3237/2020 I-2904/2020

भारतीय गैर न्यायिक

भारत

पचास रुपये

FIFTY RUPEES

रु.50

Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

AA 110978

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

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Alipore, South 24 Parganas

15 OCT 2020

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this 15th day of OCTOBER 2020 BETWEEN 1) SRI KUNAL MUKHERJEE, (PAN-ADZPM6430G, AADHAR 9001 6878 4861), son of Late Shyamapada Mukherjee, by faith -- Hindu, by profession -- retired, residing at 2D-501, Avishikta 1,

098904

- 4 JUL 2020

: ..... Rs. ..... Date .....

Name : .....

Address : .....

Vendor : .....

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700 001

Rita Sinha
Advocate
High Court
Calcutta

Identified by me
Rita Sinha
Advocate
High Court Calcutta
wife of Sandip Sinha
residing at 16/2/S, Ballygunge
Station Road
Kolkata - 19

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369/1,Purbachal Kalitala Road. Kolkata – 700078, P.S – Kasba (presently Garfa), P.O Haltu, 2) **SAIBAL SHYAMAPADA MUKHERJEE alias SAIBAL MUKHERJEE, (PAN- ADAPM5755D AADHAR 6089 0950 9075),** son of Late Shyamapada Mukherjee, by faith – Hindu., by profession – Doctor, residing at Flat 303, Block – 3, Hiland Willows, Cypress, Newtown, Action Area 2B,Rajarhat, Kolkata – 700156, P.S – Newtown, P.O- Rajarhat, 3) **MR. KUSHAL MUKHERJEE, (PAN-AAQPM8384H AADHAR 7408 0257 4714),** son of Late Shyamapada Mukherjee, by faith – Hindu., by profession – retired, residing at 4D Vatika Apts, 113/174, Raja Ram Mohon Roy Road, Behala Chowrasta, Purba Barisha, South 24 Pgs. West Bengal, Kolkata – 700008, P.S- Behala, P.O- Behala 4) **SMT. SUCHARITA BANDOPADHYAY, (PAN- AYPPB9439H AADHAR 7213 9920 7205), wife** of Mr. Tushar Bandopadhyay & D/O Late Umapada Mukhopadhyay, by faith – Hindu., by profession – housewife, residing at 64/5, Paikpara 1st Row, Kolkata - 700037, P.S – Chitpur, P.O- Belgachia 5) **SRI TUSHAR BANDOPADHYAY, (PAN- ACXPB7088E AADHAR 8259 1868 2059),** son of Gokul Bandopadhyay. by faith – Hindu., by profession – retired, residing at 64/5, Paikpara 1st Row, Kolkata - 700037, P.S – Chitpur, P.O- Belgachia 6) **SMT. SARMISTHA ROY, (PAN- ANUPR0836J AADHAR 9896 9657 7642),** wife of Sri Partha Roy & daughter of Late Umapada Mukhopadhyay, by faith – Hindu., by profession – housewife, residing at 85A, Kankulia Road, Kolkata - 700029. P.S –

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Gariahat,P.O- Sarat Bose Road, hereinafter referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART.**

A N D

SINCON, (PAN ALPPS8206G) a proprietorship firm having its office at 16/2/S, Ballygunge Station Road, Ground floor (portion), Kolkata - 700019, Police Station - Gariahat, represented by its proprietor, **Sri SANDIP SINHA, (PAN ALPPS8206G AADHAR 5159 2934 5559),** Son of Late Dr. S.S Sinha, by faith Hindu, by profession business, residing at 16/2/S Ballygunge Station Road,(1st floor), Kolkata-700019, P.S- Gariahat, hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include his heirs, executors, successors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS ONE Mrinalini Debi (Mukherjee) wife of Late Dhirendranath Mukherjee owned 12 kottahs 11 chittacks 15 sq. ft.,with a two storied building on it. The premises number was 85A, Kankulia Road, Kolkata - 700029.

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AND WHEREAS the said Mrinalini Debi died on 26.10.56 and by virtue of a family settlement deed registered on 5.3.1969 at Additional District Sub Registrar, Sealdah, BK No. 1, Volume No. 19, Pages 118 to 123, Being No. 364 of 1969 her sons got the property, measuring 12 cottahs 11 chittacks 15 sq. ft., mutually partitioned by metes and bounds amongst themselves and distributed the same in the following manner.

1. Kalipada Mukherjee - 2K 2 Ch 19 sq. ft. – the new premises No. 85B, Kankulia Road, Kolkata – 700029 formed from the mother premises 85A, after family settlement.
2. Umapada Mukherjee - 2k 10ch 21 sq .ft- premises No. 85A, Kankulia Road, Kolkata – 700029
3. Shyamapada Mukherjee - 2K 12 ch 10 sq. ft –the new premises No. 85E, Kankulia Road, Kolkata -700029 formed from the mother premises 85A after family settlement.
4. Saktipada Mukherjee- 2k 7 ch 5sq.ft- premises No. 85D Kankulia Road, Kolkata – 700029 formed from the mother premises 85A after family settlement.

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5. Amit Mukherjee - 2k 11 ch 5 sq. ft - premises No. 85C, Kankulia Road, Kolkata 700029. All the owners got their properties mutated in their respective names with respective premises numbers from the assessment department of Kolkata Municipal Corporation.

WHEREAS the said Umapada Mukherjee, during his life time gifted his portion of the land admeasuring 2 cottahs 10 chittacks 21 sq. ft. being premises No. 85A, Kankulia Road, Kolkata – 700029 with a two storied structure on it, in favour of his elder daughter, Smt. Sucharita Bandopadhyay and elder son-in-law Sri Tushar Bandopadhyay vide a registered gift deed, registered on 25.01.1989 in the office of D.R Alipur, vide Book No. 1, Deed No. 849 for the year 1989, making Smt. Sucharita Bandopadhyay and Sri Tushar Bandopadhyay the absolute owners of the aforementioned property.

WHEREAS by virtue of another gift deed dated 10.03.1999 registered in the office of A.D.S.R Alipur, South 24 Parganas, vide being No. 715 of 1999, Book No. 1 Volume No. 26 the said Smt. Sucharita Bandopadhyay and Sri Tushar Bandopadhyay gifted the entire ground floor of the two storied building at premises No. 85A Kankulia Road along with the

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undivided proportionate share of land pertaining to the said ground floor to one Smt Sarmistha Roy, the sister of Smt. Sucharita Bandopadhyay & w/o Partha Roy and d/o Late Umapada Mukherjee. Thus Smt. Sarmishta Roy became the absolute owner of the ground floor of the two storied building along with the undivided proportionate share of the land pertaining to the said ground floor of premises No. 85A, Kankulia Road while Smt. Sucharita Bandopadhyay and Sri Tushar Bandopadhyay retained possession of the 1st floor along with the undivided proportionate share of land pertaining to the said flat at premises no. 85A, Kankulia Road, being absolute owners of the same.

WHEREAS the said Shyamapada Mukherjee one of the sons, of the Late Mrinalini Debi and the owner of property admeasuring 2 cottah 12 chittacks and 10 sq. ft approx along with a two storied building at premises No. 85E, Kankulia Road, Kolkata – 700029 died intestate on 01.09.96 leaving behind his wife, Smt. Kalyani Mukherjee and three sons namely Kunal Mukherjee, Saibal Shyamapada Mukherjee alias Saibal Mukherjee, Kushal Mukherjee. The said Kalyani Mukherjee died on 13.07.2016. Thus by virtue of the Law of inheritance, Kunal Mukherjee, Saibal Shyamapada Mukherjee

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alias Saibal Mukherjee, Kushal Mukherjee became the absolute owners of the aforementioned property at premises No. 85E, Kankulia Road, Kolkata – 700029 along with a two storied structure on it.

WHEREAS by virtue of a gift deed made on 21.08.2019 and registered in the office of ADSR Alipore, vide being no. 5019 of 2019 registered on Book no. I, volume No. 1605-2019 pages 171874 to 171908 the said Kunal Mukherjee, Saibal Shyamapada Mukherjee alias Saibal Mukherjee and Kushal Mukherjee gifted to Smt. Sucharita Bandopadhyay, Sri Tushar Bandopadhyay and Smt. Sarmistha Roy an area of land measuring 90 sq. ft. equivalent to 2 chittacks out of their total land measuring 2 cottahs 12 chittacks 10 sq. ft. approx together with undivided constructed area measuring about 50 sq. ft. out of 1756 sq. ft. (approx) two storied building, lying and situate at premises no. 85E, Kankulia Road, Kolkata – 700019, P.S- Gariahat, P.O- Ballygunge.

WHEREAS by virtue of another gift Deed, made on 21.08.2019 and registered in the office of the ADSR Alipore vide being no. 5020 for the year 2019 registered in Book I, Volume No. 1605-2019 pages 171909 to 171944 Smt. Sucharita Bandopadhyay, Smt. Sarmistha Roy and Sri Tushar

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Bandopadhyay gifted to Saibal Shyamapada Mukherjee alias Saibal Mukherjee, Mr. Kunal Mukherjee, and Mr. Kushal Mukherjee an area of land measuring 90 sq. ft. equivalent to 2 chittacks out of total land measuring an area of 2 cottahs 10 chittacks 21 sq. ft. (approx) together with undivided constructed area measuring about 50 sq. ft. out of 1684 sq. ft. (approx) two storied building of 60 years old, lying and situate at premises no. 85A, Kankulia Road, Kolkata – 700029, P.S- Gariahat, P.O- Sarat Bose Road.

WHEREAS after the execution of the gift deeds the owners of premises no. 85A and the owners of premises no. 85E, Kankulia Road, Kolkata – 700029 have got their respective names mutated in respect of their properties with the Assessment Department of Kolkata Municipal Corporation.

WHEREAS Both, the owners of premises No. 85A, Kankulia Road,namely Smt. Sucharita Bandopadhay, Sri Tushar Bandopadhyay and Smt Sarmistha Roy and the owners of 85E, Kankulia Road, Kolkata – 700029 namely Kunal Mukherjee, Saibal Shyamapada Mukherjee alias Saibal Mukherjee, Kushal Mukherjee had amalgamated and mutated their properties into one single property being premises No. 85E, Kankulia Road, P.S- Garihat,

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P.O- Sarat Bose Road, Ward No. 90 vide Assessee No. 110901703358 The total land area of 85A & 85E sums upto an area of 5 cottahs 6 chittacks 31 sq. ft (approx) after amalgamation and bear the new premises no. 85E, Kankulia Road, Kolkata – 700029, both the premises are fully tenanted at present.

WHEREAS owners of both 85A & 85E, Kankulia Road expressed their intention to jointly develop the two premises i.e. 85A & 85E, Kankulia Road, Kolkata – 700029 now amalgamated into one premises being No. 85E, Kankulia Road, Kolkata – 700029, P.S- Gariahat, P.O- Sarat Bose Road, into a new three storied building by obtaining sanctioned plan from the Building Department of the Kolkata Municipal Corporation, only after demolishing the existing structure. Since they lack technical acumen and expertise in developing their property into a three storied building, they approached the developer firm being, SINCON **(PAN ALPPS8206G)** a proprietorship firm having its office at 16/2/S, Ballygunge Station Road, Ground floor (portion), Kolkata -700019, Police Station - Gariahat, represented by its proprietor **Sri SANDIP SINHA, (PAN ALPPS8206G AADHAR 5159 2934 5559),** Son of Late Dr. S.S Sinha, by faith Hindu, by

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profession – business, residing at 16/2/S, Ballygunge Station Road,(1st floor), Kolkata – 700019, P.S.- Gariahat, herein above referred to as the DEVELOPER.

WHEREAS both the owners of 85E Kankulia Road and the developer firm, have decided to develop the premises No. 85E, Kankulia Road, P.S- Gariahat, P.O- Sarat Bose Road, ward No. 90 into a three storied building, after obtaining sanction plan of the building department of the Kolkata Municipal Corporation.

NOW THIS AGREEMENT WITNESSETH

ARTICLES I

OWNER'S ALLOCATION

It has been agreed by the Owners and the Developer that the Owners' allocation shall mean one flat, on the 2nd floor, on the South Western side measuring about 1100 sq. ft. to 1150 sq. ft. (approx.) one on the 1st floor South East side having an area of 600 sq. ft. to 700 sq. ft. (approx.) one on the 1st floor North east Side having an area of 700 sq. ft. to 800 sq. ft. (approx.) and one on the North East side of the ground floor having an area of 700 sq. ft. The measurements of the flats are on the

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basis of covered area. They shall also have two nos. of open car parking spaces in the ground floor along with the undivided proportionate share of land, pertaining to their allocation, morefully described in Schedule – B hereinafter.

ARTICLES II

DEVELOPERS' ALLOCATION

It has been agreed by the Owners and the Developer that the Developer's allocation shall mean two flats, one on the North East side of the 2nd floor measuring 600 sq. ft. to 700 sq. ft. (approx.) and another on the South East side of the 2nd floor measuring 560 sq. ft. to 600 sq. ft., one flat on the South West side of the 1st floor measuring an area of 700 sq. ft. to 800 sq. ft.(approx.), and two flats on the ground floor, one on in the South Eastern side of the ground floor measuring 500 to 600 sq. ft. (approx.) and another flat on the South Western side of the ground floor measuring 800 to 900 sq. ft. (approx.). The developer shall have two open car parking spaces in the ground floor along with the undivided proportionate

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share in the common spaces, pertaining to his allocation, more fully described in Schedule – D.

ARTICLE-III

DEFINITIONS

1. **PROPERTY** shall means ALL THAT piece and parcel of land measuring an area of 5 cottahs and 6 chittacks 31 sq.ft, be the same a little more or less, being Premises No. 85E, KANKULIA ROAD, P.S – Gariahat, P.O – Sarat Bose Road, Kolkata - 700029

2. **OWNER** shall mean 1) **SRI KUNAL MUKHERJEE, (PAN-ADZPM6430G AADHAR 9001 6878 4861)**, son of Late Shyamapada Mukherjee, by faith – Hindu., by profession – retired, residing at 2D-501, Avishikta 1, 369/1,Purbachal Kalitala Road, Kolkata – 700078, P.S – Garfa, 2) **SAIBAL SHYAMAPADA MUKHERJEE alias SAIBAL MUKHERJEE, (PAN- ADAPM5755D AADHAR 6089 0950 9075)**, son of Late Shyamapada Mukherjee, by faith – Hindu., by profession – Doctor, residing at Flat 303, Block – 3, Hiland Willows, Cypress, Newtown, Action Area 2B,Rajarhat, Kolkata – 700156, P.S – Newtown. 3) **MR. KUSHAL MUKHERJEE, (PAN-AAQPM8384H AADHAR 7408 0257 4714)**, son of Late Shyamapada Mukherjee, by faith – Hindu., by profession – Doctor, residing at 4D Vatika Apts.

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113/174, Raja Ram Mohon Roy Road, Behala Chowrasta, Purba Barisha, South 24 Pgs, West Bengal, Kolkata – 700008, P.S-Behala, 4) **SMT. SUCHARITA BANDOPADHYAY, (PAN- AYPPB9469H AADHAR 7213 9920 7205), wife** of Mr. Tushar Bandopadhyay & D/O Late Umapada Mukhopadhyay, by faith – Hindu., by profession – housewife, residing at 64/5, Paikpara 1st Row, Kolkata - 700037, P.S – Chitpur, 5) **SRI TUSHAR BANDOPADHYAY, (PAN-ACXPB7088E AADHAR 8259 1868 2059),** son of Gokul Bandopadhyay, by faith – Hindu., by profession – retired, residing at 64/5, Paikpara 1st Row, Kolkata - 700037, P.S – Chitpur, 6) **SMT. SARMISTHA ROY, (PAN- ANUPR0836J AADHAR 9896 9657 7642),** wife of Sri Partha Roy & daughter of Late Umapada Mukhopadhyay, by faith – Hindu., by profession – housewife, residing at 85A, Kankulia Road, Kolkata – 700029, P.S – Gariahat,

3. **DEVELOPER** shall mean **SINCON (PAN ALPPS8206G),** a proprietorship firm having its office at 16/2/S, Ballygunge Station Road, Ground floor (portion), Kolkata -700019, Police Station – Gariahat, represented by its proprietor **SRI SANDIP SINHA, (PAN ALPPS8206G, AADHAR 5159 2934 5559),** Son of Late Dr. S.S Sinha, by faith Hindu, by profession business, residing at 16/2/S

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Ballygunge Station Road, Kolkata-700019, P.S- Gariahat, P.O- Ballygunge.

4. **EXTENT OF CONSTRUCTION OF THE NEW BUILDING** shall mean that the Developer shall construct the proposed new building only in accordance with the sanctioned plan of the K.M.C. without any deviation and variation with full responsibility, liability and cost of the Developer in any manner whatsoever.

5. **SANCTION PLAN** shall mean only sanctioned plan by the K.M.C. of the new building.

6. **ROOF** shall be common to all the Owners of the residential building.

ARTICLES - IV

COMMENCEMENT OF NEW BUILDING

1. That the Developer shall start and / or commence the work of construction of the building within fifteen working days from the date of obtaining sanctioned plan duly approved by K.M.C. and khas peaceful vacant possession of the premises from the Owners.

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ARTICLES - V

OWNER'S OBLIGATION AND REPRESENTATION

1. That the Owners will have to pay off all municipal taxes, CESC bills and other taxes pertaining to the premises morefully described in schedule 'A', till date. They will also have to mutate the property in their favour from the K.M.C. Assessment Dept.

2. That the Owners shall have to execute a registered Power of Attorney in favour of the Developer, for construction & for selling Developer's allotted portion clearly mentioned in this Agreement.

3. That the Owners shall have the right to inspect the construction of the new building any time to check out the progress of the constructional work.

4. That the Owners shall always be agreeable to give inspection of all Original Title Deeds, Record of rights, Tax Receipts or any other relevant papers, if any to the Developer & to produce it for verification from bank & financial institution i.e. the owners shall keep all the original documents with the Developer till the phase of construction.

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5. That the Owners shall not be responsible or liable in any manner whatsoever with regard to the loss of lives of any worker of the Developer and / or any kind of constructional damage during the phase of e of the construction work of the new building.

6. The Owners shall take possession of their allotted area within 15 days notice from the Developer, in writing. The Owners will pay the GST and any other Govt. duties if applicable to the developer at the time of taking possession of their respective flats and car parking spaces.

7. That the Owners or their constituted attorneys hereby declare their intention to execute the Sale Deed (Deed of Conveyance) of the flats and car parking space (ground floor) coming under the 'Developer's Allocation' along with the proportionate share of land pertaining to the said flats and car parking space, morefully described in schedule 'C' herein below, in favour of the intending purchasers to whom the Developer intends to sell his allocated areas and also to sign the Agreement for Sale of the same.

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8. After obtaining possession of flats the Owners will pay their individual tax bill, electric bill etc. and proportionate share of common meter and common expenses for maintenance of the newly constructed building.

ARTICLES - VI

DEVELOPER'S OBLIGATION AND REPRESENTATIONS

1. That the Developer does hereby agree to develop the schedule property into a Multistoried building i.e. III storied (three storied) in accordance with the sanction plan of the K.M.C. at his cost upon the schedule property.

2. That the Developer does hereby undertake to complete the Project and/or construction of the new building maintaining strictly all the specifications as per schedule hereunder written.

3. That the Developer shall demolish the existing structure standing on the premises, morefully described in schedule – A after obtaining sanctioned plan from the Building Dept. of the K.M.C.

4. That the Developer shall provide alternative accommodation to the only Owners who reside at the said premises & tenants.

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5. That the Developer shall deliver possession of the Owners' allocation in favour of the Owners within 24 (Twenty-four) months from the date of obtaining the sanction plan from K.M.C. and khas possession of the property from the Owners.

6. That the Developer shall be always faithful and honest in his work of the project/new building.

7. That the Developer shall not be allowed to cause any unauthorized and illegal construction in the schedule premises.

8. That the Developer shall be allowed and entitled to execute Agreement with the prospective buyers only in respect of the Developer's Allocation and to execute the deed of conveyance to respective buyers strictly pertaining to Developer's allotted area.

ARTICLES - VII

CONSTRUCTION

1. The Developer shall at his own cost raise, erect, build and construct the new Building.

2. Within 24 (Twenty-four) months from the date of obtaining the sanction plan, the Developer shall erect and complete the building in

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all respect with all necessary electrical fittings in accordance with the direction of the Architect / LBS so appointed for the new construction of the building so as to be fit for occupation, subject however to force majeure, meaning 'Unavoidable Accidents'.

3. The Developer shall comply with all requirements of K.M.C and other local authorities relating to the construction of the said building on the said property and shall obtain all necessary approval or approvals from the planning authorities as and when required at his own cost in the name and on behalf of the owner.

4. All costs, charges and expenses from the date of execution of Joint Venture agreement, architect fees (appointed by the Developer) and cost charges and expenses which may have to be paid, shall be paid, met and discharged by the Developer and the Developer hereby agrees to keep the Owner indemnified from all actions, suits, proceedings costs, charges and demands and claims in respect thereof.

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5. The Developer shall be authorized by the Owners to apply or obtain temporary and/or permanent connection of water, electricity, lift and/or other inputs and facilities required for the new building.

ARTICLE - VIII

SERVICE CHARGES OF THE OCCUPIERS IN THE NEW BUILDING

1. On completion of the new building, the parties shall be invited to take possession of their respective allocated areas as provided here in the new building and parties shall be responsible to pay and bear the service charges according to the ratio of allotted areas (flats) for the common facilities of the new building (till date).

2. The service charges shall include utility charges, maintenance of mechanical, electrical, sanitary, lift and other equipment, maintenance and general management of the building and as per bills raised by the CESC and other recognized authorities.

3. The Developer, in consultation with the Owners, shall frame the scheme for the management, maintenance and administration of the building and all the parties shall abide by the rules and regulations

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of such management / administration for maintenance of the new building.

ARTICLE-IX

MISCELLANEOUS :

1. It is understood that from time to time, to facilitate the construction of the building by the Developer, various acts, deeds, matters and things not herein specified, may be required to be done by the Developer for which the Developer may be the authority of the representatives of the Owners and various applications and documents may be required to be signed by the Owners, for the purpose of development of the new building. The Owners hereby authorize the Developer to do all such acts, deeds, materials and things that may be required to be done by the Developer and the Owners undertake to execute a Power of Attorney as may be required by the Developer for the purposes mentioned hereinabove. The Owners or their Constituted Attorney also undertakes to sign and execute all such additional applications and other documents as the case may be provided that all such acts, deeds, matters and things shall not in

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any way, infringe the right of the Owners and/or go against the spirit of this agreement.

ARTICLE-X

PENALTY :

If the Developer fails to complete the construction of the building in all respects and handover possession of the Owners' Allocation within 24 (twenty-four) months from date of obtaining sanctioned plan, a grace period of another three months will be allowed beyond which the Developer will pay to the Owners penalty of total Rs. 12,000/- (Rupees Twelve Thousand) only per month for every month of delayed possession beyond 27 (twenty-seven) months.

Be it noted that by this Development Agreement and the related Power of Attorney, the developer shall only be entitled to receive consideration money by executing agreement/ final document for transfer of property as per provisions laid down in the said documents, without getting any Ownership of any part of the property mentioned in Schedule "A". This Development Agreement and the related power shall not be treated as the Agreement/ final document for transfer of property between the Owners and the Developers, anyway. This clause shall have overriding effect anything written in this document in contrary to this clause.

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ARTICLE--XI

FORCE MAJEURE

1. That parties hereto shall not be considered to be liable for any obligation hereunder to the extent the performance of the relative obligations is prevented by the existence of force majeure and shall be suspended from the obligation during tenure of the force majeure.

2. Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lock-out and/or any other act or commission beyond the control of the parties.

ARTICLE XII

ARBITRATION:

Disputes relating to this Agreement or its interpretation shall be referred to the Arbitration, one each to be appointed by the parties hereto. The Award of Arbitrator shall be final & binding to the parties. The Arbitration proceedings will be held in Kolkata Jurisdiction.

Jurisdiction

In connection with the aforesaid Arbitration proceedings the High Court, Calcutta and the relevant District Court having competent jurisdiction, shall

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be approached to receive, entertain, try & determine all actions & proceedings.

SCHEDULE A

ALL THAT piece and parcel of land measuring about 5 Cottahs 6 Chittacks 31 sq.ft approx, of area 3348 sq. ft. with a two storied dilapidated building standing thereon with GR fl measuring 1674 sq. ft. (approx) and 1st floor measuring 1674 sq. ft. (approx) with cemented flooring, and appendages attached therewith being present amalgamated premises No. 85E, Kankulia Road, Kolkata – 700029. P.S- Gariahat, P.O- Sarat Bose Road, K.M.C Ward No. 90, in the limits of the Kolkata Municipal Corporation and butted and bounded as follows :-

NORTH BY:- 85B, Kankulia Road, Kolkata – 700029 & 8' common passage.

SOUTH BY :- 85C & 85D, Kankulia road, Kolkata -700029.

EAST BY : - Railway Land

WEST BY : - 8' common passage

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SCHEDULE - 'B' OWNER'S ALLOCATIONS

It has been agreed by the Owners and the Developer that the Owners' allocation shall mean one flat, on the 2nd floor, on the South Western side measuring about 1100 sq. ft. to 1150 sq. ft. (approx.) one on the 1st floor South East side having an area of 600 sq. ft. to 700 sq. ft. (approx.) one on the 1st floor North east Side having an area of 700 sq. ft. to 800 sq. ft. (approx.) and one on the North East side of the ground floor having an area of 700 sq. ft. The measurements of the flats are on the basis of covered area. They shall also have two nos. of open car parking spaces in the ground floor along with the undivided proportionate share of land, pertaining to their allocation.

SCHEDULE - 'C' DEVELOPER'S ALLOCATION

It has been agreed by the Owners and the Developer that the Developer's allocation shall mean two flats, one on the North East side of the 2nd floor measuring 600 sq. ft. to 700 sq. ft. (approx.) and another on the South East side of the 2nd floor measuring 560 sq. ft. to 600 sq. ft., one flat on the South West side of the 1st floor measuring an area of 700 sq. ft. to 800 sq. ft.(approx.), and two flats on the ground floor, one on in the South Eastern side of the ground floor measuring 500 to 600 sq. ft. (approx.) and another flat on the South Western side of the ground floor

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measuring 800 to 900 sq. ft. (approx.). The developer shall have two open car parking spaces in the ground floor along with the undivided proportionate share in the common spaces, pertaining to his allocation of flats and car parking spaces in the said premises.

It has been mutually decided by the owners and the developer that the flat on the South West side on the ground floor shall be sold out and the sale proceeds of the same shall be distributed equally between the owners and the developer after making the relevant deductions of the actual cost incurred for complying the KMC formalities by the developer.

SCHEDULE 'D'

COMMON AREAS

1. Room at the roof – top, staircase on all floors, staircase landing on all floors.
2. Common passage for the main entrance to the ground floor staircase landing.
3. Water pump, water tank underground and overhead and other plumbing installations and pump room.
4. Electrical wiring, motors, electrical fittings (except those which are installed for any particular unit) electrical sub-station etc.

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5. Telephone point and box at the ground floor and other common areas.

6. Drainage and sewers.

7. Boundary wall and main gate.

8. Such other fittings, equipments and fixtures which are being used commonly either for the common purpose or needs for using the individual facilities / amenities.

9. Service area i.e. toilet, pump room, electrical meter room, lift room etc.

SCHEDULE – 'E'

COMMON EXPENSES

MAINTENANCE CHARGES

1. The expenses of maintaining, repairing, redecorating, renewing the main structure and in particular the drainage system, rain water discharge arrangement, lift, water, electricity supply system to all areas, mentioned in schedule D hereinbefore.

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2. The expenses of repairing, maintaining, white washing and colour washing the main structure, other walls, roof and common areas of the building and pump.

3. The costs of cleaning and lighting the entrance of the building, the passage and spaces around the building lobby, staircase and other common areas.

4. Salaries of all persons and other expenses for maintaining the said building i.e. caretaker, sweeper for cleaning common areas, etc.

5. Corporation taxes, water taxes, insurance premium and other taxes and outgoing whatsoever as may be applicable and/or payable on account of the said premises.

6. Such other expenses as may be necessary for or incidental to the maintenance of the premises and common areas and amenities.

SCHEDULE - "F"

BUILDING

1. The Building is R.C.C. frame (M-15/M-20 Grade) three to four storied building.

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2. The foundation of the building is R.C.C. isolated footing/strip foundation as per report of soil investigation..

3. Roof Slab thickness is 110 mm or more or as per structural design.

4. 10" thick 5" thick and 3" thick brick work in walls using first class bricks with (1:6, 1:4 & 1:3) sand-cement mortar respectively.

5. Temp core processed mild steel, impervious layer should be provided in deep pits to stop leakage from underground.

6. **PLASTERING**

a) Outside ¾" thick (1:5) sand, cement, mortar.

b) Inside ½" thick (1:5 sand : cement : mortar)

c) Ceiling and concrete surface ¼" thick (1:4 cement sand mortar)

d) Loft (R.C.C. Slab) in bathroom (maxm. 25% of floor area of bathroom) and corridor (full).

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7. **ROOF TREATMENT** : R.C.C. with water proofing compound with extra casting on roof top with earthen tea small cup. Roof tiles to be laid over grading concrete 1:1, 5:3 to prevent seepage to leakage.

8. a) **FLOORING**

i) All rooms, living, dining and verandah shall be finished with Vitrified tiles of 2'x2' along with 4" high skirting (SOMANI or equivalent type).

ii) Cooking platform will be granite finished.

iii) Bathroom and kitchen floor shall be of antiskid / vitrified tiles size of 1.5'x1.5' (SOMANI make or equivalent type).

iv) In bathrooms glazed tiles of light colour shall be fixed up to door height. (SOMANI make or equivalent type).

v) In all common space such as staircase/stair-landing and entrance lobby shall be finished with white marble.

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vi) Service areas such as pump room, garage space and other mandatory open space shall be of neat cement finish/mosaic.

vii) Balcony Steel Grill upto 3' height from floor level will be provided (10mm square bar).

b) **DOORS & WINDOWS**

i) All doors will have sal wood frame (4"x2 ½") with shutter of door panels should be single panel phenol bonded exterior grade factory made commercial flush door, 32 mm thick with followings.

ii) The main entrance solid Gamma door and finished with lacquer polish on both sides.

iii) All windows will be of standard quality sliding anodized Aluminum windows and 4 mm plane glass panel. Windows will be provided with Grill of 18/5 patti or 10mm square bars (LYKO/ALOM or equivalent for Aluminum).

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iv) Main door shall be fitted with 'Night Latch' (Godrej make) or with mortise lock (Godrej).

v) All other doors shall be fitted with modern heavy stainless steel Tower, bolt, mortise handle from outside and stopper & buffer (I.S.I make).

SANITARY AND PLUMBING (INTERNAL)

BATHROOMS

1. White porcelain basin, 18" cera/parry/any standard brand.

2. One commode (cera /parry) or one pan (cera/parry) white colour.

3. White colour low-down cistern P.V.C. for commode and pan (Reliance)/Parrywear.

4. One shower and one tap (Jaquar Brand).

5. All bib-cocks and taps will be of ISI Marks (Jaquar Brand).

6. Hot and cold concealed lines at one toilet of each flat.

7. One bib-cock near commode/Indian pan.

8. Bathroom flooring and skirting will be of antiskid Tiles (1.5'x1.5').

9. All walls will be provided with glazed tiles up to Door height (Arrow or Similar make).

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KITCHEN

a) Kitchen sink of stainless steel (37"x16" size) with or without drain board

fitted with Bib-cock & 1 bib-cock below the sink (Jaquar or

Similar make).

b) Concealed pipelines for only cold water will be provided.

c) Provision for exhaust fan connection.

d) Kitchen flooring and skirting will be of Vitrified Tiles.

e) 2-6" Glazed Tiles above kitchen table top (light colour),

f) Kitchen table will be of black Granite.

SANITARY AND PLUMBING (OUTER)

i) All rain water pipes, soil and waste water pipes shall be of high density PVC pipe. (ISI approved).

ii) All underground sewer line, quality-pit etc. shall be of earthen wire. (ISI approved).

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iii) Distribution of water line from overhead reservoir shall be of G.I. pipe I.S.O. Brand/P.V.C. pipe (Supreme).

iv) Water tapping point for caretaker : water tapping point with some recessed area for washing utensils should be provided at a convenient location near the caretaker's room/ground floor toilet.

ELECTRICAL

Concealed type point wiring with copper cable will be provided for entire flat with Finolex or Havel make cable. Electrical materials are of (ISI approved).

BEDROOM

i) One three pin plug point (5 Amp).

ii) Two light point.

iii) One fan point.

iv) T.V and A.C. point in all bedrooms.

v) One telephone point in any one bedroom.

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LOFT

i) One light point in each loft.

KITCHEN

i) One light point

ii) One exhaust fan point

iii) Two Power Point (15 Amp)

iv) One three pin plug point (5 Amp)

v) One three pin plug point (5 Amp) water filter.

TOILET

i) One light point

ii) One Power point for Geyser in any one toilet

iii) One exhaust fan point

iv) One 6 Amp near basin side

LIVING DINING

i) Three light point

ii) Two fan point

iii) One Power point (15 Amp) for Fridge

iv) Two pin plug point for T.V. and others

v) One telephone point

vi) One washing m/c. point with water inlet and outlet facilities.

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vii) A. C. Point

viii) Two (5 amp) Power Point.

VERANDAH

i) One light and one fan point

ii) Call bell push at main door

COMMON SPACE

i) Light point on entrance lobby, landing and roof

SWITCHES : Modular switches (Havel's, Roma or equivalent).

Adequate main-gate lamps should be provided. Provision of calling bells with switches in each floor and caretakers room should be provided. Light point in garage area minimum 4 nos and two nos 5 amp power point.

LIFT

i) A four passenger lift of standard make will be provided (Laser, Power Cab etc.).

WATER

i) K.M.C. water will be provided and water pump of 2 H.P (Crompton Greaves etc will be provided).

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FINISHING

a) All outside surface & windows shall be painted according to elevation and choice of Architect (Berger, Asian etc).

b) All interior surfaces shall have Plaster of Paris finish only.

c) All exterior surface walls shall be painted with snowcem primer of coatings to be followed by acrylic paint coatings of approved shade.

d) Overhead Tank of roof as per sanctioned plan (concrete).

e) Underground tank as per sanction plan.

f) Compound wall and Site Development as required.

g) Earthing pit / staircase railing with handle.

NOTE

* Extra cost shall have to pay against any extra work.

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IN WITNESS WHEREOF the parties have put their hands the day, month and year first above written.

SIGNED AND DELIVERED at

Calcutta in the presence of :

1) SRI KUNAL MUKHERJEE

PR SAIBAL SHYAMAPADA MUKHERJEE al

2) Dr. SAIBAL MUKHERJEE

3) MR. KUSHAL MUKHERJEE

Sucharita Bandopadhyay

4) SMT. SUCHARITA BANDOPADHYAY

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5) SRI TUSHAR BANDOPADHYAY

Sarmistha Roy

6) SMT. SARMISTHA ROY

SIGNATURE OF THE OWNERS

For SINCON

Proprietor

SIGNATURE OF THE DEVELOPER

WITNESS :

1. Asish, Paul
85 E, Kankulia Road
Kolkata 700 019

2. Partha Roy
85A, Kankulia Road,
Kolkata - 700019.

Drafted and prepared in my office

Rita Sinha
Advocate
High Court, Calcutta

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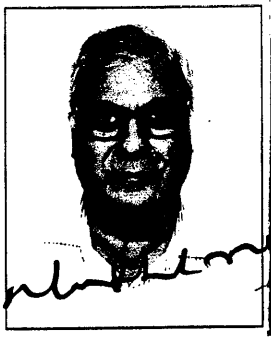
	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SRI KUNAL MUKHERJEE

Signature



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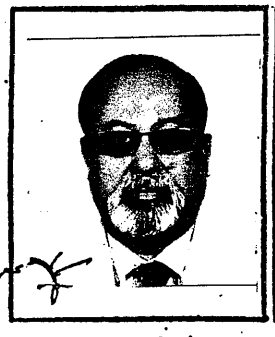
left hand					
right hand					

Name SAIBAL SHYAMAPADA MUKHERJEE

Signature



	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name MR KUSHAL MUKHERJEE

Signature

	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SMT SUCHARITA BANDOPADHYAY

Signature Sucharita Bandopadhyay

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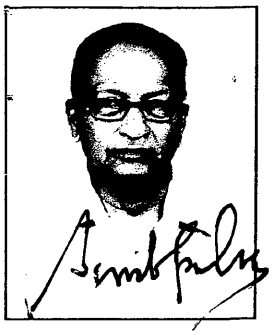

	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SRI TUSHAR BANDOPADHYAY

Signature (Tushar Bandopadhyay)

	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SMT. SARMISTHA ROY

Signature Sarmistha Roy

	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SANDIP SINHA

Signature

		Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....

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

GRN:	19-202021-011013751-8	Payment Mode :	Net Banking-SELF
GRN Date:	09/10/2020 14:21:17	Payment Gateway	SBI EPay-State Bank of India
BRN :	0829160669903	BRN Date:	09/10/2020 14:24:33
SBI ePay txn No. :	CHE6306292	SBI ePay txn Date.	09/10/2020 14:22:19

DEPOSITOR'S DETAILS

Name :	SANDIP SINHA	Id No. :	2001293573/5/2020
Contact No.			null
E-mail :		Mobile No.	+91 9830991297
Address :	162S BALLYGUNGE STATION ROAD KOLKATA 700019		
User Type :	Others		

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001293573/5/2020	Property Registration- Registration Fees	0030-03-104-001-16	21
2	2001293573/5/2020	Property Registration- Stamp duty	0030-02-103-003-02	39970
			Total Amount	39991

In Words : Rupees Thirty Nine Thousand Nine Hundred Ninety One Only.

आधार

भारत सरकार

Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 1452/25001/01413

To
कुनाल मुखार्जी
Kunal Mukherjee
S/O: Shyamapada Mukherjee
2d-501 Avishikta 1
369/1 Purbachal Kalitala Road
Near Ruby Gen Hospital
Haltu
Haltu
Kolkata West Bengal - 700078
9007737209

Download Date 18/11/2017

आपका कमांक / Your Aadhaar No. :

9001 6878 4861

मेरा आधार, मेरी पहचान

Government of India

कुनाल मुखार्जी
Kunal Mukherjee
जन्म तिथि/DOB: 17/04/1947
पुरुष/ MALE

9001 6878 4861

मेरा आधार, मेरी पहचान

Government of India

AADHAAR

सूचना
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करें
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

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

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future

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Unique Identification Authority of India

Address:
S/O: Shyamapada Mukherjee, 2d-501 Avishikta 1, 369/1 Purbachal Kalitala Road, Near Ruby Gen Hospital, Haltu Kolkata, West Bengal - 700078

पता:
आत्मज: श्यामापदा मुखार्जी, 2डी-501 आवीशिकता 1, 369/1 पुर्बचाल कलिताला रोड, रुबय गें अस्पताल के पास, हाल्तु, कोल्कता, वेस्ट बंगाल - 700078

9001 6878 4861

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KUNAL MUKHERJEE

SHYAMAPADA MUKHERJEE

17/04/1947

Permanent Account Number

ADZPM6430G

Signature

09062015

ভারত সরকার

Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19566/03662

সুচরিতা বন্দ্যোপাধ্যায়
Sucharita Bandopadhyay
64/5 PAIKPARA ROW
ASHUBABU BAZAR Belgachia S O
Belgachia Kolkata
West Bengal 700037
9836544879

MN122687037DF

আপনার আধার সংখ্যা/ Your Aadhaar No. :

7213 9920 7205

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
GOVERNMENT OF INDIA

সুচরিতা বন্দ্যোপাধ্যায়
Sucharita Bandopadhyay
পিতা : উমাপদ মুখোপাধ্যায়
Father : Umapada Mukhopadhyay
জন্ম সাল / Year of Birth : 1955
মহিলা / Female

7213 9920 7205

আধার - সাধারণ মানুষের অধিকার

Sucharita Bandopadhyay

Government of India

AADHAAR

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship
- To establish identity, authenticate online.

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

12266703

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
64/5, পাইকপাড়া রো, আশুবাবু বাজার, বেলগাছিয়া, কোলকাতা, পশ্চিমবঙ্গ, 700037

Address:
64/5, PAIKPARA ROW,
ASHUBABU BAZAR,
Belgachia S.O, Belgachia
Kolkata, West Bengal
700037

1947
1800 180 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No 1947, Bengaluru-560 001

Sucharita Bandopadhyay

85A

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUCHARITA BANDOPADHYAY

UMAPADA MUKHOPADHYAY

02/03/1955

Permanent Account Number

AYPPB9469H

Signature

कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :

आयकर पैन सेवा इकाई, एन.एस.डी.एल.
मार्फत सत्या कंप्यूटर सर्विसेज,
बिनर पंचशील बिजनेस पार्क,
बानेर, पुणे - 411 045

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Service Unit, NSDL,
c/o Vistas Computer Services,
Near Hotel Panchshil Business Park,
Baner, Pune - 411045

Tel: 91-20-2721 8080 Fax: 91-20-2721 8081
email: tinpan@nsdl.co.in

भारत सरकार
GOVERNMENT OF INDIA

Saibal Mukherjee
DOB: 03/07/1947
MALE

6089 0950 9075

-Aam Admi ka Adhikar

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address
S/O Shyamapada Mukherjee,
FLAT-303,BLOCK-3,HILAND
WILLOWS,CYPRESS, ., NEWTOWN,ACTION
AREA- 2B,RAJARHAT, New Town, North 24
Parganas,
West Bengal - 700156

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADAPM5755D

नाम /NAME

SAIBAL SHYAMAPADA MUKHERJEE

पिता का नाम /FATHER'S NAME

SHYAMAPADA MUKHERJEE

जन्म तिथि /DATE OF BIRTH

03-07-1947

हस्ताक्षर /SIGNATURE

आयकर आयुक्त-I, पुणे

Commissioner of Income-tax I, Pune

इस कार्ड के खो / मिल जाने पर कृप्या जारी करने वाले प्राधिकारी को सूचित / वापस कर दें

आयकर आयुक्त I पुणे,

"प्राप्तिकर सदन" (संलग्न भवन),

60/61, एरंडवणे, कर्वे रोड,

पुणे - 411 004.

In case this card is lost/found, kindly inform/return to the issuing authority :

Commissioner of Income-tax - I Pune,

"Praptikar Sadan" (Annexe Building),

60/61, Erandwane, Karve Road,

Pune - 411 004.

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

आधार

E-Aadhaar Letter

नामांकन क्रमांक/Enrolment No.: 2017/60550/91096

Kushal Mukherjee (कुशल मुखर्जी)

S/O: Shyamapada Mukherjee, # 4 D Vatika Apts, 113/174 Raja Ram Mohan Roy road, Behala Chowrasta, Purba Barisha, South 24 Parganas, West Bengal - 700008

Date 24/05/2015

आपका आधार क्रमांक/ Your Aadhaar No.:

7408 0257 4714

आधार-आम आदमी का अधिकार

www.uidai.gov.in

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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

Validity unknown
Digitally signed by Sandeep Bhardwaj
Date: 2015.05.24 19:13:07 IST

- आधार पूरे देश में मान्य है।
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है।
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं, इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहूलियत होगी।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

भारत सरकार
GOVERNMENT OF INDIA

कुशल मुखर्जी
Kushal Mukherjee
जन्म तिथि/ DOB: 03/10/1983
पुरुष / MALE

7408 0257 4714

आधार-आम आदमी का अधिकार

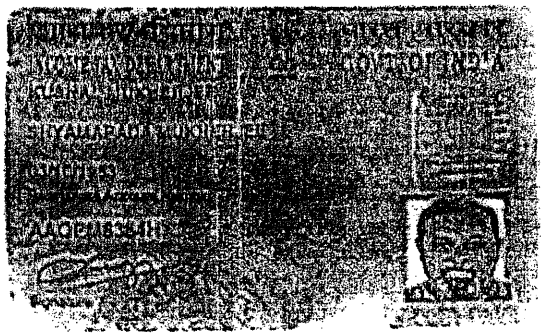
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

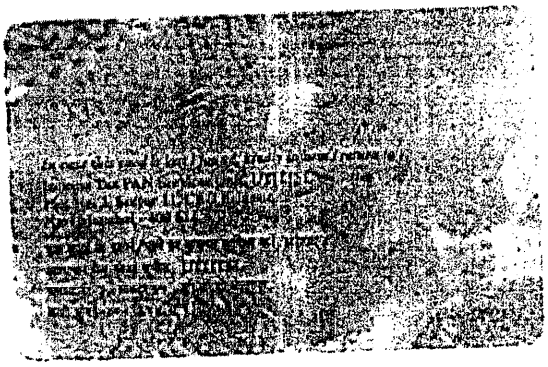
पता:
आत्मज: श्यामापाद मुखार्जी, # 4 डी वाटिका अप्ट्स, 113/174 रजा राम मोहन राय रोड, बेहाला चोव्राम्ता, पुरबा बरिषा, साउथ 24 परगानास, वेस्ट बंगाल - 700008

Address:
S/O: Shyamapada Mukherjee, # 4 D Vatika Apts, 113/174 Raja Ram Mohan Roy road, Behala Chowrasta, Purba Barisha, South 24 Parganas, West Bengal - 700008

7408 0257 4714

Aadhaar-Aam Admi ka Adhikar





भारत सरकार

শর্মিষ্ঠা রায়
Sarmistha Roy
জন্মতারিখ/ DOB: 13/01/1960
মহিলা / FEMALE

9896 9657 7642

আমার আধার, আমার পরিচয়

Sarmistha Roy

भारतीय विशिष्ट पहचान प्राधिकरण

ঠিকানা:
ওয়াই/ও; পার্থ রায়, 85A, বঙ্কুলিয়া রোড, সরৎ বোস রোড, কোলকাতা, পশ্চিম বঙ্গ - 700029

Address:
W/O: Partha Roy, 85A, KANKULIA ROAD, Sarat Bose Road
Kolkata,
West Bengal - 700029

9896 9657 7642

MERA AADHAAR, MERI PEHACHAN

Sarmistha Roy

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ANUPR0836J

नाम/ Name
SARMISTHA ROY

पिता का नाम/ Father's Name
UMA PADA MUKHERJEE

जन्म की तारीख / Date of Birth
13/01/1960

Sarmistha Roy
हस्ताक्षर/ Signature

27092017

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे – 411 016.

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri 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: tininfo@nsdl.co.in

ভারত সরকার

Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19566/03661

তুষার বন্দ্যোপাধ্যায়
Tushar Bandopadhyay
64/5 PAIKPARA ROW
ASHUBABU BAZAR Belgachia S.O
Belgachia Kolkata
West Bengal 700037
9836544879

আপনার আধার সংখ্যা/ Your Aadhaar No. :

8259 1868 2059

সাধারণ মানুষের অধিকার

ভারত সরকার
GOVERNMENT OF INDIA

তুষার বন্দ্যোপাধ্যায়
Tushar Bandopadhyay

8259 1868 2059

সাধারণ মানুষের অধিকার

Government of India

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

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

12278380

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
64/5, পাইকপাড়া রো, আশুবাবু বাজার, বেলগাছিয়া, কোলকাতা, পশ্চিমবঙ্গ, 700037

Address:
64/5, PAIKPARA ROW,
ASHUBABU BAZAR,
Belgachia S.O, Belgachia,
Kolkata, West Bengal,
700037

1947
1800 180 1947
www.uidai.gov.in
P.O. Box 1947,
Bengaluru-560 001

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACXPB7088E

नाम /NAME

TUSHAR BANDOPADHYAY

पिता का नाम /FATHER'S NAME

GOKUL BANDOPADHYAY

जन्म तिथि /DATE OF BIRTH

10-10-1949

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.ब.-II

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

इस कार्ड के खो / मिल जाने पर कृप्या जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found,kindly inform/return to
the issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.

भारत सरकार

आधार

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/19652/02483

20/09/2012

To

রীতা সিনহা

Rita Sinha

16/2/ S BALLYGUNGE STATION ROAD

Ballygunge S.O

Ballygunge

Kolkata

West Bengal 700019

21497982

MN214979821FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

9003 5266 2915

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

রীতা সিনহা

Rita Sinha

পিতা : তরুন কান্তি রায়

Father : TARUN KANTI ROY

জন্ম সাল / Year of Birth : 1968

মহিলা / Female

9003 5266 2915

আধার – সাধারণ মানুষের অধিকার

भारत सरकार

आधार

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19652/02481

13/10/2012

To

সন্দীপ সিনহা

Sandip Sinha

16/2/ S BALLYGUNGE STATION ROAD

Ballygunge S.O

Ballygunge Kolkata

West Bengal 700019

15476332

MN154763321DF

আপনার আধার সংখ্যা/ Your Aadhaar No. :

5159 2934 5559

আধার - সাধারণ মানুষের অধিকার

भारत सरकार

GOVERNMENT OF INDIA

সন্দীপ সিনহা

Sandip Sinha

পিতা : শিব শঙ্কর সিনহা

Father : SHIB SANKAR SINHA

জন্ম সাল / Year of Birth : 1964

পুরুষ / Male

5159 2934 5559

আধার - সাধারণ মানুষের অধিকার

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ALPPS8206G

नाम /NAME

SANDIP SINHA

पिता का नाम /FATHER'S NAME

SIB SANKAR SINHA

जन्म तिथि /DATE OF BIRTH

28-07-1964

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.बं.-XI

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

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

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

Major Information of the Deed

Deed No :	I-1605-02904/2020	Date of Registration	15/10/2020
Query No / Year	1605-2001293573/2020	Office where deed is registered	
Query Date	07/10/2020 3:30:49 PM	1605-2001293573/2020	
Applicant Name, Address & Other Details	RITA SINHA 16/2/S, BALLYGUNGE STATION ROAD,,Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9830096694, Status :Advocate		
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. 2/-		Rs. 2,28,13,427/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,020/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

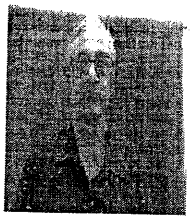
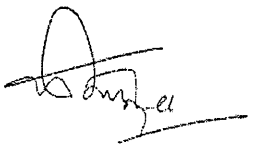
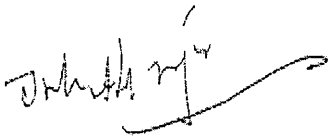
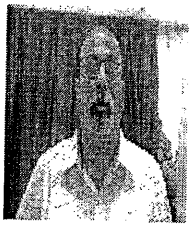
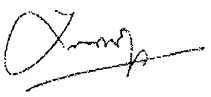
District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kankulia Road, Road Zone : (Jyoti Housing -- Ballygunje Station Road Crossing Adjacent slum area besides Railway (Premises no. 60-95)) , , Premises No: 85E, , Ward No: 090 Pin Code : 700029

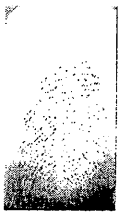
Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		5 Katha 6 Chatak 31 Sq Ft	1/-	2,03,02,427/-	Width of Approach Road: 8 Ft.,
	Grand Total :				8.9398Dec	1 /-	203,02,427 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3348 Sq Ft.	1/-	25,11,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 1674 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 1674 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	3348 sq ft	1 /-	25,11,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr KUNAL MUKHERJEE Son of Late SHYAMAPADA MUKHERJEE Executed by: Self, Date of Execution: 15/10/2020 , Admitted by: Self, Date of Admission: 15/10/2020 ,Place : Office	 15/10/2020	 LTI 15/10/2020	 15/10/2020
	2D/501, AVISHIKTA I, 369/1, PURBACHAL, KALITALA, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx0G, Aadhaar No: 90xxxxxxxx4861, Status :Individual Executed by: Self, Date of Execution: 15/10/2020 , Admitted by: Self, Date of Admission: 15/10/2020 ,Place : Office			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr SAIBAL SHYAMAPADA MUKHERJEE, (Alias: Mr SAIBAL MUKHERJEE) Son of Late SHYAMAPADA MUKHERJEE Executed by: Self, Date of Execution: 15/10/2020 , Admitted by: Self, Date of Admission: 15/10/2020 ,Place : Office	 15/10/2020	 LTI 15/10/2020	 15/10/2020
	303, BLOCK - 3, HILAND WILLOWS, CYPRESS, NEWTOWN,, P.O:- RAJARHAT, P.S:- New Town, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx5D, Aadhaar No: 60xxxxxxxx9075, Status :Individual, Executed by: Self, Date of Execution: 15/10/2020 , Admitted by: Self, Date of Admission: 15/10/2020 ,Place : Office			
3	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr KUSHAL MUKHERJEE Son of Late SHYAMAPADA MUKHERJEE Executed by: Self, Date of Execution: 15/10/2020 , Admitted by: Self, Date of Admission: 15/10/2020 ,Place : Office	 15/10/2020	 LTI 15/10/2020	 15/10/2020
	4D, VATIKA APARTMENTS, BEHALA CHOWRASTA, PURBA BAR, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AAxxxxxx4H, Aadhaar No: 74xxxxxxxx4714, Status :Individual, Executed by: Self, Date of Execution: 15/10/2020 , Admitted by: Self, Date of Admission: 15/10/2020 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	Mrs SUCHARITA BANDOPADHYAY Wife of Mr TUSHAR BANDOPADHYAY Executed by: Self, Date of Execution: 15/10/2020 , Admitted by: Self, Date of Admission: 15/10/2020 ,Place : Office	 15/10/2020	 LTI 15/10/2020	Sucharita Bandopadhyay 15/10/2020
	64/5, PAIKPARA 1ST ROW, KOLKATA, P.O:- BELGACHIA, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN - 700037 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYxxxxxx9H, Aadhaar No: 72xxxxxxxx7205, Status :Individual, Executed by: Self, Date of Execution: 15/10/2020 , Admitted by: Self, Date of Admission: 15/10/2020 ,Place : Office			

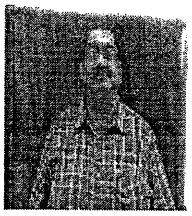
5	Name	Photo	Finger Print	Signature
	Mr TUSHAR BANDOPADHYAY Son of Late GOKUL BANDOPADHYAY Executed by: Self, Date of Execution: 15/10/2020 , Admitted by: Self, Date of Admission: 15/10/2020 ,Place : Office	 15/10/2020	 LTI 15/10/2020	Tushar Bandopadhyay 15/10/2020
	64/5, PAIKPARA 1ST ROW, KOLKATA, P.O:- BELGACHIA, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN - 700037 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx8E, Aadhaar No: 82xxxxxxxx2059, Status :Individual, Executed by: Self, Date of Execution: 15/10/2020 , Admitted by: Self, Date of Admission: 15/10/2020 ,Place : Office			

6	Name	Photo	Finger Print	Signature
	Mrs SARMISTHA ROY Wife of Mr PARTHA ROY Executed by: Self, Date of Execution: 15/10/2020 , Admitted by: Self, Date of Admission: 15/10/2020 ,Place : Office	 15/10/2020	 LTI 15/10/2020	Sarmistha Roy 15/10/2020
	85A, KANKULIA ROAD, KOLKATA, P.O:- SARAT BOSE ROAD, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANxxxxxx6J, Aadhaar No: 98xxxxxxxx7642, Status :Individual, Executed by: Self, Date of Execution: 15/10/2020 , Admitted by: Self, Date of Admission: 15/10/2020 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SINCON** 16/2/S, BALLYGUNGE STATION ROAD, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: ALxxxxxx6G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr SANDIP SINHA (Presentant) Son of Late SS SINHA Date of Execution - 15/10/2020, , Admitted by: Self, Date of Admission: 15/10/2020, Place of Admission of Execution: Office			Sandip Sinha
		Oct 15 2020 12:30PM	LTI 15/10/2020	15/10/2020
	16/2/S, BALLYGUNGE STATION ROAD, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx6G, Aadhaar No: 51xxxxxxxx5559 Status : Representative, Representative of : SINCON (as PROPRIETOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs RITA SINHA Wife of Mr SANDIP SINHA 16/2/S, BALLYGUNGE STATION ROAD, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019			Rita Sinha
	15/10/2020	15/10/2020	15/10/2020
Identifier Of Mr KUNAL MUKHERJEE, Mr SAIBAL SHYAMAPADA MUKHERJEE, Mr KUSHAL MUKHERJEE, Mrs SUCHARITA BANDOPADHYAY, Mr TUSHAR BANDOPADHYAY, Mrs SARMISTHA ROY, Mr SANDIP SINHA			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr KUNAL MUKHERJEE	SINCON-1.48997 Dec
2	Mr SAIBAL SHYAMAPADA MUKHERJEE	SINCON-1.48997 Dec
3	Mr KUSHAL MUKHERJEE	SINCON-1.48997 Dec
4	Mrs SUCHARITA BANDOPADHYAY	SINCON-1.48997 Dec
5	Mr TUSHAR BANDOPADHYAY	SINCON-1.48997 Dec
6	Mrs SARMISTHA ROY	SINCON-1.48997 Dec

Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr KUNAL MUKHERJEE	SINCON-558.00000000 Sq Ft
2	Mr SAIBAL SHYAMAPADA MUKHERJEE	SINCON-558.00000000 Sq Ft
3	Mr KUSHAL MUKHERJEE	SINCON-558.00000000 Sq Ft
4	Mrs SUCHARITA BANDOPADHYAY	SINCON-558.00000000 Sq Ft
5	Mr TUSHAR BANDOPADHYAY	SINCON-558.00000000 Sq Ft
6	Mrs SARMISTHA ROY	SINCON-558.00000000 Sq Ft

Endorsement For Deed Number : I - 160502904 / 2020

On 15-10-2020

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

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

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

Presented for registration at 11:28 hrs on 15-10-2020, at the Office of the A.D.S.R. ALIPORE by Mr SANDIP SINHA ,

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 2,28,13,427/-

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

Execution is admitted on 15/10/2020 by 1. Mr KUNAL MUKHERJEE, Son of Late SHYAMAPADA MUKHERJEE, 2D/501, AVISHIKTA I, 369/1, PURBACHAL, KALITALA, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Retired Person, 2. Mr SAIBAL SHYAMAPADA MUKHERJEE, Alias Mr SAIBAL MUKHERJEE, Son of Late SHYAMAPADA MUKHERJEE, 303, BLOCK - 3, HILAND WILLOWS, CYPRESS, NEWTOWN,, P.O: RAJARHAT, Thana: New Town, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Others, 3. Mr KUSHAL MUKHERJEE, Son of Late SHYAMAPADA MUKHERJEE, 4D, VATIKA APARTMENTS, BEHALA CHOWRASTA, PURBA BAR, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Retired Person, 4. Mrs SUCHARITA BANDOPADHYAY, Wife of Mr TUSHAR BANDOPADHYAY, 64/5, PAIKPARA 1ST ROW, KOLKATA, P.O: BELGACHIA, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession House wife, 5. Mr TUSHAR BANDOPADHYAY, Son of Late GOKUL BANDOPADHYAY, 64/5, PAIKPARA 1ST ROW, KOLKATA, P.O: BELGACHIA, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Retired Person, 6. Mrs SARMISTHA ROY, Wife of Mr PARTHA ROY, 85A, KANKULIA ROAD, KOLKATA, P.O: SARAT BOSE ROAD, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife

Indetified by Mrs RITA SINHA, , , Wife of Mr SANDIP SINHA, 16/2/S, BALLYGUNGE STATION ROAD, P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-10-2020 by Mr SANDIP SINHA, PROPRIETOR, SINCON (Sole Proprietoship), 16/2/S, BALLYGUNGE STATION ROAD, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mrs RITA SINHA, , , Wife of Mr SANDIP SINHA, 16/2/S, BALLYGUNGE STATION ROAD, P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Advocate

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 09/10/2020 2:24PM with Govt. Ref. No: 192020210110137518 on 09-10-2020, Amount Rs: 21/-, Bank: SBI EPay (SBIePay), Ref. No. 0829160669903 on 09-10-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 50/-, b online = Rs 39,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 98904, Amount: Rs.50/-, Date of Purchase: 04/07/2020, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/10/2020 2:24PM with Govt. Ref. No: 192020210110137518 on 09-10-2020, Amount Rs: 39,970/-, Bank SBI EPay (SBIePay), Ref. No. 0829160669903 on 09-10-2020, Head of Account 0030-02-103-003-02

Talukdar

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2020, Page from 105291 to 105357

being No 160502904 for the year 2020.

Seal of the Additional District Sub-Registrar, Alipore, South 24 Parganas

Digitally signed by SUKANYA TALUKDAR
Date: 2020.10.15 15:20:34 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2020/10/15 03:20:34 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

West Bengal.

(This document is digitally signed.)