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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 289809

21/6/22  
4-10  
C-21484518

03 JUN 2022

*[Signature]*  
06-06-2022  
respected. 20/06/2022

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT made this the 03<sup>RD</sup> day of June.... in the year Two Thousand and Twenty Two of the Christian Era (2022).

14701

SOLD TO ANUBRATA DEBAR  
OF G. M. M. COURT KOL-1  
AS JAYDEB CHAKRABORTY  
16, INDIA EXCHANGE PLACE, KOL-1  
LICENSED STAMP VENDOR  
NO 351RS/2016

27 MAY 2022

27 MAY 2022

- Anubrata Debar 5614
- Anubrata Debar 5615
- Pralay Bandopadhyay 5617
- P.M. Banerjee 5618
- Tapaja Banerjee 5619
- Malay Bandopadhyay 5620
- Anubrata Debar Advocate 5621



03 JUN 2022

P.T.O

2

**1. MR. SHISHIR MOHAN BANERJEE (PAN- AOEPB6494H) ; AADHAAR NO.9595 7073 5223)** Son of Late Mohini Mohan Banerjee, by Occupation- Retired, **2. MR. PRABIR MOHAN BANERJEE (PAN.ASBPB2354B) ; (AADHAAR NO.5002 8418 7723),** Son of Late Mohini Mohan Banerjee, by Occupation Retired, **3. MR. PRADIP BANERJEE (PAN- AHWPB6088N) (AADHAAR NO. 3069 7246 3140),** Son of Late Mohini Mohan Banerjee, by Occupation Retired, **4. MR. MALAY BANDOPADHYAY (PAN. ABMPB5942R) (AADHAAR NO.8995 0796 8629),** son of Late Mihir Mohan Banerjee, by Occupation Retired **5. MR. PRALAY BANDYOPADHYAY (PAN ACWPB1298D)( AADHAAR NO. 8704 5533 1864),** son of Late Mihir Mohan Banerjee, by Occupation by Occupation Retired, **6. MISS. TAPAJA BANERJEE (PAN CGIPB3148N) (AADHAAR NO. 7498 5073 3639),** daughter of Late Niloy Banerjee, by Occupation Service, **7. MRS. DEBJANI CHAKRABORTY (PAN- BGKPC1162J), (AADHAAR NO. 3674 5820 9252),** daughter of Late Samir Mohan Banerjee, by Occupation Housewife and **8. MR. SUDIP MOHAN BANERJEE (PAN.ARVPB9429Q) (AADHAAR NO. 803208496075),** son of Late Samir Mohan Banerjee, by Occupation Service, all are by faith - Hindu, by Nationality Indian and all of them are residing at A-139, Lake Gardens, P.O. Lake Gardens, P.S. Lake, Kolkata - 700 045, hereinafter called and/or referred to as the "**OWNERS**" (which term and expression shall unless and otherwise excluded by or repugnant to the subject or context hereof mean and include their heirs, executor, administrators, successors, legal representatives and assigns etc.) of the **FIRST PART.**

**AND**

**"M/S. PARAMOUNT PRIME CONSTRUCTION"(PAN.ABBFP5878R)** a Partnership Concern, having its registered Office at, 144B, Ashutosh Mukherjee Road, P. O. & P.S. - Bhawanipore, Kolkata- 700 025, and also 39A, Lake Gardens, Post Office Lake Gardens, Police Station Lake, Kolkata- 700045, represented by its Partners namely **MR.**

**PRASENJIT PAKHIRA (PAN AFTPP5914N) (AADHAAR NO. 6799 5069 2934)**, son of Mr. Gopal Chandra Pakhira, by faith Hindu, by Occupation Business, by Nationality Indian, Residing at 39A, Lake Gardens, Post Office Lake Gardens, Police Station Lake, Kolkata-700045 and **MR. PARASH NATH SHAW (PAN AQYPS3713L) (AADHAAR CARD NO. 6118 5687 4160)**, son of Late Sankar Prasad Shaw by faith Hindu, by Occupation Business, by Nationality Indian, Residing at 4A, Kalighat Road, P. O. & P.S. - Bhawanipore, Kolkata-700 025, herein after referred to as the **DEVELOPERS / PROMOTERS** (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and to include their heirs, executors, administrators, Successor, Successor-in- Office, representatives, nominees and assigns) of the **SECOND PART**.

**WHEREAS** one Smt. Nalini Bala Banerjee, wife of Late Mohini Mohan Banerjee was the owner of ALL THAT piece and parcel of land measuring more or less 2 Cottahs 12 Chittaks 30 Sq.Ft. which is lying and situated at Mouza -Arakpur, TouziNo.151, R.S. No.42,J.L.39 in Police Station-then Tollygunge now Police Station Lake, Sub Registry Office Alipore, under the jurisdiction of K.M.C. Ward No. 93, in the District South 24 Parganas.

**AND WHEREAS** the then Owner mutated her name in the records of the Kolkata Municipal Corporation and thereafter the property is known and numbered as KM.C. Premises No. 139, Lake Gardens, vide Assessee No. 21- 093-08-0185-9 corresponding to postal and mailing address is A/139, Lake Gardens, P.O. Lake Gardens, P.S. Lake, Kolkata - 700 045. **AND WHEREAS** Smt. Nalini Bala Banerjee, wife of Late Mohini Mohan Banerjee while being in peace and vacant possession of the property died intestate on 31/12/1988 leaving behind her six sons and five daughters as her legal heirs and successors namely Mr. Mihir Mohan Banerjee, Mr. Shishir

Mohan Banerjee, Mr. Samir Mohan Banerjee, Mr. Prabir Mohan Banerjee, Mr. Dilip Banerjee, Mr. Pradip Banerjee, Mrs. Dipali Chatterjee, Mrs. Rupali Roy, Mrs. MinatiGanguly, Mrs. Anjali Mukherjee and Mrs. Arati Mukherjee.

**AND WHEREAS** said Mr. Mihir Mohan Banerjee, Mr. Shishir Mohan Banerjee, Mr. Samir Mohan Banerjee, Mr. Prabir Mohan Banerjee, Mr. Dilip Banerjee, Mr. Pradip Banerjee, Mrs. Dipali Chatterjee, Mrs. Rupali Roy, Mrs. Minati Ganguly, Mrs. Anjali Mukherjee and Mrs. Arati Mukherjee inherited the First Schedule mentioned property therein by way of inheritance according to the Hindu Succession Act, 1956.

**AND WHEREAS** the said Mr. Mihir Mohan Banerjee, Mr. Shishir Mohan Banerjee, Mr. Samir Mohan Banerjee, Mr. Prabir Mohan Banerjee, Mr. Dilip Banerjee, Mr. Pradip Banerjee, Mrs. Dipali Chatterjee, Mrs. Rupali Roy, Mrs. Minati Ganguly, Mrs. Anjali Mukherjee and Mrs. Arati Mukherjee registered a Deed of Partition amongst themselves dated 31<sup>st</sup> day of May, 1989, which was registered in the office of the Additional District Sub-Registrar at Alipore, South 24 Parganas and was recorded in Book No. I, Volume No. 40, Pages from 135-158, Being no. 1773 for the year 1989, in respect of two properties being Premises no. 162/A-139, Lake Gardens P.S. Lake, Kolkata - 700 045 and Premises No. A45, Lake Gardens, P.S. Lake, Kolkata - 700 045, clearly mentioned in the First and Second schedule therein.

**AND WHEREAS** by virtue of the above mentioned Deed of Partition dated 31.05.1989 said Mr. Mihir Mohan Banerjee, Mr. Shishir Mohan Banerjee, Mr. Samir Mohan Banerjee, Mr. Prabir Mohan Banerjee, Mr. Dilip Banerjee, Mr. Pradip Banerjee, became the joint owners of 1/5<sup>th</sup> share each of ALL THAT piece and parcel of homestead land measuring more or less 2 Cottahs 12Chittaks 30 Sq.Ft. which is lying and situated

at Mouza -Arakpur, Touzi No.151, R.S. No.42,J.L.39 in Police Station- then Tollygunge now Police Station Lake, Sub Registry Office Alipore, under the jurisdiction of K.M.C: Ward No. 93, being KM.C. Premises No. 139, Lake Gardens, vide Assessee No. 21-093-08-0185-9 corresponding to postal and mailing address is A/139, Lake Gardens, P.O. Lake Gardens, P.S. Lake, Kolkata - 700 045, in the District South 24 Parganas, along with a two storied building standing thereon.

**AND WHEREAS** being in peaceful and vacant possession of the property and enjoying the same free from all encumbrances said Sri Mihir Mohan Banerjee died intestate on 04/08/2010 leaving behind his three sons namely Malay Banerjee, Pralay Banerjee and Niloy Banerjee and by way of inheritance his three sons became the joint owners of 1/5<sup>th</sup> undivided share of Mihir Mohan Banerjee (since deceased).

**AND WHEREAS** thereafter while being in peaceful and vacant possession of the property and enjoying the same free from all encumbrances said Niloy Banerjee one of the joint owners of the 1 /5<sup>th</sup> share of the property died intestate on 05/09/2009 leaving behind his wife namely Papiya Banerjee and one daughter namely Miss. Tapaja Banerjee and by way of inheritance his wife and daughter became the joint owner of 1/5<sup>th</sup> undivided share of the property devolved upon her from said Late Niloy Banerjee (since deceased).

**AND WHEREAS** thereafter said Papiya Banerjee widow of Late Niloy Banerjee married to another person namely Mr. Nachiketa Ghosh on 24/09/2012 and left the said premises and thereafter said Miss. Tapaja Banerjee daughter of Late Niloy Banerjee became the owner of 1/5<sup>th</sup> undivided share of the property devolved upon her from said Late Niloy Banerjee.

**AND WHEREAS** while being in peaceful and vacant possession of the property and enjoying the same free from all encumbrances said Samir Mohan Banerjee one of the joint owner of the 1/5<sup>th</sup> share of the property died intestate on 02/02/2015 leaving behind his son namely Sudip Mohan Banerjee and daughter namely Mrs. Debjani Chakraborty and by way of inheritance his son and daughter became the joint owner of 1/5<sup>th</sup> undivided share of the property devolved upon him from said Late Samir Mohan Banerjee.

**AND WHEREAS** since then the owners herein namely MR. SHISHIR MOHAN BANERJEE, 2. MR. PRABIR MOHAN BANERJEE, 3. MR. PRADIP BANERJEE, 4. MR. MALAY BANDOPADHYAY, 5. MR. PRALAY BANDYOPADHYAY, 6. MISS. TAPAJA BANERJEE, 7. MRS. DEBJANI CHAKRABORTY and 8. MR. SUDIP MOHAN BANERJEE, thus became the owners of the property and has been possessing and enjoying the same, free from all encumbrances i.e. Kolkata Municipal Corporation Premises No. 139, Lake Gardens, vide Assessee No. 21-093-08-0185-9 corresponding to postal and mailing address is A/139, Lake Gardens, P.O. Lake Gardens, P.S. Lake, Kolkata - 700 045, Ward No. 093, which morefully and particularly mentioned in the **First Schedule** here under written.

**AND WHEREAS** thus the Owners became the owners of the aforesaid property and has been possessing and enjoying the same free from all encumbrances and without any outside interference/hindrance.

**AND WHEREAS** the owners hereto are desirous of constructing a multi residential flat/s system building according to modern taste upon the said property but owing to stringency of fund and lack of knowledge, the owners hereto is in search of a capable person/company who has experience and capital to undertake such development work and the

Developer hereto having learnt of such intention of the owners, has offered to construct a new G+III storied building upon the aforesaid property by investing their own capital at a consideration of inter-alia to deliver the possessions of 2(Two) flats each measuring more or less 555(Five Hundred and Fifty Five) Sq.Ft. Built-up area on the Third Floor i.e., and another Flat measuring more or less 555 (Five Hundred and Fifty Five) Sq.Ft. Built-up area, on the First Floor South Eastern side, along with one Car Parking Space on the Ground Floor measuring 135 Sq.Ft. of the proposed G+III Storied building and also the Developer will provide 3 (Three) shifting charges for 3 (Three) self contained residential flats measuring more or less 550 Sq.Ft. Super Build up area each and Rs.2000/ (Rupees: Two Thousand) only per month for rent of one car parking space and a non-refundable or forfeit amount of Rs. 34,00,000/- (Rupees: Thirty Four Lakhs) Only which will be paid as per payment schedule herein below written. The Owners hereto has accepted the said offer and both the parties hereto has accepted the said offer and both the parties hereto have mutually agreed upon to enter in this Agreement as follows:-

**ARTICLE-I: DEFINATION**

1. **OWNERS** shall mean **MR.SHISHIR MOHAN BANERJEE , MR.PRABIR MOHAN BANERJEE,MR. PRADIP BANERJEE, MR. MALAY BANDOPADHYAY, MR. PRALAY BANDYODPADHYAY,MISS TAPAJA BANERJEE, MRS. DEBJANI CHAKRABORTY and MR. SUDIP MOHAN BANERJEE** all of them are residing at **A-139, Lake Gardens, P.O. Lake Gardens, P.S. Lake, Kolkata - 700 045** and their heirs, executors, receivers, representatives, administrators, nominees and assigns.

2.**DEVELOPER:** shall mean **"M/S. PARAMOUNT PRIME CONSTRUCTION"** a Partnership Concern, having its registered Office at, a, 144B, Ashutosh Mukherjee Road, P. O. & P.S. - Bhawanipore,



Kolkata- 700 025, and also 39A, Lake Gardens, Post Office Lake Gardens, Police Station Lake, Kolkata- 700045, represented by its Partners namely **MR. PRASENJIT PAKHIRA**, son of Mr. Gopal Chandra Pakhira, Residing at 39A, Lake Gardens, Post Office Lake Gardens, Police Station Lake, Kolkata- 700045 and **MR. PARASH NATH SHAW**, son of Late Sankar Prasad, Residing at 4A, Kalighat Road, P. O. & P.S. - Bhawanipore, Kolkata- 700 025, and their heirs, executors, receivers, representatives, administrators, nominees and assigns.

**3.PREMISES:** shall mean the KMC Premises No. 139, Lake Gardens, vide Assessee No. 21-093-08-0185-9 corresponding to postal and mailing address A/139, Lake Gardens, P.O. Lake Gardens, P.S. Lake, Kolkata- 700 045, under the KMC Ward No. 093, more particularly described in the First Schedule written hereunder.

**4.TITLE DEED:** shall mean all the papers and documents regarding the Ownership of premises.

**5.BUILDING:** shall mean the G+III storied building to be constructed on the said premises as per the specifications and drawings of the L.B.S of Kolkata Municipal Corporation, and sanctioned Plan by the K.M.C. Building Dept..

**6.COMMON FACILITIES AND AMENITIES:** shall include corridors, staircase, roof, passage ways, common lavatory, pump house, over head water tank, water pump and motor and open land appertaining to the building and other facilities particularly described in the Schedule 'C' written hereunder required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building to be constructed upon the said premises.

**7.SAILABLE SPACE:** shall mean flat or flats for residential use of the flat owners in the building available for independent use and occupation except what is due to the owners as per OWNER'S ALLOCATION and after making due provisions for common facilities and space required

**8. OWNER'S ALLOCATION** shall mean the owners herein shall be entitled to 2(Two) flats each measuring more or less 555(Five Hundred and Fifty Five) Sq.Ft. Built-up area on the Third Floor i.e on the North East side, South East side and another Flat measuring more or less 555(Five Hundred and Fifty Five) Sq.Ft. Built-up area, on the First Floor South Eastern side , along with one car parking space on the Ground Floor measuring 135 Sq.Ft. of the proposed G+III Storied building also the Developer will provide 3 (Three) shifting charges for 3(Three) self contained residential flats measuring more or less 550 Sq. Ft Super buildup area each and Rs.2000/ (Rupees: Two Thousand) only per month for rent of one car parking space and a non-refundable or forfeit amount of **Rs. 34,01,000/- (Rupees: Thirty Four Lakhs One Thousand) Only** in the following manner:

- i) **At the time of signing of this Agreement Rs. 2,01,000/ (Two Lakhs One Thousand) Only.**
- ii) **At the time of First Floor roof casting Rs. 15,00,000/ ( Fifteen Lakhs) Only.**
- iii) **At the time of Second Floor roof casting Rs. 17,00,000/ (Seventeen Lakhs) Only.**

Including proportionate share of stair - case of the said proposed **G+III Storied** building to be constructed as per the specifications and Building Sanction Plan by the Kolkata Municipal Corporation Building Department which is morefully and particularly described in the Second Schedule written hereunder.

**9. DEVELOPER'S ALLOCATION:** shall mean in consideration of the Owners having agreed to grant exclusive right to the Developer to commercially exploit the said premises by constructing the several residential flat system G+III storied building thereon, the Developer herein shall be entitled to the balance flats and other covered space/s

and or car parking of the said building/premises save and except the Owner's allocation i.e:

- i. entire Ground Floor except one Car Parking ,
  - ii. one Flat in the North Eastern side on First Floor;
  - iii. Entire Second Floor;
- morefully and particularly described in the Fourth Schedule written hereunder.
10. **COMMON EXPENSES** shall mean the expenses to be borne proportionately by the owners and the developer or their nominees, who will reside or occupy the building in respect of the repairing and maintenance of the common areas of the building on the pro-rata basis which is particularly described in the Fifth Schedule written hereunder.
11. **ARCHITECT** shall mean such person or persons, who may be appointed by the developer for designing and planning of the building to be constructed on the said premises.
12. **BUILDING PLAN** shall mean such plan to be prepared by the architect for the construction of the Building.
13. **TRANSFER** shall mean the person or persons to whom any space in the building has been agreed to be transferred.
14. **TRANSFeree** shall mean a person, firm, limited company, association of persons to whom any space of the building shall be transferred, to be used for residential purposes.
15. **ADVOCATE** shall mean Mr. Subrata Mondal engaged in legal profession shall be appointed by the developers/owners.
16. **WORDS** importing singular shall include plural and vice-versa and masculine shall include feminine and vice-versa.

**ARTICLE-II: TITLE AND INDEMNITIES INCLUDING CONTRACTUAL OBLIGATION**

1. The Owners herein declares and represent that they have good and absolute right title and interest in respect of the said property and they have a marketable title to enter into this agreement with the developer.

The owners herein also declares that the original title deed and other relevant documents are lying with them and they will submit the same to the DEVELOPER at the time of signing of this agreement which will be relevant documents to facilitated the construction.

2. That after execution of this agreement the **Owners shall submit all the original papers in connection with the said property** to the developer for obtaining any legal works or any necessary steps for the betterment of both the parties and the cost of such steps/actions shall be borne by the developer.
3. All expression and liabilities for construction of the proposed Building to be constructed on the said Premises shall be borne by the Developer and the Owners shall not be liable to bear any expenses and constructional liabilities thereof including the cost expenses relating to plans, Income Tax Clearances and other proposed necessary preliminary costs and expenses relating to full or phase wise process of construction.
4. The Developer undertakes to construct the Building in accordance with the K.M.C. sanctioned building plan and also undertakes to pay any damages penalties and / or compounding fees payable to the authority if imposed.
5. That the Developer shall act as an independent constructor in the matter of construction of the building and also undertake to keep the Owner indemnified from and against all third party

- claims or compensation and action arising out of any act or relating to the construction of the proposed new Building to be constructed on the said land of the Owners.
6. The Owners herein undertake to deliver vacant possession of the premises to the developer from the date of signing of this agreement and after taking delivery of possession thereafter the developer shall proceed with the development work of the said plot of land and **the present structure upon the said Premises will be possessed/taken/demolished by the Developer herein.**
7. That the Developer hereby undertakes that save expect the construction as per Agreement they shall not be entitled to create any possessory right over the said property. It is hereby further undertaken by the Developer that they will not be entitled to use the said property for any purpose other than the purpose of commercial exploitation of the developers allocation or its part to anyone till the Owner's Allocation in proposed Building are delivered to them.
8. It is hereby agreed by and between the parties that the Developer shall complete the Building in all respects as per specification attached herewith and shall deliver the Owner's Allocation mentioned in Article -V to be complete in all respect in a habitable condition hereunder within the said period. It is hereby further agreed by and between the parties that the said period only may extended in case of natural calamity such as floods, earth-quake, riot, epidemic situation, shortage of raw materials in the open market, sickness of the Developer and other unavoidable circumstances beyond the control of the Developer. In the event the said stipulated period shall be relaxed and extended for a further period of **6(six) months.**

**ARTICLE-III: EXPLOITATION RIGHT**

1. After execution of this agreement made in terms thereof the Owners shall grant exclusive right to the Developer to built upon and to commercially exploit the said plot on the basis of the layout plan to be approved by the Owners by constructing residential flat system building thereon.
2. That the Owners shall execute a **Registered Development Power of Attorney** in favour of the Developer so that the Developer shall act before any authority/ authorities to construct such flat/s system building thereon to negotiate with the intending purchaser/purchasers of flat/flats to fix-up the price of the flat/ flats at its own discretion and receive the booking money or advance payment / full consideration of the flat/flats in respect of the Developer's Allocation, to appear before any registration authority / authorities for registration of the said flat/flats together with the undivided proportionate share of land of the said premises in favour of his nominee/ nominees of respective buyer/ buyers in respect of the Developer's Allocation.

**ARTICLE-IV: BUILDING**

1. The Developer shall have exclusive right to construct the **G+III Storied building** on the said land at their own cost strictly in accordance with the plan to be sanctioned by the concerned authority, without any hindrances or obstruction from the Owners or any person claiming through them. The type of construction specification and good standard materials to be used and the detailed design of the Building shall be only as per choice of the Developer.
2. The Owners shall put the Developer in exclusively and undisputed possession of the said premises for 24 months from the date of obtaining sanctioned plan from K.M.C. and shall not in any way interfere with the possession of the Developer and shall not disturb or

cause any obstruction in the construction or development of the said land. It is made clear that it shall be obligatory on the part of the Developer to obtain vacant possession of the said property in terms of this Agreement.

3. The Developer hereby undertakes to construct the Building diligently, efficiently and expeditiously and deliver possession of the Owner's Allocation within the stipulated period mentioned herein above i.e. **24(Twenty Four) months from** the date of getting sanctioned plan from the Kolkata Municipal Corporation

**ARTICLE- V: CONSIDERATION AND SPACE ALLOCATION**

In consideration having agreed to grant exclusive right to the developer to commercially exploit the said premises by constructing self contain residential flat system building as per sanctioned plan, the **OWNERS** herein shall be entitled to 2(Two) flats each measuring more or less 555(Five Hundred and Fifty Five) Sq.Ft. Built-up area, on the Third Floor i.e. on the North East side and South East side and another Flat measuring more or less 555(Five Hundred and Fifty Five) Sq.Ft.s Built-up area, on the First Floor, South Eastern side, along with one Car Parking Space on the Ground Floor measuring 135 Sq.Ft. of the proposed G+III Storied building also the Developer will provide 3 (Three) shifting charges for 3(Three) self contained residential flats measuring more or less 550 Sq.Ft. Super Buildup area each and Rs.2000/ (Rupees: Two Thousand) only per month for rent of one car parking space and a non-refundable or forfeit amount of **Rs. 34,01,000/ (Rupees: Thirty Four Lakhs One Thousand) Only** in the following manner:

- i) **At the time of signing of this Agreement Rs. 2,01,000/ (Two Lakhs One Thousand ) Only.**
- ii) **At the time of First Floor roof casting Rs. 15,00,000/ ( Fifteen Lakhs) Only.**

- iii) At the time of Second Floor roof casting Rs. 17,00,000/ (Seventeen Lakhs) Only, including proportionate share of stair - case of the said proposed **G+III storied building** to be constructed as per the Sanction building Plan along with common rights in to the common parts and portions of the building to the Owners which is morefully and particularly described in the second schedule written hereunder.

**AND** the **DEVELOPERS** shall exclusively own the remaining portion of the Proposed building and all other portion save and except the owner's allocation portion hereinafter referred to as the **DEVELOPER'S ALLOCATION**.

1. That the Owners shall be entitled to sell, transfer or dispose or otherwise deal with the Owner's Allocation to their nominee/s in the building without in any way disturbing the developers Allocation allotted thereon with the exclusive right to deal with or to enter into agreement for sale and transfer the same without any right, claim, demand, interest, whatever or however in any way interfere with or disturb the quiet and peaceful possession of the Owner's Allocation or any person or persons claiming through or the nominee or nominees of the Owners.

2. That the Developer shall be exclusively entitled, to the Developer's Allocation in the said Building without in any disturbing the common facilities situated thereon with the exclusive right to deal with, enter into agreement for sale and transfer the same without any right, claim, demand, interest whatsoever of the Owner and Owners or any person or persons with or disturb the quiet and peaceful possession of the Developer's Allocation or any person or persons claiming through or the nominee or nominees of the developer save and except common parts and areas as referred to in clause of Owner's Allocation.



3. Be it mention that if any further claim/s or any disturbance/disturbances arises from the Owners side or their relative/s, then it will be handled by the Owners herein, The Developers will not be liable or responsible by any means or on that regards.

#### **ARTICLE-VI: COMMON FACILITIES**

1. As soon as the said residential Building is completed, the Developer shall handover the possession of the Owner's Allocation and handing over the possession of the intending purchaser or purchasers or the Developer's Allocation in the said Building and on and from the date of putting the Owners in possession of the Owner's allocation and at all times thereafter the Owners' Allocation as aforesaid and at all times thereafter the Owners shall be exclusively responsible for payment of all Municipal and property taxes, duties, dues and other statutory outgoings and impositions whatsoever (hereinafter for the sake of brevity collectively referred to as the 'Said Property' payable in respect of the Owner's allocation and equally' the developer shall be exclusively responsible for payment of all the said rates Owner's are giving possession of the Owner's Allocation notwithstanding anything anywhere to the contrary in this agreement.

2. That the Developer shall be exclusively entitled to the Developer's Allocation in the said Building without in any disturbing the common facilities situated thereon with the exclusive right to deal with, enter into agreement for sale and transfer the same without any right, claim, demand, interest whatsoever of the Owner and Owner or any person or persons with or disturb the quiet and peaceful possession of the Developer's Allocation or any person or persons claiming through or the nominee or nominees of the developer save and except of the Owner's Allocation.

3. The parties shall punctually and regularly pay the said rates to the concerned authorities or to such person or concern as may be mutually agreed between the parties.

**ARTICLE -VII:**

**COMMON RESTRICTION** The Owner's Allocation in the building shall be to the same restriction on terms and use as are applicable to the Developer's Allocation in the Building intending for the common benefit of all occupiers of the Building which shall include the following: -

1. The Owners or the Developer or any of their transferees shall not use or permit to use their respective allocation in the building or any portion thereof for carrying on any other illegal and immoral trade or activity, nor use or allow the same to be used for any purpose which may create a nuisance or hazards to the other occupier of the Building.

2. The Owners or the Developer or any of their transferees shall not demolish or permit demolition of any wall or others structure in their respective allocation any portion thereof or make any structural alteration therein without the previous consent of the Developer, management society/association/holding organization envisaged hereinafter on this behalf.

3. The Owners and the Developer and any of their transferees shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floors and ceiling etc. in their respective allocation in the building in good working condition and repair and in particular so as not to cause any damage to the Building or any other space or accommodation therein and shall keep the Owners or the Developer and other occupiers of the building as the case may be indemnified from and against the consequences of any breach .

4. No goods or other items shall be kept by the Owner or Developer or any of their transferees for display or otherwise in the corridor or other place for common use in the building and no hindrances or obstruction shall be caused in any manner in the free movement in the corridor or

other place of the common use in the building and in case of any such hindrances is caused by them and in that event the Owner or the Developer or the Management/Association /Society/Holding organization shall be entitled to remove the same at risks and costs of the person who shall keep goods or create such hindrances or inconvenience.

5. That the Owner or the Developer or any of their transferees shall permit the Owner/ Developer or the Management Society/ Association/Holding Organization or its servants and agents with or without workmen and other at all reasonable times to enter in the Building and any part thereof and the Owner or the Developer or any of their transferees as the case may be rectified immediately upon the receipts of such notice all such notice all such defects of which notice in writing shall be given by the Owner/ Developer or the Management Society/Association/Holding Organization.

6. The Owner or the Developer or any of their transferees shall not throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the Building or in the said building or they are not entitle to create any nuisance, disturbance in any manner which may affect the peace of inhabitants of the building and / or locality.

7. That the Owner or the Developer or any of their transferees shall permit the Owner/Developer or the Management Society/ Association/ Holding Organization and its servants and agents with or without workman or other at all the reasonable time into and upon their respective allocation and every party thereof for the purpose of maintaining or repairing any part of the Building and/or cleaning, lighting and keeping in order and good condition, any repairing and testing, drains gas and water pipes, electric wires and for any similar purpose.

8. As soon as the Building will be completed the then Developer shall give written notice/letter to take possession of the Owner's

Allocation in the said Building and from the date of service of such notice/letter and at all times thereafter the Owner shall be exclusively responsible for payment of all Municipal taxes and other impositions whatsoever payable in respect of the said date and the Developer shall be exclusively responsible for payment of all the said taxes to the extent of all the said taxes to the extent of his share.

**ARTICLE - VIII: MISCELLANEOUS**

1. That the Developer shall be at liberty to advertise in the daily newspaper for sale of the flats to be constructed on the said land to put their banners on the land to employ Security Personnel, caretaker for safe of the project, to invite the application from the intending purchaser/purchasers/ and to do all the acts, deeds and things as may be necessary or required for successful implementation of the project to negotiate with the intending buyers to prepare the necessary deeds of sale collection of the payment from the buyers as per agreement between themselves **PROVIDED** that the terms and conditions such agreement of sale deeds do not effect possession of the Owner's Allocation provided that all costs and expenses incidental charges to all acts, deeds and things shall be borne by the Developer or intending buyers as his nominee or nominees.

2. That the Owner shall be liable to execute the deed of conveyance in respect of the Developer's Allocation at the request of the Developer in favour of the nominated person /persons and or purchaser/ purchasers of flats of the Developer's Allocation as and when required and if the Owner fails or neglects to appear before the registration authority provided however all the expenses towards preparation of deed, Stamp Duty, Registration fees and all other expenses to be borne by the Developer or his nominee or nominees and execute the said deed, but in case of failure the Developer shall be entitled to register the same through specific Performance of Contract Act from the appropriate forum.

3. All costs, taxes, charges and expenses including Architects fees shall be discharged and paid by the Developer, and the Owner shall not be responsible in this context.

4. That the Owner or the Developer shall punctually and regularly pay for their respective allocation the said rates and taxes to the concerned authorities otherwise as may be mutually agreed between the Owner or the Developer and both the parties shall keep other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly instituted against or suffered by or paid by either of them as the case may be contested upon a default buy the Owner or the Developer on this behalf.

5. **FORCE MAJORE:** That the parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the force maejure and shall be suspended from the obligation during the duration of the force maejure.

6. That Force shall mean shall mean flood, earthquake, riot, war and shortage of Raw materials in the open market, storm, tempest and civil' commotion beyond the control of the parties hereto

7. **ARBITRATION:** That all disputes and differences between the owner's and the Developer or their nominee or nominees shall be mutually settled and on failure Arbitration Constituted as per provisions of the Arbitration and conciliation Act, 1996.

8. **JURISDICTION:** That the Court having jurisdiction alone shall have the jurisdiction to entertain all actions suits and proceedings arising out of the agreement.

**FIRST SCHEDULE ABOVE REFERRED TO**  
**TOTAL PROPERTY**

**ALL THAT** piece and parcel of homestead land measuring about more or less **02 Cottahs 12 Chittaks 30 Sq.Ft** which is lying and situated at Pargana, Mouza -Arakpur, TouziNo.151, R.S. No.42,J.L.39 in Police Station- then Tollygunge now Police Station- Lake, Sub Registry Office Alipore, at present lying within the local limits of the Kolkata Municipal Corporation, under Ward No. 093, being KMC Premises No. KMC Premises No. 139, Lake Gardens, vide Assessee No. 21-093-08-0185- 9 corresponding to postal and mailing address is A/139, Lake Gardens, P.O. Lake Gardens, P.S. Lake, Kolkata - 700 045, and the aforesaid land is butted and bounded as follows:

**ON THE NORTH ; A/138 Lake Gardens**

**ON THE SOUTH ; A/139 /1 Lake Gardens**

**ON THE EAST ; 20 Ft. wide Road**

**ON THE WEST; A/134 Lake Gardens**

**SECOND SCHEDULE ABOVE REFERRED TO**

**OWNER'S ALLOCATION :**

- i) **ALL THAT** the **OWNER** herein shall be entitled to 2(Two) flats each measuring more or less 555(Five Hundred and Fifty Five) Sq.Ft.s Built- up area, on the Third Floor i.e. on the Nort East side, South East side and another Flat measuring more or less 555(Five Hundred and Fifty Five) Sq.Ft.s Built-up area on the First Floor in the South East side, each flat consisting of Two Bed Rooms, One Drawing Cum Living, One Kitchen and Two Toilets and One Balcony alongwith one Car Parking Space on the Ground Floor measuring 135 Sq.Ft. of the proposed G+III Storied building also the Developer will provide 3

(Three) shifting charges for 3(Three) self contained residential flats measuring more or less 550 Sq.Ft. each and Rs.2000/ (Rupees: Two Thousand) only per month for rent of one car parking space and a non-refundable or forfeit amount of **Rs. 34,01,000/- (Thirty Four Lakhs One Thousand) Only** in the following manner:

- ii) **At the time of signing of this Agreement Rs. 2,01,000/ (Rupees: Two Lakhs one thousand ) Only.**
- iii) **At the time of First Floor roof casting Rs. 15,00,000/ ( Fifteen Lakhs) Only.**
- iv) **At the time of Second Floor roof casting Rs.17,00,000/- (Seventeen Lakhs) Only;**

including proportionate share of the staircase of the said proposed **G+III storied building** to be constructed as per the Sanctioned Building Plan along with common rights in to the common parts and portions of the building to the Owners herein.

#### **DEVELOPER'S ALLOCATION:**

**DEVELOPER'S ALLOCATION:** shall mean in consideration of the Owners having agreed, to grant exclusive right to the Developer to commercially exploit the said premises by constructing the several residential flat system G+III storied building thereon, the Developer herein shall be entitled to the balance flats and other covered space/s and or car parking of the said building/premises **save and except the Owner's allocation i.e:**

- i) **entire Ground Floor except one Car Parking ,**
- ii) **one Flat in the North Eastern side on the First Floor; and**
- iii) **Entire Second Floor;**

morefully and particularly described in the Fourth Schedule written hereunder.

**THIRD SCHEDULE ABOVE REFERRED TO**

**(COMMON FACILITIES)**

1. The right in common with the other Purchaser/s for the use of the common parts for egress and ingress and right in undivided proportionate share of land with common enjoyment of Third Floor roof.
2. The right of passage in common with other Purchaser to get electricity, water connection, gas connection from and to any other unit or common parts, thereof pipes, drains lying or being under through or over the said unit as far as may be reasonably necessary beneficial use and occupation of the other parts of the building.
3. The right of protection for other parts of the building by all parts of the said unit as far as it is necessary to protect the same.
4. All essential and easement rights applicable to Ownership flat as per apartment rule and possible in that area.

**FOURTH SCHEDULE ABOVE REFERRED TO**

**(DEVELOPER 'S ALLOCATION)**

**ALL THAT** the **DEVELOPERS** shall exclusively own the remaining portion of the Proposed building and all other portion save and except the Owner's Allocation portion including proportionate share of stair - case of the said proposed **G+III storied** building to be constructed as per the Sanctioned Building Plan and **other covered space** of the said premises the entire constructed area will go under the right and possession of Developer's allocation including proportionate impartible share of land with right and title of the land of the property First Schedule.



Both the Owners and the Developer herein are bound by contract by the Agreement date mentioned above with full satisfaction willingly without being instigated by others and both the parties i.e. Owners and Developer mentioned above have signed this Agreement before the witnesses, the Owners have signed in the acknowledgment of the receipt and that be adjusted according to Agreement stated above.

**Be it mentioned herein that the Developer herein shall not construct any additional floor over the said proposed new G+3 storied building;**

**FIFTH SCHEDULE ABOVE REFERRED TO**  
**(TECHNICAL SPECIFICATION OF THE BUILDING)**

1.

Foundation

As per Building Sanction Plan.

24

2.	Plinth.	As per Building Sanction Plan
3.	Super Structure	As Building Sanction Plan
4.	Walls	8" outer wall and inside 3" or 5" bricks partition and both side plaster.
5.	Floor finish skirting Dado etc.	2 y-2' Vitrified Tiles flooring, 4" skirting and 3 ft. height glazed tiles above cooking platform and at toilet will anti skid tiles flooring and 5 'ft. glazed tiles from the floor height.
6.	Plaster	The outside of the building wall have cement plaster (1:6) 3/4 <sup>th</sup> (average) where at the inside and the ceiling plaster will be 1/2 " thick.

		(Average) in 1:4 with plaster of paris finishing inside and outside plaster shall be of cement and sand.
7.	Outside painting	Weather Coat Paint.
8.	Doors	3. Water proof Commercial Flash door with white primer both side. 4. A mortar lock with handle for main door only. 5. Doorstopper, Buffer and hatch bolt in the every door. 6. Night latch for main door.
9.	Windows	Aluminum sliding windows with white frosted glass and grill of good quality.

		7. European white commode with white P. V. C. cistern and sit cover. 8. One white porcelain wash. 9. One shower. 10. Two taps. 11. One Geyser Point 12. Basin
11.	W.C.	a) One European type white commode with white P. V.C. Cistern and sit cover. b) Two tap. c) 4'ft glazed tiles from flooring.

12. Kitchen		The kitchen will have a cooking platform 6 ft length with black stone, sink (steel stone) with water connection, two points with bib cocks, will be provided the kitchen, 3 ft height glazed tiles will be in front of cooking base with Marble flooring including 5" skirting.
13. Stair case and floor		<p>a) Stair case room will be provided with iron window, light and electric bell point.</p> <p>b) Cabin for electric meter.</p> <p>c) The stair will be by marble finishing.</p>
14. Sanitation and cleanness		Proportionate expenses of all owners/ occupiers after completion of construction.
15. Electricals		<p>Concealed wiring with finolex / havelis wires, wiring for installation.</p> <p>a) Each bedroom: 2 light points, 1 fan point, 1 plug point (5 amp.), one A/C point</p> <p>b) Living/dining: 2 light points, 1 fan point, 2 plug points (one will be 5 amp. and one will be 15 Amp.) and one A/C point</p> <p>c) Kitchen: 1 light, 1 exhaust fan point (5amp.)</p> <p>d) W.C.: 1 light point (5amp.) and 1 exhaust fan point.</p> <p>e) toilet: 1 light point, 1 exhaust point (5 amp.), 1 plug point</p> <p>f) Each balcony: 1 light point (5amp.)</p> <p>g) Garage: each garage 1 light point (5amp.)</p> <p>i) Required points for pump, stair, common passage and roof.</p>

Anything extra is demand by the owner or intending Purchaser/s apart from the technical specification given in the Fifth Schedule that shall be made or done by the cost of the owner/purchaser in this regard 50 % payment will be made at the time of order of work.


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

SIGNED, SEALED & DELIVERED  
at Kolkata in presence of :

WITNESSES :

1.

Ranadeep Banerjee  
Ranadeep Banerjee  
A45, Lake Gardens,  
Kolkata - 700045

  
P.M. Banerjee  
Banerjee

Malay Banerjee

Prady Banerjee

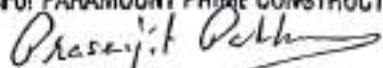
Tapaja Banerjee

Debiani Chakraborty

Sudip Mohan Banerjee

2. Anil Halder  
Alipore Police Const  
Kol-27

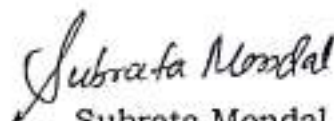
SIGNATURE OF OWNERS

For PARAMOUNT PRIME CONSTRUCTION  
  
Partner / Authorised Signatory

For PARAMOUNT PRIME CONSTRUCTION  
Parash Nath Shaw  
Partner / Authorised Signatory

SIGNATURE OF DEVELOPER

Drafted by :

  
Subrata Mondal  
P/1328/07 Advocate

Alipore Judges' Court,  
Kolkata - 700027

**MEMO OF CONSIDERATION**

We the Owners herein Received a Sum of Rs. 2,01,000/- (Rupees: Two Lakhs) only from The Developed herein.

- |   |         |
|---|---------|
| 1. by Bank Draft being No.<br>204448 dated 01/06/2022,<br>Karnataka Bank, Kolkata Br. | 67000/- |
| 2. by Bank Draft being No.<br>204449 dated 01/06/2022,<br>Karnataka Bank, Kolkata Br. | 67000/- |
| 3. by Bank Draft being No.<br>204450 dated 01/06/2022,<br>Karnataka Bank, Kolkata Br. | 67000/- |

Total Rs. 2,01,000/-

**WITNESSES :**

1.  
Ranadeep Banerjee  
Ranadeep Banerjee  
A/5, Lake Gardens,  
Kolkata - 700045

*P.M. Banerjee*  
P.M. Banerjee  
Malay Bandopadhyay

*Prady Bandyopadhyay*  
Tapaja Bandyopadhyay  
Debsani Chakraborty

*Sudip Mohan Banerjee*  
Sudip Mohan Banerjee

**SIGNATURE OF OWNERS**

*Ashis Halder*  
2. Ashis Halder  
Kolkata - 700027



Thumb 1" finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SHISHIR MOHAN BANERJEE

Signature [Signature]



Thumb 1" finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name PRABIR MOHAN BANERJEE

Signature P.M. Banerjee



Thumb 1" finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name PRADIP BANERJEE

Signature [Signature]












Thumb 1" finger Middle Finger Ring Finger Small Finger

left hand					
right hand					











Name MALAY BANDOPADHYAY

Signature Malay Bandopadhyay

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

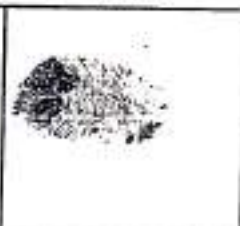









Name PRALAY BANDYOPADHYAY

Signature *Pralay Bandyopadhyay*

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					












Name TAPAJA BANERJEE

Signature *Tapaja Banerjee*

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					












Name DEBJANI CHAKRABORTY

Signature *Debjani Chakraborty*

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					












Name..SUDIP MOHAN BANERJEE

Signature..Sudip Mohan Banerjee

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name..PRASENJIT PAKHIRA

Signature..Prasenjit Pakhira

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name..PARASH NATH SHAW

Signature..Parash Nath Shaw



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature *Jubate N. N. N.*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....

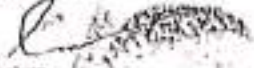
आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVERNMENT OF INDIA

SHISHIR MOHAN BANERJEE  
MOHINI MOHAN BANERJEE

01/09/1927  
Permanent Account Number

AOEPB6494H

  
Signature



In case this card is lost / found, kindly inform / return to :  
Income Tax PAN Services Unit, UTTISEL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यदि कार्ड खोया जाये या पाया जाये, कृपया सूचना दे दें/ वापस करें।  
आयकर पैन सेवा यूनिट, ए.टी.एस.एल.  
प्लॉट नं. 3, सेक्टर 11, ए.सी.डी. बेलपुर,  
नवी मुंबई - 400 614.

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

DEBJANI CHAKRABORTY

SAMIR MOHAN BANERJEE

11/08/1971

Permanent Account Number

BGKPC1162J

DELTOURCHAKRABORTY

Signature



*In case this card is lost / found, kindly inform / return to*

Income Tax PAN Service Unit, UTIISI

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें :

आयकर पैन सेवा यूनिट, UTIISI

प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,

नवी मुंबई - 400 614.



ভারত সরকার

ভারত সরকার

Unique Identification Authority of India

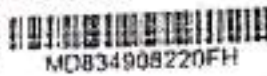
ভারত সরকার

অনৈকাকৃতিক আই ডি / Enrolment No.: 2169/46188/05048

To  
দেবজানী চক্রবর্তী  
Debjani Chakraborty  
W/O Pratab Chakraborty  
Gungully Paschim Sanjibketan  
Bolpur M  
Sanjibketan  
Bibhum Bibhum  
West Bengal 731235  
9232686393

22/12/2013

81490822



MD834908220FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

**3674 5820 9252**

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



দেবজানী চক্রবর্তী  
Debjani Chakraborty  
পিতা : সর্দার মোহন ব্যানার্জী  
Father : Samir Mohan Banerjee  
জন্মতারিখ / DOB : 11/08/1971  
স্বাঙ্গা / Female



**3674 5820 9252**

আমার আধার, আমার পরিচয়

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUDIP MOHAN BANERJEE

SAMIR MOHAN BANERJEE

05/10/1974

Permanent Account Number

ARVRB9429Q

Sudip Banerjee  
Signature



2012018



भारत सरकार  
 Unique Identification Authority of India  
 Government of India

Enrollment No.: 1507/01171/01095

To  
 Sudip Mohan Banerjee  
 A 139  
 LAKE GARDENS  
 Lake Gardens S.O  
 Lake Gardens  
 Kolkata  
 West Bengal 700045  
 9831473969

14/11/2012  
 13162951  
  
 ME131629519FH



आपका आधार क्रमांक / Your Aadhaar No. :

**8032 0849 6075**

मेरा आधार, मेरी पहचान



भारत सरकार  
 Government of India



Sudip Mohan Banerjee  
 Father : SAMIR MOHAN BANERJEE  
 DOB : 05/10/1974  
 Male



**8032 0849 6075**

मेरा आधार, मेरी पहचान

स्थायी खाते संख्या / PERMANENT ACCOUNT NUMBER  
**AFTPP5914N**

नाम / NAME  
**PRASENJIT PAKHIRA**

पिता का नाम / FATHER'S NAME  
**GOPAL CHANDRA PAKHIRA**

जन्म तिथि / DATE OF BIRTH  
**04-12-1970**

हस्ताक्षर / SIGNATURE  


आयकर अधिकारी, इ.भ. - XI  
**COMMISSIONER OF INCOME-TAX, W.B. - XI**

यदि इस कार्ड को खो / गिरा जाने अथवा कृपया क्षती करने  
 वाले प्राधिकारी को सूचित / वापस कर दें  
 वापस आयकर अधिकारी (प्र.सि. एवं तक. वि. वि.)  
 पी-7,  
 श्रीरंगी चौराहा,  
 कलकत्ता - 700 069.

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 the issuing authority,  
 Joint Commissioner of Income-tax (Systems & Technical),  
 P-7,  
 Shrirangee Square,  
 Calcutta-700 069.



भारत सरकार  
GOVERNMENT OF INDIA



প্রদর্শিত ব্যক্তি  
Pradarnjit Pakhira  
পিতা : গোপাল চন্দ্র পাকিরা  
Father : GOPAL CHANDRA PAKHIRA  
জন্ম সাল / Year of Birth : 1970  
মূলা / Mala



6799 5069 2934

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয়-প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
৩৯এ, লেক গার্ডেন্স, লেক গার্ডেন্স,  
কোলকাতা, পশ্চিমবঙ্গ, ৭০০০৪৫

Address:  
39A, LAKE GARDENS, Lake  
Gardens S.O, Lake Gardens,  
Kolkata, West Bengal,  
700045

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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





পরাশ নাথ শাউ  
 Parash Nath Shaw  
 পিতা : শঙ্কর প্রসাদ শাউ  
 Father : SHANKAR PROSAD SHAW  
 জন্মতারিখ / DOB : 28/02/1973  
 পুরুষ / Male



6118 5687 4160

আধার - সাধারণ মানুষের অধিকার



ভারত সরকারের অধিকার  
 Unique Identification Authority of India

ঠিকানা:  
 4 এ কালিঘাট রোড, ভবানীপুর,  
 কোলকাতা, পশ্চিমবঙ্গ, 700025

Address:  
 4 A KALIGHAT ROAD,  
 Bhawanipore S.O, Bhawanipore,  
 Kolkata, West Bengal, 700025

6118 5687 4160

1947  
 1800 300 1947

help@ukai.gov.in


www.ukai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT  
HIREN... कार्ड  
GOVT OF INDIA

PARASH NATH SHAW  
SHANKAR PRASAD SHAW

28/02/1973  
Permanent Account Number  
AQYPS3713L

*Parash Nath Shaw*  
Signature



*In case this card is lost / found, kindly inform / return to:*  
Income Tax PAN Service Unit, UPJSL  
Plot No. 3, Sector II, CBD, Belapur,  
Navi Mumbai - 400 614

*यदि कार्ड खोया या पाया गया, कृपया सूचना दें / लौटाएं*  
आयकर पत्रांक सेवा यूनिट - UPJSL  
प्लॉट नं. - 3, सेक्टर 2, सी.बी.डी. बेलपुर  
नवी मुंबई - 400 614



অনিত্য বিদিত্যে স্মৃতিয়ে য়াধিকার

ভারত সরকার

Unique Identification Authority of India  
Government of India

ভারত সরকারের আই ডি/Enrollment No.: 1040/20019/02478

To  
শিশির মোহন বানার্জী  
Shishir Mohan Banerjee  
A 139 LAKE GARDENS  
Lake Gardens S.O  
Lake Gardens Kolkata  
West Bengal 700045

6643994



MN066439945DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**9595 7078 5223**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

GOVERNMENT OF INDIA



শিশির মোহন বানার্জী  
Shishir Mohan Banerjee  
পিতা : মোহিনী মোহন বানার্জী  
Father : MOHINI MOHAN BANERJEE  
জন্ম সাল / Year of Birth : 1927  
পুরুষ / Male



**9595 7078 5223**

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT

GOVT OF INDIA

PRABIR MOHAN BANERJEE

MOHINI MOHAN BANERJEE

02/06/1937

Permanent Account Number

**ASBPB2354B**

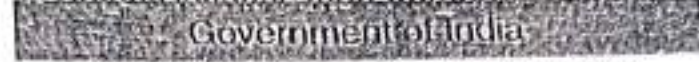
P.M. Banerjee

Signature



ভারত সরকার

Unique Identification Authority of India



Government of India

অধিকাঙ্কিত আই ডি/Enrollment No.: 1040/20019/02444

To  
প্রবীর মোহন ব্যানার্জী  
Prabir Mohan Banerjee  
A 139 LAKE GARDENS  
Lake Gardens S.O  
Lake Gardens Kolkata  
West Bengal 700045

18/11/2012



MN199805361DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**5002 8918 7723**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

GOVERNMENT OF INDIA



প্রবীর মোহন ব্যানার্জী  
Prabir Mohan Banerjee  
পিতা : মোহিনী মোহন ব্যানার্জী  
Father : MOHINI MOHAN BANERJEE  
জন্ম সাল / Year of Birth : 1937  
পুরুষ / Male



**5002 8918 7723**

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

PRADIP MOHAN BANERJEE

MOHINI MOHAN BANDOPADHAYA

26/03/1943

Permanent Account Number

AHWPB6088N

  
Signature





भारत सरकार  
GOVERNMENT OF INDIA



प्रदीप ब्यानाजी

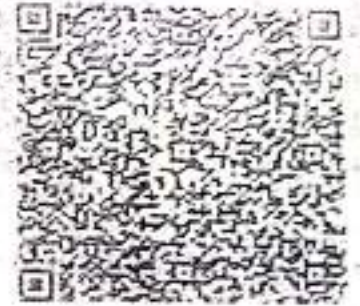
Pradip Banerjee

पिता : मोहिनी मोहन ब्यानाजी

Father : MOHINI MOHAN BANERJEE

जन्म साल / Year of Birth : 1943

पुरुष / Male



3069 7246 3140

आधार - साधारण मानुषेअ अधिकार

स्थायी खाता संख्या

PERMANENT ACCOUNT NUMBER



ABMPB5942R

नाम / NAME  
MALAY BANDOPADHYAY

पिता का नाम / FATHER'S NAME  
MAHIR MOHAN BANDOPADHYAY

जनम तिथि / DATE OF BIRTH  
03-02-1955

हस्ताक्षर / SIGNATURE

*Malay Bandopadhyay*

*M.H.*  
आयकर आयुक्त, पटना

COMMISSIONER OF INCOME-TAX, PATNA

इस कार्ड के खो / गिरा जाने पर कृपया जारी करने वाले अधिकारी को सूचित / बतला कर दें  
आयकर आयुक्त, पटना,  
केन्द्रीय राजस्व भवन,  
बीरभद्र पटेल मार्ग,  
पटना - 800 001.

In case this card is lost/found, kindly inform/notify  
the issuing authority :  
Commissioner of Income-tax, Patna,  
C.R. Building,  
Birchand Patel Marg,  
Patna - 800 001.





স্বাধীনতা সংস্থা  
স্বাধীনতা সংস্থা



নাম: মলয় বন্দ্যোপাধ্যায়  
Malay Bandopadhyay  
পিতা: মিহির মোহন বন্দ্যোপাধ্যায়  
Father: Mihir Mohan Bandopadhyay

সংস্করণ: ০৩০২/০১১  
পল / Male



8995 0796 8629

সাধারণ - সাধারণ মানুষের অধিকার



স্বাধীনতা সংস্থা  
স্বাধীনতা সংস্থা (সি.বি.এস.সি.)  
কলকাতা, জোকা, পশ্চিমবঙ্গ

স্বাধীনতা সংস্থা  
Independent Identity Authority of India

Address: A-3, DIAMOND  
PARK, JOKA, Kolkata (MC)  
Kolkata, Joka, West Bengal  
700104

8995 0796 8629

1947  
1970 200 711

help@iiaa.gov.in

www.iiaa.gov.in

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACWPB1298D



नाम /NAME

PRALAY BANDYOPADHYAY

पिता का नाम /FATHER'S NAME

MIHIR MOHAN BAJERJEE

जन्म तिथि /DATE OF BIRTH

18-12-1959

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, रांची

COMMISSIONER OF INCOME-TAX, RANCHI



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

তালিকাভুক্তি আই ডি/Enrollment No.: 1040/19577/02860

To  
 প্রদত্ত ব্যক্তিগতকারে  
 PRALAY BANDYOPADHYAY  
 J-374 FLAT NO.G-24 B.P. TOWNSHIP  
 PATULI KOLKATA  
 Panchasayar Kolkata  
 West Bengal 700094

17/09/2012



MN125009958DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**8704 5533 1864**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 GOVERNMENT OF INDIA



প্রদত্ত ব্যক্তিগতকারে  
 PRALAY BANDYOPADHYAY  
 পিতা : মিহির মোহন বানার্জী  
 Father : Mihir Mohan Banerjee  
 জন্ম সাল / Year of Birth : 1959  
 পুরুষ / Male



**8704 5533 1864**

আধার - সাধারণ মানুষের অধিকার

GOVERNMENT OF INDIA  
TAFALDA

GOVT. OF INDIA

NILAY BANERJEE

20/05/1997

Accountant

CGIP83146N

Signature

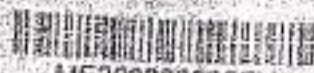


ভারত সরকার

Unique Identification Authority of India

ভারতীয় পরিচয় আইডি / Enrollment ID: 7498 5073 3639

120218303  
14112212  
To  
তপস্বী বানার্জী  
Tapati Banerjee  
A 110 LAKE GARDENS  
Lake Gardens S.O  
Lake Gardens  
Kolkata  
West Bengal 700045  
8584930617



ME203383035FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

**7498 5073 3639**

আমার আধার, আমার পরিচয়



ভারত সরকার

Unique Identification Authority of India

তপস্বী বানার্জী  
Tapati Banerjee  
পিতা : নিলয় বানার্জী  
Father: NILAY BANERJEE  
জন্মতারিখ / DOB: 30/09/1997  
লিঙ্গ / Female



**7498 5073 3639**

আমার আধার, আমার পরিচয়

## Major Information of the Deed

Deed No.:	I-1603-08630/2022	Date of Registration	06/06/2022
Query No./Year	1603-2001484518/2022	Office where deed is registered	
Query Date	19/05/2022 7:16:24 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subrata Mondal Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9231662184, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,01,000/-]		
Set Forth value	Market Value		
Rs. 23,00,000/-	Rs. 1,48,98,748/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,121/- (Article:48(g))	Rs. 2,063/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lake Gardens, .  
Premises No: 139, , Ward No: 093 Pin Code : 700045

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	2 Katha 12 Chatak 30 Sq Ft	20,00,000/-	1,38,18,748/-	Width of Approach Road: 25 Ft.,
<b>Grand Total :</b>				4.6063Dec	20,00,000 /-	138,18,748 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1600 Sq Ft.	3,00,000/-	10,80,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		1600 sq ft	3,00,000 /-	10,80,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr SHISHIR MOHAN BANERJEE</b>                      Son of Late MOHINI MOHAN BANERJEE A-139 LAKE GARDENS, City:- Not Specified, P.O:- LAKE GARDENS, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AOxxxxxMH, Aadhaar No: 95xxxxxxxx5223, Status :Individual, Executed by: Self, Date of Execution: 03/06/2022 , Admitted by: Self, Date of Admission: 03/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/06/2022 , Admitted by: Self, Date of Admission: 03/06/2022 ,Place : Pvt. Residence</p>
2	<p><b>Mr PRABIR MOHAN BANERJEE</b>                      Son of Late MOHINI MOHAN BANERJEE A-139 LAKE GARDENS, City:- Not Specified, P.O:- LAKE GARDENS, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ASxxxxxB, Aadhaar No: 50xxxxxxxx7723, Status :Individual, Executed by: Self, Date of Execution: 03/06/2022 , Admitted by: Self, Date of Admission: 03/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/06/2022 , Admitted by: Self, Date of Admission: 03/06/2022 ,Place : Pvt. Residence</p>
3	<p><b>Mr PRADIP BANERJEE</b>                      Son of Late MOHINI MOHAN BANERJEE A-139 LAKE GARDENS, City:- Not Specified, P.O:- LAKE GARDENS, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AHxxxxx8N, Aadhaar No: 30xxxxxxxx3140, Status :Individual, Executed by: Self, Date of Execution: 03/06/2022 , Admitted by: Self, Date of Admission: 03/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/06/2022 , Admitted by: Self, Date of Admission: 03/06/2022 ,Place : Pvt. Residence</p>
4	<p><b>Mr MALAY BANDOPADHYAY</b>                      Son of Late MHIR MOHAN BANERJEE A139, City:- Not Specified, P.O:- LAKE GARDENS, P.S:-Lake, District: South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ABxxxxx2R, Aadhaar No: 89xxxxxxxx8629, Status :Individual, Executed by: Self, Date of Execution: 03/06/2022 , Admitted by: Self, Date of Admission: 03/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/06/2022 , Admitted by: Self, Date of Admission: 03/06/2022 ,Place : Pvt. Residence</p>
5	<p><b>Mr PRALAY BANDOPADHYAY</b>                      Son of Late MIHIR MOHAN BANERJEE City:- Not Specified, P.O:- LAKE GARDNS, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxx8D, Aadhaar No: 87xxxxxxxx1864, Status :Individual, Executed by: Self, Date of Execution: 03/06/2022 , Admitted by: Self, Date of Admission: 03/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/06/2022 , Admitted by: Self, Date of Admission: 03/06/2022 ,Place : Pvt. Residence</p>
6	<p><b>Mrs TAPAJA BANERJEE</b>                      Daughter of Late NILAY BANERJEE A-139 LAKE GARDENS, City:- Not Specified, P.O:- LAKE GARDENS, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CGxxxxx8N, Aadhaar No: 74xxxxxxxx3639, Status :Individual, Executed by: Self, Date of Execution: 03/06/2022 , Admitted by: Self, Date of Admission: 03/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/06/2022 , Admitted by: Self, Date of Admission: 03/06/2022 ,Place : Pvt. Residence</p>

**Mrs DEBJANI CHAKRABORTY**

7 Daughter of Late SAMIR MOHAN BANERJEE A139, City:- Not Specified, P.O.- LAKE GARDENS, P.S.-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BGxxxxxx2J, Aadhaar No: 36xxxxxxxx9252, Status :Individual, Executed by: Self, Date of Execution: 03/06/2022  
 , Admitted by: Self, Date of Admission: 03/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/06/2022  
 , Admitted by: Self, Date of Admission: 03/06/2022 ,Place : Pvt. Residence

**Mr SUDIP MOHAN BANERJEE**

8 Son of Late SAMIR MOHAN BANERJEE A139 LAKE GARDENS, City:- Not Specified, P.O.- LAKE GARDENS, P.S.-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx9Q, Aadhaar No: 80xxxxxxxx6075, Status :Individual, Executed by: Self, Date of Execution: 03/06/2022  
 , Admitted by: Self, Date of Admission: 03/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/06/2022  
 , Admitted by: Self, Date of Admission: 03/06/2022 ,Place : Pvt. Residence

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>PARAMOUNT PRIME CONSTRUCTION</b> 144B ASHUTOSH MUKHERJEE ROAD, City:- Not Specified, P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: ABxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr PRASENJIT PAKHIRA (Presentant )</b> Son of Mr ABC PAKHIRA LAKE GARDENS, City:- Not Specified, P.O:- LAKE GARDENS, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx4N, Aadhaar No: 67xxxxxxxx2934 Status : Representative, Representative of : PARAMOUNT PRIME CONSTRUCTION (as PARTNER)
2	<b>Mr PARASH NATH SHAW</b> Son of Late SHANKAR PRASAD SHW LAKE GARDENS, City:- Not Specified, P.O:- LAKE GARDENS, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx3L, Aadhaar, No: 61xxxxxxxx4160 Status : Representative, Representative of : PARAMOUNT PRIME CONSTRUCTION (as PARTNER)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUBRATA MONDAL</b> Son of Mr GOBINDA MONDAL ALIPORE POLICE COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr SHISHIR MOHAN BANERJEE, Mr PRABIR MOHAN BANERJEE, Mr PRADIP BANERJEE, Mr MALAY BANDOPADHYAY, Mr PRALAY BANDOPADHYAY, Mrs TAPAJA BANERJEE, Mrs DEBJANI CHAKRABORTY, Mr SUDIP MOHAN BANERJEE, Mr PRASENJIT PAKHIRA, Mr PARASH NATH SHAW			



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr SHISHIR MOHAN BANERJEE	PARAMOUNT PRIME CONSTRUCTION-0.575781 Dec
2	Mr PRABIR MOHAN BANERJEE	PARAMOUNT PRIME CONSTRUCTION-0.575781 Dec
3	Mr PRADIP BANERJEE	PARAMOUNT PRIME CONSTRUCTION-0.575781 Dec
4	Mr MALAY BANDOPADHYAY	PARAMOUNT PRIME CONSTRUCTION-0.575781 Dec
5	Mr PRALAY BANDOPADHYAY	PARAMOUNT PRIME CONSTRUCTION-0.575781 Dec
6	Mrs TAPAJA BANERJEE	PARAMOUNT PRIME CONSTRUCTION-0.575781 Dec
7	Mrs DEBJANI CHAKRABORTY	PARAMOUNT PRIME CONSTRUCTION-0.575781 Dec
8	Mr SUDIP MOHAN BANERJEE	PARAMOUNT PRIME CONSTRUCTION-0.575781 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr SHISHIR MOHAN BANERJEE	PARAMOUNT PRIME CONSTRUCTION-200.00000000 Sq Ft
2	Mr PRABIR MOHAN BANERJEE	PARAMOUNT PRIME CONSTRUCTION-200.00000000 Sq Ft
3	Mr PRADIP BANERJEE	PARAMOUNT PRIME CONSTRUCTION-200.00000000 Sq Ft
4	Mr MALAY BANDOPADHYAY	PARAMOUNT PRIME CONSTRUCTION-200.00000000 Sq Ft
5	Mr PRALAY BANDOPADHYAY	PARAMOUNT PRIME CONSTRUCTION-200.00000000 Sq Ft
6	Mrs TAPAJA BANERJEE	PARAMOUNT PRIME CONSTRUCTION-200.00000000 Sq Ft
7	Mrs DEBJANI CHAKRABORTY	PARAMOUNT PRIME CONSTRUCTION-200.00000000 Sq Ft
8	Mr SUDIP MOHAN BANERJEE	PARAMOUNT PRIME CONSTRUCTION-200.00000000 Sq Ft

Endorsement For Deed Number : I - 160308630 / 2022

On 03-06-2022

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

Presented for registration at 16:10 hrs on 03-06-2022, at the Private residence by Mr PRASENJIT PAKHIRA,

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 1,48,98,748/-

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

Execution is admitted on 03/06/2022 by 1. Mr SHISHIR MOHAN BANERJEE, Son of Late MOHINI MOHAN BANERJEE, A-139 LAKE GARDENS, P.O: LAKE GARDENS, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Others, 2. Mr PRABIR MOHAN BANERJEE, Son of Late MOHINI MOHAN BANERJEE, A-139 LAKE GARDENS, P.O: LAKE GARDENS, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Others, 3. Mr PRADIP BANERJEE, Son of Late MOHINI MOHAN BANERJEE, A-139 LAKE GARDENS, P.O: LAKE GARDENS, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Others, 4. Mr MALAY BANDOPADHYAY, Son of Late MHIR MOHAN BANERJEE, A139, P.O: LAKE GARDENS, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Others, 5. Mr PRALAY BANDOPADHYAY, Son of Late MOHINI MOHAN BANERJEE, P.O: LAKE GARDENS, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Others, 6. Mrs TAPAJA BANERJEE, Daughter of Late NILAY BANERJEE, A-139 LAKE GARDENS, P.O: LAKE GARDENS, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Others, 7. Mrs DEBJANI CHAKRABORTY, Daughter of Late SAMIR MOHAN BANERJEE, A139 LAKE GARDENS, P.O: LAKE GARDENS, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Business

Indetified by Mr SUBRATA MONDAL, , Son of Mr GOBINDA MONDAL, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate [Representative]

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

Execution is admitted on 03-06-2022 by Mr PRASENJIT PAKHIRA, PARTNER, PARAMOUNT PRIME CONSTRUCTION (Partnership Firm), 144B ASHUTOSH MUKHERJEE ROAD, City:- Not Specified, P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by Mr SUBRATA MONDAL, , Son of Mr GOBINDA MONDAL, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 03-06-2022 by Mr PARASH NATH SHAW, PARTNER, PARAMOUNT PRIME CONSTRUCTION (Partnership Firm), 144B ASHUTOSH MUKHERJEE ROAD, City:- Not Specified, P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by Mr SUBRATA MONDAL, , Son of Mr GOBINDA MONDAL, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 06-06-2022

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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,063/- ( R = Rs 2,010/- , E = Rs 21/- , H = Rs 28/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 42/- , by online = Rs 2,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 30/05/2022 1:51PM with Govt. Ref. No. 192022230038425751 on 30-05-2022, Amount Rs: 2,021/-, Bank  
State Bank of India ( SBIN0000001), Ref. No. IK0BSBAXK6 on 30-05-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100/-  
by online = Rs 20,021/-

Description of Stamp  
1. Stamp. Type: Impressed, Serial no 289809, Amount: Rs.100/-, Dale of Purchase: 21/05/2022, Vendor name: J  
Chatterjee  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 30/05/2022 1:51PM with Govt. Ref. No: 192022230038425751 on 30-05-2022, Amount Rs: 20,021/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. IK0BSBAXK6 on 30-05-2022, Head of Account 0030-02-103-003-02



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 351172 to 351232

being No 160308630 for the year 2022.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2022.06.30 13:06:38 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/06/30 01:06:38 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)