<sup>rd</sup> Floor will be the allocation of the Owner and the Developer each having undivided 50% share each and the said flat will be sold by both the parties.

It is agreed by the parties that all the sale proceeds of the common garage and the flat on the 3<sup>rd</sup> floor will be shared at the rate of 50% each.

Both the parties shall have the absolute rights in dealing with their allocated areas according to their sweet will save and except the ground floor and top floor area either party shall have any responsibilities and or liabilities for the sale proceeds as will be received by the parties and the income tax liabilities will be followed according to the individual benefits and or sale proceeds received by each party.

**SCHEDULE- "C" ABOVE REFERRED TO:**  
**SPECIFICATION**

1. **Structure:** R.C.C. (1:1-1/2:3) frame structure with isolated column footing foundation or as per design requirement.



2. **Brick work:** Brick work with good quality bricks. Outer wall 8" bricks work in C.M. (1:5). Inner partition wall 5" Brick in C.M. (1:4) with H.B. netting. Partition wall between two flats 5" Brick work in C.M. (1:5) with H.B. Netting.
3. **Flooring:** Drawing Room, Bed Room, kitchen, toilets and balcony Good quality Vitrified Tiles. All window sills with marble/vitrified tiles.
4. **Door:** 5" x 2-1/2" sal wooden door frame for main door, 4" x 2"-1/2" sal wooden door frame for bed rooms, drawings cum dining, 4" x 2" wooden door frame for verandah, Toilet and Kitchen. 1-1/2" thick commercial flush door for all inside door and main door. PVC laminated door in toilets
5. **Windows:** Ornamental Grill with Good quality Aluminum sliding in all Bedrooms, Drawing- Dining Room & Kitchen. Integrated Steel window with grill in Toilets.
6. **Doors and windows fittings:** Good quality Aluminum Tower Bolts, Hedge bolts (Heavy) for all bed room doors & verandah doors. One No. godrej Night Latch & One No. ornamental Handel for main door.
7. **Wall finishing:** Cement plastered wall with putty, finish inside plaster with cement mortar 1: 5 and outside plaster with cement mortar(1:5).
8. **Outside Paints:** Acrylic Emulsion paints for exterior walls.
9. **Electricals:** Concealed wiring with 2 lights, one point, one plug point for all rooms, 3 light, 2 fans, 2 plug points each of 15 amps for drawing cum dining hall one light point for main entry and one AC point for Master Bed Room.
10. **Toilet:** dado 6"-0" hight good quality white Glazed tiles, one white European commode/T.O.Pan, with white PVC cistern, one white wash basin, A Jaguar make Two nos C.P.Tap, A Jaguar make one shower with Arm, one soap dish, one Towel rail etc. One no. Geizer point at Common Toilet only.

11. **Kitchen:** One R.C. cooking platform with granite stone finish upto 14 sq.ft. with one steel sink, two C.P. taps, plain white glazed tiles on dado over platform (upto 48").
12. **Water supply:** K.M.C water will be arranged.
13. **Telephone:** Concealed wiring upto drawing room, getting telephone connection will be the Purchaser's responsibility.
14. **Power supply:** Individual meter for each flat to be arranged by individual purchaser of his own cost.
15. **Changes:** No external changes are allowed internal changes may be allowed with prior approval and payment of additional cost before taking up the modifications.
16. **Stair case:** Marble steps and steel railing in one side, wooden top of railing, foot lights.
17. **Roof:** Water proofing (chemical) treatment on roof.
18. **Door and Window Painting:** 2 Coat wooden primer finish all the doors except Toilet. All the grills one coat primer & Two coat enamel paint finish.



**IN WITNESSES WHEREOF** the parties have set and subscribed their respective hands on the day, month and year first above written.

**SIGNED SEALED & DELIVERED**

In presence of :-

**WITNESSES**

1. Monojit Parial  
8/15, Parui Kancha Road  
Behala, Kol-61.

E SCUM... OPER

*Anjandina*  
Proprietor

**Signature of the OWNER**

2. Sanjay Pramanik  
18, Judges Court Road,  
Alipore, Kolkata - 700027.

GOPAKRISH PROJECTS PRIVATE LIMITED

*Baishali Halder* DIRECTOR  
**Signature of the DEVELOPER**

Drafted by :

*Tamali Sengupta*

**Advocate**

Alipore Judges' Court, Kol-27.



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

NAME:- SRI ANJAN DUTTA

Signature : *Anjan Dutta*



Photo

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

NAME:- MRS BAISHALI HALDER

Signature : *Baishali Halder*





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
**ভারত সরকার**  
**Unique Identification Authority of India**  
**Government of India**

তালিকাভুক্তির নম্বর/Enrolment No.: 1040/20044/01810

Download Date: 12/06/2012

To  
 বৈশালী হালদার  
 Baishali Halder  
 155A  
 PANCHANANTALA LANE  
 PANCHANANTALA  
 Behala S.O  
 Kolkata West Bengal - 700034  
 9830114681

Generation Date: 12/06/2012

Signature Not Verified  
 Download Date: 12/06/2012  
 AADHAAR ID: 3430 2683 4227  
 ENROLMENT NO: 1040/20044/01810



আপনার আধার সংখ্যা / Your Aadhaar No. :

**3430 2683 4227**

আমার আধার, আমার পরিচয়



ভারত সরকার  
 Government of India



বৈশালী হালদার  
 Baishali Halder  
 জন্মতারিখ/ DOB: 31/12/1973  
 মহিলা / FEMALE



3430 2683 4227

আমার আধার, আমার পরিচয়



- তথ্য
- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
  - পরিচয়ের প্রমাণ অনলাইন অথোরিটেশন দ্বারা যাচ্য করুন
  - এটা এক ইলেকট্রনিক সিস্টেম তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে ছাড়া।
- আধার শুধুমাত্র সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
 Unique Identification Authority of India

ঠিকানা:  
 155A, পঞ্চানন্তালা লেন,  
 পঞ্চানন্তালা, বেহালা সো.ও.  
 কলকাতা - 700034

Address:  
 155A, PANCHANANTALA LANE,  
 PANCHANANTALA, Behala S.O.  
 Kolkata,  
 West Bengal - 700034

3430 2683 4227


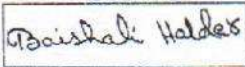



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Baishali Halder

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AATPH1618J	
नाम /NAME	BAISHALI HALDER	
पिता का नाम /FATHER'S NAME	CHANDI DAS BANERJEE	
जन्म तिथि /DATE OF BIRTH	31-12-1973	
हस्ताक्षर /SIGNATURE		
		आयकर आयुक्त, प.पं.-III COMMISSIONER OF INCOME-TAX, W.B. - III

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 089.

In case this card is lost/found, kindly inform/return to  
the issuing authority ;  
Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.

*Baishali Halder*



  
भारत सरकार  
GOVERNMENT OF INDIA

  
অঞ্জন দত্ত  
Anjan Dutta  
পিতা : অশীম কুমার দত্ত  
Father : ASHIM KUMAR DUTTA  
জন্ম সাল / Year of Birth : 1968  
পুরুষ / Male

5882 4555 6253

আধার - সাধারণ মানুষের অধিকার



Anjan Dutta

  
আধার  
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
২১১ই, ইউনিক পার্ক, বেহালা,  
কোচকাটা, পশ্চিমবঙ্গ, ৭০০০৩৪

Address:  
211E, UNIQUE PARK,  
Behala S.O, Behala, Kolkata,  
West Bengal, 700034

1047  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No 1947,  
Bengaluru-560 001



Anjandutta





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

GRN Details

GRN: 192021220174398195  
GRN Date: 31/01/2022 14:04:36  
BRN : IK0BMXXDK3  
Payment Status: Successful  
Payment Mode: Debit Card Payment  
Bank/Gateway: State Bank of India  
BRN Date: 31/01/2022 14:01:45  
Payment Ref. No: 2000105962/3/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: RAJA PRAMANIK  
Address: 139 N S ROAD BEHALA KOL 34  
Mobile: 9831344785  
Depositor Status: Advocate  
Query No: 2000105962  
Applicant's Name: Mr KUNTAL DUTTA  
Identification No: 2000105962/3/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000105962/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	7020
2	2000105962/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>7041</b>

IN WORDS: SEVEN THOUSAND FORTY ONE ONLY.





Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	2000105962/2022	Office where deed will be registered
Query Date	11/01/2022 8:17:05 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	KUNTAL DUTTA Village- Tutranga, Thana : Belda, District : Paschim Midnapore, WEST BENGAL, PIN - 721424, Mobile No. : 8240679455, Status :Buyer/Claimant	
Transaction	Additional Transaction	
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 2/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
	Rs. 47,25,002/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,070/- (Article:48(g))	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
Remarks		

**Land Details :**

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sudha Sindhu Banerjee Road, , Premises No: 51/1, , Ward No: 131 Pin Code : 700060

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha		46,17,002/-	Width of Approach Road: 14 Ft.,
Grand Total :				4.95Dec	0/-	46,17,002/-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	0/-	1,08,000/-	



**Owner and Land or Building Details as received from KMC :**

Sch. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411311801276 Premises No. : 51/1 Ward No. : 131 Street Name : SUDHA SINGHA BANERJEE ROAD	Ref Deed No. : Date Of Registration : Office Where Registered :	Owner Name : M/S E SQUARE DEVELOPER Owner Address : 2/2 SIDDH NATH CHATTERJEE ROAD, , P.S- PARNASREE,KOLKATA Pin No. : 700034	Character of Premises: Constructed Building Total Area of Land: 3 Cottah, 10 SqFeet,

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 10-02-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 10-02-2022)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS,D.S.R. - II SOUTH 24-PARGANAS,D.S.R. - III SOUTH 24-PARGANAS,D.S.R. - IV SOUTH 24-PARGANAS,A.D.S.R. BEHALA,D.S.R. - V SOUTH 24-PARGANAS,A.R.A. - I KOLKATA,A.R.A. - II KOLKATA,A.R.A. - III KOLKATA,A.R.A. - IV KOLKATA



# Curriculum Vitae

## Anindita Adlakha

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### Personal Information

**DOB:** 01.04.1975

**Gender:** Female

**Address:** 290 Unique Park Road, Behala. Amrita Apartment. Flat A1, 1st Floor. Kolkata-700034.

**Known Languages:** English, Hindi, Bengali.

**Contact No.:** +91 8420567810

**Email:** [annicadlakha@rediffmail.com](mailto:annicadlakha@rediffmail.com)

**Profile Summary:** I am currently working as an IT Recruiter. I have also worked as a multitasking support manager, managing the support team over skype calls from home, with software or hardware issues after first line calls were made. Have a flair knowledge of travel planning, rescheduling meeting with Corporate Executives, writing corporate emails, connecting the clients over skype if needed. Can also execute product selling over the phone and closing calls. Good at keeping a check on the stock of materials for the distribution and retailers as well. Do have a wide exposure in managing call centre operations and transaction processing. Quick to learn and interested in experiencing different job roles.

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### Skills And Certificates

Customer Service.

Goal Oriented.

Complaint handling and finding the root cause of the problem.

Communication fluency.

Enjoy working in teams and high on team spirit.

Approachable, supportive and willing to assist others.

Certificates : The Employer's Guide to Sustainability

IT for Recruiters and Talent Management Professionals

IT/Non-IT Recruiter Training to Become a Recruiter

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### Experience

#### Axiom Global Technologies/ IT Recruiter

2022-present. Headquarters-United States of America

Remote work as a full-time recruiter.

Actively reaching out to prospective employees individually for hiring in the IT sectors.

Screening candidates for the client company's job requirements and qualifications.

Explaining the compensation package, the company is offering and helping navigate any negotiation over salary and other benefits.

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### Experience (Continuation..)

#### MSP/ Supports Manager

2012-2019. Headquarters- United Kingdom.



Managing the support team in India (Ahmedabad).

Worked from home, held meetings and conferences over skype with India team and UK clients.

Several visits to the United Kingdom to train the support team and develop a new project for our clients.

Dealing with hardware issues by connecting the clients to our hardware team in UK.

**V-Kool Films India(P) Ltd. / Regional Manager**

2009-2010.

Keeping stocks of materials and the distribution of all such materials to the retailers. Doing marketing of the products, dealing with all the client's feedbacks and complaints and coming up with innovative solutions.

**Impex Infotech Ltd., IKF Technologies Ltd., Cogentech Management Consultants Pvt. Ltd. / Call Centre Executive and Web Designer**

2005-2008.

Developing personal training plan and training up new joiners and freshers. Closing of sale calls and transferring to the third-party verification (Australia) and participating in a monitoring program, delivery of feedback sessions, making calls to Australian clients to promote and sell different products and services.

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**Education**

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**Bachelor of Theology**

2021-present

**National College / High School/ Arts**

1994.

**St. Thomas' School/ICSE**

1992

**Computer Basic Course**

1995

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**Extra Curricular Activities**

Social services like helping our church in donating to the poor.

Church ministry work.

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The above information is true and to the best of my knowledge.