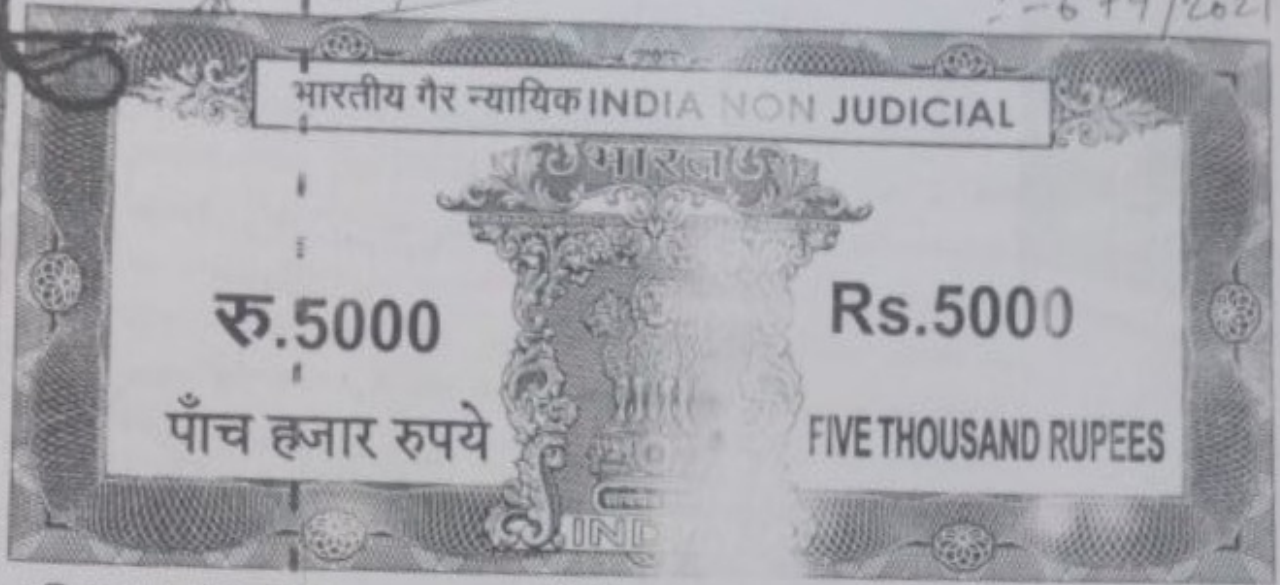


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... and
 ... are
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 ...

23 FEB 2021

AGREEMENT BETWEEN OWNERS AND DEVELOPER
FOR DEVELOPING MULTISTORIED BUILDING

THIS AGREEMENT is made this the 23rd day of February
 Two Thousand Twenty One, 2021.

BETWEEN:

Contd...p/2

qulor

1961
19/2/21
₹ 5000/-
Thapati Construction
Hazaripur
Chinsurah
Hooghly
श्रीमान् श्री
अनुप कुमार गौड़जी
मुख्य कार्यालय



8
Actg. District Sub-Registrar
Chinsurah, Hooghly
23 FEB 2021

-2-

1. **SRI SANDIP CHATTERJEE**, S/O Late Dilip Chatterjee, PAN - ACOPC5752B, by religion- Hindu, by profession- Business, 2. **SRI SANJAY CHATTERJEE**, S/O Late Dilip Chatterjee, PAN- ADWPC9954E, by religion- Hindu, by profession- Others, 3. **SRI SUBBI CHATTERJEE**, S/O Late Dilip Chatterjee, PAN- AJVPC2088C, by religion- Hindu, by profession- Others, 4. **SRI RANA CHATTERJEE**, S/O Late Ramkumar Chatterjee, PAN - AMOFC6389A by religion- Hindu, by profession- Service, 5. **SRI RAJA CHATTERJEE**, S/O Late Ramkumar Chatterjee, PAN - AMHPC9801G, by religion- Hindu, by profession- Service, 6. **ASHOKA CHATTERJEE**, W/O Late Ramkumar Chatterjee, PAN No. CKEPC2564F, by religion- Hindu, by profession- House hold duty, all residing at "Chatterjee Lodge", Chatterjee Lane (Rose Villa), near Chaukbazar Main Road, P.S-Chinsurah P.O & Dist- Hooghly, Pin-712103, hereinafter collectively referred to as "**OWNERS**" (which terms and expressions shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives, and assigns) of the **FIRST PART**.

AND

"TIRUPATI CONSTRUCTION" a Partnership Firm, having its office at Digambar Biswas Road, Dharampur near Income Tax Office, P.O. & P.S. Chinsurah, District Hooghly, PIN -712101, PAN - AAPFT1617F, represented by its Partner and Authorise Signatory namely (1) **SRI SUJIT KUMAR DEY**, PAN AGJPD4345E, son of Sri Sukumar Dey, by caste- Hindu, Indian Citizen, by profession- Business, (2) **SMT. SUSAMA DEY**, PAN- APUPD0345L, wife of Sri Sujit Kumar Dey, by caste- Hindu, Indian Citizen, by profession- Business, presently residing at Digambar Biswas

Contd...p/3

Road, Dharampur, opposite Rammohan Vidyapath (P.O. No. 116) & P.S. Chinsurah, District Hooghly, PIN - 712101 hereinafter referred to as **"THE DEVELOPERS"** which terms and expression wherever used by or repugnant to the subject context be deemed to include their heirs, successors, in office executors and assigns.

PART.

WHEREAS the property under Dist. Hooghly, P.S.- Chinsurah, C.S. No. 1433, C.S. Khatian No. 201 was originally owned by the Ranjit Kumar Chattopadhyay and Nandalal Chattopadhyay in equal share each. Later on in the year 1936 said Ranjit Chattopadhyay and Nandalal Chattopadhyay registered & executed a Partition Deed being no.1497, entries in Book no. 1, Volume no.29, registered in the year 1936 registered before the District Sub Registrar, Hooghly on 16.07.1936. **WHERE** in Said Ranjit Chattopadhyay was allotted with portion of western side which was marked in 'BLUE' color in said Partition map of the said Partition Deed. The portion of said Chattopadhyay is detailed herein in the schedule 'A' of the Development Agreement. Said Ranjit Chattopadhyay after executing the said schedule property started to possess and enjoy, the property without any interruption and hindrance. Being in possession of the A schedule property said Ranjit Chattopadhyay died intestate in the year 1941 leaving behind his two sons namely Dilip Chatterjee, Ram Kumar Chatterjee and two daughters namely Usha Rani Chatterjee and Sabita Ray. But under the prevailing the then law of land the legal heirs of Ranjit Chattopadhyay were his two sons namely Dilip Chatterjee and Ram

gale

Kumar Chatterjee...
1956 the will...
schedule 'A'...
Chattopadhyay...
and Usha...
Property...
12/04/1991. This...
devolved upon...
Chatterjee and...
having undivided... share left by Usha...

AND WHEREAS...
transferred this... share in the 'A' schedule property...
their brothers namely... Chatterjee and Ram Kumar Chatterjee...
registered deed of... no. 768 dated... Hooghly executed on...
Chatterjee acquired... share of the 'A' schedule property
having 1/2 share each... Later on said Dilip Chatterjee died
intestate on 18.05.19... leaving behind... three sons namely...
Chatterjee, Sri Sanjoy Chatterjee and Sri Subir Chatterjee...
wife of said Dilip Chatterjee namely Nilima Chatterjee...
Accordingly said Sri... Chatterjee, Sri Sanjoy Chatterjee and Sri
Subir Chatterjee became the joint owners of the undivided... share in the
A schedule property... deceased Dip Chatterjee. Afterwards said
Ram Kumar Chatterjee also expired intestate on 07.06.20... leaving
behind his widow namely Ashoka Chatterjee and two sons Sri Ram

Sp...
or

(Contd...)

-3-

Chatterjee and Raja Chatterjee respectively. Thus said Ashoka Chatterjee, Sri Rana Chatterjee and Raja Chatterjee became the joint owners of the undivided $\frac{1}{3}$ share in A schedule property as left by deceased Ram Kumar Chatterjee. Accordingly Sri Sandip Chatterjee, Sri Sanjay Chatterjee, Sri Subir Chatterjee, Ashoka Chatterjee, Sri Rana Chatterjee and Raja Chatterjee i.e. Owners herein mutated their names before the office of the B.L. & L.R.O against their respective undivided share which is detailed in the A schedule property below and were paying Govt. taxes and other rents. The owners are absolutely seized and possessed of and /or otherwise well and sufficiently entitled to the schedule - A property admeasuring 0.133 acre of land with old dilapidated structure situated and lying at and P.S. Chinsurah, Dist. Hooghly, which land is more fully and particularly described in the schedule 'A' Property. The schedule 'A' property below is specifically demarcated and possessed fully by the owners predecessor since last 70 years.

SP-20

AND WHEREAS, the developer concern 'a partnership firm' under the name and style of **"TIRUPATI CONSTRUCTION"**, is engaged in the business of developing and promoting and also sponsoring construction of building having its own financial resources to carry out any development scheme, including construction of building, taking up all the related responsibility of preparation and sanction of plan for construction of building and engage Engineers, Masons and Labours and also put in resources for procure prospective Flat Owners for the Flats, Apartments and other spaces to be built as per the Plan to be sanctioned by the concerned authority.

AND WHEREAS with the intent to develop the said property and raise or construct Ground Plus Four (G+4) storied multistoried building thereon at its own costs and expenses, mutual discussions caused between the parties hereto and pursuant to such mutual discussions the Owners and Developer agreed on the following terms and conditions:-

TERMS AND CONDITIONS

1. That at the request of the Owners, the developer has agreed to undertake to scheme of development of the said property by raising and constructing Ground Plus Four (G+4) storied multistoried building thereon comprising several independent shops, flats, apartments or spaces which may be sanctioned by the Hooghly Chinsurah Municipality and other requisite authorities and after completion of the construction of the proposed new building, the developer shall be entitled to dispose of the entire constructed area excepting the allotted portion to the owners as detailed in the Schedule B hereunder.
2. That the owners shall be liable to deliver peaceful possession of the schedule-'A' property together with the existing building standing thereon after the arrangement of shifting of the owners to 3 number of separate rented spaces.
3. That the clause no. 1 is subject to the condition as follows:-

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The developer shall hand over to the owners a total 4550 Sq.ft. of construction area from the developed multistoried building which is detailed in schedule B. Be it mentioned that

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if any of the owners desire to have any additional sqft. area apart from their allocation as per 'B' Schedule, he/she can purchase the same from the developer as per the prevailing market value.

4. That excepting the allocated portion of land owners as mentioned in the clause 3 above the rest constructed portion along with proportionate undivided share of land shall be the absolute allocated portion of the Developer detailed which is in the schedule 'C' hereunder.
5. That the owners shall always remain liable to execute and register appropriate deeds of conveyance to sell, transfer and convey in favour of the other flat/unit/units occupiers with interest in the land beneath the building at the costs and expenses of the developer or intending flat occupiers, whenever called upon by the developer or developers without in anyway demanding the price at which the said undivided share in the land of the said premises is sold or any part thereof received by the developer against such sale.
6. That the owners and developer have agreed upon the specification of construction of the proposed new building, hereafter referred to as "Fixtures and Fitting facilities provided to the Owners" as more full and particularly described in the schedule- 'D' written herein below. The Developer shall make each and every endeavor to complete the project within 36 months from the date of handing over vacant possession of the 'A' Schedule property and after obtaining the Sanctioned Plan. Clause no.3 is subject to delivery of possession of the property to the Developer for Developing the multistoried

Contd...p/8

building. It is also to be noted that if due to any unavoidable circumstances the developer could not get the constructed area from the project as per sanction plan, then the owners allocated portion may be altered upon mutual discussion in between that owners and the developers.

7. That subject to the provision of these presents, the Owners hereby grant to the developer exclusive right to build and construct a multistoried Building in or upon the land comprised in the said property in accordance with the plan of construction as may be permitted and sanctioned by Hooghly Chinsurah Municipality and other Competent Authorities.
8. That the developer shall be entitled to vary and /or modify the said plan of construction excepting the owners' allocated share subject to sanction of such modified plan by the aforesaid competent authorities, for mutual benefit of the owners and the Co-occupiers of the new building.
9. That all applications, plans and other requisite documents, as may be prepared by the developer for the purpose of sanction of the plan shall be signed and submitted by the owners or their attorney i.e. developer in accordance with the intention and desire of the developer.
10. That the developer shall remain liable to incur all costs and expenses for the purposes as detailed in clause 3 hereinabove. The Developer shall also remain under obligation to shift the owners at any tenanted premises at the Developer's own cost and expenditure until delivery of the owners' allocated portion in favour of the Owners.

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11. That the owners apart from receiving his allocated portion of the proposed building, more fully described in the schedule 'B' and shall also be entitled to easement rights in common with the other occupiers of the said building in respect of common areas and facilities provided therein.

12. That with the execution of these presents the owners shall remain liable to execute and register Power of Attorney in favour of the developer and /or nominee of the developer granting due and all requisite authority to the developer to enter upon the said premises, take measurement and construct the proposed building, purpose the sanction of the plan of the construction of the building, represent the owners before all authorities for sanction of the plan, submit application on behalf of the vendors for procuring the building materials and /or otherwise to pursue to fulfill the above objectives.

13. That the owners shall, at the request of the developer, execute such documents, papers, memorandum and deeds in furtherance of these presents, which the developer may require from the owners for smooth and expeditious construction of the proposed building, use and occupation thereof.

Sp 24
14. That the owners shall also authorize by the proposed Power of Attorney to do all other acts, deeds and things at the instance of the developer, whenever necessary, to obtain any other requisite

Contd...p/10

permission of authority or sanction of the Government, Public or any Statutory body, as may be required for the construction of the proposed building PROVIDED THAT the developers shall bear all costs and expenses for all such documents, letter, papers, memorandum etc. shall deposit requisite fees, wherever necessary and obtain refund of fees and appropriate the same without any way being answerable to the vendor for the same.

15. That the time period for the construction of the proposed building shall be SUBJECT TO "Force Majeure" condition, like flood, earthquake water, stream, tempest, civil commotion, strike, riot or war and other acts of God and, when the obligation of the developers in regard period of completion of construction shall remain suspended for the duration of the "Force Majeure".

16. That the owners hereby agree to pay and clear all rates and taxes/rents and /or other impositions and statutory/Government dues in respect of the said property till prior to the date of execution of this Agreement.

17. That the developer have entered into the Agreement being fully satisfied with the title of the owners of the property.

18. That the owners hereby agree that they shall not do anything in regard to the said property whereby the right of the developer to undertake construction of the proposed building and disposal of its

share of the said building is prejudicially effected and /or the construction be delayed or impeded in any manner whatsoever.

19. That after the construction of the proposed building is fully completed, the owners and the developer jointly and mutually shall cause an owners association or a Society or a Syndicate to be formed or established by the occupiers, including the owners and the developer shall handover the control and management of the said building to the said Body

20. That after the formation of the Body of Occupiers, as set out in the clause preceding ~~and~~ the right of control and management in respect of the said constructed building shall be handed over to the said body ~~by~~ the developer and thereafter, the developer shall not remain liable for the constructed building or any portion thereof in any manner whatsoever.

21. The developer hereby agree that it shall keep the owners indemnified and harmless against all third party claims or actions arising out of any act or omission on the part of the develop, its agents, men or labours during the construction of the proposed building.

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22. That after acceptance of the owners' allocated share or afterwards by the owners, the owners shall not in anyway proceed for or create any sort of confusion or complication in respect of this Agreement or

shall have no right to repudiate, cancel, seize this Agreement debarring the developer concern from advancement of this Multistoried Building.

ADDITIONAL TERMS AND CONDITION

- I. That the land owners hereby declare that the property mentioned in the 'A' schedule below is being the absolute property of the land owners and they have good, saleable and marketable title and is not subject matter of any mortgage, lien, surety, attachment and not involve with any pending litigation and the property or any part of its has not been affected by any acquisition and requisition and the property is free from all encumbrances. The land owners further declare that if their statement is found to be false in that case they will be full responsible for that and shall compensate the developer if the project is delayed for dues in title of the owners, then in that the developer shall not be held liable in any manner.

That after the date of this agreement the owners shall handover the original title deeds and documents to the developer.

- II. That the Developer shall demolish the existing old building of 'A' schedule mentioned property at its own costs and own labours and take the all building materials and sell the same to the third parties at its choice and receive the saleable amount. The land owners shall not claim any amount for the same.

- iii. That land owners hereby given delivery of possession of 'A' schedule property for demolition of existing structure and also for the purpose of development and construction of the multistoried building.
- iv. That the land owners shall also execute and register one general power of attorney in favour of the nominated person of the developer appointing him as their true and lawful attorney conferring such powers including the construction of multistoried building and also the power to agreement for sale and sale the residential flats/garage/shop rooms etc. of the proposed multistoried building in favour of the intending purchaser/purchasers and to receive the earned money and consideration money from them excepting the allocated portion of the land owners as specifically described in the schedule 'B' below. That the developers shall not be entitled to sell or in any way transfer the owners allocated areas without any intention, consent or written permission of the land owners.
- v. That the developer for making construction of proposed building on the schedule mentioned land shall have right as ostensible owners of the constructed area together with the proportionate undivided share of land excepting the allocated portion of the land owners as mentioned in the schedule 'B' hereunder written.
- vi. That accepting the other agreement the land owners shall not be entitled to claim, demand any further constructed area from the proposed construction in excess of their allocated portion according to 'B' schedule below and also shall not be entitled to claim any

further money in violation of this agreement as further consideration of schedule mentioned property.

- vii. That the developer shall have all right to enter into an agreement for sale of the proposed flats, garage, and covered area etc. to be constructed, together with undivided proportion share of land, underneath of schedule property to any intending purchaser or purchasers. The developer by entering into agreement of sale, has all right to take advance consideration money or entire consideration money from the prospective purchaser or purchasers and has full right to sell, mortgage, lease out any flat, garage and covered area etc. to ~~any purchaser~~ or purchasers for taking loan from any authorized financial authority or Bank etc. provided developer shall have no right to enter into an agreement for sale of owners allocated portion as consideration of land.
- viii. That the developer within its allocated portion shall have full power and authority to deliver possession of any flat, garage, covered area etc. proposed to be constructed to any prospective purchasers entirely at the risk and responsibility of the developer but the developer shall not be entitled to transfer owners' allocated area except without written permission from the owners.
- ix. That the developer has all right to execute and register proper instrument of transfer in assistance to the owners in accordance with the law of land of its allocated proposes flats, garage, shop rooms, covered area etc. to be constructed on schedule mentioned

Sp/aw

land, except owners' allocated portion in favour of the prospective purchasers, accepting the entire consideration money of the flat and garage to be sold but the owners however will not bare any liabilities for any disputes arising out of any construction issues of the developer allocation.

SCHEDULE - "A"

DESCRIPTION OF LAND

District-Hooghly, P.S.-Chinsurah, J.L. No. 10, Monza- Kapasdanga, Mohalla-Kapasdanga, Ward No. 9, Holding No. 206/190 under the Hooghly Chinsurah Municipality in C.S. & R.S Khatian No., 201, C.S. and R.S. Dag No. 1433, L.R. Khatian No. 5668 (Subir Chatterjee), 5667 (Sanjay Chatterjee), 5666 (Sandip Chatterjee), 5700 (Asoka Chatterjee), 5701 (Rana Chatterjee) and 5702 (Raja Chatterjee), L.R. Dag No. 3397 admeasuring 0.133 acre (more or less), classified as **Bastu** Land along with 1600 Sqft. cemented flooring two storied 40 years old and dilapidated structure i.e. ground floor measuring 800 sqft. and 1st floor 800 sqft. therein.

Butted Bounded:-

On the North: 16 wide Rosevilla Chatterjee Lane Municipal Road .

On the South: Pond .

On the East : Rest portion in L.R. Dag No. 3397.

On the West : Property in L.R. Dag No. 3398 & Others.

SCHEDULE - "B"

(Part - D)

DESCRIPTION OF THE SAID ALLOCATED PORTION OF THE OWNERS

A total construction area of 4550 Sq.ft. from the total developed multistoried building project which shall be allotted to the owners in the following manners :-

1. Sandip Chatterjee	1000 Sqft. super built up area	North West	Third Floor
2. Sanjay Chatterjee	800 Sqft. super built up area	South East facing	Top Floor
3. Subir Chatterjee	750 Sqft. super built up area	East facing	Ground Floor
4. Rana Chatterjee	1000 Sqft. super built up area	South West facing	First Floor
5. Raja Chatterjee & Ashoka Chatterjee	1000 Sqft. super built up area	South West facing	Ground Floor

SCHEDULE "C"

(DESCRIPTION OF THE SAID ALLOCATED PORTION OF THE DEVELOPER

The Developer will get rest construction area of the total constructed space of the multi-storied building over the schedule property excepting the owners allocated portion.

SCHEDULE 'D'

(Fixture/Fittings and facilities to be provides in the said Flat) :

Specification :

STRUCTURE:

Earthquake resistant RCC framed construction with infull brick wall.

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WALLS: 8" Thick Walls On External Faces, 5" Thick Brick Partition Walls Between Flats & Internal Partitions.

BED ROOM & LIVING Vitrified Tile Flooring With 4" High Skirting On All Side Of Walls.

KITCHEN: Vitrified Tiles Flooring With 4" High Skirting On All Side Of Walls, Black Stone Cooking Platform, 2'-0" High Glazed Tiles Over Coking Platform, One Steel Sink With Tap (C.P). Electric & Plumbing provision.

TOILET:

Marble Flooring, Glazed Tiles Upto 6'-0" High From Flo Sides Two Taps (CP). One European Or Indian Type W.C Down Rushing Cistern Will Be Provided.

DOOR: Doors Are Commercial Flush Doors Sal Wood Frames & P.V.C. Door Will Be Provided In Toilet.

WINDOW:

Aluminum Window With Glass & M.S. Grills Will Be Provided.

INTERNAL FINISH: Putty On All The Walls & Ceiling.

EXTERNAL FINISH:

Latest water proof non fading exterior finish of the highest quality.

EXTERNAL PLUMBING & SANITARY: All External Soil, Vent & Waste Water Pipes Are P.V.C.

WATER SUPPLY:

24 Hours Water Supply, Distribution Line From Overhead Tank.

ELECTRICAL:

Concealed Wiring With F.R.W. With Branded Quality Switches

BALCONY:

FLOOR: Vitrified Tiles.

WALLS & CELLING: Exterior Paint.

Spalor

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals, the day, month and year and First above written:-

Sandip Chatterjee

Sanjay Chatterjee

Rudra Chatterjee

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF :

WITNESS:

- Mita Chatterjee
Sankaribas
15 NS Road Sunipatna
Chinsurah Hooghly
- Rekha Chatterjee
Chatterjee Bane Hooghly
Chinsurah Ho.

Rana Kuntika

Rajia Maitrayee

Ashoka Chatterjee

SIGNATURE OF THE OWNERS

FIRUPATI CONSTRUCTION

Suresh Kumar Das

PARTNER

FIRUPATI CONSTRUCTION

Sumanika Das

PARTNER

SIGNATURE OF THE DEVELOPER












Drafted by me
Jasanta Paul F-365/09
(Advocate)
(SUSANTA PAUL)
District Judge's Court, Hooghly












Typed by me

Devi Ran
Chinsurah Court

দুই হাতের আঙ্গুল-এর ছাপ (টিপ)









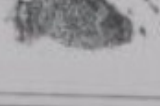

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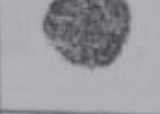


	বা হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
 <i>Sandip Chatterjee</i>		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) তাজনী	(২) তাজনী	
<i>Sandip Chatterjee</i> দাতার		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

	বা হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
 <i>Sanjoy Chatterjee</i>		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) তাজনী	(২) তাজনী	
<i>Sanjoy Chatterjee</i> গ্রহীতার		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

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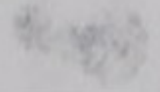









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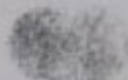
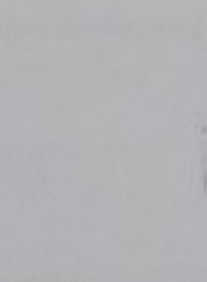






	বা হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
	 Subir Chatterjee		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী
		(২) তাজনী	(২) তাজনী	
Subir Chatterjee স্বাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

	বা হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
	 Ashoka Chatterjee		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী
		(২) তাজনী	(২) তাজনী	
Ashoka Chatterjee স্বাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

দুই হাতের আঙ্গুল-এর ছাপ (টিপ)



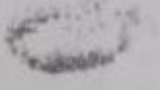

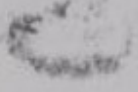





বিক্রেতা/ক্রেতা/দাতা/গ্রহীতা











	বা হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
	 Raja Chattopadhyay		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী
		(২) তর্জনি	(২) তর্জনি	
 Raja Chattopadhyay স্বাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

	বা হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
	 Ranu Chatterjee		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী
		(২) তর্জনি	(২) তর্জনি	
 Ranu Chatterjee স্বাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

বিক্রেতা/ক্রেতা/দাতা/গ্রহীতা

	বা হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
	 Suresh Kumar Das		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী
		(২) তর্জনী	(২) তর্জনী	
FIRUPATI CONSTRUCTION Suresh Kumar Das PARTNER স্বাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

	বা হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
	 Susana Das		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী
		(২) তর্জনী	(২) তর্জনী	
FIRUPATI CONSTRUCTION Susana Das PARTNER স্বাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

PERMANENT ACCOUNT NUMBER

ACOPC5752B



TAXPAYER NAME
SANDIP CHATTERJEE

FATHER'S NAME
DILIP CHATTERJEE

DATE OF BIRTH
18-01-1958

SIGNATURE

Sandip Chatterjee

B. Das


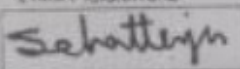
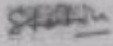
COMMISSIONER OF INCOME-TAX, W.B. XI

COMMISSIONER OF INCOME-TAX, W.B. XI

इस कार्ड के लो / फिल करने का प्रयोग जारी करने
वाले अधिकारी को सूचित / ज्ञात कर दें
संपुर्ण अधिकार अदालत (सदर) एवं मजिस्ट्रेट,
पी.टी.
चौकरी बाजार,
असकम - 700 069.

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

Sandip Chatterjee

धर्म संका संका / PERMANENT ACCOUNT NUMBER	ADWPC9954E	
नाम / NAME	SANJAY CHATTERJEE	
पिता का नाम / FATHER'S NAME	DILIP CHATTERJEE	
जन्म तिथि / DATE OF BIRTH	18-01-1959	
हस्ताक्षर / SIGNATURE		
		आयकर अधिनियम, 1961 (113) COMMISSIONER OF INCOME-TAX, W.B. - II

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUBIR CHATTERJEE
DILIP CHATTERJEE

05/06/1981

Permanent Account Number

AJVPC2088C

Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL,
Plot No. 3, Sector 11, CHD Begapur,
New Delhi - 110 014.

यदि कार्ड खो जाये/प्राप्त हो जाय तो कृपया सूचित करें/सील करें।
आयकर सेवा सेवाएँ, ए. टी. टी. एस. लि.,
प्लॉट नं. 3, सेक्टर 11, चण्डीगढ़, दिल्ली - 110 014।
अन्य सूचनाएँ - 110 014।

उच्चकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

राम चट्टर्जे
RAM CHATTERJEE

आयकर अधिकारी
Income Tax Officer

आयकर विभाग
Income Tax Department



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAJA CHATTERJEE

RAM KUMAR CHATTERJEE

22/09/1977
Permanent Account Number

AMHPC9801G

Raja Chatterjee
Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CKEPC2564F



नाम / Name
ASHOKA CHATTERJEE

पिता का नाम / Father's Name
GIRZA MUKHERJEE

जन्म की तारीख
Date of Birth
01/01/1947

हस्ताक्षर / Signature

29-12-2020

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card

AAPFT1617F



PN / Name
THIRUPATI CONSTRUCTION

16/06/2019

पंजीकरण की तिथि /
Date Of Incorporation/Formation
11/09/2018

इस कार्ड के खोने/पहने पर कृपया सूचित करें/लौटें।
आयकर विभाग कार्ड, एन एन डी एन
पोस्टी बिल्डिंग, एन डी सी,
फ्लॉर नं. 341, सर्वे नं. 997/8,
मॉडल कूलिपु, नज़र डेन थिरुपति ज़िला,
तमिऴ - 411 016

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NNDD
4th Floor, Madan Narayan,
Plot No. 341, Survey No. 997/8,
Model Culpas, Near Deen Thirupathi Circle,
Puzh - 411 016

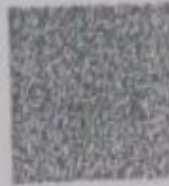
Tel: 91-20-2721 8080, Fax: 91-20-2721 8761
e-mail: ininfo@nadi.co.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



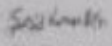
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AGJPD4345E



नाम / Name
SUJIT KUMAR DEY

पिता का नाम / Father's Name
SUKUMAR DEY

जन्म की तारीख
Date of Birth
27/01/1972


हस्ताक्षर / Signature

20072010

यह कार्ड के खोने/पान पर कृपया सूचित करें/कीमत
आयकर विभाग कार्ड, दूर एन डी एल
फ्लॉर स्ट्रीट, मॉडल कॉलोनी,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नैर डीप बंगला चौक,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to:*

Income Tax PAN Services Unit, NSDL
4th Floor, Manoj Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: nsinfo@nsdl.co.in



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



नाम / Name
SUSAMA DEY


पिता का नाम / Father's Name
SUKUMAR KUNDU

जन्म की तारीख
Date of Birth
28/11/1979

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
APUP00345L



12/05/2019


हस्ताक्षर / Signature



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB / 27 / 186 / 423275
পরিচয় পত্র



Elector's Name : Mita Chatterjee
নির্বাচকের নাম : মিটা চাটার্জী
Father / Mother /
Husband's Name : Sanjay Chatterjee
পিতা/মাতা/স্বামীর নাম : সঞ্জয় চাটার্জী
Sex : Female
লিঙ্গ : ♀
Age as on 1.1.1995 : 22
১.১.১৯৯৫ এ বয়স : ২২

Address : Maheshitala
M : Hooghly Chinsurah Municipality
P.S : Chinsurah
Dist : Hooghly

ঠিকানা : মহেশতলা
পৌঃ স. : হুগলী চুইড়া পৌরসভা
পসা : চুইড়া
জেলা : হুগলী

(Handwritten Signature)

Facsimile Signature
Electoral Registration Officer
নির্বাচন - নিবন্ধন অধিকারিক
For 186 - Chinsurah Assembly Constituency
১৮৬ - চুইড়া বিধানসভা নির্বাচন ক্ষেত্র
Place : Chinsurah, Hooghly
স্থান : চুইড়া, হুগলী
Date : 07.02.1995
তারিখ : ০৭.০২.১৯৯৫



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

GRN Details

GRN: 192020210231388001
GRN Date: 20/02/2021 18:10:09
BRN: IK0AZNJMS1
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 20/02/2021 18:02:20
Payment Ref. No: 2000290651/3/2021
(Query No*/Query Year)

Depositor Details

Depositor's Name: SUJIT KUMAR DEY
Address: DHARAMPUR, CHINSURAH
Mobile: 9831446308
Email: dey.sayan9000@gmail.com
Depositor Status: Buyer/Claimants
Query No: 2000290651
On Behalf Of: Mr Raju Das
Identification No: 2000290651/3/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Detail

Sl No	Query No	Description	Account No	Amount (₹)
1	2000290651/3/2021	Property Registration/ Stamp duty	0030-02-103-003-02	5020
2	2000290651/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				5041

IN WORDS: FIVE THOUSAND FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-0603-00674/2021	Date of Registration	23/02/2021
Query No / Year	0603-2000290651/2021	Office where deed is registered	0603-2000290651/2021
Query Date	08/02/2021 6:32:18 PM		
Applicant Name, Address & Other Details	Raju Das Chinsurah Court, Thana : Chinsurah, District : Hooghly, WEST BENGAL, PIN - 712101, Mobile No. 9831446308, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 7/-	Rs. 91,80,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article 48(g))	Rs. 21/- (Article E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :


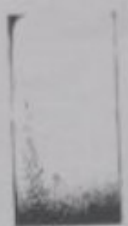
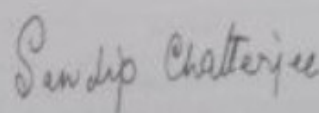


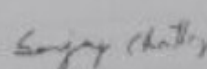
District: Hooghly, P.S.- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Rozvilla Rd, Mouza: Kapasdanga, JI No: 10, Pin Code : 712103


Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3397 (RS :-)	LR-5666	Other Commercial Uses	Bastu	0.0222 Acre	1/-	13,32,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road.
L2	LR-3397 (RS :-)	LR-5667	Other Commercial Uses	Bastu	0.0222 Acre	1/-	13,32,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road.
L3	LR-3397 (RS :-)	LR-5668	Other Commercial Uses	Bastu	0.0222 Acre	1/-	13,32,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road.
L4	LR-3397 (RS :-)	LR-5700	Other Commercial Uses	Bastu	0.0222 Acre	1/-	13,32,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road.
L5	LR-3397 (RS :-)	LR-5701	Other Commercial Uses	Bastu	0.0221 Acre	1/-	13,26,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road.
L6	LR-3397 (RS :-)	LR-5702	Other Commercial Uses	Bastu	0.0221 Acre	1/-	13,26,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road.
TOTAL :					13.3Dec	6 /-	79,80,000 /-	
Grand Total :					13.3Dec	6 /-	79,80,000 /-	

Structure Details :


Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6	1600 Sq Ft	1/-	12,00,000/-	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>					
Total :		1600 sq ft	1 /-	12,00,000 /-	

Land Lord Details :



Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p>Shri Sandip Chatterjee (Presentant) Son of Late Dilip Chatterjee Executed by: Self, Date of Execution: 23/02/2021 , Admitted by: Self, Date of Admission: 23/02/2021 ,Place : Office</p>	 <small>23/02/2021</small>	 <small>LT 23/02/2021</small>	 <small>23/02/2021</small>
<p>Chatterjee Lodge, Chatterjee Lane(Rose Villa),, P.O:- Hooghly, P.S:- Chinsurah, Hooghly-chinsurah District:-Hooghly, West Bengal, India, PIN - 712103 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxxx2B, Aadhaar No: 30xxxxxxxx5772, Status :Individua Executed by: Self, Date of Execution: 23/02/2021 , Admitted by: Self, Date of Admission: 23/02/2021 ,Place : Office</p>				
2	Name	Photo	Finger Print	Signature
	<p>Shri Sanjay Chatterjee Son of Late Dilip Chatterjee Executed by: Self, Date of Execution: 23/02/2021 , Admitted by: Self, Date of Admission: 23/02/2021 ,Place : Office</p>	 <small>23/02/2021</small>	 <small>LT 23/02/2021</small>	 <small>23/02/2021</small>
<p>Chatterjee Lodge, Chatterjee Lane(Rose Villa),, P.O:- Hooghly, P.S:- Chinsurah, Hooghly-chinsura District:-Hooghly, West Bengal, India, PIN - 712103 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxxx4E, Aadhaar No: 23xxxxxxxx5078, Status :Individu Executed by: Self, Date of Execution: 23/02/2021 , Admitted by: Self, Date of Admission: 23/02/2021 ,Place : Office</p>				

Name	Photo	Finger Print	Signature
Shri Subir Chatterjee Son of Late Dilip Chatterjee Executed by: Self, Date of Execution: 23/02/2021 , Admitted by: Self, Date of Admission: 23/02/2021 ,Place : Office			Subir Chatterjee
	23/02/2021	L/R 23/02/2021	23/02/2021


Chatterjee Lodge, Chatterjee Lane(Rose Villa),, P.O:- Hooghly, P.S:- Chinsurah, Hooghly-chinsurah District:-Hooghly, West Bengal, India, PIN - 712103 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AJxxxxxx8C, Aadhaar No: 79xxxxxxxx9849, Status :Individual, Executed by: Self, Date of Execution: 23/02/2021 , Admitted by: Self, Date of Admission: 23/02/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Shri Rana Chatterjee Son of Late Ramkumar Chatterjee Executed by: Self, Date of Execution: 23/02/2021 , Admitted by: Self, Date of Admission: 23/02/2021 ,Place : Office			Rana Chatterjee
	23/02/2021	L/R 23/02/2021	23/02/2021

Chatterjee Lodge, Chatterjee Lane(Rose Villa),, P.O:- Hooghly, P.S:- Chinsurah, Hooghly-chinsurah District:-Hooghly, West Bengal, India, PIN - 712103 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AMxxxxxx9A, Aadhaar No: 82xxxxxxxx4663, Status :Individual, Executed by: Self, Date of Execution: 23/02/2021 , Admitted by: Self, Date of Admission: 23/02/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Shri Raja Chatterjee Son of Late Ramkumar Chatterjee Executed by: Self, Date of Execution: 23/02/2021 , Admitted by: Self, Date of Admission: 23/02/2021 ,Place : Office			Raja Chatterjee
	23/02/2021	L/R 23/02/2021	23/02/2021

Chatterjee Lodge, Chatterjee Lane(Rose Villa),, P.O:- Hooghly, P.S:- Chinsurah, Hooghly-chinsurah District:-Hooghly, West Bengal, India, PIN - 712103 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AMxxxxxx1G, Aadhaar No: 88xxxxxxxx0690, Status :Individual, Executed by: Self, Date of Execution: 23/02/2021 , Admitted by: Self, Date of Admission: 23/02/2021 ,Place : Office



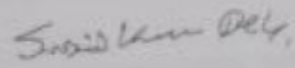


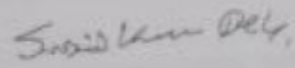


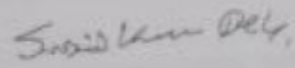









Name	Photo	Finger Print	Signature
Smt Ashoka Chaterjee Wife of Late Ramkumar Chaterjee Executed by: Self, Date of Execution: 23/02/2021 , Admitted by: Self, Date of Admission: 23/02/2021 ,Place : Office			Ashoka Chatterjee
	23/02/2021	L/R 23/02/2021	23/02/2021

Chatterjee Lodge, Chatterjee Lane(Rose Villa),, P.O:- Hooghly, P.S:- Chinsurah, Hooghly-chinsurah,
 District:-Hooghly, West Bengal, India, PIN - 712103 Sex: Female, By Caste: Hindu, Occupation:
 House wife, Citizen of: India, PAN No.:: CKxxxxxx4F, Aadhaar No: 77xxxxxxx5996, Status
 :Individual, Executed by: Self, Date of Execution: 23/02/2021
 , Admitted by: Self, Date of Admission: 23/02/2021 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	TIRUPATI CONSTRUCTION Dharampur, Near Income Tax Office, Digambar Biswas Road, P.O - Chinsurah, P.S - Chinsurah, Hooghly- chinsurah, District -Hooghly, West Bengal, India, PIN - 712101 , PAN No. : AAxxxxxx7F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Sujit Kumar Dey Son of Shri Sukumar Dey Date of Execution - 23/02/2021, , Admitted by: Self, Date of Admission: 23/02/2021, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td colspan="4"> Dharampur, Oppo. Rammohan Vidyapith Primary School, Digambar Biswas Road, P.O:- Chinsurah, P.S:- Chinsurah, Hooghly-chinsurah, District:-Hooghly, West Bengal, India, PIN - 712101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. : AGxxxxxx5E, Aadhaar No: 43xxxxxxx7243 Status : Representative, Representative of : TIRUPATI CONSTRUCTION (as Authorized Signatory & Active Partner) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Sujit Kumar Dey Son of Shri Sukumar Dey Date of Execution - 23/02/2021, , Admitted by: Self, Date of Admission: 23/02/2021, Place of Admission of Execution: Office				Dharampur, Oppo. Rammohan Vidyapith Primary School, Digambar Biswas Road, P.O:- Chinsurah, P.S:- Chinsurah, Hooghly-chinsurah, District:-Hooghly, West Bengal, India, PIN - 712101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. : AGxxxxxx5E, Aadhaar No: 43xxxxxxx7243 Status : Representative, Representative of : TIRUPATI CONSTRUCTION (as Authorized Signatory & Active Partner)			
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Identifier Details :

Name	Photo	Finger Print	Signature
Smt Mita Chatterjee Wife of Shri Sanjay Chatterjee N S Road, P.O.- Chinsurah, P.S.- Chinsurah, District-Hooghly, West Bengal, India, PIN - 712101			Mita Chatterjee
	23/02/2021	23/02/2021	23/02/2021

Identifier Of Shri Sandip Chatterjee, Shri Sanjay Chatterjee, Shri Subir Chatterjee, Shri Rana Chatterjee, Shri Raja Chatterjee, Smt Ashoka Chaterjee, Shri Sujit Kumar Dey, Smt Susama Dey

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Sandip Chatterjee	TIRUPATI CONSTRUCTION-2 22 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Shri Sanjay Chatterjee	TIRUPATI CONSTRUCTION-2 22 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Shri Subir Chatterjee	TIRUPATI CONSTRUCTION-2 22 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Smt Ashoka Chaterjee	TIRUPATI CONSTRUCTION-2 22 Dec

Transfer of property for L5

SI.No	From	To. with area (Name-Area)
1	Shri Rana Chatterjee	TIRUPATI CONSTRUCTION-2 21 Dec

Transfer of property for L6

SI.No	From	To. with area (Name-Area)
1	Shri Raja Chatterjee	TIRUPATI CONSTRUCTION-2 21 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri Sandip Chatterjee	TIRUPATI CONSTRUCTION-266.66666700 Sq Ft
2	Shri Sanjay Chatterjee	TIRUPATI CONSTRUCTION-266.66666700 Sq Ft
3	Shri Subir Chatterjee	TIRUPATI CONSTRUCTION-266.66666700 Sq Ft
4	Shri Rana Chatterjee	TIRUPATI CONSTRUCTION-266.66666700 Sq Ft
5	Shri Raja Chatterjee	TIRUPATI CONSTRUCTION-266.66666700 Sq Ft
6	Smt Ashoka Chaterjee	TIRUPATI CONSTRUCTION-266.66666700 Sq Ft

Land Details as per Land Record

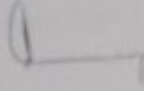
District: Hooghly, P.S. - Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Rozvilla Rd., Mouza: Kapasdanga,
 No: 10, Pin Code: 712103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3397, LR Khatian No:- 5666	Owner: বন্দীপ চট্টোপাধ্যায়, Gurdian: বন্দীপ চট্টোপাধ্যায়, Address: বন্দীপ চট্টোপাধ্যায়, Classification: কল, Area: 0.04500000 Acre,	Shri Sandip Chatterjee
L2	LR Plot No:- 3397, LR Khatian No:- 5667	Owner: সন্দীপ চট্টোপাধ্যায়, Gurdian: বন্দীপ চট্টোপাধ্যায়, Address: বন্দীপ চট্টোপাধ্যায়, Classification: কল, Area: 0.04400000 Acre,	Shri Sanjay Chatterjee
L3	LR Plot No:- 3397, LR Khatian No:- 5668	Owner: সুবীর চট্টোপাধ্যায়, Gurdian: বন্দীপ চট্টোপাধ্যায়, Address: বন্দীপ চট্টোপাধ্যায়, Classification: কল, Area: 0.04400000 Acre,	Shri Subir Chatterjee
L4	LR Plot No:- 3397, LR Khatian No:- 5700	Owner: অশোক চট্টোপাধ্যায়, Gurdian: রতন কুমার, Address: বন্দীপ চট্টোপাধ্যায়, Classification: কল, Area: 0.01300000 Acre,	Smt Ashoka Chaterjee
L5	LR Plot No:- 3397, LR Khatian No:- 5701	Owner: রতন চট্টোপাধ্যায়, Gurdian: রতন কুমার, Address: বন্দীপ চট্টোপাধ্যায়, Classification: কল, Area: 0.01400000 Acre,	Shri Rana Chatterjee
L6	LR Plot No:- 3397, LR Khatian No:- 5702	Owner: রাজা চট্টোপাধ্যায়, Gurdian: রতন কুমার, Address: বন্দীপ চট্টোপাধ্যায়, Classification: কল, Area: 0.01400000 Acre,	Shri Raja Chatterjee

On 22-02-2021

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 91,60,000/-


Abhijit Chatterjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHINSURA
Hooghly, West Bengal

On 23-02-2021

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:08 hrs on 23-02-2021, at the Office of the A.D.S.R. CHINSURA by Shri Sandip Chatterjee, one of the Executants.

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

Execution is admitted on 23/02/2021 by 1. Shri Sandip Chatterjee, Son of Late Dilip Chatterjee, Chatterjee Lodge, Chatterjee Lane(Rose Villa), P.O: Hooghly, Thana: Chinsurah, City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by Profession Others. 2. Shri Sanjay Chatterjee, Son of Late Dilip Chatterjee, Chatterjee Lodge, Chatterjee Lane(Rose Villa), P.O: Hooghly, Thana: Chinsurah, City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by Profession Others. 3. Shri Subir Chatterjee, Son of Late Dilip Chatterjee, Chatterjee Lodge, Chatterjee Lane(Rose Villa), P.O: Hooghly, Thana: Chinsurah, City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by Profession Others. 4. Shri Rana Chatterjee, Son of Late Ramkumar Chatterjee, Chatterjee Lodge, Chatterjee Lane (Rose Villa), P.O: Hooghly, Thana: Chinsurah, City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by Profession Service. 5. Shri Raja Chatterjee, Son of Late Ramkumar Chatterjee, Chatterjee Lodge, Chatterjee Lane(Rose Villa), P.O: Hooghly, Thana: Chinsurah, City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by Profession Service. 6. Smt Ashoka Chatterjee, Wife of Late Ramkumar Chatterjee, Chatterjee Lodge, Chatterjee Lane(Rose Villa), P.O: Hooghly, Thana: Chinsurah, City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by Profession House wife

Indetified by Smt Mita Chatterjee, Wife of Shri Sanjay Chatterjee, N S Road, P.O: Chinsurah, Thana: Chinsurah, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Government Service

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

Execution is admitted on 23-02-2021 by Shri Sujit Kumar Dey, Authorized Signatory & Active Partner, TIRUPATI CONSTRUCTION (Partnership Firm), Dharampur, Near Income Tax Office, Digambar Biswas Road, P.O - Chinsurah, P.S - Chinsurah, Hooghly-chinsurah, District -Hooghly, West Bengal, India, PIN - 712101

Indetified by Smt Mita Chatterjee, Wife of Shri Sanjay Chatterjee, N S Road, P.O: Chinsurah, Thana: Chinsurah, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Government Service

Execution is admitted on 23-02-2021 by Smt Susama Dey, Partner, TIRUPATI CONSTRUCTION (Partnership Firm), Dharampur, Near Income Tax Office, Digambar Biswas Road, P.O - Chinsurah, P.S - Chinsurah, Hooghly-chinsurah, District -Hooghly, West Bengal, India, PIN - 712101

Indetified by Smt Mita Chatterjee, Wife of Shri Sanjay Chatterjee, N S Road, P.O: Chinsurah, Thana: Chinsurah, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Government Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2021 6:11PM with Govt. Ref. No: 192020210231388001 on 20-02-2021, Amount Rs. 21/-, Bank State Bank of India (SBIN0000001), Ref. No. IK0AZNJMS1 on 20-02-2021, Head of Account 0030-03-104-001-16.


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 5,020/-

Description of Stamp
1. Stamp Type: Impressed, Serial no 4941, Amount: Rs 5,000/-, Date of Purchase: 19/02/2021, Vendor name: Anup Kumar Ganguly

2. Stamp Type: Court Fees, Amount: Rs. 10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2021 6:11PM with Govt. Ref. No: 192020210231388001 on 20-02-2021, Amount Rs. 5,020/-, Bank State Bank of India (SBIN0000001), Ref. No. IK0AZNJMS1 on 20-02-2021, Head of Account 0030-02-103-003-02


Abhijit Chatterjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHINSURA
Hooghly, West Bengal