

98/8/2022

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9809/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



N 171405

Certified that the Document is admitted to Registration. The Signature Sheet and the Endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-I, Kolkata

11-11  
2/18368306  
20/6  
Additional Registrar of Assurances-IV, Kolkata

**DEVELOPMENT AGREEMENT**

20 JUN 2022

THIS DEVELOPMENT AGREEMENT is made on this the 20<sup>th</sup> day of June 2022 (Two Thousand And Twenty Two) A.D.

B E T W E E N



RIGHT CHOICE

  
Partner

Partner

Partner

RIGHT CHOICE

   
Partner Partner

Partner

Partner

140878



NAME: *M/S. Right Choice.*  
 ADD: *25/A, Avenue 1st Rd*  
 Rs: *500*      *del-75*  
**17 JUN 2022**  
**S. CHATTERJEE**  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, Kol-1

17 JUN 2022

17 JUN 2022



*Indira Chatterjee*  
*D/o Late Mihir Chatterjee*  
*18c/2, Kabi Sukanta*  
*Road, Kolkata-700075*



REGISTRAR OF ASSURANCES IV, KOLKATA  
**29 JUN 2022**

*[Signature]*

(1) **SMT. BANI CHAKRABORTY, (PAN : AECPC4462L), (Aadhar No. 5187 8739 5245)**, Daughter of Late Gour Chakraborty, By Faith Hindu, By Occupation – Retired (Service), Nationality Indian, Residing at No. 6, 4<sup>th</sup> Street, Modern Park, Post Office : Santoshpur, Police Station – Survey Park, Kolkata – 700 075, at present residing at 6/176, Bidhan Colony, Aurobindo Block, Post Office : Santoshpur, Police Station – Survey Park, Kolkata – 700 075, (2) **SMT. ANIMA SANYAL, (PAN : GYAPS7702H), (Aadhar No. 3360 2129 2968)**, Wife of Sri Dhrubajyoti Sanyal, Daughter of Late Gour Chakraborty, By Faith Hindu, By Occupation – Housewife, Nationality Indian, Residing at No. 17B, Avenue East, Modern Park, Post Office : Santoshpur, Police Station – Survey Park, Kolkata – 700 075, hereinafter called and referred to as the **"OWNERS"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include each of their respective legal heirs, successors and legal representatives and assigns) of the **"ONE PART."**

**A N D**

**"M/S RIGHT CHOICE", (PAN NO. AAYFM0754D)**, a partnership firm having its office at 25/A, Ground Floor, Avenue 1<sup>st</sup> Road, Police Station : Santoshpur, Kolkata - 700 075, District : South 24-Parganas, a Partnership firm confirming by (1) **SRI BAPPA DAS, (PAN : AGFPD9976R), (Aadhar No.5750 6897 9347), (Mobile No. 9830086328)**, Son of Late Satya Ranjan Das, By Nationality : Indian, By Faith : Hindu, By Occupation : Business, Residing at 28, Lake Terrace, Post Office : Santoshpur, Police Station : Survey Park, Kolkata – 700 075, District : South 24-Parganas, (2) **SRI TAPAS BHOWMICK (PAN : AIZPB5944K), (Aadhar No. 8803 0690 5041), (Mobile No. 9830248583)**, Son of Late Gour Gopal Bhowmick, By Nationality : Indian, By Faith : Hindu, By Occupation : Business, Residing at No. 9, Kabu Sukanto Road, Post Office : Santoshpur,

RIGHT CHOICE

*Samareh chandra Das*

Partner

Partner

RIGHT CHOICE

*[Signature]*

Partner

Partner

RIGHT CHOICE

Tapas Ghoshal Samaresh chandra Das

Partner Partner

RIGHT CHOICE

[Signature]

Partner Partner

Police Station : Survey Park, Kolkata – 700 075, District : South 24-Parganas, **AND (3) SRI SAMARESH CHANDRA DAS, (PAN : AORPD8605D), (Aadhar No. 9684 4675 5599), (Mobile No. 9433756662),** Son of Suresh Chandra Das, By Nationality : Indian, By Faith : Hindu, By Occupation : Business, Presently Residing at 25/A, Avenue First Road, Post Office : Santoshpur, Police Station : Survey Park, Kolkata – 700 075, District : South 24-Parganas, hereinafter called and referred to as the **"DEVELOPER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include each of their respective legal heirs, successors and legal representatives and assigns) of the **" OTHER PART"**.

**WHEREAS** after the Partition of India, a large number of residents of former East Pakistan Crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control.

**AND WHEREAS** The Government of West Bengal (hereinafter referred to as the Government offered all reasonable facilities to such persons (hereinafter referred to as "Refugees") for residence in West Bengal.

**AND WHEREAS** a considerable number of such people were compelled by circumstances to use vacant lands in the Urban areas for homestead purposes.

**AND WHEREAS** the Government of West Bengal with the intent to rehabilitation the refugees from East Pakistan now Bangladesh acquired land in C.S. Plot No. 287 (P), Mouza – Rajapur the then Police Station Kasba, thereafter Purba Jadavpur and then Survey Park, in the District : 24-Parganas (South) within the limits of the Kolkata Municipal Corporation in Ward No. 103, under the Provisions of L.D.P. Act 948/L.A. Act I of 1894.

**AND WHEREAS** The Government of West Bengal through its Refugee Relief & Rehabilitation Department, by virtue of a registered Deed of Gift dated

RIGHT CHOICE

Samarsh chandona Das

Partner

Tapas Bhownick

Partner

RIGHT CHOICE

Smt. Nilima Chowdhury

Partner

Partner

24.01.1990, gifted a plot of land measuring a little more or less 3 (Three) Cottah 15 (Fifteen) Chittak 23 (Twenty Three) Square Feet situated in Mouza - Rajapur the then Police Station Kasba, thereafter Purba Jadavpur and then Survey Park, in the District : 24-Parganas (South) comprised in J.L. No. 23, E.P. No. 176, S.P. No. 264, C.S. Plot No. 287 (P) in favour of Nirupama Chakraborty, since deceased which was registered in A.D.S.R. Alipore and recorded in Book No. I, Volume No. 4 Pages from 217 to 220, Being Deed No. 280, For the Year of 199.

**AND WHEREAS** thereafter during the lifetime of the said Nirupama Chakraborty, she constructed a three storied building out of which the last storey is brick built and asbestos shed on the aforesaid plot of land and mutated her name in the records of the Kolkata Municipal Corporation and the aforesaid property has been recorded as the K.M.C. Premises No. 72, Bidhan Colony, Assessee No. 311031300725.

**AND WHEREAS** while thus possessed the aforesaid property the said Nirupama Chakraborty died intestate on 26.04.2009 leaving behind her three daughters namely Smt. Nilima Chowdhury, Wife of Sri Subrata Chowdhury, Smt. Bani Chakraborty and Smt. Asima Sanyal, Wife of Sri Dhrubojyoti Sanyal and only Son Sri Tapash Chakraborty as her legal heirs and successors. Her husband Gour Chakraborty pre-deceased her on 24<sup>th</sup> February, 1972.

**AND WHEREAS** upon the death of the said Nirupama Chakraborty, her aforesaid legal heirs became the owners of the aforesaid property according to Hindu Law of Succession.

**AND WHEREAS** thereafter the said Nilima Chowdhury and her husband Subrata Chowdhury died intestate as issueless on 17.12.2010 and 26.11.2012 respectively.



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

GRN Details

GRN: 192022230053824251  
GRN Date: 20/06/2022 10:25:31  
BRN : CBI200622898211  
Payment Status: Successful

Payment Mode: Online Payment  
Bank/Gateway: Central Bank of India  
BRN Date: 20/06/2022 10:26:24  
Payment Ref. No: 2001836830/3/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: RIGHT CHOICE  
Address: AVENUE 1ST ROAD, 700075  
Mobile: 8240335921  
Depositor Status: Others  
Query No: 2001836830  
Applicant's Name: Mr S GHOSH  
Identification No: 2001836830/3/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001836830/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	9521
2	2001836830/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	2221
			<b>Total</b>	<b>11742</b>

IN WORDS: ELEVEN THOUSAND SEVEN HUNDRED FORTY TWO ONLY.

RIGHT CHOICE

Tapas Bhattacharya

Partner

RIGHT CHOICE

Smt. Bani Chakraborty

Partner

Samarvekha Chandra Das

Partner

**AND WHEREAS** upon the said Nilima Chowdhury and her husband, her undivided share in the aforesaid property devolved upon her other sisters and brother, each of them have undivided 1/3<sup>rd</sup> share therein .

**AND WHEREAS** the said Smt. Bani Chakraborty and Smt. Asima Sanyal, and Sri Tapash Chakraborty intended to develop the said plot of land measuring **3 (Three) Cottah 15 (Fifteen) Chittack 23 (Twenty Three) Square Feet** be the same a little more or less together with Kancha Asbestos shed structure standing thereon measuring about 200 Square Feet with the right, title, interest and easement right in the common passage situated and lying at the property being the portion of the land under District: South 24-Parganas, within Police Station : Survey Park, in Mouza – Rajapur, in the District : 24-Parganas (South) comprised in J.L. No. 23, E.P. No. 176, S.P. No. 264, C.S. Plot No. 287 (P), under District Sub-Registry office Alipore, within the limits of the Kolkata Municipal Corporation being **K.M.C. Premises No. 72, Bidhan Colony, Postal Premises No. 6/176, Aurobindo Block, Bidhan Colony, Post Office : Santoshpur, Police Station – Survey Park, Kolkata – 700 075, District : South 24-Parganas, under Ward No. 103, being Assessee No. 311031300725** by demolishing the existing two storied structure, and having lack of finance and experience they approached the Developer **M/S. RIGHT CHOICE**, the Purchaser herein, to construct several self contained flat/unit or any other saleable space or spaces or portion thereof as per sanction plan for mutual profits, interest and, AND the owners and developer executed a registered development agreement on 18/01/2021 registered in the office of ARA I, KOLKATA recorded in Book No I, volume no 1901-2021, pages 45497 To 45561 Being no 190100526 for the year 2021 to develop the schedule property and the owners also executed a registered development power of attorney in favour of the developer on 29/01/2021 registered in the office of ARA I, KOLKATA , recorded in Book No

I, volume no 1901-2021, pages 45792 To 45835. Being no 190100718 for the year 2021 for smooth development of said property.

**AND WHEREAS** said Tapash Chakraborty who was a Hindu bachelor during his life time and at the time of his death governed by Dayabhaga School of Hindu Law died intestate on 03/05/2021, leaving behind his two full blood sisters Smt. Bani Chakraborty and Smt. <sup>Anima</sup> Asima Sanyal as his only legal heirs of his property. After the demise of said Tapash Chakraborty his legal heirs become the joint owner of his undivided 1/3<sup>rd</sup> share in the said **K.M.C. Premises No. 72, Bidhan Colony, Postal Premises No. 6/176, Aurobindo Block, Bidhan Colony, Post Office : Santoshpur, Police Station - Survey Park, Kolkata - 700 075, District : South 24-Parganas, under Ward No. 103, being Assessee No. 311031300725.**

**AND WHEREAS** by virtue of a deed of cancellation of Development agreement dated 20/06/2022 registered in the office of ARA I, KOLKATA recorded in Book No I, volume no....., pages.... To.... Being no <sup>54/1</sup>..... for the year 2022, the vendors herein cancelled the said registered development agreement dated 18/01/2021 being no: 190100526/ 2021 AND by virtue of a deed of cancellation of development power of attorney dated 20/06/2022, registered in the office of ARA I, KOLKATA, recorded in Book No I, volume no....., pages.... To.... Being no <sup>00221</sup>..... for the year 2022, the vendors herein cancelled the said registered development power of attorney dated 29/01/2021 being no: 190100718/2021 . .

**AND WHEREAS** the **OWNERS** are presently holding right, title and interest of **ALL THAT** piece and parcel of land measuring about an area of **3 (Three) Cottah 15 (Fifteen) Chittack 23 (Twenty Three) Square Feet** be the same a little more or less together with Kancha Asbestos shed structure standing thereon measuring about 200 Square Feet with the right,

RIGHT CHOICE

Tapas Bhownick Samarth chandra Das

Partner

Partner

Bani Chakraborty

RIGHT CHOICE

Anima Sanyal

Partner

Partner

Anima Sanyal



title, interest and easement right in the common passage situated and lying at the property being the portion of the land under District: South 24-Parganas, within Police Station Survey Park, in Mouza – Rajapur, in the District : 24-Parganas (South) comprised in J.L. No. 23, E.P. No. 176, S.P. No. 264, C.S. Plot No. 287 (P), under District Sub-Registry office Alipore, within the limits of the Kolkata Municipal Corporation being **K.M.C. Premises No. 72, Bidhan Colony, Postal Premises No. 6/176, Aurobindo Block, Bidhan Colony, Post Office : Santoshpur, Police Station – Survey Park, Kolkata – 700 075, District : South 24-Parganas, under Ward No. 103, being Assessee No. 311031300725** with the structure standing thereon, with all easement right, title, interest, possession and profits whatsoever therein and other right of ways and also right of ingress and egress from the said premises to the main Road and paid taxes to the Kolkata Municipal Corporation regularly and the said land and Building which is more fully described in the **"SCHEDULE"** below and hereinafter referred to as the **"SAID PROPERTY"**.

**AND WHEREAS** the Owners and the Developer have mutually discussed with each other for development of the **"FIRST SCHEDULE"** property and accordingly agreed between themselves to execute this Development Agreement on the terms and conditions contained herein and the Owners approached the Developer herein to construct one multi-storied Building in the said **"FIRST SCHEDULE"** property without any investment.

**AND WHEREAS** the Owners will handover vacant possession of the **"FIRST SCHEDULE"** property for Development work to the Developer after executing this Agreement.

**AND WHEREAS** the Developer will complete the construction work of the proposed Building under supervision and observation by the expert Architect / Engineer's Plan, of the **"FIRST SCHEDULE"** property. This Development

RIGHT CHOICE

Tapas Bhunia Partner  
Samarth chandra Das Partner

RIGHT CHOICE

Partner  
Partner

Agreement shall remain exists till there is any breach of agreement. The Owners appointing the Developer for the Development of the said "**FIRST SCHEDULE**" property into Residential project and disposal of the same which would be to their mutual advantage and thus have agreed with Developer / Other Part to develop the same on the terms and conditions contained herein.

### TERMS AND CONDITIONS

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

#### CHAPTER - I ( DEFINITIONS )

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

#### 1. OWNERS : -

Shall mean and include **(1) SMT. BANI CHAKRABORTY, (2) SMT. ANIMA SANYAL** and includes their legal heirs, Successors and representatives of the ONE PART.

#### 2. DEVELOPER : -

Shall mean and include "**M/S RIGHT CHOICE**", a partnership firm having its office at 25/A, Ground Floor, Avenue 1<sup>st</sup> Road, Police Station : Santoshpur, Kolkata - 700 075, District : South 24-Pargans, a Partnership firm confirming by **(1) SRI BAPPA DAS, (2) SRI TAPAS BHOWMICK AND (3) SRI SAMARESH CHANDRA DAS.**

RIGHT CHOICE

Tapas Bhowmick

Partner

Samaresh chandra Das

Partner

RIGHT CHOICE

[Signature]

Partner

Partner

RIGHT CHOICE

Sainarsh chandra Sun  
Partner

Partner

Tapas Bhawick  
Partner

Partner

RIGHT CHOICE

Sun  
Partner

Partner

Partner

**3. SAID BUILDING :-**

Shall mean a new four storied Building to be constructed at **K.M.C. Premises No. 72, Bidhan Colony, Postal Premises No. 6/176, Aurobindo Block, Bidhan Colony, Post Office : Santoshpur, Police Station – Survey Park, Kolkata – 700 075, District : South 24-Parganas, under Ward No. 103, being Assessee No. 311031300725,** consisting of several units or flats in the different floors of the said building with necessary additional spaces within the purview of the Architect / Engineer's Plan for construction on the said premises and shall include the other common spaces intended for the Buildings.

**4. COMMON AREAS, PARTS & FACILITIES & AMENITIES :** Shall include, passage-ways, common lavatories, roof right, pump room if any, overhead/underground Reservoir or Tank, Water Pump and Motor pumps, Sanitary, Electric Wires, Generator if provided and plumbing pipes and fittings and drainage in common areas and other facilities required for the establishment, enjoyment, provisions, maintenance and/or management of the Building.

**5. SALEABLE SPACE :-**

Shall mean the space in the Building forming part of Owner's or Developer's Allocation available for independent use and occupation after making the due provisions for common facilities and the space required thereof.

**6. SUPER BUILT-UP AREA IN RELATION TO THE FLAT :-**

Shall according to its context mean the plain area of the said Flat including the balconies and also the thickness of the peripheral walls, internal walls and pillars tighter with proportionate right in common areas, parts facilities, etc. and amenities **PROVIDED THAT** if any wall be common between the Flats

then one half of the area under such wall/s shall be included in each of such Flats and it includes proportionate share of common areas and parts like passages, underground reservoirs and overhead reservoirs or tanks, or any other service area which may be specifically earmarked for use in common by the occupiers, owners of the building. The measurement should be calculated from outer wall to outer walls of such space.

#### 7. COST OF CONSTRUCTION :-

Shall mean and include all costs and expenses paid and/or incurred by the Developers relating to the preparation of amendment modifications and/or Sanction of Building Plans fees of architect, labor charges or wages, Building materials (including timber, sanitary plumbing and electrical fittings and fixtures) fees and charges payable to Sanctioning authority thereto including fittings and fixtures within the Flats and common areas as per SCHEDULE enclosed.

#### 8. OWNER'S ALLOCATION :-

Shall mean and include the proposed Building of Partly Three Storied partly four storied Building which to be constructed at the **FIRST SCHEDULE** property.

##### 1. At the **GROUND FLOOR** :

✓ One Self-Contained Residential Flat a consisting of Two Bed rooms, One Living-Cum-Dinning Room, One Kitchen, One Bath Cum Privy and One Verandah at the South-West Side of the proposed Building which to be constructed at the **FIRST SCHEDULE** property

##### 2. At the **SECOND FLOOR** :

✓ One Self-Contained Residential Flat a consisting of Two Bed Room, One Living-Cum-Dinning Room, One Kitchen, One Bath Cum Privy at the North -

RIGHT CHOICE

Tapas Bhownikar Partner

Partner

RIGHT CHOICE

Partner

Partner

Samarsh chandran Das

East Side of the proposed Building which to be constructed at the FIRST SCHEDULE property

**3. Owner will be entitled :**

Forfeited money of Rupees 48,52,500/- (Rupees Forty Eight Lakhs fifty two thousand five hundred) only out of which Rs.2,20,000/- (Rupees Two lakh twenty Thousand ) only is paid on or before the date of execution of this agreement and rest will be paid within 24 months from the date of Starting construction of the proposed building on the First schedule property.

4. Total Due KMC tax of the property and all expenses for existing Tenants of the house Of Rs 9,80,000/- will be deducted equally from the forfeited money of Owner's allocation.

5. . TDS will be deducted in the name of Owners.

**9. DEVELOPER'S ALLOCATION : -**

Shall mean and includes the rests / remaining portions of the proposed Building that is -

At the **GROUND FLOOR** :

- i) One Self-Contained Residential Flat (2BHK) consisting of Two Bed rooms, One Living-Cum-Dinning Room, One Kitchen, One Bath Cum Privy and One Verandah at the North-West Side
- ii) One Self-Contained Residential Flat (2BHK) at the North-East Side consisting of Two Bed Rooms, One Living-Cum-Dinning Room, One Kitchen, One Bath Cum Privy and One Balcony measuring
- iii) One Self-Contained Residential Flat (1BHK) consisting of One Bed Room, One Living-Cum-Dinning Room, One Kitchen, One Bath Cum Privy at the

balcony?

RIGHT CHOICE

Samarah chandhra Das

Partner

Tapas Bhownick

Partner

RIGHT CHOICE

[Signature]

Partner

Partner

South-East Side of the proposed Building which to be constructed at the FIRST SCHEDULE property

At the **FIRST FLOOR** : **The Entire Floor** of the proposed Building which to be constructed at the **FIRST SCHEDULE** property that is There are Four Self-Contained Residential Flats out of that

- iv) One Self-Contained Residential Flat (2BHK) at the South-West Side consisting of Two Bed Rooms, One Living-Cum-Dinning Room, One Kitchen, One Bath Cum Privy and One Balcony measuring
- v) One Self-Contained Residential Flat (2BHK) at the North-West Side consisting of Two Bed Rooms, One Living-Cum-Dinning Room, One Kitchen, One Bath Cum Privy and One Balcony measuring
- vi) One Self-Contained Residential Flat (2BHK) at the North-East Side consisting of Two Bed Rooms, One Living-Cum-Dinning Room, One Kitchen, One Bath Cum Privy and One Balcony measuring
- vii) One Self-Contained Residential Flat (1BHK) consisting of One Bed Room, One Living-Cum-Dinning Room, One Kitchen, One Bath Cum Privy at the South-East Side of the proposed Building which to be constructed at the FIRST SCHEDULE property.

At the **SECOND FLOOR** :

- viii) One Self-Contained Residential Flat (2BHK) consisting of Two Bed rooms, One Living-Cum-Dinning Room, One Kitchen, One Bath Cum Privy and One Verandah at the North-West Side
- ix) One Self-Contained Residential Flat (2BHK) at the South West Side consisting of Two Bed Rooms, One Living-Cum-Dinning Room, One Kitchen, One Bath Cum Privy and One Balcony measuring

RIGHT CHOICE

*Sanaresh chandra Das*

Partner

*Tapas Bhowmik*

Partner

RIGHT CHOICE

*[Signature]*

Partner

Partner

- x) One Self-Contained Residential Flat (1BHK) consisting of One Bed Room, One Living-Cum-Dinning Room, One Kitchen, One Bath Cum Privy at the South-East Side of the proposed Building which to be constructed at the FIRST SCHEDULE property

At the **THIRD FLOOR** :

- xi) Two Self-Contained Residential Flat of the proposed Building which to be constructed at the FIRST SCHEDULE property

**10. ARCHITECT:**

Shall mean such person or persons, who may be engaged or appointed by the Developer for designing and planning of the proposed Building Plan/s thereof.

**11. ADVOCATE :**

Shall mean and include such person/s as appointed by the Developer as Lawyer/Solicitor in the said Firm for preparation of the Agreement, Sale Deed and other instruments for transfer of the Units in the new project.

**12. BUILDING PLAN** : Shall mean the Plan which is to be approved and design by Architect from time to time or any amendment or modification or alteration thereof as per instruction from the said Developer.

RIGHT CHOICE

*Samresh chandra Das*  
Partner

*Tapas Bhownick*  
Partner

RIGHT CHOICE

*[Signature]*  
Partner

*[Signature]*  
Partner

13. **TIME: 24 months** from the date of starting construction of the proposed building on the property by the Developer.

14. **FORCE MAJURE:** The developer will complete the Owner's allocation within the stipulated period subject to the circumstances which may not be found beyond control of the Developer.

**CHAPTER - II**  
**( DELIVERY OF POSSESSION OF LAND )**

The Owners agree to put the Developer in vacant and peaceful possession of the said message land and hereditaments and premises, fully mentioned and described in the **FIRST SCHEDULE** hereunder written for the purpose of development thereof on the terms and conditions herein contained.

**NOW THIS AGREEMENT WITNESSETH** as follows :

1. This Agreement is commenced and/or shall be deemed to have been commenced on and from 24 months from the date of starting construction of the building and shall continue till handover of the Owner's Allocation to the Owners.
2. That the Owners shall execute a Registered Development Power of Attorney in favour of the Developers to act as on behalf of the Owners, all Corporation oriented work for the said construction, water and electricity connection in the said Building correspondence with the various department or authority for the said construction work, to enter into Agreement for Sale the constructed Flat/s with all rights and title thereon to the intending Purchaser from the Developer's Allocation to appear before all Court (Civil, Criminal, Original and Appellate Revision Jurisdiction) and other authorities and to sign, verify, present or file any written statements,

RIGHT CHOICE

Samarsh chandra Das

Partner

Tapas Bhattacharya

Partner

RIGHT CHOICE

[Signature]

Partner

Partner



applications or Judgment and to deposit or withdraw money or documents in and from any Court or other authorities etc.

3. For the purpose of construction and erection of the said Unit, the Owners hereby appoint, authorize and empower the Developer for the construction and erection of the said building for and on behalf of and on account of the Owners with standard materials as shall be approved by the Architect to be appointed by the Developer for the time being and the decisions of the Architect regarding the quality of materials shall be final.

4. The proposed building shall be constructed in accordance with the said Architect Plan with such variations, modifications or alterations as may be deemed fit and proper by the Developer or the Architect.

5. The Developer hereby agrees and undertakes to construct the said multistoried Building at their own cost and in accordance with the specifications and designs as per advice of the Architect according to the Building Sanctioned Plan.

6. The Developer will submit the Building Plan and other revised Plan or Plans before the Kolkata Municipal Corporation after the date of survey which will be made after getting possession of the said Property.

7. It is clarified that after the date of possession, the Owners or the intending Purchaser/s shall not be entitled to raise any objection to or claim regarding the materials used in the construction and completion of the said Building or Flat, the said Building/Flat shall for all purposes be deemed to be completed as far as the same is internally completed with the fixtures and fittings thereto and the Developer provides reasonable egress and ingress thereto and water and electric connection therein.

8. The Building shall be deemed to have been completed as and when the same is made fit for habitation.

RIGHT CHOICE

Tapes Bloumick Partner  
 Samavesh chandra Das Partner

RIGHT CHOICE

Partner  
 Partner

RIGHT CHOICE

*Tapas Bhunia* Partner  
*Samresh chandra Das* Partner

Partner

Partner

RIGHT CHOICE

*[Signature]* Partner  
*[Signature]* Partner

Partner

Partner

9. When in the Opinion of the Architect the works are practically completed he shall forthwith issue a certificate to that effect and practical completion of the works shall be deemed for all purposes of this Agreement to have taken place on the day mentioned in such certificate.
10. The **Developer** shall be solely and absolutely entitled to enter into the Agreement for Sale of the **Developer's Allocation** in the said proposed Building from his Purchaser/s during construction for providing any additional work in or relating to the respective Flat at the request of the intending Purchaser/s and for providing any additional facility or utility in or around the said unit in excess of those mentioned herein provided and any payment made to CESC for HT Line to LT Line, Transformer, Electricity meter / sub-meters, any payment made for generators, gas pipe line supply (if available), Water Filtration plants, Fire Fighting equipments, fixtures and fittings etc. such as Air conditions, etc. and other services and facilities and their installations charges and accessories shall be paid by the Intending Purchaser/s according to his/her/their proportionate share thereof.
11. The **OWNERS** shall not enter into any Agreement or Agreements with any person/s or Developer/s to contract or to sell the said premises to any other Developer/Contractor/Firm/Company etc. after executing this Agreement.
12. The **Developer** will be completed within 24 months from the date of starting construction on the said land subject to fulfillment of the conditions herein written.
13. That the Boundary of the "**SAID PROPERTY**" will be constructed by the Developer and the entire expenses will be borne by the Owners.
- (A) REGISTRATION AND OTHER OBLIGATIONS :**
- I)** As from the date of possession of their respective Flat the OWNER hereby agree and covenant : -

RIGHT CHOICE

*Samarath Chandrasena*  
Partner

*Tapes Bloumice*  
Partner

RIGHT CHOICE

*[Signature]*  
Partner

- (A) That the **OWNERS** further covenants that any contingent or implied liability or obligation arising out of the previous title Deed/s of the **OWNERS** shall be borne by the **OWNERS** only in respect of the said premises and if any legal dispute arise at or during or after construction regarding the title of the **OWNERS** then the **OWNERS** shall have all responsibility to settle that disputes and will bear all the litigation costs regarding that matter.
- (B) The **Developer** shall be entitled to issue advertisement in the newspaper and/or in any other manner as the **Developer** like and also to set up signboards, banners, hoardings in respect of the construction of the said Building and/or inviting the Intending Purchasers for Sale of the Flats under the Developers share Allocation. After received Power of Attorney from the **OWNERS** in favor of the **Developer**, to start one sight office at the **FIRST SCHEDULE** property.
- (C) The **Developer** shall sign and execute all Agreements for Sale of the Flats and shall execute and register the same in person through the registered Power of Attorney by the Owners of Developer's Allocation and also to execute the Deed of Conveyances for the Developer's Allocation in respect of the constructed Flat/s and proportionate undivided share of interest in the land attributable and/or pertaining to each Flat to be sold by the **Developer** as mentioned hereinabove after completion of construction in all respects.
- (D) The **Developer** shall be entitled to take advance and/or booking money and/or consideration money from the Intending Purchasers of the respective Flats and car parking space and shall be entitled to enter into any Agreement with such Intending Purchasers and the Deed of conveyance for sale of the Flats in the Building.

**SCHEDULE "A" ( FIRST SCHEDULE )  
(DESCRIPTION OF THE TOTAL PROPERTY)**

**ALL THAT** piece and parcel of land measuring about an area of **3 (Three) Cottah 15 (Fifteen) Chittack 23 (Twenty Three) Square Feet** be the same a little more or less together with Kancha Asbestos shed structure standing thereon measuring about 200 Square Feet with the right, title, interest and easement right in the common passage situates and lying at the property being the portion of the land under District: South 24-Parganas, within Police Station : Survey Park, in Mouza – Rajapur, in the District : 24-Parganas (South) comprised in J.L. No. 23, E.P. No. 176, S.P. No. 264, C.S. Plot No. 287 (P), under District Sub-Registry office Alipore, within the limits of the Kolkata Municipal Corporation being K.M.C. Premises No. 72, Bidhan Colony, Postal Premises No. 6/176, Aurobindo Block, Bidhan Colony, Post Office : Santoshpur, Police Station – Survey Park, Kolkata – 700 075, District : South 24-Parganas, under Ward No. 103, being Assessee No. 311031300725 with the structure standing thereon, with all easement right, title, interest, possession and profits whatsoever therein and other right of ways and also right of ingress and egress from the said premises to the main Road and paid taxes to the Kolkata Municipal Corporation regularly. The property is butted and bounded by :-

**ON THE NORTH : 7" Wide K.M.C. Road ;**

**ON THE SOUTH : 4" Common Passage ;**

**ON THE EAST : Other's Property ;**

**ON THE WEST : Other's Property.**

**SCHEDULE "B" ( SECOND SCHEDULE )  
(OWNER'S ALLOCATION)**

The Owners shall get following area in the newly constructed four storied building together with proportionate share of first schedule land along with right to use common service area in the newly constructed four storied building, i.e.

RIGHT CHOICE

*Samarach chandana Das*

Partner

*Tapas Ghoshia*

Partner

RIGHT CHOICE

*[Signature]*

Partner

Partner

RIGHT CHOICE

RIGHT CHOICE

Tapas Bhunia Partner  
Samarah chandrai Jain Partner

Partner  
Partner

1. At the **GROUND FLOOR** :

One Self-Contained Residential Flat a consisting of Two Bed rooms, One Living-Cum-Dinning Room, One Kitchen, One Bath Cum Privy and One Verandah at the South-West Side of the proposed Building which to be constructed at the FIRST SCHEDULE property

2. At the **SECOND FLOOR** :

One Self-Contained Residential Flat a consisting of Two Bed Room, One Living-Cum-Dinning Room, One Kitchen, One Bath Cum Privy at the North - East Side of the proposed Building which to be constructed at the FIRST SCHEDULE property

3. **Owner will be entitled :**

Forfeited money of Rupees 48,52,500/- (Rupees Forty Eight Lakhs fifty two thousand five hundred) only out of which Rs.2,20,000/- (Rupees Two lakh twenty Thousand ) only is paid on the date of execution of this agreement and rest will be paid within 24 months from the date of starting construction of the proposed building after getting vacant possession of the property.

4. Total Due KMC tax of the property and all expenses for existing Tenants of the house Of Rs 9,80,000/- will be deducted equally from the forfeited money of Owner's allocation.

5. . TDS will be deducted in the name of Owners.

**SCHEDULE "C" ( THIRD SCHEDULE )  
( DEVELOPER'S ALLOCATION )**

Shall mean and includes the rests / remaining portions of the proposed four storied Building excluding owner's allocation together with proportionate share of land along with right to use common service area in the newly constructed four storied building, i.e.

At the **GROUND FLOOR** :

RIGHT CHOICE

Bamaresh chandra Das

Partner

Tapas Bhattacharya

Partner

- iv) One Self-Contained Residential Flat (2BHK) consisting of Two Bed rooms, One Living-Cum-Dinning Room, One Kitchen, One Bath Cum Privy and One Verandah at the North-West Side
- v) One Self-Contained Residential Flat (2BHK) at the North-East Side consisting of Two Bed Rooms, One Living-Cum-Dinning Room, One Kitchen, One Bath Cum Privy and One Balcony measuring
- vi) One Self-Contained Residential Flat (1BHK) consisting of One Bed Room, One Living-Cum-Dinning Room, One Kitchen, One Bath Cum Privy at the South-East Side of the proposed Building which to be constructed at the FIRST SCHEDULE property

At the **FIRST FLOOR** : **The Entire Floor** of the proposed Building which to be constructed at the **FIRST SCHEDULE** property that is There are Four Self-Contained Residential Flats out of that

- iv) One Self-Contained Residential Flat (2BHK) at the South-West Side consisting of Two Bed Rooms, One Living-Cum-Dinning Room, One Kitchen, One Bath Cum Privy and One Balcony measuring
- v) One Self-Contained Residential Flat (2BHK) at the North-West Side consisting of Two Bed Rooms, One Living-Cum-Dinning Room, One Kitchen, One Bath Cum Privy and One Balcony measuring
- vi) One Self-Contained Residential Flat (2BHK) at the North-East Side consisting of Two Bed Rooms, One Living-Cum-Dinning Room, One Kitchen, One Bath Cum Privy and One Balcony measuring
- vii) One Self-Contained Residential Flat (1BHK) consisting of One Bed Room, One Living-Cum-Dinning Room, One Kitchen, One Bath Cum Privy at the South-East Side of the proposed Building which to be constructed at the FIRST SCHEDULE property.

RIGHT CHOICE

Siba Sin

Partner

Partner

At the **SECOND FLOOR** :

- viii) One Self-Contained Residential Flat (2BHK) consisting of Two Bed rooms, One Living-Cum-Dinning Room, One Kitchen, One Bath Cum Privy and One Verandah at the North-West Side
- ix) One Self-Contained Residential Flat (2BHK) at the South West Side consisting of Two Bed Rooms, One Living-Cum-Dinning Room, One Kitchen, One Bath Cum Privy and One Balcony measuring
- x) One Self-Contained Residential Flat (1BHK) consisting of One Bed Room, One Living-Cum-Dinning Room, One Kitchen, One Bath Cum Privy at the South-East Side of the proposed Building which to be constructed at the FIRST SCHEDULE property .

At the **THIRD FLOOR** :

- xi) Two Self-Contained Residential Flat of the proposed Building which to be constructed at the FIRST SCHEDULE property

**SCHEDULE - "D" ABOVE REFERRED TO**

**( SPECIFICATION OF THE OWNER'S ALLOCATION )**

**BUILDING** : - R.C.C. Building.

**STEEL** : - TATA/SAIL/ELEGANT.

**WALLS** : - Brick masonry 10"/8" thick, Partition 5" and 3" thick with wire netting cement plaster both side plaster of paris inside surface and outside surface finished with cement base paints.

**WINDOWS (BOX)** : -

Aluminium Panel windows with integrated Grills painted with synthetic enamel Paint with sliding glass door.

**DOORS** : - Sal frames and commercial solid flush door shutters, front flush door, Bath room door covered inside by P.V.C. Door.

RIGHT CHOICE

Tapas Bhawani Partner  
Samarsh chandra Sen Partner

Partner

RIGHT CHOICE

Partner

Partner

RIGHT CHOICE

Samarsh chandra Sar

Partner

Tapes Bhownice

Partner

RIGHT CHOICE

S. S. S.

Partner

Partner

**FLOORING** : - Vitrified Tiles.

**KITCHEN** : - Vitrified Tiles Floor, Black Stone slab top, Steel sink, 3" Feet height with glaze tiles over the kitchen platform top and sink, Two taps water.

**TOILET** : - Vitrified Tiles/Marble Floor, One western type commode, Basin, Shower, 2(Two) Tap Water, Geyser Point (Separate) at wall 6" Feet height Glaze Tiles. One wash basin in living-cum-dinning room.

**W.C.** : - Vitrified Tiles/Marble floor , One Western type Commode, Tap water at 5" Feet height Glaze Tiles / One Shower.

**ELECTRICITY** : - Fully concealed wiring 2 (Two) light points, One Fan points and 2(Two) Plug points in each Bed Room, Two Light points (5 Amp), 2(Two) Fan points, Two Plug points (5 Amp) in Living-Cum-Dinning Room, Two Light point, Two Plug points (15 Amp) one Exhaust Fan point in Kitchen Room, One Light Point and One exhayst Fan point in Toilet and One light Point, One Exhaust Fan in W.C., One Calling Bell, One T.V. Point in Living / Dinning / Freezer Point / Washing Machine point / A.C. Point / P.C. / Aquaguard Point. One Light Point, One Fan Point and one plug in Verandah.

**OTHER WORK** : -

Extended sunset in all Verandah and Living-Cum-Dinning Room.

Marble Finish staircase.

Godrej Latch in all main doors.

Cable lines in all living-cum-dinning.

MCB (Miniature Circuit Breaker) (Havells) for every Electricity Connection.

Outside of the building weather Coat Colour.



**SCHEDULE - "E" (FIFTH SCHEDULE)  
(COMMON PORTION & FACILITIES)**

1. Electrical wiring and fitting and fixtures for lighting the common passage and drive way in the building.
2. Drains and sewers from the building to the corporation duct.
3. Staircase and landing and roof of the top floor said roof can be used for the purposes only for inspection and repair of overhead water tank and fixing up T.V antenna and repairing of the same.
4. Water pump and motor together with the space require therefore, under ground water reservoir, overhead tank of water and distribution pipes from overhead tank to different flats from reservoir to the tank and to different flats and water pipes other plumbing installations and also pump house and water sewerage drains and sewers common to the building.
5. Boundary walls and main gate to the building.
6. Such other common parts, areas, equipments, installations, fixtures fittings and space in or about the said building and premises as are necessary for passage for the user and occupancy of the said flat in common and as are specified to the common part.
7. The co-owner shall also to each other and the intending purchaser/s the following rights, easements, quasi easements, privileges and / or appurtenances.
  - i) The right of common passage in the entire common portion.
  - ii) The right of passage of utilization including connections for telephone, television, pipe, cables, conducts, etc. in each and ever part of the building including the said flat.

RIGHT CHOICE

Tarun Bhambhani  
Samarsh chandra Sen  
Partner Partner

RIGHT CHOICE

Partner Partner

- iii) The absolute unencumbered right over the common portions subject to the terms and conditions herein contained.
- iv) Right to install T.V. Antenna and inspection of overhead tank. The purchasers cannot claim any other right over the roof except specified herein above.
- v) Such other rights, supports, easements and appurtenances as are usually held, used, occupied, and / or enjoyed as part and parcel of the said flat.

**SCHEDULE - "F" (SIXTH SCHEDULE)  
(COMMON EXPENSES)**

1. The expenses of maintaining, repairing, decoration, etc of the main structures and particular the exterior of the building and rain water pipes of the building, water pipe and electrical wires as under or upon the buildings, and enjoyed or used by the purchasers in common with other occupants of the other flats of the building and the main entrances, passage and landings, staircase of the building as enjoyed by the purchasers or used by him in common with the other occupants and the boundary walls of the building.
2. The cost of cleaning and lighting of the passage, landing, staircase and other portion of the building as enjoyed or used by the purchaser in common as aforesaid.
3. The cost of salaries of sweepers, pump man and other employees if any for the above said building.

RIGHT CHOICE

Tapes Showles  
Samarsh chandra Sen

Partner

Partner

RIGHT CHOICE

[Signature]

Partner

Partner

**SCHEDULE - "G" (SEVENTH SCHEDULE)  
(Payment Schedule)**

The total agreed forfeited money payable by the Developer to the Owners by installments as indicated below:-

1.	On the date of Agreement	Rs.	2,20,000/-
2.	KMC tax, Tenant expenses	Rs	9,80,000/-
3.	Within six months from the date of starting construction of proposed building	Rs	5,00,000/-
4.	Within Twelve months from the date of starting construction of proposed building	Rs	5,00,000/-
5.	Within Eighteen months from the date of starting construction of proposed building	Rs	5,00,000/-
6.	At the time of handing over possession of Owner's allocation	Rs	21,52,500/-
	<b>TOTAL</b>	Rs.	48,52,500/-

RIGHT CHOICE

*Samarendra chandrab Das*  
Partner

*Tapas Bhownick*  
Partner

RIGHT CHOICE

*[Signature]*  
Partner

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

**SIGNED, SEALED AND DELIVERED**  
**At Kolkata in the presence of :**  
**WITNESSES :**

1. *Ishani Sanyal*  
17/B, Avenue East,  
3rd Road, M. Park, Santokpi  
KOL - 700075

2. *Susmita Chatterjee*  
25/1A Anath Nath Deblane  
Kolkata - 700037

*Bani Chakrabarty*

*Anima Sanyal*  
**SIGNATURE OF THE OWNERS**

*[Signature]*  
**RIGHT CHOICE**

Partner Partner

*Tapas Bhownick* *Samarsh chandrasekhar*  
**RIGHT CHOICE**

**SIGNATURE OF DEVELOPER**

**DRAFTED BY**  
*Indira Chatterjee*

**ADVOCATE.**  
WB 166/99  
High Court, Calcutta

**RIGHT CHOICE**

*Samarsh chandrasekhar*  
Partner

Partner

*Tapas Bhownick*  
Partner

Partner

**RIGHT CHOICE**

*[Signature]*  
Partner

Partner

Partner

## MEMO OF CONSIDERATION

RECEIVED from the Developer the within mentioned sum of Rs2,20,000/- (Rupees Two Lakh Twenty Thousand ) only as per memo given below :

Date	Bank & Branch	Paid to	Cash/Cheque No.	TDS	Amount	
					Rs.	P.
10.03.2019	HDFC		000464		25,000.00	
10.03.2019	HDFC		000465		25,000.00	
21.01.2021	HDFC		000661		1,00,000.00	
20.06.2022			Cash		70,000/--	
			<b>Total :</b>		<b>2,20,000/-</b>	

(RUPEES TWO LAKH TWENTY THOUSAND ) ONLY

## WITNESSES:

1. *Ishani Sanyal*  
17/B, Avenue East,  
3rd Road, M. Park,  
Santoshpur, Kol-700078-

2. *Susmita Chatterjee*  
25/1A Anath Nath Deb Lane  
Kolkata -700037

*Bani Chakraborty*

*Animesh Sanyal*

[Signature of the Owners]

RIGHT CHOICE  
*Tapas Bhattacharya* Partner  
*Samarach chandona Das* Partner

RIGHT CHOICE  
*[Signature]* Partner  
*[Signature]* Partner

**SPECIMEN FORM FOR TEN FINGERPRINTS**

**RIGHT CHOICE**  
 Partner  
 Animesh Sanyal  
 Partner  
 Samir Chakrabarty



*Samir Chakrabarty*

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

**RIGHT CHOICE**  
 Partner  
 Animesh Sanyal  
 Partner  
 Tapas Bhownik



*Animesh Sanyal*  
 9830086928

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



*Tapas Bhownik*  
 9830086928

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



*Tapas Bhownik*  
 9830248583

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

**SPECIMEN FORM FOR TEN FINGERPRINTS**

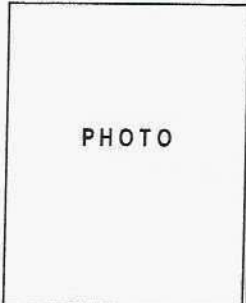
**RIGHT CHOICE**  
*Samarsh chandna Das*  
 Partner



*Samarsh chandna Das*  
*9433756662*

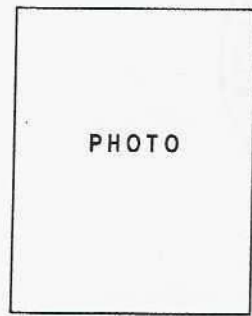
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

**RIGHT CHOICE**  
*Tapas Bhowmick*  
 Partner

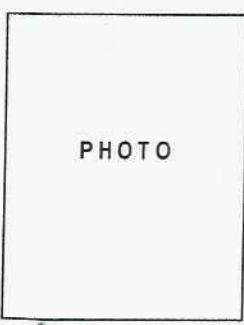


Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

**RIGHT CHOICE**  
*[Signature]*  
 Partner



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT



GOVT. OF INDIA

BANI CHAKRABORTY

GOUR CHANDRA CHAKRABORTY



14/04/1954

Permanent Account Number

AECPC4462L

Bani Chakraborty



Signature





आधार

ভারত সরকার

Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1215/60064/25246

To  
বনি চক্রবর্তী  
Bani Chakraborty  
6NO RAMTHAKUR APARTMENT 4TH STREET  
Santoshpur  
21/01/2016

Santoshpur  
Circus Avenue Kolkata  
West Bengal 700075  
9007701706

326224748  
1MA262947483FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5187 8739 5245**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India

বনি চক্রবর্তী

Bani Chakraborty

পিতা : গৌর চন্দ্র চক্রবর্তী

Father: Gour Chandra Chakraborty

জন্মতারিখ / DOB : 14/04/1954

মহিলা / Female



**5187 8739 5245**

আধার - সাধারণ মানুষের অধিকার



সংস্করণ ১.০



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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

আধার সারা দেশে মান্য।

আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।

Aadhaar is valid throughout the country.

Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় চিহ্নিত পরিচয়-স্বীকৃতি  
Unique Identification Authority of India

ঠিকানা:

৬নং রামঠাকুর আর্টসেন্ট, কোর্স  
৪টি, সন্তোষপুর, কোলকাতা,  
সন্তোষপুর, পশ্চিম বঙ্গ, ৭০০০৭৫  
Santoshpur, Kolkata, Santoshpur,  
West Bengal, 700075

**5187 8739 5245**



help@uidai.gov.in

1947  
1800 301 1947



www.uidai



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD  
পরিচয় পত্র

WB / 18 / 108 / 360395



Elector's Name নির্বাচকের নাম	Chakraborty Bani চক্রবর্তী বানী
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Gour গৌর
Sex লিঙ্গ	F স্ত্রী
Age as on 1.1.1995 ১.১.১৯৯৫-এ বয়স	34 ৩৪

Address

Bidhan Colony, Ward 103, Kasba,  
South 24 Parganas

ঠিকানা

বিধান কলোনি, ওয়ার্ড ১০৩, কাসবা,  
দক্ষিণ ২৪ পরগণা

Facsimile Signature  
Electoral Registration Officer  
নির্বাচক-নিবন্ধন আধিকারিক

For 108 -JADAVPUR  
Assembly Constituency  
১০৮ -যাদবপুর  
বিধানসভা নির্বাচন ক্ষেত্র

Place স্থান	Alipore আলিপুর
Date তারিখ	06.06.95 ০৬.০৬.৯৫

इस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर  
कृपया सूचित करें / लौटाये :  
आयकर पैन सेवा इकाई, एन एस डी एस  
तीसरी मंजिल, ट्रेड वर्ल्ड, ए विंग, कमला मिल्स कंपाउंड  
एस. बी. मार्ग, लोअर परेल, मुंबई - 400 013.

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

Income Tax PAN Services Unit, NSDL  
3rd Floor, Trade World, A Wing,  
Kamala Mills Compound,  
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650; Fax: 91-22-2495 0664  
email: tininfo@nsdl.co.in

Prerna Sanyal

आयकर विभाग  
INCOME TAX DEPARTMENT  
ANIMA SANYAL



भारत सरकार  
GOVT. OF INDIA

GOUR CHANDRA CHAKRABORTY

04/11/1954  
Permanent Account Number

GYAPS7702H

Prerna Sanyal  
Signature



28072016

  
**भारत सरकार**  
**GOVERNMENT OF INDIA**

  
অনিমা সান্যাল  
ANIMA SANYAL  
পিতা : গৌর চন্দ্র চক্রবর্তী  
Father : GOUR CHANDRA CHAKRABARTY  
জন্ম সাল / Year of Birth : 1954  
মহিলা / Female



**3360 2129 2968**

- সাধারণ মানুষের অধিকার

*Anima Sanyal*

**ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

ঠিকানা:	Address:
17/বি, এভিনিউ ইস্ট মডার্ন পার্ক,	17/B, AVENUE EAST
সন্তোষপুর, সন্তোষপুর, কোলকাতা,	MODERN PARK,
পশ্চিমবঙ্গ, 700075	SANTOSH PUR, Santoshpur
	S.O, Santoshpur, Kolkata,
	West Bengal, 700075



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

SCG1673821



নির্বাচকের নাম : অনিমা সান্যাল  
Elector's Name : Anima Sanyal  
স্বামীর নাম : ধ্রুবজ্যোতী সান্যাল  
Husband's Name : Dhruvajiti Sanyal  
লিঙ্গ/Sex : স্ত্রী/F  
জন্ম তারিখ : 04-11-1954  
Date of Birth

Anima Sanyal

SCG1673821

ঠিকানা:  
১৭বি, মডার্ন পার্ক এভিনিউ ফার্স্ট ব্লক, বোলবাতা  
মিউনিসিপ্যাল কর্পোরেশন, পূর্ব জাদবপুর, দক্ষিণ ২৪  
পার্শ্বাঞ্চল, ৭০০০৭৫

Address:  
17B, MODERN PARK AVENUE 1ST  
ROAD, KOLKATA MUNICIPAL  
CORPORATION, PURBA JADAVPUR,  
SOUTH 24 PARGANAS, 700075

Date: 26-09-2010

150-জাদবপুর নির্বাচন অঞ্চলে নির্বাচক নিবন্ধন  
অধিকারকের স্বাক্ষরের প্রতীকিত  
Facsimile Signature of the Electoral  
Registration Officer for  
150-Jadavpur Constituency

নিবন্ধন পরিচয়পত্র হলে নতুন ঠিকানা উল্লেখ করে নির্বাচক নিবন্ধন অফিসে  
সংশ্লিষ্ট ফর্মটি পূরণ করে পাঠানো হবে। নির্বাচক নিবন্ধন অফিস  
পরিচয়পত্রের নতুন নম্বর প্রদান করবে।  
In case of change in address mention this Card No.  
in the relevant Form for including your name on the  
roll at the changed address and to obtain the card  
with some number.

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

M/S RIGHT CHOICE

03/12/2013

Permanent Account Number

AAYFM0754D

07/02/2014

RIGHT CHOICE

*[Signature]*  
Partner

*[Signature]*  
Partner

RIGHT CHOICE

*Tapas Bhownika*  
Partner

Partner

RIGHT CHOICE

*Samarath chandra Das*  
Partner

Partner



ভারত সরকার

ভারত সরকার

Government of India

ভালিকাভুক্তির আই ডি/Enrollment No.: 1040/20033/00455

To  
বাপ্পা দাস  
Bappa Das  
28 LAKE TERRACE  
Santoshpur S.  
Santoshpur Kolkata  
West Bengal 700075

16142496



MN161424964DF



আপনার সংখ্যা/ Your No.

5750 6897 9347

- সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



বাপ্পা দাস  
Bappa  
পিতা : সত্যরঞ্জন দাস  
Father : SATYARANJAN DAS  
জন্ম সাল / Year of Birth : 1976  
পুরুষ / Male



5750 6897 9347

- সাধারণ মানুষের অধিকার



Government of India

পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।

পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

is proof of identity, not of citizenship.

To establish identity, authenticate online.

সারা দেশে মান্য।

অবিহনে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির  
সহায়ক হবে।

is valid throughout the country.  
will be helpful in availing Government  
and Non-Government services in future.

16142496

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

১৮, লেক টেরাস, শান্তোষপুর  
কোমকান্ডা, পশ্চিমবঙ্গ, ৭০০০৭৯

Address:

28, LAKE TERRACE,  
Santoshpur S O  
Santoshpur, Kolkata, West  
Bengal, 700079





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

BAPPA DAS

SATYA RANJAN DAS

02/08/1976

Permanent Account Number

AGFPD9976R

*Bappa Das*

Signature



*[Handwritten signature]*

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

यदि कार्ड खो जाने पर कृपया सूचित करें/लौटें :  
आयकर पत्र सेवा यूनिट, UTISL,  
प्लॉट नं: ३, सेक्टर ११, सी.डी.डी. बेलपुर,  
नवी मुंबई-४०० ६१४.



ভারতীয় বিশেষ পরিচয় কার্ড

ভারত সরকার

Government of India

ভূমিকাভুক্তির আই ডি/Enrollment No.: 1040/20033/00455

To  
বাপ্পা দাস  
Bappa Das  
28 LAKE TERRACE  
Santoshpur S.O  
Santoshpur Kolkata  
West Bengal 700075

16142496



MN161424964DF



আপনার সংখ্যা/ Your No.

5750 6897 9347

- সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA

বাপ্পা দাস  
Bappa Das  
পিতা : সত্যরঞ্জন দাস  
Father : SATYARANJAN DAS  
জন্ম সাল / Year of Birth : 1976  
পুরুষ / Male



5750 6897 9347

- সাধারণ মানুষের অধিকার

F - H. Jhu



পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।

পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

is proof of identity, not of citizenship.

To establish identity, authenticate online.

সারা দেশে মান্য।

অবিষয়ের সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির  
সহায়ক হবে।

is valid throughout the country.  
will be helpful in availing Government  
and Non-Government services in future.

06147486

ভারতীয় বিশিষ্ট পরিচয় প্রাপ্তিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

১৬, লাক টেরাস, নগোমপুড়া,  
কালকাতা, পশ্চিমবঙ্গ, ৭০০০৭৫

Address

26, LAK TERRACE,  
Santos Pur S.O  
Santos Pur, Kolkata, West  
Bengal, 700075



১৬১৪৭৪৮৬



uidai@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1547  
Paschim Medinipur

भारत सरकार  
GOVT. OF INDIA

भारत सरकार  
GOVT. OF INDIA

TAPAS BHOWMICK  
GOUR GOPAL BHOWMICK  
02/06/1977  
Permanent Account Number  
AIZPB5944K

*Tapas Bhowmick*  
Signature



*Tapas Bhowmick*



ভারত সরকার

Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/20033/01378

To  
তাপস ভৌমিক  
Tapas Bhowmick  
9 NO. KABI SUKANTA ROAD  
Santoshpur S.O  
Santoshpur Kolkata  
West Bengal 700075

10/11/2012



MN186884564DF



আপনার সংখ্যা/ Your No. :

**8803 0690 5041**

- সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



তাপস ভৌমিক  
Tapas Bhowmick  
পিতা : গৌর গোপাল ভৌমিক  
Father : GOUR GOPAL BHOWMICK  
জন্ম সাল / Year of Birth : 1977  
পুরুষ / Male

**8803 0690 5041**

- সাধারণ মানুষের অধিকার



*Tapas Bhowmick*



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD  
পরিচয় পত্র

WB / 18 / 108 / 354217



Elector's Name  
নির্বাচকের নাম

Bhowmick Tapas  
ভৌমিক তাপস

Father/Mother/  
Husband's Name  
পিতা/মাতা/স্বামীর নাম

Gour  
গৌর

Sex  
লিঙ্গ

M  
পুং

Age as on 1.1.1995  
১.১.১৯৯৫-এ বয়স

18  
১৮

*Tapas Bhowmick*

Address

Kabi Sukanta Road, Ward 103, Kasba,  
South 24 Parganas

ঠিকানা

কবি সুকান্ত রোড, ওয়ার্ড ১০৩, কসবা,  
দক্ষিণ ২৪ পরগণা

*কবি সুকান্ত রোড*

Facsimile Signature  
Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For 108 -JADAVPUR

Assembly Constituency

১০৮ -যাদবপুর

বিধানসভা নির্বাচন ক্ষেত্র

Place

Alipore

স্থান

আলিপুর

Date

06.06.95

তারিখ

০৬.০৬.৯৫

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SAMARESH CHANDRA DAS

SURESH CHANDRA DAS

30/03/1978

Permanent Account Number

AORPD8605D

*Samaresh Chandra Das*

Signature



04072008

*Samaresh chandra Das*



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

ভাণিকাতুক্তির আই ডি/Enrollment No.: 1040/20033/00497

To  
সমরেশ চন্দ্র দাস  
Samaresh Chandra Das  
25/A AVENUE FIRST ROAD  
Santoshpur S.O  
Santoshpur Kolkata  
West Bengal 700075

16143132  
MN161431320DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**9684 4675 5599**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



সমরেশ চন্দ্র দাস  
Samaresh Chandra Das  
পিতা : সুরেশ চন্দ্র দাস  
Father : SURESH CHANDRA DAS  
জন্ম সাল / Year of Birth : 1978  
পুরুষ / Male

**9684 4675 5599**



আধার - সাধারণ মানুষের অধিকার

*Samaresh Chandra Das*





### পেছা

- ১. পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- ২. পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

### INFORMATION

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

১. Aadhaar সারা দেশে মান্য।

২. ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।

৩. Aadhaar is valid throughout the country.

৪. Aadhaar will be helpful in availing Government and Non-Government services in future.

16143132

### ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
২৫-এ, এভিনিউ ফার্স্ট রোড,  
সন্তোষপুর, কোলকাতা, পশ্চিমবঙ্গ,  
700075

Address:  
25/A, AVENUE FIRST  
ROAD, Santoshpur S.O.,  
Santoshpur, Kolkata, West  
Bengal, 700075

1947  
1800 120 1647

help@uidai.gov.in

www.uidai.gov.in

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



**ELECTION COMMISSION OF INDIA**

ভারতের নির্বাচন কমিশন

IDENTITY CARD

LMW2098432

পরিচয় পত্র



Elector's Name Samareshchandra Das  
নির্বাচকের নাম সমরেশচন্দ্র দাস  
Father's Name Sureshchandra  
পিতার নাম সুরেশচন্দ্র  
Sex M  
লিঙ্গ পুং  
Age as on 1.1.2001 23  
১.১.২০০১-এ বয়স ২৩

*Samaresh chandra Das*

**Address**

25/a Avenue First Road and Avenue South  
Kasba South 24 - Parganas 700075

**ঠিকানা**

২৫/এ এভিনিউ ফার্স্ট রোড ও এভিনিউ সাউথ কসবা  
দক্ষিণ ২৪ পরগণা ৭০০০৭৫

Facsimile Signature  
Electoral Registration Officer  
নির্বাচক নিবন্ধন আধিকারিক

For 108-Jadavpur

Assembly Constituency

১০৮-বাদবপুর

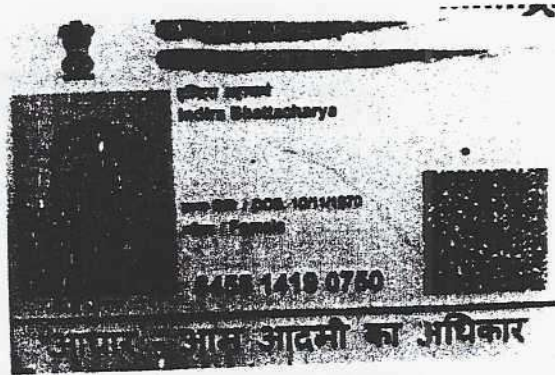
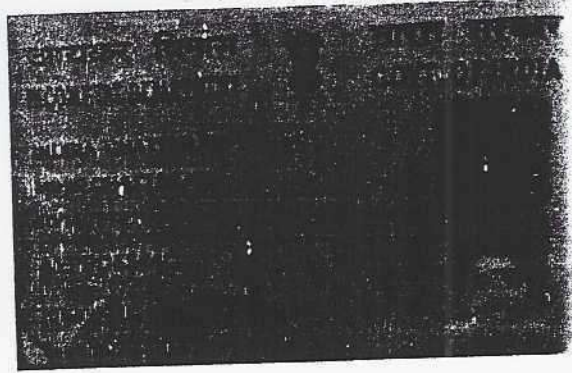
বিধানসভা নির্বাচন ক্ষেত্র

Place South 24 - Parganas

স্থান দক্ষিণ ২৪ পরগণা

Date 31.01.2001

তারিখ ৩১.০১.২০০১




श्रीमती इन्दिरा  
Indira Bhattacharya



WB / 18 / 108 / 354171

2455 1419 0750

आम आदमी का अधिकार

  
**ELECTION COMMISSION OF INDIA**  
चरखण्ड निर्वाचन आयोग  
WB / 18 / 108 / 354171

**IDENTITY CARD**  
पसंदिग्ध पत्र

Elector's Name चरखण्ड नाम	Bhattacharyya Indira चरखण्ड इन्दिरा
Father/Mother/ Husband's Name पिता/माता/पति नाम	Ashok अशोक
Sex लिंग	F स्त्री
Age as on 1.1.1996 उम्र 1.1.1996 के दिन	26 26



শ্রী. অক্ষয় শঙ্কর সেন  
 জি.ও. অক্ষয় শঙ্কর সেন, কলকাতা  
 কলকাতা, ভারত ৭০০০৭৬

Address: W/O. Asoka  
 Bhattacharya, 18C/2, Kabi  
 Sukanta Road, Gariahat, West  
 Bengal, 700076

8458 1419 0750



Help: 033-2334 1111

www.ekta.gov.in

Address  
 Kabi Sukanta Road, Ward 103, Keesha  
 South 24 Parganas

কলকাতা  
 কবি সুকান্ত রোড, ওয়ার্ড ১০৩, কেশা,  
 দক্ষিণ ২৪ পরগণা

**অক্ষয় শঙ্কর সেন**

Facsimile Signature  
 Electoral Registration Officer  
 নির্বাচন-নিয়ন্ত্রণ অধিদপ্তর

For 108 -JADAVPUR  
 Assembly Constituency

১০৮ -জাদবপুর  
 বিধানসভা বিধান কেন্দ্র

Place Allpore  
 পাল আলিপুর  
 Date 08.08.96  
 তারিখ ০৮.০৮.৯৬

### Major Information of the Deed

Deed No :	I-1904-09809/2022	Date of Registration	20/06/2022
Query No / Year	1904-2001836830/2022	Office where deed is registered	A.R.A. - IV KOLKATA, District: Kolkata
Query Date	18/06/2022 2:38:07 PM	Applicant Name, Address & Other Details	S GHOSH 10 OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL. PIN - 700001, Mobile No. : 6291661412, Status :Solicitor firm
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,20,000/-]
Set Forth value		Market Value	Rs. 85,38,688/-
Stampduty Paid(SD)		Registration Fee Paid	Rs. 2,305/- (Article:E, E, B)
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (Urban area)		

### Land Details :







District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: BIDHAN COLONY, , Premises No: 72, , Ward No: 103 Pin Code : 700075

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 15 Chatak 23 Sq Ft		84,84,688/-	Width of Approach Road: 8 Ft.,
Grand Total :				6.5496Dec	0 /-	84,84,688 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	0/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		200 sq ft	0 /-	54,000 /-	









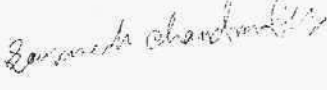
**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
-1	<p><b>Smt BANI CHAKRABORTY</b>                      Daughter of Late GOUR CHAKRABORTY                      Executed by: Self, Date of Execution: 20/06/2022                      , Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Office</p>			<p>Signature  </p>
	20/06/2022	LTI 20/06/2022		20/06/2022
<p>NO. 6, 4TH STREET, MODERN PARK, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx2L, Aadhaar No: 51xxxxxxx5245, Status :Individual, Executed by: Self, Date of Execution: 20/06/2022 , Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Office</p>				
2	<p><b>Smt ANIMA SANYAL</b>                      Wife of Shri DHRUBAJYOTI SANYAL                      Executed by: Self, Date of Execution: 20/06/2022                      , Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Office</p>			<p>Signature  </p>
	20/06/2022	LTI 20/06/2022		20/06/2022
<p>17B, AVENUE EAST MODERN PARK, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GYxxxxxx2H, Aadhaar No: 33xxxxxxx2968, Status :Individual, Executed by: Self, Date of Execution: 20/06/2022 , Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Office</p>				




**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>MS RIGHT CHOICE</b>                      25/A GROUND FLOOR, AVENUE 1ST ROAD, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AAxxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Shri BAPPA DAS (Presentant)</b>                      Son of Late SATYA RANJAN DAS                      Date of Execution - 20/06/2022, , Admitted by: Self, Date of Admission: 20/06/2022, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Jun 20 2022 12:29PM</p>	<p><b>Finger Print</b></p>  <p>LTI 20/06/2022</p>	<p><b>Signature</b></p>  <p>20/06/2022</p>
<p>28, LAKE TERRACE, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx6R, Aadhaar No: 57xxxxxxxx9347 Status : Representative, Representative of : MS RIGHT CHOICE (as PARTNER)</p>				
2	<p><b>Name</b></p> <p><b>Shri TAPAS BHOWMICK</b>                      Son of Late GOUR GOPAL BHOWMICK                      Date of Execution - 20/06/2022, , Admitted by: Self, Date of Admission: 20/06/2022, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Jun 20 2022 12:29PM</p>	<p><b>Finger Print</b></p>  <p>LTI 20/06/2022</p>	<p><b>Signature</b></p>  <p>20/06/2022</p>
<p>9 KABI SUKANTO ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxx4K, Aadhaar No: 88xxxxxxxx5041 Status : Representative, Representative of : MS RIGHT CHOICE (as PARTNER)</p>				
3	<p><b>Name</b></p> <p><b>Shri SAMARESH CHANDRA DAS</b>                      Son of SURESH CHANDRA DAS                      Date of Execution - 20/06/2022, , Admitted by: Self, Date of Admission: 20/06/2022, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Jun 20 2022 12:30PM</p>	<p><b>Finger Print</b></p>  <p>LTI 20/06/2022</p>	<p><b>Signature</b></p>  <p>20/06/2022</p>
<p>25/A AVENUE FIRST ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxx5D, Aadhaar No: 96xxxxxxxx5599 Status : Representative, Representative of : MS RIGHT CHOICE (as PARTNER)</p>				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>INDIRA CHATTERJEE</b> Daughter of Late MIHIR CHATTERJEE City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075			
	20/06/2022	20/06/2022	20/06/2022

Identifier Of Smt BANI CHAKRABORTY, Smt ANIMA SANYAL, Shri BAPPA DAS, Shri TAPAS BHOWMICK, Shri SAMARESH CHANDRA DAS

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt BANI CHAKRABORTY	MS RIGHT CHOICE-3.27479 Dec
2	Smt ANIMA SANYAL	MS RIGHT CHOICE-3.27479 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt BANI CHAKRABORTY	MS RIGHT CHOICE-100.00000000 Sq Ft
2	Smt ANIMA SANYAL	MS RIGHT CHOICE-100.00000000 Sq Ft



Endorsement For Deed Number : I - 190409809 / 2022

On 20-06-2022

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

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

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

Presented for registration at 11:11 hrs on 20-06-2022, at the Office of the A.R.A. - IV KOLKATA by Shri BAPPA DAS

**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 85,38,688/-

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

Execution is admitted on 20/06/2022 by 1. Smt BANI CHAKRABORTY, Daughter of Late GOUR CHAKRABORTY, NO. 6, 4TH STREET, MODERN PARK, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Retired Person, 2. Smt ANIMA SANYAL, Wife of Shri DHRUBAJYOTI SANYAL, 17B, AVENUE EAST MODERN PARK, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife

Indetified by INDIRA CHATTERJEE , , , Daughter of Late MIHIR CHATTERJEE , P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-06-2022 by Shri BAPPA DAS, PARTNER, MS RIGHT CHOICE (Partnership Firm), 25/A GROUND FLOOR, AVENUE 1ST ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by INDIRA CHATTERJEE , , , Daughter of Late MIHIR CHATTERJEE , P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Advocate

Execution is admitted on 20-06-2022 by Shri TAPAS BHOWMICK, PARTNER, MS RIGHT CHOICE (Partnership Firm), 25/A GROUND FLOOR, AVENUE 1ST ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by INDIRA CHATTERJEE , , , Daughter of Late MIHIR CHATTERJEE , P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Advocate

Execution is admitted on 20-06-2022 by Shri SAMARESH CHANDRA DAS, PARTNER, MS RIGHT CHOICE (Partnership Firm), 25/A GROUND FLOOR, AVENUE 1ST ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by INDIRA CHATTERJEE , , , Daughter of Late MIHIR CHATTERJEE , P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,305/- ( B = Rs 2,200/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 84/-, by online = Rs 2,221/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/06/2022 10:26AM with Govt. Ref. No: 192022230053824251 on 20-06-2022, Amount Rs: 2,221/-, Bank: Central Bank of India ( CBIN0280107), Ref. No. CBI200622898211 on 20-06-2022, Head of Account 0030-03-104-001-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 500/-  
by online = Rs 9,521/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 140878, Amount: Rs.500/-, Date of Purchase: 17/06/2022, Vendor name: S  
Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 20/06/2022 10:26AM with Govt. Ref. No: 192022230053824251 on 20-06-2022, Amount Rs: 9,521/-, Bank:  
Central Bank of India (CBIN0280107), Ref. No. CBI200622898211 on 20-06-2022, Head of Account 0030-02-103-003-  
02

Mohul Mukhopadhyay  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 675811 to 675868  
being No 190409809 for the year 2022.



Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2022.06.29 10:08:36 +05:30  
Reason: Digital Signing of Deed.

*Mohul*  
(Mohul Mukhopadhyay) 2022/06/29 10:08:36 AM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

RIGHT CHOICE

Partner

Partner

RIGHT CHOICE

*Tapas Bhownick Samareh Chandra da*

Partner

Partner

(This document is digitally signed.)