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पश्चिम बंगाल WEST BENGAL

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Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

Additional Dist. Sub Registrar
Saidan 28/6/19

**AGREEMENT FOR DEVELOPMENT
AND
POWER OF ATTORNEY**

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

BETWEEN

5-1-12692/19
B-35
11.6.19

59612

[Handwritten signature]

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

03 JUN 2019

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Bisay Haldar



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Bisay Haldar

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Dhananjay mantal
 Adno
 S/O Nitipendra nath mantal
 Alipore vntges court
 Kol - 22

MR TAPAS KUMAR BANERJEE (PAN NO ADPPB2151H) son of Late Ganesh Chandra Banerjee, by faith Hindu, By Occupation – Retired Serviceman, residing at 27 New Tollygunge, P.O – Purba Putiary, P.S-Regent Park, Kolkata - 700093 hereinafter referred to as OWNER (which expression shall unless excluded by or repugnant to the context be deemed to mean or include his heirs, executors, legal representatives, successors, administrators and assigns) of the ONE PART

AND

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

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

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

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Tapan Kumar Dasgupta

14 JUN 2019

Dhananjay Mandal



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

AND WHEREAS thus the said Tapas Kumar Banerjee became the owner of All That land measuring 11.5 Decimal (6 Cottah 15 Chittacks) more or less out of the Total land measuring 23 Decimal (13 Cottah 14 Chittacks) more or less comprised in Mouza – Rajapur, J.L. No. – 23, Touzi No. – 109, Revenue Survey No. – 14, C.S. Dag No.- 975, R.S. Dag No. – 1024, under C.S. Khatian No. – 148, R.S. Khatian No. – 561, P.S. – Jadavpur, District 24 Parganas, at present under Kolkata Municipal Corporation Ward No – 103, being the portion of 242 Rajapur East, within the limits of Kolkata Municipal Corporation free from all encumbrances.

That the said Tapas Kumar Banerjee got his name mutated in the records of Kolkata Municipal Corporation in respect of All That land measuring 5 Cottah 00 Chittacks more or less as 1 cottah 15 chittaks has been curved out for the road comprised in Mouza – Rajapur, J.L. No. – 23, Touzi No. – 109, Revenue Survey No. – 14, C.S. Dag No.- 975, R.S. Dag No. – 1024, under C.S. Khatian No. – 148, R.S. Khatian No. – 561, P.S. – Jadavpur, District 24 Parganas, at present under Kolkata Municipal Corporation Ward No – 103, now numbered as Municipal premises no 242/1 Rajapur East within the limits of Kolkata Municipal Corporation and paying rates and taxes upto date and the said land is morefully described in the Schedule A herein and herein after referred to as the Said Schedule A property.



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AND WHEREAS the aforesaid Owner declares that he has marketable title to the said premises and the Owner are now absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Schedule A property.

AND WHEREAS the aforesaid owner already entered into a development agreement with JEET NIRMAN PRIVATE LIMITED (Pan No. AACCJ1776F) a company incorporated under the Companies Act 1956 having its registered Office at A/41, GANGANAGAR, P.O.- MUKUNDAPUR, KOLKATA -700099 represented by its Director Mr BISWAJIT BISWAS (Pan. AJPPB3712L) son of Sri Provas Biswas residing at A/41, GANGANAGAR, P.O.- MUKUNDAPUR, KOLKATA -700099 on 07.06.2018 and the said agreement was registered before the ADSR, Sealdah and the same was recorded in Book No I, CD Volume number 1606-2018 , pages from 83163 to 83204 , being no. 160602542 for the Year 2018.

AND WHEREAS the owner also executed a registered General Power of Attorney in favour of the said JEET NIRMAN PRIVATE LIMITED (Pan No. AACCJ1776F) a company incorporated under the Companies Act 1956 having its registered Office at A/41, GANGANAGAR, P.O.- MUKUNDAPUR, KOLKATA -700099 represented by its Director Mr BISWAJIT BISWAS (Pan. AJPPB3712L) son of Sri Provas Biswas residing at A/41, GANGANAGAR, P.O.- MUKUNDAPUR, KOLKATA -700099 and the said General Power of Attorney which was registered before the ADSR, Sealdah on 12.06.2018 and the same was recorded in Book No I, CD Volume number – 1606-2018 , pages from 84925 to 84946 , being no. 160602599 for the Year 2018.

AND WHEREAS due to some unavoidable circumstances, JEET NIRMAN PRIVATE LIMITED (Pan No. AACCJ1776F) a company incorporated under the Companies Act 1956 having its registered Office at A/41, GANGANAGAR, P.O.- MUKUNDAPUR, KOLKATA -700099 represented by its Director Mr BISWAJIT BISWAS (Pan. AJPPB3712L) son of Sri Provas Biswas residing at A/41, GANGANAGAR, P.O.- MUKUNDAPUR, KOLKATA -700099 could not proceed with the development of the land and as such the said registered Development agreement being no 160602542 for the year 2018 was cancelled by executing and registering a Deed Of Cancellation of the said Development Agreement being no 150602542 for the year 2018 on



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Commission on **.06.2019** and also the said registered Power of Attorney being no 160602599 for the year 2018 was cancelled by executing and registering a Deed Of Cancellation of the said Registered Power Of Attorney being no 160602599 for the year 2018 on Commission on **.06.2019**

AND WHEREAS the Developer has agreed to develop the said premises jointly with the owner for construction of a Ground Plus Three storied building as per Building plan sanctioned from the Kolkata Municipal Corporation Vide No B.P No.633 dated 25.03.2015 for construction of G +III storied building on the said land at the cost of the developer on the terms and conditions as settled in between the parties hereto keeping the salient terms and conditions of the said development agreement being no.160602542 for the Year 2018 with some changes and recording the same in the new development agreement herein.

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

CHAPTER- I : DEFINITIONS

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

- 1.1 **OWNER** shall mean and include TAPAS KUMAR BANERJEE son of Late Ganesh Chandra Banerjee and his heirs, executors, legal representatives, successors, administrators and assigns.
- 1.2 **DEVELOPER** shall mean the said M/S VENUS CONSTRUCTION a proprietorship concern having its office at B/3 East Rajapur, Santoshpur, P.S - Purba Jadavpur, P.O - Santoshpur Kolkata -700075 held and owned SRI BIJOY HALDER son of Late Nemai Halder by faith Hindu, by Occupation - Business residing at A/17/1 East



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Rajapur, P.S – Purba Jadavpur, P.O - Santoshpur Kolkata – 700075 hereinafter referred to as DEVELOPER and his legal heirs, successor and assigns.

- 1.3 **PREMISES/PROPERTY** shall mean the entirety of the said premises in the District of 24 Parganas (South) fully mentioned and described in the Schedule 'A' hereunder written and / or the constructions on the said land as and when applicable.
- 1.4 **BUILDING OR NEW BUILDING** It is envisaged that it shall mean the building to be constructed at the said premises or the building in accordance with the plan sanctioned by the Kolkata Municipal Corporation and/or the appropriate sanctioning authority in the name of the said owner or in accordance with a modified or amended plan or plans thereof or in accordance with a sanctioned plan herein after, as the case may be.
- 1.5 **COMMON AREAS, PARTS & FACILITIES AND AMENITIES** shall include corridors, stair-case, roof, passage-ways, common lavatories, pump room, tube well, overhead/ underground reservoir or tank, water pump and motor pumps, sanitary, electric wires, Generator if provided, and plumbing pipes and fittings and drainage in common areas and other facilities required for the establishment, enjoyment, provisions, maintenance and/or management of the building.
- 1.6 **SALEABLE SPACE** shall mean the space in the building forming part of 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.
- 1.7 **SUPER BUILT UP AREA** In relation to the flat shall according to its context mean the plain area of the said flat including the balconies and also the thickness of the peripheral walls, internal walls and pillars



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together with proportionate right in common areas, parts facilities, etc. and amenities as per clause 1.5 **PROVIDED THAT** if any wall be common between the flats then one half of the area under such wall/s shall be included in each of such flats and it includes proportionate share of common areas and parts like passages, stair case, staircase landings, servant's toilet if any, on ground floor underground reservoirs and overhead reservoirs or tanks Generator room if generator provided, or any other service area which may be specifically earmarked for use in common by the occupiers/owners of the building. It is pertinent to mention here that the common wall which is under the owner's allocation may not be disturbed without the consent of the owner. The measurement should be calculated from outer wall to outer walls of such space.

- 1.8 **COST OF CONSTRUCTION** shall mean and include all costs and expenses paid and or incurred by the Developer relating to the preparation amendment, modifications, and/or sanction of plans fees of architect, labour charges or wages, building materials (including timber, sanitary plumbing and electrical fittings and fixture) fees and charges payable to sanctioning authority or any other authority and all other costs incidental thereto including fittings and fixtures within the flats and common areas as per schedule enclosed upto obtaining C.C from K.M.C.
- 1.9 **OWNER'S ALLOCATION** : Owner's allotted portion will be 3BHK Flat 1A (Eastern Side), 3 BHK Flat 2B (Western side) and Two Car Parking spaces (Eastern Side) on the Ground floor of the proposed G+III storied building to be constructed as per sanctioned plan at Premises No. 242/1, East Rajapur, P.S. Survey Park, Kolkata - 700075, Ward No. 103, within the limits of Kolkata Municipal Corporation.

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

- 1.10 DEVELOPER'S ALLOCATION:** Shall mean 3BHK Flat 1B (Western Side), 3BHK Flat 2A (Eastern Side) and 3 BHK Flat 3D (Western Side) and 2 BHK Flat 3C (Eastern Side) and 2BHK Flat 3E (Southern Side) and remaining Car Parking spaces in the Ground floor of the proposed Building after allocating the owners Car parking space as mentioned herein.
- 1.11 THE ARCHITECT** shall mean such person or persons who may be appointed by the developer for designing and planning of the building and sanction of building plans thereof.
- 1.12 ADVOCATE** shall mean Indrajit Sen of 3/3 Bosepukur Prantik Pally, P.S – Kasba ,Kolkata -700042 appointed by the Developer for preparation of this Agreement and further agreement and agreements for sale deed and other instruments for transfer of the Units in the project.
- 1.13 BUILDING PLAN** shall mean the plan sanctioned in the name of the owner by the Kolkata Municipal Corporation or any amendment or modification or alteration thereof by the appropriate sanctioning authority and/or any other competent authority as the case may be with modification, amendment,



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alteration thereto or revision thereof made or caused to be made by developer from time to time.

1.14 TRANSFER with its grammatical variations shall include transfer by possession or by any other means adopted for effecting what is understood as a transfer of space in multistoried buildings to purchaser thereof although the same may not be registered for the time being. Developer agrees to give possession of owner's allocation first before handing over the possession and registration of Deed of conveyance in favour of any intending purchaser/purchasers from his allocation.

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

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

CHAPTER- III : CONSIDERATION

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

CHAPTER – IV : DELIVERY OF POSSESSION OF LAND



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- 4.1 The owner already handed over the vacant and peaceful possession of the said message land and hereditaments and premises, fully mentioned and described in the Schedule A hereunder written to the Developer for the purpose of development thereof on the terms and conditions herein contained and in the manner stated herein and the erstwhile developer already got the building plan sanctioned being No Vide No B.P No 633/14-15 dated 25.03.2015 from the Kolkata Municipal Corporation and the developer herein will proceed with construction work as per said sanctioned plan.

CHAPTER –V : DEVELOPER'S RIGHTS AND OBLIGATIONS

- 5.1 The developer shall be at liberty at his own costs and expenses –

- a) To apply for making amendments. Modifications and alterations of the plan already sanctioned from the Kolkata Municipal Corporation or revision thereof if necessary.
- b) That the developer herein already resolved the disputes with the persons who are claiming to be the farmers of the schedule A property and will make the payment to them without shifting any financial liability upon the owner within 5 days from the date of signing this agreement.
- c) To make applications and to get necessary plans, maps, sketches schemes, sanctioned by the appropriate authorities for obtaining filtered or unfiltered water, drainage septic tank and sewerage connection and/or boring tube well and electricity.
- d) To build, construct or erect new building or other structures in or upon the land comprised in the said premises and /or any portion thereof strictly according to the said sanctioned plan within one month from the date of signing this agreement. The developer shall



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not transfer the development right to any Third Party but can appoint any person/s to whom the developer deem fit and proper to complete the construction work.

- e) To apply for and obtain electricity, water and sewerage connections and other essential public, utility services, facilities, or any part thereof in or upon the said newly constructed premises or any part thereof.
- f) The entire cost of construction of the buildings and providing the amenities, services and facilities and the fittings and fixtures, thereon, including the fees payable to be Architects Engineers, Contractors, and other staff and workmen shall be borne by the Developer and the Owner is not required to contribute anything for same. In the case of disputes between the Developer and/or his contractors, architects, engineers and other workmen and suppliers of materials and other persons who are engaged in the development of A-Schedule Property the same shall be fully settled by the Developer who shall also be liable and answerable for their claims, if any. In case of any accidents or injury or death occurring during the course of construction period to any workmen or third party in the A-Schedule Property, the Developer will solely be responsible. The Owner shall have no liability to any extent in this behalf.
- g) All the items of plants and machines, tools, and implements, stores and materials, the Developer and/or its contractors, workmen and other agencies may bring to the site for the due construction of the said building shall remain the exclusive properties of the Second Party/Developers at all times and the Owner shall have no claim whatsoever on any such items or Plant and machinery, tools and implements, stores and materials at any time.



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



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owners shall be responsible to pay tax only after getting the possession of the flats as per terms of the Development Agreement.

CHAPTER - VI : DEVELOPER TO DEAL WITH HIS ALLOCATION

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

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

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

- 6.2** That upon the construction of the new building if it be found that the portion or portions of developers' allocation have not been sold, then in that event the owner may execute necessary conveyance in favour of the nominee or nominees of the developer by virtue of power of attorney to be granted by owner to developer or his authorized representatives or developers may retain the said unsold portion or portions by virtue of these agreements. I. Tax clearance certificate if required from the owner that will be arranged by the owner .



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

CHAPTER -VII : PAYMENT OF TAXES

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

CHAPTER - VIII : OWNER'S OBLIGATIONS

- 8.1 The owner hereby agrees, assures and covenants with the developer that the owner or any persons claiming through him shall not in any way interfere with such possession nor shall in any way cause any obstruction or interference in the construction, erection and completion of the building by the developer or her nominee/s. Also the owner shall deliver the vacant possession of the premises to the developer for the purpose of the development of the property. Since the owners will not interfere in anyway in the smooth progress of the construction work, the Developer would on his part be solely responsible for the construction works.
- 8.2 The owner shall render their best co-operation and assistance to developer in the matter of the construction of the proposed new building and other structure/s if any ,in or upon the land comprised in the said premises , in accordance with the provisions of the building laws for the time being in force



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in the area and the owners shall sign ,execute and deliver to the developer all matters ,correspondence ,authorizations, papers and other documents as may from time to time be required by the developer in relation to the commencement and/or continuation and /or completion of the construction of the proposed new building and other structure/s.

- 8.3 The owner shall execute General and/or special power of Attorney and Letters of Authorisation in favour of developer and/or his men and agents. All such Powers of Attorney and/or Letters of Authorisation , containing inter alia right to prepare , to submit ,to sign on owners behalf and to obtain the sanctioned plan , right to demolish the present construction if any and to construct the new building or buildings and continue such constructions till the construction is/are completed and right to enter into agreement for sale of flat/s portion in the new building in respect of developer's allocation , with proportionate undivided right title and interest in land to proposed buyer/s to take necessary permissions from various authorities like police, fire, municipality, telephone if applicable ,and electric companies or authorities and to apply , make , correspondence ,get plan/s sanctioned , pay costs and charges to municipal , government and/or appropriate authorities for construction , laying pipes for water and electric supplies wiring for electricity and all other general or specific purposes incidental thereto and to attend , prosecute , conduct or defend litigation civil or criminal or both in relation to the premises.
- 8.4 Owner shall further grant power of Attorney to the developer or his men and agents (so authorized by the developer in accordance with law) to sell all such flats/spaces and areas mentioned in developer's allocation and or any areas/flats of the owners specifically instructed by the owners by any letter/agreement in future and to execute and register all such conveyance and to do such acts incidental thereto as per provision of Transfer Of Property Act. The owners shall not claim any amount from the sale proceeds of the developer allocation. And the owners further declare that the owners



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shall not have any claim save and except the owners allocation as mentioned in Clause 1.9 .

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

CHAPTER – IX : MISCELLANEOUS

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

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

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

Owner shall not be responsible for any deviation and/or construction not according to sanctioned plan. In consideration of the Owner agreeing to transfer an undivided or such proportionate undivided share in the A-Schedule Property to the Developer and/or his nominee/s or assignee/s, the Developer hereby agrees to construct and



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deliver to the Owner and/or their nominee/s or assignee/s, free from encumbrances as per clause 1.9 above

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

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

Owner shall be deemed to have taken possession of the owner's allocation on the fifteenth day from the date of dispatch of the registered notice of completion thereof and such fifteenth day thereafter is called "the date of possession" irrespective of the owner taking actual physical possession at later date of their said allocation or however otherwise , if the owner take actual possession of their said allocation before the expiry of the said 15th day before issue of such notice then in that event the said day of taking actual physical possession shall be deemed the date



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of possession. The expression "the date of possession" will be relating to the starting of payment of proportionate maintenance cost, taxes and other common expenses and the delivery of the owner's allocation.

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

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

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

It has been agreed by and between the owner and Developer that the owner will get 32% of the Total built up area and the developer will get 68% of the Total built up area of the building to be built in the A-Schedule Property, as the built up area cannot be fragmented to enable the Owner to retain exactly 32% of the Total built up area allotted in the building to be built in the A-Schedule Property. It is written in this agreement that the flat/s to be allotted to the owner keeping in mind that the total area of which will be 32% of Total built up area to be allotted to the Owner. If the total area contained in the apartments allotted to the Owner falls short of entitlement of Built up area in that event , the Developer shall pay an



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

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

10.3 If the Developer fails and/or neglects to complete the construction within a period of 24 months from the date of signing this agreement and make over the owner's allocation to the owner, the Developer shall be liable to pay to the owner a consolidated sum of Rs. 25,000/- per month for another six months.

10.4 It is pertinent to mention here that the developer have started construction and taken proper steps and care but could not complete the project within that stipulated period in that event the owner will extend another six months but in that event the Developer shall be liable to pay to the owner a consolidated sum of Rs. 30,000/- per month for another six months.

MAINTENANCE CHARGES ETC :

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

OBLIGATION OF THE OWNER :

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

The Owner shall sign and execute necessary application, papers documents and do all acts, deeds and things as the Developer may lawfully require to obtain modification in the sanctioned plan if required and consents as well as to and in order to legally and effectively vest in the Developer's nominee/s title to the



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undivided share in the A-Schedule Property after completing the development of the A-Schedule Property;

RIGHTS OF THE OWNER FOR INSPECTION :

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

INTERPRETATION :

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

DEFECT LIABILITY PERIOD :

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

ADVERTISEMENT :

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

CUSTODY :

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

CHAPTER -XI : FORCE MAJEURE



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11.1 The developer propose to complete the building within a period of 24 from the date of execution of this agreement subjects to force majeure clause which shall mean natural disasters , civil commotion, fire ,civil suits, and court injunction , restrictive order , legal disputes and delay in clearance from necessary authorities and/or other act or commission beyond the control of the parties thereto . The period of construction fixed hereinabove is subject to extension by mutual agreement which shall not extend beyond the period of six months beyond the stipulated period mentioned in Clause 2.1 and wherever such period is mentioned.

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

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

DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I MR TAPAS KUMAR BANERJEE (PAN NO ADPPB2151H) son of Late Ganesh Chandra Banerjee, by faith Hindu, By Occupation - Retired Serviceman, residing at 27 New Tollygunge, P.O - Purba Putiary, P.S-Regent Park, Kolkata - 700093 SEND GREETINGS

WHEREAS I am the owner of All That bastu land measuring 5 Cottah more or less comprised in Mouza - Rajapur, J.L. No. - 8, Touzi No. - 109, Revenue Survey No. - 14, C.S. Dag No.- 975, R.S. Dag No. - 1024, under C.S. Khatian No. - 148, R.S. Khatian No. - 561, P.S. - Jadavpur, District 24 Parganas, at present under Kolkata Municipal Corporation Ward No - 103 within the limits of Kolkata Municipal



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Corporation at present being Municipal Premises No 242/1 Rajapur East , Police Station - Survey Park, Kolkata 700075 along with right to use 6.150 meter wide common passage with all easement right and herein after referred to as "SAID SCHEDULE A PROPERTY" and seized and possessed of well and sufficiently entitled to the "SAID SCHEDULE A PROPERTY" free from all encumbrances and the said Land and building hereinafter referred to as the "SAID SCHEDULE A PROPERTY" and am seized and possessed of the said Schedule A property together With all sorts of easement rights whatsoever free from all encumbrances.

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

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

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

1. To look after, manage and supervise the administration of the said Schedule A property.
2. To apply for the assessment/ reassessment and revives of imposition or levy in respect of the said property. To apply on my behalf for getting my name recorded in records of any concerned authority including in the records of Kolkata Municipal Corporation and also in the records of Rights .
3. To apply for and obtain such Certificate and/ or permissions under any law relating to ceiling on Urban land or other Law relating to land and /or Building (both



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Urban and Rural) or under the income Tax Act or from K.M.D.A or under any other Law or Laws for the time being in force as may be required for more fully effectuating the powers herein contained with regard to the said Schedule A property.

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

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

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

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

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

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



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

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

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

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

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



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

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

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

THE SCHEDULE A PROPERTY ABOVE REFERED TO :

All That land measuring 5 Cottah more or less comprised in Mouza – Rajapur, J.L. No. – 8, Touzi No. – 109, Revenue Survey No. – 14, C.S. Dag No.- 975, R.S. Dag No. – 1024, under C.S. Khatian No. – 148, R.S. Khatian No. – 561, P.S. – Jadavpur, District 24 Parganas, at present under Kolkata Municipal Corporation Ward No – 103 within the limits of Kolkata Municipal Corporation at present being Municipal Premises No 242/1 Rajapur East , Police Station - Survey Park, Kolkata 700075 along with right to use 20 ft 3 inches wide road with all easement right and the said land butted and bounded as follows :

ON THE NORTH : By 6.150 Meter wide K.M.C Passage

ON THE SOUTH : By Dag No 981

ON THE EAST : By Premises No 242 Rajapur East



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ON THE WEST : By Dag No 973

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

Details of Construction of the new building with specification

Structure Work : As per approved drawings

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

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

a) External walls ; 8" thick brick work:

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

All Plastering : 1: 6 prop for 10" or 8" wall.
1: 4 prop for 5" or 3" wall.

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

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

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

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



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- 8) KITCHEN : One Still sink and paved In black stone to be provided.
- 9) KITCHEN/TOILET FIXTURES : All toilets will be provided with (6'-0") high of glazed tiles (white) from the floor level. Each toilet shall be provided with one hand basin . Every flat shall be provided with one Indian type pan(White). All sanitary fixtures shall be standard white quality,
- 10) PLUMBING : PVC pipe line for sanitary connection.
- 11) WATER TAP : Two taps in kitchen, 2 taps in toilets and each toilet have connection for shower.

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

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

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



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SPECIMEN FORM FOR TEN FINGERPRINTS



Tapan Kumar Banerjee

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



Bijoy Halder

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

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



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

WITNESSES

1. *Indrajit Sen*
Advocate
High Court, Calcutta

Tapas Kumar Banerjee

SIGNATURE OF THE OWNER

2. *Dhananjay mandal* *Aho*
Alipore Judges Court
Kal. 22

VENUS CONSTRUCTION

Bijoy Halder Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by me

[Signature]

Advocate

Alipore Judges Court, Alipore

Enrol No : F-947/695/99.



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11 JUN 2019
Dist.-South 24 Parganas



NC - P 81





Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16061000126921/2019

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

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|--|--|---|---------------------------------|
| 1 | Mr Tapas Kumar Banerjee 27 New Toilygunge, P.O:- Purba Putlary, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093 | Principal |  |  | Tapas Kumar Banerjee 14/6/19 |
| Sl No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
| 1 | DHANANJOY MANDAL Son of NIRPENDRA NATH MANDAL ALIPORE, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027 | Mr Tapas Kumar Banerjee, Shri Bijoy Halidar |  |  | Dhananjay Mandal 14/6/19 |

(Kaushik Ray)

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







Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16061000126921/2019

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|--------|--|---|--|---|-----------------------------------|
| 1 | Mr Tapas Kumar Banerjee 27 New Tollygunge, P.O:- Purba Putlary, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093 | Principal | <i>Absent</i> | | |
| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
| 2 | Shri Bijoy Halder Alias Bijoy Halder A/17/1 East Rajapur, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 | Representative of Attorney [Venus Construction] |  |  | <i>Bijoy Halder</i> 11/06/2019 |
| Sl No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
| 1 | DHANANJOY MANDAL Son of NIRPENDRA NATH MANDAL ALIPORE, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027 | Mr Tapas Kumar Banerjee, Shri Bijoy Halder |  |  | <i>Dhanajoy Mandal</i> 11/6/19 |

(Md Shadman)



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





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

GRN: 19-201920-002281142-1

Payment Mode Online Payment

GRN Date: 09/06/2019 20:51:37

Bank : State Bank of India

BRN : IK0ABTTSJ6

BRN Date: 09/06/2019 20:52:43

DEPOSITOR'S DETAILS

Id No. : 16061000126921/7/2019

[Query No./Query Year]

Name : Indrajit Sen

Contact No. : 9830557182

Mobile No. : +91 9830557182

E-mail :

Address : 33 Bosepukur Prantik Pally

Applicant Name : Mr D Mondal

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Development Power of Attorney Payment No 7

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount[₹] |
|---------|-----------------------|--|--------------------|------------|
| 1 | 16061000126921/7/2019 | Property Registration- Stamp duty | 0030-02-103-003-02 | 40070 |
| 2 | 16061000126921/7/2019 | Property Registration- Registration Fees | 0030-03-104-001-16 | 28 |

In Words : Rupees Forty Thousand Ninety Eight only

Total

40098





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WE / 18 / 108 / 669663

পরিচয় পত্র



| | |
|---|---------------------------------|
| Elector's Name নির্বাচকের নাম | Banerjee Tapas বানার্জি তাপস |
| Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম | Ganesh গনেশ |
| Sex লিঙ্গ | M পুং |
| Age as on 1.1.1995 ১১.১১.৯৫-এ বয়স | 39 ৩৯ |

Tapas Kumar Banerjee

Address

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

ঠিকানা

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

বানার্জি তাপস

Facsimile Signature
Electoral Registration Officer
নির্বাচন-নিবন্ধন অধিকারিক

For 108 -JADAVPUR
Assembly Constituency

১০৮ -জাদবপুর
বিধানসভা নির্বাচন এলাকা

| | |
|----------------|----------------------|
| Place স্থান | Alipore আলিপুর |
| Date তারিখ | 16.06.95 ১৬.০৬.৯৫ |

कार्ड लेना संख्या / PERMANENT ACCOUNT NUMBER

ADPPB2151H



नाम / NAME
TAPAS KUMAR BANERJEE

पिता का नाम / FATHER'S NAME
GANESH CHANDRA BANERJEE

जन्म तिथि / DATE OF BIRTH
15-12-1955

हस्ताक्षर / SIGNATURE

Tapas Kumar Banerjee

Tapas

अवकाश संख्या / P.A.N. NO.

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

Tapas Kumar Banerjee

इस कार्ड में खो / गिरा जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें (संयुक्त आयकर अधुना(प्रणाली एवं तकनीकी), पी-7, चौरेली इलाहाबाद, कलकत्ता - 700 068.)

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



পশ্চিম বঙ্গ
GOVERNMENT OF WEST BENGAL



বিজয় হালদার
Bijoy Halder
পিতা : নিমাই হালদার
Father : NEMAI HALDAR
জন্ম তারিখ / Year of Birth : 1972
পুংলিঙ্গ / Male



4233 6351 5477

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
3/17/1, পূর্বারাজপুর, কোলকাতা
বৌদ স্টেশন, কোলকাতা, পশ্চিমবঙ্গ,
700075

Address:
A/17/1, PURBARAJAPUR,
Santoshpur S.O,
Santoshpur, Kolkata, West
Bengal, 700075

1947
1800 122 1947

help@uidai.gov.in

www.uidai.gov.in

PO Box No 1947
Kolkata 700 001

Bijoy Halder

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA




स्थायी अंक: नया अंक
Permanent Account Number Card

ABUPH4656G

नाम/ Name
BIJOY HALDAR

पिता का नाम/ Father's Name
NEMAI HALDAR

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


हस्ताक्षर/ Signature



04042317

इस कार्ड को खोने / फोड़ने का वास्तविककर्ता / लीकरों
आयकर विभाग द्वारा सूचित, एन एस डी
5थी मंजिल, नक्षी स्ट्रीट, प्लॉट नं 341, सर्वे नं 997/8,
मोडल कोलोनी, नैप डेप बंगला चौक,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to:*
Income Tax PAN Services Unit, NSDI,
5th floor, Muzri Street,
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: nsdi@nsdi.co.in

Bijoy Halder

Major Information of the Deed

| | | | |
|--|---|---|------------|
| Deed No : | I-1606-02372/2019 | Date of Registration | 20/06/2019 |
| Query No / Year | 1606-1000126921/2019 | Office where deed is registered | |
| Query Date | 03/06/2019 1:50:13 PM | A.D.S.R. SEALDAH, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | D Mondal Alipore Judges Court, Cal, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9007793768, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0139] Sale, Development Power of Attorney | [4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 2/- | Rs. 1,57,80,001/- | | |
| Stamp duty Paid(SD) | Registration Fee Paid | | |
| Rs. 40,080/- (Article:48(g)) | Rs. 28/- (Article:E, 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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rajapur East and West, Premises No: 242/1, Ward No: 103 JI No: 8, Touzi No: 109 Pin Code : 700075

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-----------------------|----------------|-------------------------|-----------------------|---------------------------------|
| L1 | | | Bastu | 5 Katha | 1/- | 1,57,50,001/- | Width of Approach Road: 21 Ft., |
| Grand Total : | | | | 8.25Dec | 1 /- | 157,50,001 /- | |

Structure Details :

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

Principal Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Mr Tapas Kumar Banerjee Son of Late Ganesh Chandra Banerjee 27 New Tollygunge, P.O:- Purba Putiary, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN - 700093 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ADPPB2151H, Status :Individual, Executed by: Self, Date of Execution: 11/06/2019, Admitted by: Self, Date of Admission: 14/06/2019, Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/06/2019, Admitted by: Self, Date of Admission: 14/06/2019, Place : Pvt. Residence |

Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Venus Construction B/3 East Rajapur, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 , PAN No.:: ABUPH4656G, Status :Organization, Executed by: Representative |

Representative Details :

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

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|-------|--------------|-----------|
| DHANANJOY MANDAL Son of NIRPENDRA NATH MANDAL ALIPORE, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 | | | |
| Identifier Of Mr Tapas Kumar Banerjee, Shri Bijoy Halder | | | |

Endorsement For Deed Number : I - 160602372 / 2019**On 07-06-2019****Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,57,80,001/-



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

On 11-06-2019

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

Presented for registration at 18:35 hrs on 11-06-2019, at the Private residence by Shri Bijoy Halder Alias Bijoy Haider,.

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

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

Identified by DHANANJOY MANDAL, , Son of NIRPENDRA NATH MANDAL, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others



Md Shadman

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

On 12-06-2019

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28/- (E = Rs 28/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/06/2019 8:52PM with Govt. Ref. No: 192019200022611421 on 09-06-2019, Amount Rs: 28/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0ABTTSJ5 on 09-06-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,070/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 40,070/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 59612, Amount: Rs.10/-, Date of Purchase: 03/08/2019, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/06/2019 8:52PM with Govt. Ref. No: 192019200022611421 on 09-06-2019, Amount Rs: 40,070/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0ABTTSJ5 on 09-06-2019, Head of Account 0030-02-103-003-02



Md Shadman

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

On 14-06-2019

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

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

Identified by DHANANJOY MANDAL, , Son of NIRPENDRA NATH MANDAL, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Endorsement by Commissioner after execution of Visit Commission Case No:-000881 of 2019

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



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

On 20-06-2019

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

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



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2019, Page from 85679 to 85722
being No 160602372 for the year 2019.



Kaushik Roy

Digitally signed by KAUSHIK ROY
Date: 2019.06.24 12:59:27 +05:30
Reason: Digital Signing of Deed.

(Kaushik Ray) 24-06-2019 12:57:13
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)