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अभिचयवर्ण परिचय वंगाल WEST BENGAL

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27/12/2024/19
 [Signature]
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Certified that this document is
 admitted to Registration. The
 signature sheet and the
 Endorsement sheet attached to the
 document are part of this document.

Additional Dist. Sub Registrar
 Sealdah

20/6/19

AGREEMENT FOR DEVELOPMENT
AND
POWER OF ATTORNEY

THIS AGREEMENT FOR DEVELOPMENT is made this 11th day of June
 Two Thousand Nineteen (2019)

BETWEEN

57611 596
I Sent

NAME.....
ADD.....
Rs.....
- 3 JUN 2019
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

03 JUN 2019

03 JUN 2019

Swapan Kumar Banerjee



VOTI
2475

Swapan Kumar Banerjee



VOTI
2476

Alina Banerjee



VOTI
2477



A.D.S.R. SEALDAH
01 JUN 2019
Dist. South 24 Parganas

Dipankar Banerjee
Manojoy Mandal
S/O Nripendra Nath Mandal
Alipore Judges Club
Kol-22

1. MR SWAPAN KUMAR BANERJEE (PAN NO ADZPB8843L) son of Late Ganesh Chandra Banerjee 2.a..MRS MINA BANERJEE (PAN No ADYPB3350 R) wife of late Tapan Kumar Banerjee 2.b. MR. DIPANJAN BANERJEE (PAN NO ALTPB5666K) son of Late Tapan Banerjee, 3. TAPAS KUMAR BANERJEE (PAN NO ADPPB2151H) son of Late Ganesh Chandra Banerjee all by faith Hindu, and all residing at 27 New Tollygunge, P.O – Purba Putiary, P.S-Regent Park, Kolkata - 700093 hereinafter referred to as OWNERS (which expression shall unless excluded by or repugnant to the context be deemed to mean or include their heirs, executors, legal representatives, successors, administrators and assigns) of the ONE PART.

AND

M/S VENUS CONSTRUCTION a proprietorship concern having its office at B/3 East Rajapur, Santoshpur, P.S – Survey Park, P.O – Santoshpur, Kolkata -700075 held and owned by SRI BIJOY SRI BIJOY HALDAR alias HALDER (PAN:EBUPH4656G) son of Late Nemai Halder by faith Hindu, by Occupation - Business residing at A/17/1 East Rajapur, P.S – Survey Park, P.O - Santoshpur Kolkata – 700075 hereinafter referred to as Second Part (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, legal representatives, successors, administrators and assigns) of the OTHER PART :

WHEREAS one Ganesh Chandra Banerjee became the owner of All That land measuring 23 Decimal (13 Cottah 14 Chittacks) more or less comprised in Mouza – Rajapur, J.L. No. – 23, Touzi No. – 109, Revenue Survey No. – 14, C.S. Dag No.- 975, R.S. Dag No. – 1024, under C.S. Khatian No. – 148, R.S. Khatian No. – 561, P.S. – Jadavpur, District 24 Parganas, at present under Kolkata Municipal Corporation Ward No – 103, within the limits of Kolkata Municipal Corporation by virtue of a registered deed of conveyance and which was executed on 03/05/1968 and the same was Registered before the Sub-Registrar at Alipore District 24 Parganas and recorded in Book No – I, Volume No – 53, Pages 132 to 136, Being No – 2841, for the year 1968 and herein after referred to as the said Property.

AND WHEREAS the said Ganesh Chandra Banerjee got his name mutated in the records of Kolkata Municipal Corporation in respect of the said property and now the said property is known and numbered as Premises No – 242 Rajapur East.



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AND WHEREAS the said Ganesh Chandra Banerjee during his lifetime executed a deed of gift on 14.12.1984 in favour of his son Tapas Kumar Banerjee in respect of all that land measuring 11.5 Decimal (6 Cottah 15 Chittacks) more or less out of the Total land measuring 23 Decimal (13 Cottah 14 Chittacks) more or less comprised in Mouza – Rajapur, J.L. No. – 23, Touzi No. – 109, Revenue Survey No. – 14, C.S. Dag No.- 975, R.S. Dag No. – 1024, under C.S. Khatian No. – 148, R.S. Khatian No. – 561, P.S. – Jadavpur, District 24 Parganas, at present under Kolkata Municipal Corporation Ward No – 103, within the limits of Kolkata Municipal Corporation being the Portion of 242 Rajapur East by executing a Deed of Gift in favour of his son Tapas Kumar Banerjee in the said Deed of Gift was duly registered before the District Sub-Registrar Alipore and the same was recorded in Book No – I, Volume No 68 , Pages 31 to 37 , Being No 5890 , for the year 1984.

AND WHEREAS the said Ganesh Chandra Banerjee who was a Hindu, governed by Hindu Succession Act, 1956 while seized and possessed of the remaining land measuring about 6 Cottah 15 Chittacks comprised in Mouza – Rajapur, J.L. No. – 23, Touzi No. – 109, Revenue Survey No. – 14, C.S. Dag No.- 975, R.S. Dag No. – 1024, under C.S. Khatian No. – 148, R.S. Khatian No. – 561, P.S. – Jadavpur, District 24 Parganas, at present under Kolkata Municipal Corporation Ward No – 103, within the limits of Kolkata Municipal Corporation, being the portion of 242 Rajapur East, died intestate on 29.07.1988 leaving behind him surviving three sons namely Swapan Kumar Banerjee , Tapan Kumar Banerjee and Tapas Kumar Banerjee, as his only legal heirs and successor as his wife namely Gita Banerjee and one son namely Tarun Kumar Banerjee who was bachelor predeceased him.

AND WHEREAS thus the said Swapan Kumar Banerjee, and Tapan Kumar Banerjee and Tapas Kumar Banerjee became the joint Owner of all that land measuring 6 Cottah 15 Chittacks comprised in Mouza – Rajapur, J.L. No. – 23, Touzi No. – 109, Revenue Survey No. – 14, C.S. Dag No.- 975, R.S. Dag No. – 1024, under C.S. Khatian No. – 148, R.S. Khatian No. – 561, P.S. – Jadavpur, District 24 Parganas, at present under Kolkata Municipal Corporation Ward No – 103, within the limits of Kolkata Municipal Corporation each having equal undivided 1/3 rd share in

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the said land left by the said Ganesh Chandra Banerjee since deceased by virtue of Hindu Succession Act 1956 and are absolutely seized and possessed of the said land free from all encumbrances

AND WHEREAS Tapan Kumar Banerjee died intestate on 13.03.2007 leaving behind him surviving his wife Mrs Mina Banerjee and his one son namely Mr Dipanjan Banerjee as his only legal heirs and successors and as per Hindu Law of Succession who have stepped into the shoes of their predecessor in interest Tapan Kumar Banerjee since deceased and as such they jointly became the owners of undivided 1/3 share collectively in respect of the said land under the Hindu Succession Act, 1956.

AND WHEREAS thus 1. Mr Swapan Kumar Banerjee 2 .a. Mrs Mina Banerjee wife of Late Tapan Kumar Banerjee 2b. Mr Dipanjan Banerjee son of Late Tapan Kumar Banerjee . 3 Mr Tapas Kumar Banerjee became the joint owners of the said land as per Hindu Succession Act , 1956.

AND WHEREAS the said OWNERS got their names mutated in the records of Kolkata Municipal Corporation in respect of the said land and the said land now numbered as Municipal Premises No 242 Rajapur East, having assessee no 311033702429 and paying rates and taxes upto date and the said land is morefully described in the Schedule A herein and herein after referred to as the Said Schedule A property.

AND WHEREAS at present the owners are in physical possession of All that land measuring 5 cottah 15 chittaks 26 sq ft more or less instead of (6 Cottah 15 Chittacks) more or less as the land measuring 15 chittaks 19 sqft more or less has been curved out for road and the Owners herein through the Developer herein got the plan sanctioned on the land measuring 5 cottah 15 chittaks 26 sq ft more or less lying and situated at Municipal Premises No 242 East Rajapur, within the Ward No. 103 of the Kolkata Municipal Corporation along with right to use 20 feet wide road with all easement right which is morefully described in the schedule A hereunder written and hereinafter referred to as the "said premises"

AND WHEREAS the aforesaid Owners declare that they have marketable title to the Said Schedule A property and the Owners are now absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Schedule A property as referred hereinafter.

AND WHEREAS the aforesaid owner already entered into a development agreement with JEET NIRMAN PRIVATE LIMITED (Pan No. AACCC1776F) a company incorporated under the Companies Act 1956 having its registered Office at A/41, GANGANAGAR, P.O.- MUKUNDAPUR, KOLKATA -700099 represented by its Director Mr BISWAJIT BISWAS (Pan. AJPPB3712L) son of Sri Provas Biswas residing at A/41, GANGANAGAR, P.O.- MUKUNDAPUR, KOLKATA -700099 on 07.06.2018 and the said agreement was registered before the ADSR, Sealdah and the same was recorded in Book No I, CD Volume number 1606-2018 , pages from 83322 to 83376 , being no. 160602543 for the Year 2018.

AND WHEREAS the owner also executed a registered General Power of Attorney in favour of the said JEET NIRMAN PRIVATE LIMITED (Pan No. AACCC1776F) a company incorporated under the Companies Act 1956 having its registered Office at A/41, GANGANAGAR, P.O.- MUKUNDAPUR, KOLKATA -700099 represented by its Director Mr BISWAJIT BISWAS (Pan. AJPPB3712L) son of Sri Provas Biswas residing at A/41, GANGANAGAR, P.O.- MUKUNDAPUR, KOLKATA -700099 and the said General Power of Attorney which was registered before the ADSR, Sealdah on 12.06.2018 and the same was recorded in Book No I, CD Volume number - 1606-2018 , pages from 84731 to 84757 , being no. 160602600 for the Year 2018.

AND WHEREAS due to some unavoidable circumstances, JEET NIRMAN PRIVATE LIMITED (Pan No. AACCC1776F) a company incorporated under the Companies Act 1956 having its registered Office at A/41, GANGANAGAR, P.O.- MUKUNDAPUR, KOLKATA -700099 represented by its Director Mr BISWAJIT BISWAS (Pan. AJPPB3712L) son of Sri Provas Biswas residing at A/41, GANGANAGAR, P.O.- MUKUNDAPUR, KOLKATA -700099 could not proceed with the development of the land and as such the said registered Development agreement being no 160602543 for the year 2018 was cancelled by executing and registering a Deed Of Cancellation



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of the said Development Agreement being no 160602543 for the year 2018 on Commission on .06.2019 and also the said registered Power of Attorney being no 160602600 for the year 2018 was cancelled by executing and registering a Deed Of Cancellation of the said Registered Power Of Attorney being no 160602600 for the year 2018 on Commission on .06.2019

AND WHEREAS the Developer has agreed to develop the said premises jointly with the owner for construction of a Ground Plus Three storied building as per Building plan sanctioned from the Kolkata Municipal Corporation Vide No B.P No.281 dated 16.10.2015 for construction of G +III storied building on the said land at the cost of the developer on the terms and conditions as settled in between the parties hereto keeping the salient terms and conditions of the said development agreement being no.160602543 for the Year 2018 with some changes and recording the same in the new development agreement herein.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH that in pursuance of the said agreement and in consideration of mutual remises and interests, the parties hereto record to have agreed as follows :-

CHAPTER- I : DEFINITIONS

Unless excluded by or repugnant to the subject or context or otherwise contrary thereto or inconsistent therewith the terms or expressions herein contained shall mean as follows:-

- 1.1 **OWNERS** shall mean and include 1 MR SWAPAN KUMAR BANERJEE son of Late Ganesh Chandra Banerjee 2.a..MRS MINA BANERJEE wife of late Tapan Kumar Banerjee 2.b.. MR. DIPANJAN BANERJEE son of Late Tapan Banerjee, 3. TAPAS KUMAR BANERJEE son of Late Ganesh Chandra Banerjee and their heirs, executors, legal representatives, successors, administrators and assigns.



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- 1.2 **DEVELOPER** shall mean the said M/S VENUS CONSTRUCTION a proprietorship concern having its office at B/3 East Rajapur, Santoshpur, P.S - Purba Jadavpur, P.O - Santoshpur Kolkata -700075 held and owned SRI BIJOY HALDER son of Late Nema Halder by faith Hindu, by Occupation - Business residing at A/17/1 East Rajapur, P.S - Purba Jadavpur, P.O - Santoshpur Kolkata - 700075 hereinafter referred to as DEVELOPER and his legal heirs, successor and assigns.
- 1.3 **PREMISES/PROPERTY** shall mean the entirety of the said premises in the District of 24 Parganas (South) fully mentioned and described in the Schedule 'A' hereunder written and / or the constructions on the said land as and when applicable.
- 1.4 **BUILDING OR NEW BUILDING** it is envisaged that it shall mean the building to be constructed at the said premises or the building in accordance with the plan already sanctioned by the Kolkata Municipal Corporation and/or the appropriate sanctioning authority in the name of the said owners or in accordance with a modified or amended plan or plans thereof or in accordance with the sanctioned plan herein after, as the case may be.
- 1.5 **COMMON AREAS, PARTS & FACILITIES AND AMENITIES** shall include corridors, stair-case, roof, passage-ways, common lavatories, pump room, tube well, overhead/ underground reservoir or tank, water pump and motor pumps, sanitary, electric wires, Generator if provided, and plumbing pipes and fittings and drainage in common areas and other facilities required for the establishment, enjoyment, provisions, maintenance and/or management of the building.
- 1.6 **SALEABLE SPACE** shall mean the space in the building forming part of owners or developer's allocation available for independent use and occupation after making the due provisions for common facilities and the space required thereof.



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- 1.7 **SUPER BUILT UP AREA** in relation to the flat shall according to its context mean the plain area of the said flat including the balconies and also the thickness of the peripheral walls, internal walls and pillars together with proportionate right in common areas, parts facilities, etc. and amenities as per clause 1.5 **PROVIDED THAT** if any wall be common between the flats then one half of the area under such wall/s shall be included in each of such flats and it includes proportionate share of common areas and parts like passages, stair case, staircase landings, servant's toilet if any, on ground floor underground reservoirs and overhead reservoirs or tanks Generator room if generator provided, or any other service area which may be specifically earmarked for use in common by the occupiers/owners of the building. It is pertinent to mention here that the common wall which is under the owners allocation may not be disturbed without the consent of the owners. The measurement should be calculated from outer wall to outer walls of such space.
- 1.8 **COST OF CONSTRUCTION** shall mean and include all costs and expenses paid and or incurred by the Developer relating to the preparation amendment, modifications, and/or sanction of plans fees of architect, labour charges or wages, building materials (including timber, sanitary plumbing and electrical fittings and fixture) fees and charges payable to sanctioning authority or any other authority and all other costs incidental thereto including fittings and fixtures within the flats and common areas as per schedule enclosed upto obtaining C.C from K.M.C.
- 1.9 **OWNER'S ALLOCATION** : Owners allotted portion will be 3 BHK Flat 1B (Western side), 2 BHK Flat 2C (Northern side) and 3 BHK Flat ,3B (Western side) and Three Car Parking spaces (Eastern side , Back to back Parking) on the Ground floor of the proposed G+III storied building to be constructed as per sanctioned plan at Premises No. 242,



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East Rajapur, P.S. Survey Park, Kolkata - 700075, Ward No. 103, within the limits of Kolkata Municipal Corporation.

It is pertinent to mention here that as the Developer will negotiate with the persons who are claiming to be the farmers of the land and will make payment to them from his own fund on behalf of the owners and under no circumstances the owners shall be responsible to meet their demand in any manner whatsoever and for that the ratio between the Owners and Developer is settled at 32 :68 of total built up area of the building to be constructed .

Be it mentioned here that the developer already paid Rs 1000000.00 (Rupees ten lac only) as refundable advance to the owners and It will be refunded to the developer herein at the time of handing over the owners allocation to the owners by the developers.

- 1.10 DEVELOPER'S ALLOCATION:** Shall mean 3 BHK Flat 1A (Eastern Side), 2 BHK Flat 1C (Northern side), 3 BHK Flat ,2A (Eastern Side) and 3 BHK flat 2B (Western side) and 3 BHK Flat , 3A (Eastern Side) and 2 BHK Flat 3C (Norther side) and remaining Car Parking spaces in the Ground floor of the proposed Building after allocating the owners Car parking space as mentioned herein.
- 1.11 THE ARCHITECT** shall mean such person or persons who may be appointed by the developer for designing and planning of the building and sanction of building plans thereof.
- 1.12 ADVOCATE** shall mean Indrajit Sen of 3/3 Bosepukur Prantik Pally, P.S – Kasba ,Kolkata -700042 appointed by the Developer for preparation of this



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Agreement and further agreement and agreements for sale deed and other instruments for transfer of the Units in the project.

1.13 BUILDING PLAN shall mean the plan already sanctioned in the name of the owner by the Kolkata Municipal Corporation or any amendment or modification or alteration thereof by the appropriate sanctioning authority and/or any other competent authority as the case may be with modification, amendment, alteration thereto or revision thereof made or caused to be made by developer from time to time.

1.14 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 multistoried buildings to purchaser thereof although the same may not be registered for the time being. Developer agrees to give possession of owners' allocation first before handing over the possession and registration of Deed of conveyance in favour of any intending purchaser/purchasers from his allocation.

2.1 That the owners and the developer have agreed to develop the said premises by raising a new building there at within a period of 24 (twenty four) months from the date of execution of this agreement out of the fund of the developer and on the terms and conditions and covenants contained herein.

2.2 The owners hereby authorize /grant license to the developer to construct the new building at his own costs and shall process the building plans with the appropriate sanctioning authority and shall obtain modification, variation or new sanction in the owners name at his own cost and do all other acts and deeds as mentioned hereinafter.

CHAPTER- III : CONSIDERATION



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- 3.1 Consideration for sale of undivided impartible share of land of the owners to the developer or his nominee or nominees will be owners allocation as mentioned in clause 1.9 herein before. ✓

CHAPTER – IV : DELIVERY OF POSSESSION OF LAND

- 4.1 The owners already handed over the vacant and peaceful possession of the said message land and hereditaments and premises, fully mentioned and described in the Schedule A hereunder written to the Developer for the purpose of development thereof on the terms and conditions herein contained and in the manner stated herein and the erstwhile developer already got the building plan sanctioned being no Vide No B.P No 281/15-16 dated 16.10.2015 from the Kolkata Municipal Corporation and the developer herein will proceed with construction work as per said sanctioned plan.

CHAPTER –V : DEVELOPER'S RIGHT AND OBLIGATIONS

- 5.1 The developer shall be at liberty at his own costs and expenses –
- a) To apply for making amendments, Modifications and alterations of the plan already sanctioned from the Kolkata Municipal Corporation or revision thereof if necessary.
 - b) That the developer herein already resolved the disputes with the persons who are claiming to be the farmers of the schedule A property and will make the payment to them without shifting any financial liability upon the owners within 5 days from the date of signing this agreement.
 - c) To make applications and to get necessary plans, maps, sketches schemes, sanctioned by the appropriate authorities for obtaining



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filtered or unfiltered water, drainage septic tank and sewerage connection and/or boring tube well and electricity.

- d) To build, construct or erect new building or other structures in or upon the land comprised in the said premises and /or any portion thereof strictly according to the said sanctioned plan within one month from the date of signing this agreement. The developer shall not transfer the development right to any Third Party but can appoint any person/s to whom the developer deem fit and proper to complete the construction work.
- e) To apply for and obtain electricity, water and sewerage connections and other essential public, utility services, facilities, or any part thereof in or upon the said newly constructed premises or any part thereof.
- f) The entire cost of construction of the buildings and providing the amenities, services and facilities and the fittings and fixtures, thereon, including the fees payable to be Architects Engineers, Contractors, and other staff and workmen shall be borne by the Developer and the Owners are not required to contribute anything for same. In the case of disputes between the Developer and/or his contractors, architects, engineers and other workmen and suppliers of materials and other persons who are engaged in the development of A-Schedule Property the same shall be fully settled by the Developer who shall also be liable and answerable for their claims, if any. In case of any accidents or injury or death occurring during the course of construction period to any workmen or third party in the A-Schedule Property, the Developer will solely be responsible. The Owners shall have no liability to any extent in this behalf.
- g) All the items of plants and machines, tools, and implements, stores and materials, the Developer and/or his contractors, workmen and other agencies may bring to the site for the due construction of the said



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building shall remain the exclusive properties of the Second Party/Developers at all times and the Owners shall have no claim whatsoever on any such items or Plant and machinery, tools and implements, stores and materials at any time.

- h) The Developer shall be entitled to make additions, deletions and alternations in the sanctioned Plan and as demanded by the Sanctioning Authorities and also in construction as the developer deem it fit without materially affecting the entitlement of the Owners. The Developer is also entitled to effect modifications depending on the Plan and exigencies in the build area agreed to be built and delivered to the Owners. The Developer shall have discretion in matters relating to the method, manner and design of construction without affecting the designs and safety of the buildings basically. The entire cost of construction, including Architects fee and charges/fee if any to be paid for obtaining License Sanctioned Plan, payments for the temporary connection of water and electricity during construction and development of the A-Schedule Property including the area falling to the share of the Owners shall be borne by the Developers. The Owners shall not be required to contribute any amount towards additions, deletions and alternations in the sanctioned Plan and construction of the A-Schedule Property including the Owners' share of constructed area as set out in this agreement.
- i) In the event of any other demands made by any Authorities on Commencements of Construction or during the course of construction, the same shall be borne by the Developer and the Owners shall have no liability.
- j) That all risks , responsibility and liability arising out due to loss of life of labours and other allied nature shall be borne by the developer and the landowners shall not be liable to pay any damages in any manner whatsoever.



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- k) The developer shall pay all the arrear tax to the BL and LRO and the Kolkata Municipal Corporation and also at its own cost will get the name of the owners mutated in the records of BL and LRO. The owners shall be responsible to pay tax only after getting the possession of the flats as per terms of the Development Agreement.

CHAPTER - VI : DEVELOPER'S TO DEAL WITH his ALLOCATION

- 6.1** The Developer shall be entitled to Deal with the portion of the new building under his allocation by way of sale of flat/space or receive consideration and the owners shall sell or confirm or grant proportionate undivided right title and interest in the land to such buyers and sign, execute and register the necessary deeds/ deed of conveyance there for and shall not demand any further consideration from such purchaser and /or developer. The delivery of possession of the owners' allocation to the owners will be deemed complete consideration of the owners.

Be it mentioned here that Developer shall deliver the owner's allocation to the owner first as per terms of this agreement in other words the Developer shall not handover the flat and car parking space to the purchaser/s who purchased from the developer's allocation before handing over the owner's allocation to the owner in a habitable condition along with the Completion certificate issued from the Kolkata Municipal corporation to the owners .

That the parties hereto shall bear and any pay taxes, maintenances costs and common expenses proportionately to their respective allocations from the date of their possession.

- 6.2** That upon the construction of the new building if it be found that the portion or portions of developers' allocation have not been sold, then in that event the

owners may execute necessary conveyance in favour of the nominee or nominees of the developer by virtue of power of attorney to be granted by owners to developers or his authorized representatives or developers may retain the said unsold portion or portions by virtue of these agreements. I. Tax clearance certificate if required from the owners that will be arranged by the owners .

- 6.3** That the parties hereto shall bear and pay taxes, maintenance costs and common expenses proportionately to their respective allocations from the date of their possession.

CHAPTER -VII : PAYMENT OF TAXES

- 7.1** That the developer shall be liable to pay all arrear municipal and other taxes and charges of the said premises under these presents till the date of delivery of the owners' allocation to the owners as per terms of this agreement. Thereafter the parties shall bear the said taxes etc proportionately to their respective allocation either by themselves and / or through and / or by the prospective buyers of the flat/s as mentioned hereinafter.
- 7.2** That the owners will be free from all kinds of taxes regarding developer's allocation including income tax and other taxes and outgoing thereof.

CHAPTER - VIII : OWNERS' OBLIGATIONS

- 8.1** The owners hereby agree, assure and covenant with the developer that the owners or any persons claiming through them shall not in any way interfere with such possession nor shall in any way cause any obstruction or interference in the construction, erection and completion of the building by the developer or her nominee/s. Also the owner shall deliver the vacant possession of the premises to the developer for the purpose of the development of the property. Since the owners will not interfere in anyway in the smooth progress

of the construction work, the Developer would on his part be solely responsible for the construction works.

- 8.2 The owners shall render their best co-operation and assistance to developer in the matter of the construction of the proposed new building and other structure/s if any ,in or upon the land comprised in the said premises , in accordance with the provisions of the building laws for the time being in force in the area and the owners shall sign ,execute and deliver to the developer all matters ,correspondence ,authorizations, papers and other documents as may from time to time be required by the developer in relation to the commencement and/or continuation and /or completion of the construction of the proposed new building and other structure/s.
- 8.3 The owners shall execute General and/or special power of Attorney and Letters of Authorisation in favour of developer and/or his men and agents. All such Powers of Attorney and/or Letters of Authorisation , containing inter alia right to prepare , to submit ,to sign on owners behalf and to obtain the sanctioned plan , right to demolish the present construction if any and to construct the new building or buildings and continue such constructions till the construction is/are completed and right to enter into agreement for sale of flat/s portion in the new building in respect of developer's allocation , with proportionate undivided right title and interest in land to proposed buyer/s to take necessary permissions from various authorities like police, fire, municipality, telephone if applicable ,and electric companies or authorities and to apply , make , correspondence ,get plan/s sanctioned , pay costs and charges to municipal , government and/or appropriate authorities for construction , laying pipes for water and electric supplies wiring for electricity and all other general or specific purposes incidental thereto and to attend , prosecute , conduct or defend litigation civil or criminal or both in relation to the premises.
- 8.4 Owners shall further grant power of Attorney to the developer or his men and agents (so authorized by the developer in accordance with law) to sell all such flats/spaces and areas mentioned in developer's allocation and or any



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areas/flats of the owners specifically instructed by the owners by any letter/agreement in future and to execute and register all such conveyance and to do such acts incidental thereto as per provision of Transfer Of Property Act. The owners shall not claim any amount from the sale proceeds of the developer allocation. And the owners further declare that the owners shall not have any claim save and except the owners allocation as mentioned in Clause 1.9 .

- 8.5 Upon receipt by the owners of the possession of their allocation from the developer, the owners shall become liable to pay proportionate taxes, maintenance costs and common expenses for or in relation to his allocation.

CHAPTER – IX : MISCELLANEOUS

- 9.1 That the owners shall not have any connection, concern over the liability with any supplier/suppliers or creditors of the developer. It is also mentioned if any breach of contract arises during course of selling or mortgage or any type of transfer from the developer's allocation in that event if the purchaser of the flat or flats under any circumstances cannot make the owners a party or claim any monetary compensation whatsoever in nature from the owners and the developer will be sole responsible for the same.
- 9.2 The materials to be used for construction by the developer should be of standard quality according to those used in multistoried building and should be constructed in such workman-like manner as of the other multistoried buildings. The developer will follow the K.M.C rules and guidelines at the time of construction of new building.

CHAPTER –X : FURTHER AGREEMENT / UNDERSTANDING BY AND BETWEEN THE PARTIES.

- 10.1 The parties thereto further agree and place on record some facts , explicit terms and understanding as follows :-



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Owners shall not be responsible for any deviation and/or construction not according to sanctioned plan. In consideration of the Owners agreeing to transfer an undivided or such proportionate undivided share in the A-Schedule Property to the Developer and/or his nominee/s or assignee/s, the Developer hereby agrees to construct and deliver to the Owners and/or their nominee/s or assignee/s, free from encumbrances as per clause 1.9 above

In consideration of the Developer agreeing to deliver the Owners Constructed Area as per Clause 1.9 above, the Owners hereby agree and bind and undertake to transfer/convey/sell to the Developer and/or his nominee/s or assignee/s an undivided or such proportionate undivided share in the A-Schedule Property as is proportionate to the Developers Constructed Area either in one lot or in several share or in the form of undivided share or otherwise at the sole discretion of the Developer. The Owners Constructed Area shall be the absolute property of the Owners and they shall be entitled to hold, sell, mortgage, gift, lease and alienate or otherwise dispose of the same or any part thereof along with proportionate undivided share or such undivided share as will be proportionate to the super built area retained by the Owners in the land in A-Schedule Property and they shall be entitled to all income, gains, capital appreciation and benefits of all kinds and description accruing, arising or flowing there from.

The Developer's allocation which is morefully described in Clause 1.10 shall be the absolute property of the Developer and the Developer shall be entitled to hold, sell, mortgage, gift, lease and alienate or otherwise dispose of the same or any part thereof along with proportionate undivided share or such undivided share as will be proportionate to the super built area retained by the Developer in the land in A-Schedule Property and the developer shall be entitled to all income, gains, capital appreciation and benefits of all kinds and description accruing, arising or flowing there from.

Owners shall be deemed to have taken possession of the owners allocation on the fifteenth day from the date of dispatch of the registered notice of completion thereof and such fifteenth day thereafter is called "the date of possession"



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irrespective of the owner taking actual physical possession at later date of their said allocation or however otherwise, if the owner take actual possession of their said allocation before the expiry of the said 15th day before issue of such notice then in that event the said day of taking actual physical possession shall be deemed the date of possession. The expression "the date of possession" will be relating to the starting of payment of proportionate maintenance cost, taxes and other common expenses and the delivery of the owner's allocation.

The Owners and the Developer shall from the date of completion of Owners Constructed Area in all respects, maintain their respective portions, at their own cost in good and tenantable repair and shall not do or suffer to be done anything in or to the said premises, and/or common areas and passages of the building which may against law or which will cause obstruction or interference to the users of such common areas. The Owners and/or their transferees in regard to the Owners Constructed Area and the Developer and his nominees in respects of Developer's Constructed Area, shall become members of an Association to be formed by all the unit holders for the purpose of attending to maintenance and safety of the buildings and all matters of common interest and concern and shall observe and perform the terms/conditions/Bye-laws/Rules/Regulations of such Association.

Owners shall bear and pay for maintenance of the portion of new building under their allocation and they shall also bear and pay proportionate maintenance cost of the common areas and parts and/or also the common expenses therefore.

The developer will bear the litigation expenses if anything arises in regard to construction of new building at the said premises by the developer. If any defect arises in title due to vesting /acquisition in that event the developer will remove the said defect at his own cost without shifting any financial liability to the owners but the owners will render all help and will sign all the papers as and when will be required by the developer or his advocate.

It has been agreed by and between the owner and Developer that the owners will get 32% of the Total built up area and the developer will get 68% of the Total built up area of the building to be built in the A-Schedule Property, as the built up area cannot be fragmented to enable the Owners to retain exactly 32% of the Total built up area allotted in the building to be built in the A-Schedule

Property. It is written in this agreement that the flat/s to be allotted to the owner keeping in mind that the total area of which will be 32% of Total built up area to be allotted to the Owner. If the total area contained in the apartments allotted to the Owner falls short of entitlement of Built up area in that event, the Developer shall pay an amount to the owner at a prevailing market price per sq.ft. for the said deficit area to the owner, on the other hand if the total area contained in the apartments allotted to the Owner exceeds the entitlement of Built up area and in that event, the owner shall pay an amount for such excess area to the developer at a prevailing market price per sq.ft for the said Excess area enjoyed by the owner to the developer and the same principle will be applicable to the Developer's allocation also. It is also pertinent to mention here that if any dispute between the Owner and Developer arises regarding the measurement of the Built up area in that event the decision of the Architect will be binding upon both parties.

10.2 The Developer shall have the liberty to select the Name of the building .

10.3 If the Developer fails and/or neglect to complete the construction within a period of 24 months from the date of signing this agreement and make over the owners' allocation to the owners, the Developer shall be liable to pay to the owners a consolidated sum of Rs. 25,000/- per month for another six months and thereafter no further time will be extended.

MAINTENANCE CHARGES ETC :

All obligations with respect to the Maintenance of the Apartment Complex will be by Developer and could be assigned depending on the mutual arrangements by the Developer and the Owners of Residential/Commercial Complex.

OBLIGATION OF THE OWNERS :

The Owners have along with the execution of this Agreement will grant a General Power of Attorney in favour of the Developer empowering to proceed with work in regard to the Flat/s to be constructed on the A-Schedule Property and authorizing the Developer to represent before all and any of the Statutory Authorities.

- 7 The Owners shall sign and execute necessary application, papers documents and do all acts, deeds and things as the Developer may lawfully require to obtain modification in the sanctioned plan if required and consents as well as to and in order to legally



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and effectively vest in the Developer's nominee/s title to the undivided share in the A-Schedule Property after completing the development of the A-Schedule Property;

RIGHTS OF THE OWNERS FOR INSPECTION :

The Owners at all reasonable times shall have the right of inspection of the progress of work and quality of construction and require the Developer to rectify any errors or require the Developer to implement the work of Owners Constructed Area in the A-Schedule Property. This decision of the Architect for the project as to the quality of the material and work, the rate of progress of work and other related matters should be final and binding on both parties.

INTERPRETATION :

This Agreement shall not be construed as a Partnership between the parties herein.

DEFECT LIABILITY PERIOD :

The Developer agrees that the developer shall for a period of six months from the date of the Owners constructed area is ready for occupation (whether delivery is taken or not) be liable to repair or cause repairs, the cost of the Developer, of any structural defects noticed during the period of six months, Cracks in plaster will be considered as structural defects.

ADVERTISEMENT :

The Developer shall be entitled to erect boards in the A-Schedule Property advertising for sale and disposal of the built areas in the A-Schedule Property and to publish in the Newspapers calling for response from prospective purchasers and market their share of land and building in the A-Schedule Property in any manner, the Developer may deem it fit. Any tax or liability shall be borne by the Developer.

CUSTODY :

This agreement is executed in duplicate if it is not registered, The original shall be with the Developer and the Duplicate shall be with the Owners and if this agreement is registered in that event the original shall be with the Developer and the Xerox copy of the original/certified copy of the original shall be with the Owners ;

CHAPTER –XI : FORCE MAJEURE

- 11.1 The developer propose to complete the building within a period of 24 from the date of execution of this agreement subjects to force majeure clause which shall mean natural disasters , civil commotion, fire ,civil suits, and court injunction , restrictive order , legal disputes and delay in clearance from



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necessary authorities and/or other act or commission beyond the control of the parties thereto . The period of construction fixed hereinabove is subject to extension by mutual agreement which shall not extend beyond the period of six months beyond the stipulated period mentioned in Clause 2.1 and wherever such period is mentioned.

CHAPTER –XII : JURISDICTION : The court at Alipore alone shall have the Jurisdiction to entertain and try all actions suits and legal proceedings arising out of this agreement.

NOTICE : Unless otherwise expressly mentioned herein all notices to be served hereunder by any of the parties on the other shall be deemed to have been served if served by hand or sent by registered post with acknowledgment due at the address of the other party mentioned hereinabove or hereafter notified in writing and irrespective of any change of address or return of the cover sent by registered post without the same being served.. None of the parties shall raise any objection as to service of the notice deemed to have been served as aforesaid.

DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME We 1. MR SWAPAN KUMAR BANERJEE (PAN NO ADZPB8843L) son of Late Ganesh Chandra Banerjee 2.a..MRS MINA BANERJEE (PAN No ADYPB3350 R) wife of late Tapan Kumar Banerjee 2.b. MR. DIPANJAN BANERJEE (PAN NO ALTPB5666K) son of Late Tapan Banerjee, 3. TAPAS KUMAR BANERJEE (PAN NO ADPPB2151H) son of Late Ganesh Chandra Banerjee all by faith Hindu, and all residing at 27 New Tollygunge, P.O – Purba Putiary,P.S-Regent Park, Kolkata - 700093 SEND GREETINGS

WHEREAS We are the owner of All that land measuring 5 cottah 15 chittaks 26 sq ft more or less instead of (6 Cottah 15 Chittacks) more or less as the land measuring 15 chittaks 19 sqft more or less has been curved out for road and the Owners herein through the Developer herein got the plan sanctioned on the land measuring 5 cottah 15 chittaks 26 sq ft more or less comprised in Mouza – Rajapur, J.L. No. – 23, Touzi No. – 109, Revenue Survey No. – 14, C.S. Dag No.- 975, R.S. Dag No. – 1024,

under C.S. Khatian No. – 148, R.S. Khatian No. – 561, P.S. – Jadavpur, District 24 Parganas, presently lying and situated at Municipal Premises No 242 East Rajapur, within the Ward No. 103 of the Kolkata Municipal Corporation along with right to use 20 feet wide road with all easement right and herein after referred to as "SAID SCHEDULE A PROPERTY" and seized and possessed of well and sufficiently entitled to the "SAID SCHEDULE A PROPERTY" free from all encumbrances and the said Land and building hereinafter referred to as the "SAID SCHEDULE A PROPERTY" and am seized and possessed of the said Schedule A property together With all sorts of easement rights whatsoever free from all encumbrances.

AND WHEREAS We have entered into this Development Agreement to develop our SAID SCHEDULE A PROPERTY upon certain terms and conditions with M/S VENUS CONSTRUCTION a proprietorship concern having its office at B/3 East Rajapur, Santoshpur, P.S - Purba Jadavpur, P.O - Santoshpur Kolkata -700075 held and owned by SRI BIJOY HALDER (PAN:EBUPH4656G) son of Late Nemai Halder by faith Hindu, by Occupation - Business residing at A/17/1 East Rajapur, P.S – Purba Jadavpur, P.O - Santoshpur Kolkata – 700075

AND WHEREAS We do hereby appoint , nominate and constitute the said developer SRI BIJOY HALDER (PAN:EBUPH4656G) son of Late Nemai Halder by faith Hindu, by Occupation - Business residing at A/17/1 East Rajapur, P.S – Purba Jadavpur, P.O - Santoshpur Kolkata – 700075 sole proprietor of M/S VENUS CONSTRUCTION a proprietorship concern having its office at B/3 East Rajapur, Santoshpur, P.S - Purba Jadavpur, P.O - Santoshpur Kolkata -700075

as our **TRUE AND LAWFUL ATTORNEY** in our names and on our behalf and to perform all or any of the following acts, Deeds and things and matters that is to say :-

1. To look after, manage and supervise the administration of the said Schedule A property.
2. To apply for the assessment/ reassessment and revives of imposition or levy in respect of the said property. To apply on our behalf for getting our names recorded in records of any concerned authority including in the records of Kolkata Municipal corporation and also in the records of Rights .



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3. To apply for and obtain such Certificate and/ or permissions under any law relating to ceiling on Urban land or other Law relating to land and /or Building (both Urban and Rural) or under the income Tax Act or from K.M.D.A or under any other Law or Laws for the time being in force as may be required for more fully effectuating the powers herein contained with regard to the said Schedule A property.

4. To make and sign applications to the appropriate government departments local authorities or other competent authority for all and any licenses, permissions and consents required by any law , order , statutory instrument, regulation, bye-law, or otherwise in connection with the management of our property including the recovery of compensation where such is recoverable with power to give receipts and full discharges thereof.

5. To sign and execute the Boundary declaration, corner space gift in connection with said Schedule A property.

6. To sign and execute Vakalatnama and to sign, complaints, written statements, petitions and other pleading and to prefer appeals and revision from any order or decree and to depose on our behalf and/or in our favour before any court of law or any other government authority /authorities all his acts and doing will be construed to have been done by us.

7. To accept service of summons if any, notices or writ issued by any Court of Law or offices against us and to give evidence etc. on behalf of us in Courts and Places as may be required by law relating to the said Scheduled A property.

8.. Our Attorney can also issue letters/notices and/or submit application on our behalf to the concerned Authority e.g. Kolkata Municipal Corporation , C.E.S.C. Ltd. Land Ceiling Authority etc. for sanction of sewerage connection, electric connection or for some, other purpose which may be required for development and/or construction of Building in the said SCHEDULE A Property.

9. To sign the sale deed and execution, admit registration, and or enter into Agreement for Sale, to cancel or repudiate the same on our behalf in respect of the Developer's allocation as mentioned in this development Agreement.



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10. To appear for on our behalf in the office of the Kolkata Municipal Corporation, Kolkata Improvement Trust, Kolkata Electric Supply Corporation Limited, Kolkata Metropolitan Development Authority and any local authority or any Police Station and to apply for and obtain sanction, permit licence, supply service connection etc. as may be required from the respective authorities.

11. To apply and appear for on our behalf in the office of the Kolkata Municipal Corporation and to sign, deposit all fees, moneys, before the authority concerned us and on our behalf for obtaining sanctioned from the Kolkata Municipal Corporation and if the plan already sanctioned from the Kolkata Municipal corporation any modification, amendment thereof and to receive the same on our behalf from the said Authority in respect of said Schedule A property.

12. To appear for on our behalf in the Registration office i.e before any District Registrar, District Sub Registrar, Additional District Sub Registrar and also before the Registrar of Assurances, Kolkata and to sign and execute any Sale Deed and/ or to enter into Agreement for Sale, to cancel or repudiates the same on our behalf and admit registration in favour of any purchaser or purchasers and to receive from the purchaser or purchasers earnest money and also the balance of consideration money and to give valid receipt for the same in respect of the Developer's allocation as mentioned in this development Agreement .

13. To apply for and obtain temporary or permanent connection of water, electricity, drainage, sewerage, gas and/or Power to the said Property required for the construction and use the building and to sign all such application forms and documents as shall be required for the said purpose in respect of the said Schedule A property.

14. To sign and execute boundary declaration, Deed of Rectification, Deed of Amalgamation/Exchange, deed of Declaration if any in respect of the said Schedule A property.



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15. To sign a building plan or plans and modification therein in this regard with any authority of the Kolkata Municipal Corporation and such other statutory body or Government as may be necessary in respect of the said Schedule A property.

16. To ask, receive and recover from all the flat Owners, purchasers, other occupiers, agreement holders for purchasing flat, all rents charges, profits, emoluments and sum of money now due or owing to and payable in respect of the Developer' Allocation in terms of the agreement in any manner whatsoever and also on non-payment thereof or any part thereof, to enter upon and restrain and/or to take appropriate legal steps for the recovery of or to eject such defaulting purchasers and/or occupiers

We do hereby agreed to ratify and confirm all whatsoever other act or acts our said Attorney shall do, execute and perform in connection with the said property.

THE SCHEDULE A PROPERTY ABOVE REFERRED TO :

All that land measuring 5 cottah 15 chittaks 26 sq ft more or less instead of (6 Cottah 15 Chittacks) more or less as the land measuring 15 chittaks 19 sqft more or less has been curved out for road and the Owners herein through the Developer herein got the plan sanctioned on the land measuring 5 cottah 15 chittaks 26 sq ft more or less comprised in Mouza – Rajapur, J.L. No. – 23, Touzi No. – 109, Revenue Survey No. – 14, C.S. Dag No.- 975, R.S. Dag No. – 1024, under C.S. Khatian No. – 148, R.S. Khatian No. – 561, P.S. – Jadavpur, District 24 Parganas, presently lying and situated at Municipal Premises No 242 East Rajapur, within the Ward No. 103 of the Kolkata Municipal Corporation along with right to use 20 feet wide road with all easement right and the said property is butted and bounded as follows :

On the North : By Manihar Apartment ,

On the East : By Manihar Apartment

On the South : By Calcutta Greens Phase-I Chayanat

On the West : By 20ft wide Road and Premises No 242/1 Rajapur East



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**THE SCHEDULE B ABOVE REFERRED TO
(SPECIFICATION)**

Details of Construction of the new building with specification

Structure Work : As per approved drawings

1.RCC WORKS : The RCC work will be done As per approved drawings

2.BRICK WORK ; The brick work will be done with good quality bricks, the cement sand mortar for brick work will be in the following proportion ;-

a) External walls ; 8" thick brick work:

b) Internal walls : 5" or 3" thick brick work ;

All Plastering : 1: 6 prop for 10" or 8" wall.

1: 4 prop for 5" or 3" wall.

3) WALLS : All internal walls and ceiling shall be covered with plaster of paris

4) FLOORS : Flooring of all flats area shall be of marbleic/ Victified Tile , toilets cum bath rooms to be marbelled/galaze tiles finished along with glazed tiles upto 6ft height

5) DOORS: All doors (3ft x 7") main door (3ft x 7ft) bath plus kitchen plus balcony 2ft x 6 inches x 7 ft flush door shall be provided in all rooms and toilet and balcony

7) WINDOWS : Steel/Alluminium windows with glass fittings of standard size as per building design.

8) KITCHEN : One Still sink and paved In black stone to be provided.

9) KITCHEN/TOILET FIXTURES : All toilets will be provided with (6'-0") high of glazed tiles (white) from the floor level. Each toilet shall be provided with one hand basin . Every flat shall be provided with one Indian type pan(White). All sanitary fixtures shall be standard white quality,

10) PLUMBING : PVC pipe line for sanitary connection.

11) WATER TAP : Two taps in kitchen, 2 taps in toilets and each toilet have connection for shower.

Extra works : If there any extra work is done the estimate of the total extra work to be estimated by project engineer and should be borne by the flat owners

Electrical Wiring : The basic layout of wiring is fully concealed. er. The number of points will be as under :

- 1) Each bed room : 2 light point , 1fan point ,two 5 amp power point
- 2) Drawing room : 2 light points, 1 fan points two5 amp power Point
- 3) Kitchen : One 15 Amp power point , 1light point and one 5 amp power point.
- 4) Toilet : 1 light point , one 15 Amp power point and one exhaust fan point.
- 5)Verandah : one light point and one fan point
- 6) Painting work : Plaster of paris coating will be provided.



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SPECIMEN FORM FOR TEN FINGERPRINTS



Swapna Kumar Banerjee

		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					



Nina Banerjee

		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					



Aparna Banerjee

		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					



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SPECIMEN FORM FOR TEN FINGERPRINTS



Tapas Kumar Bhowmik



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Bijay Kumar Bhowmik



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)



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IN WITNESS WHEREOF THE parties hereto have executed these presents on the day month and year first above written.

WITNESSES

1. *Indrajit Sen*
Advocate
High Court, Calcutta

2. *Dhananjay Mandal*
Alipore Judges Court
Kolkata - 22

Swapan Kumar Banerjee
Mina Banerjee

Dipankar Banerjee

Tapas Kumar Banerjee
SIGNATURE OF THE OWNERS

VENUS CONSTRUCTION

Bijay Halder
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by me

Indrajit Sen
Advocate

INDRAJIT SEN, Advocate
Alipore Judges Court, Alipore
Enrol No : F947/695/99



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VC-880





Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16061000127024/2019

1. 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	Tapas Kumar Banerjee 27 New Tollygunge, P.O:- Purba Putiary, P.S:- Regent Park, District:-South 24- Parganas, West Bengal, India, PIN - 700093	Principal			Tapas Kumar Banerjee 14/6/19
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Dhananjay Mandal Son of Nripendra Nath Mandal Alipore, P.O:- Alipore, P.S:- Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Mr Swapan Kumar Banerjee, Mrs Mina Banerjee, Mr Dipanjan Banerjee, Tapas Kumar Banerjee, Shri Bijoy Halidar			Dhananjay Mandal 14/6/19

(Kaushik Ray)

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

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

GRN: 19-201920-002261295-1

Payment Mode Online Payment

GRN Date: 09/06/2019 20:57:46

Bank : State Bank of India

BRN : IK0ABTTTE9

BRN Date: 09/06/2019 20:58:39

DEPOSITOR'S DETAILS

Id No. : 16061000127024/6/2019

[Query No. Query Year]

Name : Indrajit Sen

Contact No. : 9830557182

Mobile No. : +91 9830557182

E-mail :

Address : 33 Bosepukur Prantik Pally

Applicant Name : Mr D Mondal

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Development Power of Attorney Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16061000127024/6/2019	Property Registration- Stamp duty	0030-02-103-003-02	40071
2	16061000127024/6/2019	Property Registration- Registration Fees	0030-03-104-001-16	10028

Total

50099

In Words : Rupees Fifty Thousand Ninety Nine only





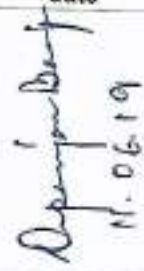
Government of West Bengal

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





OFFICE OF THE A.D.S.R. SEALDAH, District Name :South 24-Pargagas

Signature / LTI Sheet of Query No/Year 16061000127024/2019

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr Swapan Kumar Banerjee 27 New Tollygunge, P.O:- Purba Putiary, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India. PIN - 700093	Principal			 Swapan Kumar Banerjee 11/6/19
2	Mrs Mina Banerjee 27 New Tollygunge, P.O:- Purba Putiary, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN - 700093	Principal			 Mina Banerjee 11.06.19
3	Mr Dipanjan Banerjee 27 New Tollygunge, P.O:- Purba Putiary, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093	Principal			 Dipanjan Banerjee 11.06.19

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	Tapas Kumar Banerjee 27 New Tollygunge, P.O:- Purba Putiary, P.S:- Regent Park, District:-South 24- Parganas, West Bengal, India, PIN - 700093	Principal			<i>Absent</i>
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Shri Bijoy Halder Alias Bijoy Halder A/17/1 East Rajapur, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075	Represent ative of Attorney [Venus Constructi on]			<i>Bijoy Halder</i> 11/06/2019
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Dhananjay Mandal Son of Nripendra Nath Mandal Alipore, P.O:- Alipore, P.S:- Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Mr Swapan Kumar Banerjee, Mrs Mina Banerjee, Mr Dipanjan Banerjee, Tapas Kumar Banerjee Shri Bijoy Halder			<i>Dhananjay Mandal</i> 11/06/19

(Md Shadman)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
SEALDAH
South 24-Parganas, West
Bengal



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

WB / 1B / 108 / 689563



Elector's Name নির্বাচকের নাম	Banerjee Tapas বানার্জি তাপস
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Ganesh গনেশ
Sex লিঙ্গ	M পুং
Age as on 1.1.1995 ১.১.১৯৯৫-এ বয়স	39 ৩৯

Tapas Banerjee

Address

New Tollygunge South, Ward 114,
Regent Park, South 24 Pargana

ঠিকানা

নিউ টোলীগঞ্জ দক্ষিণ, ওয়ার্ড ১১৪, রেজেন্ট পার্ক,
দক্ষিণ ২৪ পরগণা

Facsimile Signature
Electoral Registration Officer
নির্বাচন-নিবন্ধন অধিকারিক

For 106 -JADAVPUR
Assembly Constituency

১০৬ -যাদবপুর
বিধানসভা নির্বাচন কেন্দ্র

Place স্থান	Alipore আলিপুর
Date তারিখ	16.06.85 ১৬.০৬.৮৫

कार्ड लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADPPB2151H



नाम /NAME

TAPAS KUMAR BANERJEE

पिता का नाम /FATHER'S NAME

GANESH CHANDRA BANERJEE

जन्म तिथि /DATE OF BIRTH

15-12-1955

हस्ताक्षर /SIGNATURE

Tapas Kumar Banerjee

Tapas

अध्यक्ष, प.सं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Tapas Kumar Banerjee

इस कार्ड के खो / गिर जाने पर सूचना जारी करने वाले अधिकारी को सूचित / वापस कर दें
संबन्धित अधिकार अधिकारी (सहसि एवं तकनीकी),
पी-7,
धौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



रतनाती लेखा संख्या कार्ड
Remittance Account Number Card

ADZPB8843L



नाम Name
SWAPAN KUMAR BANERJEE

पिता का नाम / Father's Name
GANESH CHANDRA BANERJEE

जन्म की तारीख / Date of Birth
01/01/1949

सहस्रनाम / Surname

हस्ताक्षर / Signature



0510007

Swapan K. Banerjee



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

WB / 18 / 108 / 689610



Elector's Name নির্বাচকের নাম	Banerjee Swapan বানার্জী স্বপন
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Ganesh গণেশ
Sex লিঙ্গ	M পুং
Age as on 1.1.1995 ১.১.১৯৯৫-এ বয়স	45 ৪৫

Address

Thekurpara, Ward 114, Regent Park,
South 24 Parganas

ঠিকানা

ঠাকুরপাড়া, ওয়ার্ড ১১৪, রেজেন্ট পার্ক,
দক্ষিণ ২৪ পরগণা

(Handwritten signature)

Facsimile Signature
Electoral Registration Officer
নির্বাচন-নিবন্ধন অফিসার

For 108-JADAVPUR
Assembly Constituency

১০৮-জাদবপুর
বিধানসভা নির্বাচন কেন্দ্র

Place স্থান	Alipore আলিপুর
Date তারিখ	16.06.95 ১৬.০৬.৯৫

(Handwritten signature: Swapan K. Banerjee)

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADYPB3350R



नाम /NAME
MINA BANERJEE

पिता का नाम /FATHER'S NAME
PARESH NATH CHOWDHURY

जन्म तिथि /DATE OF BIRTH
05-09-1947

हस्ताक्षर /SIGNATURE

Mina Banerjee

Shahin

आयकर अधिकारी, (संग. प्रण.), कोलकाता
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Mina Banerjee

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर अधिकारी(पद्धति एवं तकनीकी),
पी-7,
घोरेगी स्क्वायर,
कोलकाता - 700 069.

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



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

LMW2015964

পরিচয় পত্র



Elector's Name **Mina Banerjee**

নির্বাচকের নাম **মিনা বানার্জী**

Husband's Name **Tapas Banerjee**

স্বামীর নাম **তপন বানার্জী**

Sex **F**

লিঙ্গ **স্ত্রী**

Age as on 1.1.2002 **50**

১.১.২০০২-এ বয়স **৫০**

Mina Banerjee

Address:

32 Valey Park Shrirampur Road Kolkata Paluli South 24 Parganas 700084

ঠিকানা:

৩২ ভ্যালি পার্ক শ্রীরামপুর পূর্ব পাড়া রোড কলকাতা পটুলী দক্ষিণ ২৪ পরগণা ৭০০০৮৪

Facsimile Signature
Electoral Registration Officer
নির্বাচন নিয়ন্ত্রন অধিদপ্তর


Assembly Constituency: 108-Jadavpur



বিধানসভা নির্বাচন কেন্দ্র : ১০৮-জাদবপুর

Place: South 24 Parganas স্থান: দক্ষিণ ২৪ পরগণা

Date: 28.07.2002 তারিখ: ২৮.০৭.২০০২

21/1998


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন
IDENTITY CARD LMW2212132
 পরিচয় পত্র





Elector's Name	Dipanjan Banerjee
নির্বাচকের নাম	দীপাঞ্জন বানার্জী
Father's Name	Tapan Banerjee
পিতার নাম	তপন বানার্জী
Sex	M
লিঙ্গ	পুরুষ
Age as on 1.1.2002	23
১.১.২০০২-এ বয়স	২৩

Dipanjan Banerjee

Address:
 32 Shrirampur Road Kolkata Patali South 24 Parganas
 700064

ঠিকানা:
 ৩২ শ্রীরামপুর পূর্ব কোলা পটালি দক্ষিণ ২৪ পরগণা ৭০০০৬৪



Facsimile Signature
 Electoral Registration Officer
 নির্বাচন নিয়ন্ত্রণ কর্মসূচী

Assembly Constituency: 108-Jadavpur
 বিধানসভা নির্বাচন কেন্দ্র : ১০৮-জাদবপুর

Place: South 24 Parganas জেলা: দক্ষিণ ২৪ পরগণা
 Date: 26.07.2002 তারিখ: ২৬.০৭.২০০২

आयकर विभाग
 INCOME TAX DEPARTMENT
 DIPANJAN BANERJEE
 TAPAN BANERJEE
 18/10/1978
 Permanent Account Number
 ALTPB5688K
 Signature
 भारत सरकार
 GOV. OF INDIA



Dipanjan Banerjee
Dipanjan Banerjee

If this card is lost / someone's lost card is found,
 please inform, contact at:
 Income Tax PAN Services Unit, NSDL,
 1st Floor, Times Tower,
 Khera Milk Compound,
 S. B. Marg, Lower Parel, Mumbai - 400 013.
 Tel: 91 22 2446 4000, Fax: 91 22 2446 0664,
 e-mail: touchbase@nsdl.com

Dipanjan Banerjee

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



पारदर्शी अंशदा बँकला कार्ड
Partnership Account Member Card

ABUPH4656G

नाम/ Name
BIJOY HALDAR

पिता का नाम/ Father's Name
NEMAI HALDAR

जन्म की तारीख/ Date of Birth
11/05/1972

हस्ताक्षर/ Signature



04640007

इस कार्ड को खोने / कसैफर कुणवा सुचित करे / लोटाए
आयकर पैन सेवा इकाई एनएसडी एल
5 वीं मंजिल, मंडी स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नैर डीप बंगला चौक के पास,
पुणे - 411 016

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDI,
5th floor, Manti Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016

Tel: 91-20-2721 8089, Fax: 91-20-2721 8081
e-mail: timinfo@nsdi.co.in

Bijoy Haldar

भारत
GOVERNMENT OF INDIA



বিশেষ মালিক
Bijoy Halder
পিতা: বিশেষ মালিক
Father: NEMAI HALDAR
জন্ম তারিখ / Year of Birth: 1977
পুরুষ / Male




4233 6351 5477


আধার - সাধারণ মানুষের অধিকার


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


<p>ঠিকানা: A/17/1, পূর্ববাজার, কোলকাতা বৌর সিন্ড, কোলকাতা, পশ্চিমবঙ্গ, 700075</p>	<p>Address: A/17/1, PURBARAJAPUR, Santoshpur S.O. Santoshpur, Kolkata, West Bengal, 700075</p>
---	--




1947
1800 180 1947



tel@uidai.gov.in



www.uidai.gov.in



PO Box No. 1947
Bengaluru- 560 001

Bijoy Halder



IDENTITY CARD

ALPORE BAR ASSOCIATION

(REGISTERED UNDER THE COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE: CIVIL: 2479-0222/7326, CRIMINAL: 2479-1477

Card No.: 10/250



Name: DINA KANJOY MANDAL, Advocate

Federative/Institution Name: Nirpendra Nath Mandal

Address: VIII - Amtali, P.O. Amtali (Pecard)

P.S. Gosaba, 24Pgs (S)

Ph. No.: 9007793798

WB. Bar Council Enrollment No.

[Signature]
SECRETARY

Dhananjay Mandal

Major Information of the Deed

Deed No :	I-1606-02371/2019	Date of Registration	20/06/2019
Query No / Year	1606-1000127024/2019	Office where deed is registered	
Query Date	03/06/2019 2:32:22 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	D Mondal Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9007793768, Status : Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,82,35,328/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,081/- (Article:48(g))	Rs. 10,028/- (Article:E, E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rajapur East and West, Premises No: 242, , Ward No: 103 Pin Code : 700075

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 15 Chatak 26 Sq Ft	1/-	1,82,05,328/-	Width of Approach Road: 20 Ft.,
Grand Total :				9.8565Dec	1/-	182,05,328 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure -
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tile Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	30,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Swapan Kumar Banerjee (Presentant) Son of Late Ganesh Chandra Banerjee 27 New Tollygunge, P.O:- Purba Putiary, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ADZPB8843L, Status :Individual, Executed by: Self, Date of Execution: 11/06/2019 , Admitted by: Self, Date of Admission: 11/06/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/06/2019 , Admitted by: Self, Date of Admission: 11/06/2019 ,Place : Pvt. Residence
2	Mrs Mina Banerjee Wife of Late Tapan Kumar Banerjee 27 New Tollygunge, P.O:- Purba Putiary, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ADYPB3350R, Status :Individual, Executed by: Self, Date of Execution: 11/06/2019 , Admitted by: Self, Date of Admission: 11/06/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/06/2019 , Admitted by: Self, Date of Admission: 11/06/2019 ,Place : Pvt. Residence
3	Mr Dipanjan Banerjee Son of Late Tapan Banerjee 27 New Tollygunge, P.O:- Purba Putiary, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ALTPB5666K, Status :Individual, Executed by: Self, Date of Execution: 11/06/2019 , Admitted by: Self, Date of Admission: 11/06/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/06/2019 , Admitted by: Self, Date of Admission: 11/06/2019 ,Place : Pvt. Residence
4	Tapas Kumar Banerjee Son of Late Ganesh Chandra Banerjee 27 New Tollygunge, P.O:- Purba Putiary, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ADPPB2151H, Status :Individual, Executed by: Self, Date of Execution: 11/06/2019 , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/06/2019 , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Venus Construction B/3 East Rajapur, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 , PAN No.: EBUPH4656G, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Bijoy Halder, (Alias Name: Bijoy Halder) Son of Late Nemai Halder A/17/1 East Rajapur, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ABUPH4656G Status : Representative, Representative of : Venus Construction (as PROPRIETOR)

Identifier Details :


Name	Photo	Finger Print	Signature
Dhananjay Mandal Son of Nripendra Nath Mandal Alipore, P.O.- Alipore, P.S.- Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700027			
Identifier Of Mr Swapan Kumar Banerjee, Mrs Mina Banerjee, Mr Dipanjan Banerjee, Tapas Kumar Banerjee, Shri Bijoy Halder			

Endorsement For Deed Number : I - 160602371 / 2019

On 07-06-2019

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 1,82,35,328/-



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

On 11-06-2019

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

Presented for registration at 18:30 hrs on 11-06-2019, at the Private residence by Mr Swapan Kumar Banerjee, one of the Executants.

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

Execution is admitted on 11/06/2019 by 1. Mr Swapan Kumar Banerjee, Son of Late Ganesh Chandra Banerjee, 27 New Tollygunge, P.O: Purba Putiary, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Others, 2. Mrs Mina Banerjee, Wife of Late Tapan Kumar Banerjee, 27 New Tollygunge, P.O: Purba Putiary, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession House wife, 3. Mr Dipanjan Banerjee, Son of Late Tapan Banerjee, 27 New Tollygunge, P.O: Purba Putiary, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Others

Identified by Dhananjay Mandal, , Son of Nripendra Nath Mandal, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 11-06-2019 by Shri Bijoy Halder, , Bijoy Halder PROPRIETOR, Venus Construction (Sole Proprietorship), B/3 East Rajapur, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075

Indetified by Dhananjoy Mandal, . . Son of Nripendra Nath Mandal, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others



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

On 12-06-2019

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,028/- (B = Rs 10,000/- ,E = Rs 28/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,028/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/06/2019 8:58PM with Govt. Ref. No: 192019200022612951 on 09-06-2019, Amount Rs: 10,028/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0ABTTTE9 on 09-06-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,071/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 40,071/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 59611, Amount: Rs.10/-, Date of Purchase: 03/06/2019, Vendor name: S Chatterjee
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/06/2019 8:58PM with Govt. Ref. No: 192019200022612951 on 09-06-2019, Amount Rs: 40,071/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0ABTTTE9 on 09-06-2019, Head of Account 0030-02-103-003-02



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

On 14-06-2019

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

Execution is admitted on 14/06/2019 by Tapas Kumar Banerjee, Son of Late Ganesh Chandra Banerjee, 27 New Tollygunge, P.O: Purba Putiary, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Others

Indetified by Dhananjoy Mandal, . . Son of Nripendra Nath Mandal, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Endorsement by Commissioner after execution of Visit Commission Case No:-000880 of 2019

Having visited the residence of Tapas Kumar Banerjee, Son of Late Ganesh Chandra Banerjee, 27 New Tollygunge, P.O: Purba Putiary, Thana: Regent Park, South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Others I have this day examined the said Tapas Kumar Banerjee who has been identified to my satisfaction by Dhananjoy Mandal, Son of Nripendra Nath Mandal, Alipore, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others AND the said Tapas Kumar Banerjee has admitted the execution of this document



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

On 20-06-2019

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.



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2019, Page from 85624 to 85678
being No 160602371 for the year 2019.



Kaushik Ray

Digitally signed by KAUSHIK ROY
Date: 2019.06.24 12:54:44 +05:30
Reason: Digital Signing of Deed.

(Kaushik Ray) 24-06-2019 12:52:10
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)