

13780/21

D 13772/21



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

U 326611

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

Adtl. District Sub-Registrar  
Behala, South 24 Parganas

21 NOV 2021

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H  
5/10/204  
002/4272

AGREEMENT FOR DEVELOPMENT WITH POWER OF ATTORNEY

THIS AGREEMENT is made at Kolkata this 29th day of OCTOBER, Two Thousand Twenty One; BETWEEN

138784

S.L. No. \_\_\_\_\_ Sold To. \_\_\_\_\_

Rs. 1000/- \_\_\_\_\_ Address \_\_\_\_\_

**G.C. SAHA**

(Govt.) LICENSED STAMP VENDOR  
11A, Mirza Ghalib Street, Kol-87

**B. B. C. ENTERPRISE**  
165, PARNASREE PALLY  
KOLKATA - 700060

Issue Date \_\_\_\_\_ Sign \_\_\_\_\_

170713080  
8 OCT 2021

10511

Dalia Chatterji



Dalia Chatterji

10512



Sujata Das Gupta

10513



Sayan Das Gupta

10514



Shubhajit Dasgupta

10515



Abanipal



21

A.D.S.R Behala  
29 OCT 2021  
Dist. - South 24 Pgs.

## Major Information of the Deed

Deed No :	I-1607-13772/2021	Date of Registration	01/11/2021
Query No / Year	1607-2002124242/2021	Office where deed is registered	
Query Date	20/10/2021 2:44:16 PM	1607-2002124242/2021	
Applicant Name, Address & Other Details	Partha Mallick 116/7, Bama Charan Roy Road,,Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700034, Mobile No. : 9674127828, Status :Solicitor firm		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 2/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4310] Other than Immovable Property, Security Bond [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs 2/-	Rs. 63,45,075/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 10,120/- (Article:48(g))	Rs. 35/- (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:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sarat Chatterjee Road, , Premises No: 36, , Ward No: 131 Pin Code : 700060

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 14 Chatak 11 Sq Ft	1/-	57,77,062/-	Width of Approach Road: 40 Ft.,
<b>Grand Total :</b>				6.419Dec	1/-	57,77,062 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	990 Sq Ft.	1/-	5,68,013/-	Structure Type: Structure

Gr. Floor, Area of floor : 630 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 360 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete

<b>Total :</b>	990 sq ft	1/-	5,68,013 /-	
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## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mrs SUJATA DASGUPTA</b>  Wife of Late PRASENJIT DASGUPTA 129, PARNASREE PALLY,, City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BSxxxxxx7Q, Aadhaar No: 55xxxxxxxx1340, Status :Individual, Executed by: Self, Date of Execution: 29/10/2021  . Admitted by: Self, Date of Admission: 29/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/10/2021  . Admitted by: Self, Date of Admission: 29/10/2021 ,Place : Pvt. Residence</p>
	<p><b>Mr SAYAN DASGUPTA</b>  Son of Late PRASENJIT DASGUPTA 129, PARNASREE PALLY,, City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BKxxxxxx6B, Aadhaar No: 90xxxxxxxx7752, Status :Individual, Executed by: Self, Date of Execution: 29/10/2021  . Admitted by: Self, Date of Admission: 29/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/10/2021  . Admitted by: Self, Date of Admission: 29/10/2021 ,Place : Pvt. Residence</p>
3	<p><b>Mr SHUBHAJIT DASGUPTA</b>  Son of Late INDRAJIT DASGUPTA 14, PANCHANANTALA ROAD, NABAGRAM,, City:- , P.O:- NABAGRAM, P.S:-Konnagar, District:-Hooghly, West Bengal, India, PIN:- 712246 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ARxxxxxx7M, Aadhaar No: 30xxxxxxxx1747, Status :Individual, Executed by: Self, Date of Execution: 29/10/2021  . Admitted by: Self, Date of Admission: 29/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/10/2021  . Admitted by: Self, Date of Admission: 29/10/2021 ,Place : Pvt. Residence</p>
4	<p><b>DAMAYANTI SENGUPTA GOEL</b>  Wife of Mr ABHISHEK GOEL SARAM NAGAR COLONY,, City:- , P.O:- KONDAPUR, P.S:-KANDUKUR, District:-Rangareddy, Andhra Pradesh, India, PIN:- 500084 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ARxxxxxx9L, Aadhaar No: 23xxxxxxxx1055, Status :Individual, Executed by: Self, Date of Execution: 29/10/2021  . Admitted by: Self, Date of Admission: 29/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/10/2021  . Admitted by: Self, Date of Admission: 29/10/2021 ,Place : Pvt. Residence</p>
5	<p><b>Mr SIDDHARTHA CHATTERJEE</b>  Son of Mr MILON CHATTERJEE 119, KAZI PARA ROAD, PARNASREE PALLY,, City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: CExxxxxx5E, Aadhaar No: 87xxxxxxxx3741, Status :Individual, Executed by: Self, Date of Execution: 29/10/2021  . Admitted by: Self, Date of Admission: 29/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/10/2021  . Admitted by: Self, Date of Admission: 29/10/2021 ,Place : Pvt. Residence</p>

## Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>B B C ENTERPRISE</b>  165, PARNASREE PALLY,, City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 , PAN No.:: AAxxxxxx2P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mrs KRISHNA BANERJEE</b>                      Wife of Mr CHANDAN BANERJEE 165, PARNASREE PALLY,, City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx3G, Aadhaar No: 66xxxxxxxx9527 Status : Representative, Representative of : B B C ENTERPRISE (as PARTNERS)</p>
2	<p><b>Mr BIKRAM BANERJEE</b>                      Son of Mr CHANDAN BANERJEE 165, PARNASREE PALLY,, City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx1B, Aadhaar No: 63xxxxxxxx7575 Status : Representative, Representative of : B B C ENTERPRISE</p>
3	<p><b>Mrs DALIA CHATTERJEE (Presentant)</b>                      Wife of Mr MILON CHATTERJEE 119, KAZI PARA ROAD,, City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx9L, Aadhaar No: 98xxxxxxxx0496 Status : Representative, Representative of : B B C ENTERPRISE (as PARTNERS)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p><b>Mr SAMAR BIJOY CHAKRABORTY</b>                      Son of S L CHAKRABORTY                      11, KAZI PARA ROAD,, City:- , P.O:- PARNASREE, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700060</p>			
<p>Identifier Of Mrs SUJATA DASGUPTA, Mr SAYAN DASGUPTA, Mr SHUBHAJIT DASGUPTA, DAMAYANTI SENGUPTA GOEL, Mr SIDDHARTHA CHATTERJEE, Mrs KRISHNA BANERJEE, Mr BIKRAM BANERJEE, Mrs DALIA CHATTERJEE</p>			



On 22-10-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 63,45,075/-



Sandip Biswas

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 29-10-2021

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

Presented for registration at 19:00 hrs on 29-10-2021, at the Private residence by Mrs DALIA CHATTERJEE .

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

Execution is admitted on 29/10/2021 by 1. Mrs SUJATA DASGUPTA, Wife of Late PRASENJIT DASGUPTA, 129, PARNASREE PALLY., P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession House wife, 2. Mr SAYAN DASGUPTA, Son of Late PRASENJIT DASGUPTA, 129, PARNASREE PALLY., P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Service, 3. Mr SHUBHAJIT DASGUPTA, Son of Late INDRAJIT DASGUPTA, 14, PANCHANANTALA ROAD, NABAGRAM., P.O: NABAGRAM, Thana: Konnagar, , Hooghly, WEST BENGAL, India, PIN - 724006, by caste Hindu, by Profession Service, 4. DAMAYANTI SENGUPTA GOEL, Wife of Mr ABHISHEK GOEL, SARAN NAGAR COLONY., P.O: KONDAPUR, Thana: KANDUKUR, , Rangareddy, ANDHRA PRADESH, India, PIN - 500084, by caste Hindu, by Profession Service, 5. Mr SIDDHARTHA CHATTERJEE, Son of Mr MILON CHATTERJEE, 119, KAZI PARA ROAD, PARNASREE PALLY., P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Student

Identified by Mr SAMAR BIJOY CHAKRABORTY, ., Son of S L CHAKRABORTY, 11, KAZI PARA ROAD., P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

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

Execution is admitted on 29-10-2021 by Mrs KRISHNA BANERJEE, PARTNERS, B B C ENTERPRISE, 165, PARNASREE PALLY., City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060

Identified by Mr SAMAR BIJOY CHAKRABORTY, ., Son of S L CHAKRABORTY, 11, KAZI PARA ROAD., P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

Execution is admitted on 29-10-2021 by Mr BIKRAM BANERJEE,

Identified by Mr SAMAR BIJOY CHAKRABORTY, ., Son of S L CHAKRABORTY, 11, KAZI PARA ROAD., P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

Execution is admitted on 29-10-2021 by Mrs DALIA CHATTERJEE, PARTNERS, B B C ENTERPRISE, 165, PARNASREE PALLY., City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060

Identified by Mr SAMAR BIJOY CHAKRABORTY, . . . Son of S L CHAKRABORTY, 11, KAZI PARA ROAD,, P.O: PARNASREE, Thana: Behala, . South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

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

On 01-11-2021

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 35/- ( E = Rs 35/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 35/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 25/10/2021 8:59PM with Govt. Ref. No: 192021220100589671 on 25-10-2021, Amount Rs: 35/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKR7752358 on 25-10-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,120/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 9,120/-

Description of Stamp

1 Stamp: Type: Impressed, Serial no 138789, Amount: Rs.1,000/-, Date of Purchase: 08/10/2021, Vendor name: G C SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 25/10/2021 8:59PM with Govt. Ref. No: 192021220100589671 on 25-10-2021, Amount Rs: 9,120/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKR7752358 on 25-10-2021, Head of Account 0030-02-103-003-02

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2021, Page from 510076 to 510141

being No 160713772 for the year 2021.



Digitally signed by SANDIP BISWAS  
Date: 2021.11.17 15:43:10 +05:30  
Reason: Digital Signing of Deed.

(Sandip Biswas) 2021/11/17 03:43:10 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

(This document is digitally signed.)

17/11/2021 Query No:-16072002124242 / 2021 Deed No :- 160713772 / 2021. Document is digitally signed.

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(2)

**SMT. SUJATA DASGUPTA (PAN: BSBPD8477Q, AADHAAR: 5506-0934-1340 & MOBILE: 8697346799** by faith Hindu, occupation housewife ], wife of Late Prasenjit Dasgupta and **SAYAN DASGUPTA (PAN: BKGPD5576B, AADHAAR: 9041-5243-7752 & MOBILE: 8697919647** by faith Hindu, occupation service ], son of Late Prasenjit Dasgupta, both residing at 129, Parnasree Pally, P.O. & P.S. - Parnasree, Kolkata - 700 060 (both heirs of Late Prasenjit Dasgupta); **SHUBHAJIT DASGUPTA (PAN: ARZPD7587M, AADHAAR: 3096-2226-1747 & MOBILE: 7890007055** by faith Hindu, occupation service], son of Late Indrajit Dasgupta, residing at A-2, Charulata Abasan, 14, Panchanantala Road, Nabagram, Hooghly - 712 246 (heir of Late Indrajit Dasgupta); **DAMAYANTI SENGUPTA GOEL (PAN: ARMPS0639L, AADHAR: 2323-8624-1055 & MOBILE: 9945153532** by faith Hindu, occupation service), wife of Shri Abhishek Goel, residing at Flat No. 312, Aparna Heights II, Srisam Nagar Colony, Kondapur K.v Rangareddy Telangana-500084 (heir of Late Sathi Sengupta ); and **SIDDHARTHA CHATTERJEE (PAN: CEYPC4535E, AADHAAR: 8708-4966-3741 & MOBILE: 9874397026** by faith Hindu occupation student ], son of Shri Milon Chatterjee, residing at 119, Kazi Para Road, Parnasree Pally, P.O. & P.S. - Parnasree, Kolkata - 700 060, hereinafter called the "OWNERS" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, legal representatives, administrators, executors and assigns) of the **ONE PART**

**A N D**

**SMT. KRISHNA BANERJEE (PAN: ADRPB4863G, ADHAAR: 6643 9885 9527 & Mobile: 9830022036** by faith Hindu, occupation business ], wife of Sri Chandan Banerjee, residing at 165, Parnasree Pally, P.S. - Parnasree, P.O. - Parnasree, Kolkata - 700 060, **SRI. BIKRAM BANERJEE (PAN: AHIPB4481B, ADHAAR: 6367 4871 7573 & Mobile: 9163377777** by faith Hindu, occupation business], son of Sri Chandan Banerjee, residing at 165,



10516

✓ Siddhant Chatterjee

10517



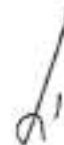
10517

| Prikrambanjan



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Kaishna Banerjee



10519

Suman Bejoy Chatterjee  
of Sukal Chatterjee  
11 Wasi Para Road  
Cal-60.

A.D.S.R. Beh  
29 OCT 2021  
Dist.- South 24 Pgs.

Parnasree Pally, P.S. - Parnasree, P.O. - Parnasree, Kolkata - 700 060  
**AND SMT. DALIA CHATTERJEE (PAN AEVPC7489L, ADHAAR: 9860 4105 0496, Mobile : 9432350539** by faith Hindu, occupation business), wife of Sri Milon Chatterjee, residing at 119, Kazipara Road, P.S. - Parnasree, P.O. - Parnasree, Kolkata - 700 060, all carrying on Business in Co-partnership under the name and style of "**MESSRS. B. B. C. ENTERPRISE**" (PAN: **AADFB3542P**) duly registered under **Section 58 and rule 4(2) of the Indian Partnership Act, 1932** being **Registration No. L 67885** dated **22. 02. 2005** having its office at 165, Parnasree Pally, P.S. - Parnasree, P.O. - Parnasree, Kolkata - 700 060, hereinafter called the "**DEVELOPER/PROMOTER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean or include the partner or partners for the time being of the said Firm and their respective heirs, legal representatives, executors, administrators and permitted assignee) of the **OTHER PART.**

**WHEREAS** one Binoy Bhusan Dasgupta, since deceased was an Allottee/Member of Parnasree Pally Samavaya Samiti Limited and was allotted **ALL THAT** Land measuring 3 Cottah 14 Chittak 11 Sq. Ft. be the same a little more or less being Scheme Plot No. P-129 forming part of C.S. Plot No. 870 in Mouza - Garagachha, J.L. No. 2, P.S. - Behala, District - 24 Parganas (hereinafter called "the said Property").

**AND WHEREAS** after the death of the said Binoy Bhusan Dasgupta his wife, Smt. Sumati Dasgupta (alias Smt. Sumati Bala Dasgupta), as Nominee was



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substituted as such Allottee/Member in respect of the said property who had constructed a two storied building thereon.

**AND WHEREAS** the said Smt. Sumati Dasgupta (alias Smt. Sumati Bala Dasgupta) died intestate on 30/03/1972 leaving surviving Prasenjit Dasgupta (Son), Indirajit Dasgupta (Son), Smt. Silpi Nayak (nee Dasgupta) (Daughter) and Smt. Sathi Sengupta (nee Dasgupta) (Daughter) as her heirs and legal representatives and duly substituted as Allottees/Members of the said property being Scheme Plot No. 129, Parnasree Pally, Kolkata - 700 060.

**AND WHEREAS** by virtue of an Indenture of Sale dated 28th July, 1976 executed between Parnasree Pally Samavaya Samiti Limited, described therein as Samiti of the One Part and Prasenjit Dasgupta, Indrajit Dasgupta, both sons of Late Binoy Bhusan Dasgupta, Smt. Silpi Nayak (nee Dasgupta), wife of Asish Kumar Nayak and Smt. Sathi Sengupta (nee Dasgupta), wife of Ranjit Sengupta and both daughters of Late Binoy Bhusan Dasgupta, described therein as Allottees/Purchasers of the Other Part become the absolute owner of the said property and mutated their names in the records of South Suburban Municipality presently Kolkata Municipal Corporation.

**AND WHEREAS** Smt. Silpi Nayak, one of the joint owners of the said property being Scheme Plot No. 129, Parnasree Pally, Kolkata - 700 060 died intestate leaving surviving her only son, Anirban Nayak as her heir and legal representative in respect of her undivided 1/4th share in the said property being Scheme Plot No. 129, Parnasree Pally, Kolkata - 700 060 by virtue of the provisions of Section 15(2) of The Hindu Succession Act, 1956.

**AND WHEREAS** by virtue of a Deed of Conveyance dated 22,10,2021 the said Anirban Nayak, one of the Joint Owners sold his 1/4th undivided share

(5)

in ALL THAT piece or parcel of revenue free land being Scheme Plot No. P-129, Parnasree Pally, forming part of C.S. Plot No. 870, measuring 3 Cottahs 14 Chittacks and 11 Sq. Ft. be the same a little more or less in Mouza - Behala, J.L. No. 2, Khatian No. 66 presently within Ward No. 131 of Kolkata Municipal Corporation, Premises No. 36, Sarat Chatterjee Road, P.O. & P.S. - Parnasree, Kolkata - 700 060 together with two storied building standing thereon favouring Shri Siddhartha Chatterjee, one of the Owners herein and duly registered at the office of District Sub-Registrar, Behala and recorded in Book No. 1, Being No. 160712947, for the year 2021 free from all encumbrances against a valuable consideration.

AND WHEREAS by virtue of above, the said Smt. Sujata Dasgupta, Sayan Dasgupta, shubhajit Dasgupta, Damayanti Sengupta Goel and Siddhartha Chatterjee, the abovementioned Owners became the absolute the joint owners of the said property together with the two Storied Building standing thereon and seized and possessed of or otherwise well and sufficiently entitled in respect of the said property, free from all encumbrances, charges, liens, lispendences, attachments, trust, acquisition/requisition and liabilities whatsoever and mutated their respective names in the records of the Kolkata Municipal Corporation under

Assessee No. 411311700368 in the manner as follows:-

- a) Smt. Sujata Dasgupta and ) 1/4<sup>th</sup> Share  
Sayan Dasgupta )  
Heirs of Late Prasenjit Dasgupta
- b) Shubhajit Dasgupta ) 1/4<sup>th</sup> Share  
Heir of Late Indrajit Dasgupta
- c) Damayanti Sengupta Goel ) 1/4<sup>th</sup> Share  
Heirs of Late Sathi Sengupta
- d) Siddhartha Chatterjee ) 1/4<sup>th</sup> Share  
Purchased from Anirban Nayak,  
Heirs of Late Smt. Silpi Nayak

(6)

(6)

AND WHEREAS the said 'Developer/Promoter' approached the said 'Owners' herein for construction of a Ground plus Four storeyed Building on the said Property, more fully described in the **First Schedule** hereunder written at their own costs and expenses and strictly in accordance with the Plan to be sanctioned by The Kolkata Municipal Corporation (KMC) upon certain terms and conditions and the said 'Owners', on being approached, agreed to accept the said proposal.

NOW THIS AGREEMENT WITNESSETH as follows :---

ARTICLE - I ----- DEFINITIONS

Unless in these presents it is repugnant or inconsistent with :---

1.1 'OWNERS' shall mean: (1) SMT. SUJATA DASGUPTA; (2) SAYAN DASGUPTA; (3) SHUBHAJIT DASGUPTA; (4) SMT. DAMAYANTI SENGUPTA GOEL and (5) SIDDHARTHA CHATTERJEE.

1.2 'DEVELOPER/PROMOTER' shall mean: (1) SMT. KRISHNA BANERJEE, (2) SRI. BIKRAM BANERJEE and (3) SMT. DALIA CHATTERJEE, all carrying on Business in Co-partnership under the name and style of "MESSRS. B. B. C. ENTERPRISE".

1.3 'THE SAID PLOT/PROPERTY' shall mean and include: ALL THAT piece or parcel of revenue free land being Scheme Plot No. P-129, Parnasree Pally, forming part of C.S. Plot No. 870, measuring 3 Cottahs 14 Chittacks and 11 Sq. Ft. be the same a little more or less in Mouza - Behala, J.L. No. 2, Khatian No. 66, presently within Ward No. 131 of Kolkata Municipal Corporation, Premises No. 36, Sarat Chatterjee Road,



(7)

1.4 P.O. & P.S. - Parnasree, Kolkata - 700 060 together with two storied building standing thereon.

1.5 **'OWNERS' SHARE'** shall mean 50% share of the proposed Ground Plus Four storeyed Building to be constructed on the said property comprising several Flats and Car-parking Spaces and other units. More fully described in Part - I of the Second Schedule hereunder written

**NOTE : The measurement of such aforementioned area is subject to variation as per Final Drawing and duly sanctioned by The Kolkata Municipal Corporation.**

1.6 **'DEVELOPER / PROMOTER'S SHARE'** shall mean 50% share of the proposed Ground Plus Four storeyed Building to be constructed on the said property comprising several Flats and Car-parking Spaces and other units.

More fully described in Part - II of the Second Schedule hereunder written

1.7 **'COMMON FACILITIES AND AMINITIES'** shall mean and include certain Common Spaces which will be provided by the 'Developer/Promoter' commonly to the said 'Owner' and the 'Purchasers', particulars of which have been set out in the **Third Schedule** hereunder written and required for establishment, location enjoyment provision, maintenance and/or management of the Building.

1.7 **'SALEABLE SPACE'** shall mean the Spaces in the Ground Plus Four Storeyed Building (excepting the 'Owners' Share, mentioned in Clause No. 1.4) to be constructed on the said Property available for independent use and occupation after making due provisions for common facilities and the Space required thereof.

- 1.8 **'BUILDING'** shall mean and include the Ground Plus Four Storeyed Building to be constructed by the 'Developer/Promoter' on the said Property as per the Sanction Plan of KMC.
- 1.9 **'BUILDING PLAN'** shall mean such Building Plan sanctioned by The Kolkata Municipal Corporation and all other relevant statutory authorities for construction of a Ground Plus Four Storeyed Building on the said Property being premises No. 36, Sarat Chatterjee Road, P.O. & P.S. - Parnasree, Kolkata - 700 060.
- 1.10 **'SERVICE ORGANISATION'** shall mean a Society, Body or Association to be formed by the 'Developer/Promoter' and the 'Owners' in consultation with the other Flat-owners to take over the management/administration of the common facilities in the said Building.
- 1.11 **'COST OF COMMON FACILITIES'** shall mean and include the costs of operating and maintaining as and when required, the common facilities after completion of the Building and shall include taxes, charges, salaries, and other expenses payable in respect thereof or incidental thereto to be shared proportionately by the Owners/Flat-owners/Occupants of the said Building as per their respective Allocated Area, particulars of which have been set out in the **Fourth Schedule** hereunder written.
- 1.12 **'ARCHITECT'** shall mean a qualified person or persons having experience in Civil Constructions and duly registered with the KMC and all other statutory Authorities required under the prevailing laws.

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1.13 **'DEMOLITION OF THE EXISTING BUILDING'** That after delivery of the vacant possession of the property of the 'Owners' to the 'Developer/promoter', the 'Developer/Promoter' shall demolish the existing structure and sell the materials of the Debris and the 'Developer/Promoter' shall get the entire sale proceeds of the same.

1.14 **'SHIFTING'** the 'Developer/Promoter' bear rent per month for the Two Bedroom Flat for their respective accommodation so that the said 'Owners' can deliver vacant possession of the said Premises to the 'Developer/Promoter' for construction work as per sanctioned Plan. The 'Developer/Promoter' hereby shall provide the said accommodation to the said 'Owners' and reimburse the rent @ Rs. 10,000/- per month each till the completion of the portion of the 'Owners' Allocation of the proposed Ground Plus Four Storeyed building and deliver possession of the 'Owners'.

## **ARTICLE - II ----- 'OWNERS'/VENDORS' OBLIGATIONS**

2.1 The 'Owners' have agreed to produce the originals of the Deed of Conveyance of their Plot and all other Chain Deeds and other required relevant papers/documents for the Sanction and Development of the said Property.

2.2 The 'Owners' have agreed to make over possession of the said Property being premises No. 36, Sarat Chatterjee Road, P.O. & P.S. - Parnasree, Kolkata - 700 060 to the 'Developer/Promoter' simultaneously with the execution of these presents and/or immediately on getting the clearance/sanction from KMC and/or relevant Statutory Authority subject to the terms and conditions hereinafter contained.



2.3 Subject to the preceding clause, the 'Owners' hereby grant exclusive license and permission to the 'Developer/Promoter' to construct, erect and complete a Ground Plus Four Storeyed Building including the Owners' Share/Allocation on the said Property in accordance with the Building Plan to be sanctioned by The Kolkata Municipal Corporation within a stipulated period of Thirty Six (36) months from the date of execution of 'Development Agreement with Power', subject to the demolishing of the building. Time is 'ESSENCE OF THE CONTRACT'.

**ARTICLE - III ----- OWNERS' RIGHTS AND REPRESENTATIONS**

3.1 The 'Owners/Vendors' are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said Property being premises No. 36, Sarat Chatterjee Road, P.O. & P.S. - Parnasree, Kolkata - 700 060, more fully and particularly described in the **First Schedule** hereunder written.

3.2 The said 'Owners' have no claim, right, title and/or demand over and in respect of the said Property and/or any portion thereof individually after completion of the Ground Plus Four Storeyed Building.

3.3 The said Property is free from all encumbrances, charges, liens, lispendences, trusts, attachments, acquisitions/requisitions whatsoever and however.

3.4 The said Property is not affected by provisions of the Urban Land (Ceiling & Regulations) Act, 1976.

**ARTICLE - IV ----- DEVELOPER'S/PROMOTER'S RIGHTS**

4.1 The 'Developer/Promoter' will hold possession of the said Property as exclusive licensee and the 'Developer/Promoter' has got authority to construct a Ground Plus Four Storeyed Building on the said Property in accordance with the sanctioned Building Plan.

4.2 If any amendment or modification is required to be made in the said Building Plan, the same shall be done by the 'Developer/Promoter' on behalf of the 'Owners' with due consent of the 'Owners' and the 'Developer/Promoter' shall pay and bear all fees including Architect's fees, Municipal fees, charges and expenses etc. required to be paid or deposited for the purpose.

4.3 Nothing in these presents shall be construed as a demise or assignment or conveyance in Law by the 'Owners' of the said Property or any part thereof to the 'Developer/Promoter' or is creating any right, title or interest in respect thereof, the 'Developer/Promoter' other than an exclusive license to the 'Developer/Promoter' to commercially exploit the same in terms hereof by constructing a Ground Plus Four Storeyed Building on the said Property and to deal with the 'Developer/Promoter's Allocation' in the Building in the manner hereafter stated.

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

5.1 The 'Developer/Promoter' shall complete the construction of the said Ground Plus Four Storied Building within Thirty Six (36) months from the date of execution of this 'Development Agreement with Power' However, only on reasonable ground and on request of the 'Developer/Promoter', the 'Owners' may consider and extend the completion period of the said construction on the said Property.

5.2 The 'Developer/Promoter' shall on completion of the construction of the Building put the Owners' Allocation in undisputed possession of the Owners' Share/Allocation in the manner fully described in Part-I of the **Second Schedule** hereunder written together with all rights in common to the common portions and facilities.

5.3 The 'Developer/Promoter' shall be exclusively entitled to the 'Developer/Promoter's Allocation' in the Building in the manner fully described in Part-II of the Second Schedule hereunder written with the right to transfer or otherwise deal with or dispose of the same and the 'Owners/Vendors' shall not in any way interfere with or disturb quiet and peaceful possession of the 'Developer/Promoter's Allocation' provided that the 'Developer/Promoter' has complied with all the terms and conditions which are to be observed and performed by the 'Developer/Promoter' under these presents.

5.4 The 'Owners' shall be entitled to transfer and/or otherwise deal with the Owners' Allocation in the Building only.

5.5 In so far as necessary all dealings by the 'Developer/Promoter' in respect of the Building shall be in the name of the 'Owners' for which purpose the 'Owners' have agreed to execute a Power of Attorney in favour of the 'Developer/Promoter' by these presents with clear understanding that such dealings shall not in any way fasten or create any financial liabilities upon the 'Owners'.



ARTICLE - VI ----- BUILDING

- 6.1 The 'Developer/Promoter' shall at their own costs and expenses construct, erect and complete a Ground Plus Four Storeyed Building on the said Property within the time specified above in accordance with the sanctioned Building Plan with good and standard materials as may be specified by the Architect from time to time and Owner's contribution would be in form of land being the said premises No. 36, Sarat Chatterjee Road, P.O. & P.S. - Parnasree, Kolkata - 700 060.
- 6.2 The 'Developer/Promoter' shall install and erect in the said Ground Plus Four Storeyed Building at their own costs and expenses all the facilities as are required to be provided in the Ground Plus Four Storeyed Building having self-contained Apartment and constructed for sale of Flats.
- 6.3 The 'Developer/Promoter' shall arrange for Common Meters of Common Spaces, the costs of the same shall be borne by all the 'Flat-owners' such as all the 'Purchasers' including the 'Owners' proportionately.
- 6.4 The 'Developer/Promoter' shall arrange for the individual Meters also in respect of all the Flats thereon including the 'Owners' Allocation' and the costs of the same shall be borne by all the 'Flat-owners' such as all the 'Purchasers' including the 'Owners' herein individually and/or proportionately.
- 6.5 The 'Developer/Promoter' shall be authorised in the name of the 'Owners' in so far as it necessary to apply for and obtain quotas entitlements and other allocation for cement, steel, bricks and other Building materials allocable to the 'Owners' for the construction of the Building and to similarly apply for and obtain temporary and permanent

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connections of water, electricity, drainage, sewerage whatsoever to the said Building and other inputs and facilities required for the construction or enjoyment of the Building.

6.6 The 'Developer/Promoter' shall at their own costs and expenses and without creating any financial or other liability on the 'Owners' construct and complete the said Building including the 'Owners' Allocation' in accordance with the Building Plan.

6.7 All costs, charges and expenses including Municipal fees and Architect fees shall be discharged by the 'Developer/Promoter' during the period from the execution of this Agreement till the completion of the construction of the said Building and the 'Owners' shall bear no responsibility in this context for the above-mentioned period.

#### ARTICLE - VII ----- COMMON FACILITIES

7.1 The 'Developer/Promoter' shall pay and bear all property Taxes and other dues and outgoings in respect of the 'Developer/Promoter's Share/Allocation' accrued on and from the date of handing over possession of the said Property to the 'Developer/Promoter'.

7.2 As soon as the Building is completed, the 'Developer/Promoter' shall give written Notice to the 'Owners' requiring the 'Owners' to take possession of the 'Owners' Allocation' in the Building and if it is constructed according to the specifications and Plan thereof and Certificate of the Architect/Competent Authority being produced to that effect then within fifteen (15) days from the date of service of such Notice and at all times thereafter the 'Owners' shall be exclusively responsible

for payment of Municipal and Property Taxes, rates, dues, duties and other public outgoings and impositions including maintenance charges whatsoever (hereinafter for the sake of brevity referred to as "The said Rates") payable in respect of the 'Owners' Allocation' and the 'Developer/Promoter' and/or the 'Allottees'/'Purchasers' of the Flats of the 'Developer/Promoter's Share' shall be responsible to pay the balance of the said rates.

7.3 The 'Owners' and the 'Developer/Promoter' shall punctually and regularly pay for their respective Allocation the said rates to the concerned authorities or otherwise as may be mutually agreed upon between the 'Owners' and the 'Developer/Promoter' and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceeding whatsoever directly or indirectly instituted against or suffered by or paid by either of them, as the case may be consequent upon a default by the 'Owners' or the 'Developer/Promoter' on this behalf.

7.4 Notwithstanding anything contained herein before, it is agreed that until individual assessment of the respective Flat is being made by the authority concerned the said rates will be borne by the individual 'Flat-owners' proportionately as per their respective Flat Area.

7.5 As and from the date of service of Notice of possession, the 'Owners' shall be responsible to pay and bear and shall forthwith pay on demand to the 'Developer/Promoter', the service charges for the common facilities in the Building in respect of the 'Owners' Allocation', full particulars of which have been set out in the **Fourth Schedule** hereunder written.



ARTICLE - VIII ----- OWNER'S /VENDOR'S FURTHER  
OBLIGATIONS

- 8.1 The 'Owners' hereby agree and covenant with the 'Developer/Promoter' not to cause any interference or hindrance in the construction of the said Building on the said Property by the 'Developer/Promoter', if anything is not going against the spirit of this Agreement.
- 8.2 The 'Owners' hereby agree and covenant with the 'Developer/Promoter' not to do any act, deed or thing whereby the 'Developer/Promoter' may be prevented from selling, assigning and/or disposing of any of 'Developer/Promoter's Allocation'.
- 8.3 The 'Owners/Vendors' hereby agree and covenant with the 'Developer/Promoter' not to let out, grant, lease, mortgage and/or charge the said Property or any portion thereof for any reason whatsoever.
- 8.4 The 'Owners' herein shall pay the value of the Service Tax, GST, Cess and whatsoever such Taxes, applicable from time to time which will be added and deposited to the Concerned Authority.
- 8.5 The 'Owners' hereby undertake to do all such acts, deeds, matters and things through the 'Developer/Promoter' as his representative and for the aforesaid purpose, the 'Owners/Vendors' shall execute **Power of Attorney** and/or authorisation as may be required by the 'Developer/Promoter' and the 'Owners/Vendors' also undertake to sign and execute all such acts, deeds, matters and things, if the same do not in any way infringe and/or effect the rights of the 'Owners' in respect of the said Property and/or go against the spirit of this Agreement.

ARTICLE - IX - POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE,  
(1) SMT. SUJATA DASGUPTA; (2) SAYAN DASGUPTA; (3) SHUBHAJIT  
DASGUPTA; (4) SMT. DAMAYANTI SENGUPTA GOEL and (5) SIDDHARTHA  
CHATTERJEE, the parties of the FIRST PART SEND GREETINGS.

WHEREAS We possess ALL THAT piece or parcel of revenue free land being  
Scheme Plot No. P-129, Parnasree Pally, forming part of C.S. Plot No. 870,  
measuring 3 Cottahs 14 Chittacks and 11 Sq. Ft. be the same a little more or  
less in Mouza - Behala, J.L. No. 2, Khatian No. 66, presently within Ward No.  
131 of Kolkata Municipal Corporation, Premises No. 36, Sarat Chatterjee  
Road, P.O. & P.S. - Parnasree, Kolkata - 700 060 together with two storied  
building standing thereon free from all encumbrances, charges, liens,  
lispendences, attachments, trust, acquisition and liabilities whatsoever  
together with a two storied building standing thereon, more fully described in  
the **First Schedule** hereunder written (hereinafter collectively referred to as  
the "said Plot").

AND WHEREAS, we, the said (1) SMT. SUJATA DASGUPTA; (2) SAYAN  
DASGUPTA; (3) SHUBHAJIT DASGUPTA; (4) SMT. DAMAYANTI  
SENGUPTA GOEL and (5) SIDDHARTHA CHATTERJEE do hereby  
Nominate and Appoint (1) SMT. KRISHNA BANERJEE, (2) BIKRAM  
BANERJEE and (3) DALIA CHATTERJEE, all carrying on Business in Co-  
partnership under the name and style of "MESSRS. B. B. C.  
ENTERPRISE" to be our **Attorney** for us and in our name and our behalf  
to do and execute all or any of the following acts deeds and things and do the  
following powers namely that is to say :-

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1. To take possession of the said Plot for the purpose of construction of Ground plus four storied building (hereinafter referred to as "the said building") in the said Plot (hereinafter referred to as the "Said property")
2. To negotiate for the purpose of development of the said premises more fully described in the **First Schedule** hereunder written by construction of a ground plus four storied building inter alia on the terms and conditions that may be agreed by the owners.
3. To construct or cause to be constructed the said building on the said property according to sanctioned plan of the Kolkata Municipal Corporation.
4. To sign Building Plan and/or any application or affidavit and affirm the same on our behalf which may be necessary for construction of the said building on our behalf and to carry correspondence on our behalf with all concerned authorities and bodies including KMC, Kolkata Metropolitan Development Authority (KMDA), Kolkata.
5. To make and/or sign and submit application petition letters and other writings and to appear before Government Department, Local Authorities for all or any license, permission, sanction and consents required for the construction of the said building on our behalf.
6. To secure purchasers of the flats and/or Units under the Developer's Allocation of the said building to be constructed as our Attorney.



7. To approve and settle any Agreement for Sale and/or Deed of Conveyance in respect of any Flat or Unit of the said building proposed to be constructed on the said Property to be executed by the said Attorney on our behalf in favour of any such Purchaser/s regarding the sale of 'developers'/Promoters' allocation only according to the this 'Development Agreement with Power'
8. To execute Agreement for Sale and /or Deed of Conveyance in respect of the Flats of Units under the 'Developer's Allocation' of the said building to be constructed in the said Property.
9. To appear before the Income Tax Authority on our behalf and to obtain Income Tax Clearance Certificate, if required, for registration of such Deed of Conveyance and to sign and execute necessary forms and papers in connection herewith.
10. To appear and present on our behalf before an appropriate Registrar or Sub-Registrar of Assurances for the purpose of registration of Agreement for Sale and/or Deeds of conveyance and/or any such Deeds in respect of any Flat and/or Unit under the 'Developer's Allocation' of the said Building to be constructed on the said Property.
11. To file or cause to be filed any suit on our behalf to protect my interest in respect of the said Property or of the said building to be constructed on the said plot and sign plaint, petition, verification on our behalf.

12. To file suit on our behalf against the intending purchaser of any flat of the said building for damages, cancellation of any Agreement for Sale, specific performance of any Agreement for Sale on our behalf.
  
13. To prosecute or appear for representing us in all courts whether civil or criminal and to appear before all Learned Judges. Magistrate, Commissioner, Income Tax Authorities and other Government, Semi-Government Authority exercising jurisdiction in the Dominion of India and to bring, discontinue, institute or defend any suit action claim or other proceedings, to enforce and defend our claims rights and interest in the said Property or to which I am a party and to engage counsel advocate and other law agents and to sign execute all necessary papers, warrants or Vekalatnamas on our behalf, to prosecute and defend the said suit and to file petition on our petitions, tabular statements or others documents that may be necessary in the premises and to grand effectual receipts for all money which may be payable or owing to us in such suit or proceedings, to protect our rights title and interest in the said lands and/or the said building to be constructed thereon.

**AND** Generally to do execute and perform all other lawful acts matters and things as our said Attorneys shall consider necessary for the abovementioned purposes and I hereby agree to ratify and confirm whatever other acts matters or things our said Attorney shall lawfully do execute or perform or cause to be done, executed or performed under or by virtue of these presents.

**ARTICLE - X ----- DEVELOPER'S/ PROMOTER'S FURTHER OBLIGATIONS**

- 10.1 The 'Developer/Promoter' hereby agrees and covenants with the 'Owners/Vendors' not to violate or contravene any of the provisions or rules applicable for construction of the Building as a result of which the obligations and liabilities will accrue upon the "Owners".
- 10.2 The 'Developer/Promoter' hereby agrees and covenants with the 'Owners' not to do any act, deed or thing whereby the 'Owners' is prevented from enjoying, selling, assigning and/or disposing of any of the 'Owners'/Vendors' Allocation' in the Building.
- 10.3 The 'Developer/Promoter' hereby agrees and covenants with the "Owners' to abide by the all Laws applicable for the purpose of giving effect to this arrangement particularly the provisions of The Kolkata Municipal Corporation Act.
- 10.4 The 'Developer/Promoter' hereby agrees and covenants with the "Owners' that the 'Owners' will not be responsible in any way for any mishap/death/injury whatsoever during the period of construction of the building on the said land..

**ARTICLE - XI ----- OWNER'S INDEMNITY**

11. The 'Owners' hereby undertake that the 'Developer/Promoter' shall be entitled to the construction and shall enjoy allocation without any interference or disturbance provided the 'Developer/Promoter' performs and observes and fulfills all the terms and conditions herein contained and/or on their part to be observed, performed and/or fulfilled.



**ARTICLE - XII ----- DEVELOPER'S / PROMOTER'S INDEMNITY**

**12.1** The 'Developer/Promoter' hereby undertakes to keep the 'Owners' indemnified from and against all third Party's claims and actions arising out of any part of act or commission of the 'Developer/Promoter' in or relating to the construction of the said Building.

**12.2** The 'Developer/Promoter' hereby indemnifies and keeps the 'Owners' indemnified from and against all actions, suits, costs, proceedings and claims and demands that may arise out of the 'Developer/Promoter's Allocation' with regard to the development of the said Property and/or in the matter of the construction of the Building and/or for any defect therein.

**ARTICLE - XIII ----- MISCELLANEOUS**

**13.1** The 'Owners' and the 'Developer/Promoter' have entered into this Agreement purely for construction and nothing contained herein shall be deemed to construe as partnership between the 'Developer/Promoter' and the 'Owners' or as a joint venture between the parties hereto constitute as an Association of persons, this arrangement is subject to production of the original Deed of Conveyance as aforesaid.

**13.2** It is understood that from time to time to facilitate the construction of the Building by the 'Developer/Promoter' various deeds, matters and things not herein specified may be required to be done by the 'Developer/Promoter' and for which the 'Developer/Promoter' may need

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the authority of the 'Owners' herein and various applications and other documents may be required to be signed or made by the 'Owners/Vendors' relating to which specific provisions may not have been mentioned herein.

13.3 Any Notice required to be given by the 'Developer/Promoter' shall be deemed to have been served to the 'Owners', if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the 'Developer/Promoter', if delivered by hand or sent by prepaid registered post with acknowledgement due to the 'Developer/Promoter'.

13.4 The 'Developer/Promoter' and the 'Owners/Vendors' with consultation among the other 'Flat-owners' shall mutually frame Scheme for the management and/or for the administrations of the said Building and/or common parts and facilities thereof.

13.5 The 'Owners' and the 'Developer/Promoter' hereby agree to abide by all the rules and regulations of such Management/Society/Association/Organisation and hereby give their consent to abide by the same.

#### ARTICLE -XIV ----- FORCE MAJEURE

14.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

14.2 Force majeure shall mean pandemic, flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lock-out, order of injunction and/or any other order of a statutory authority and any other act or commission beyond the control of the parties hereto.

**ARTICLE - XV ----- ARBITRATION**

**15.1** All disputes and differences arising out of this Agreement regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability shall be referred to the sole arbitration of an Arbitrator, if both the parties agree upon and in the event of any disagreement the same shall be referred to the arbitration of two Arbitrators, one to be appointed by the 'Owners/Vendors' and another to be appointed by the 'Developer/Promoter' and the same shall be deemed to be reference within the meaning of **The Arbitration and Convention Act, 1996** or any statutory enactment or modification thereof.

**ARTICLE - XVI ----- JURISDICTION**

**16.1** The Courts of Kolkata alone shall have the jurisdiction to entertain and try all action suits and proceedings arising out of this Agreement.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece or parcel of revenue free land being Scheme Plot No. P-129, Parnasree Pally, forming part of C.S. Plot No. 870, measuring 3 Cottahs 14 Chittacks and 11 Sq. Ft. be the same a little more or less in Mouza - Behala, J.L. No. 2, Khatian No. 66, presently within Ward No. 131 of Kolkata Municipal Corporation, Premises No. 36, Sarat Chatterjee Road, P.O. & P.S. - Parnasree, Kolkata - 700 060 together with two storied building standing thereon (Ground floor 630 sqft and first floor 360 sqft) age of the building 30 years old flooring cemented butted and bounded in the following manner that is to say:-

**ON THE NORTH** : 40 FT Road

**ON THE SOUTH** : 20 FT Road

**ON THE EAST** : Samiti Plot Nos. 67 and 68

**ON THE WEST** : Samiti Plot No. 128



THE SECOND SCHEDULE ABOVE REFERRED TO

Part - I

Owners' Allocation

**All That** 50% share of the proposed Ground Plus Four storied Building to be constructed on the said property comprising several Flats and Car-parking Spaces and other unit together with undivided proportionate share in the land and common areas and facilities in the said building, subject to variation in the mentioned Area according to the availability of the sanctioned Area in the Sanctioned Plan of the Ground Plus Four Storeyed Building in the manner as follows:-

- a) Smt. Sujata Dasgupta and Sayan Dasgupta - ALL THAT Flat measuring 744Sq. Ft. super built up area (more or less) on the second floor south east side
- b) Shubhajit Dasgupta - ALL THAT Flat measuring 744Sq. Ft. super built up area (more or less) on the third floor south east side
- c) Smt. Damayanti Sengupta Goel - ALL THAT Flat measuring 719Sq. Ft. super built up area (more or less) on the forth floor north east side.
- d) Siddhartha Chatterjee - ALL THAT Flat measuring 719Sq. Ft. super built up area (more or less) on the first floor north east side together with two Nos. of Car Parking/Shop measuring 390 sqft (more or less) on the north east side of the Ground floor.

**NOTE :** a) The measurement of such mentioned sanctioned area is subject to variation in area as per Final Drawing which will be sanctioned by The Kolkata Municipal Corporation .

b) Above Allocation of the 'Owners' shall be effective only after registration of a Partition Deed among the ' Owner' .

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**Part - II**

**Developer's Allocation**

**All That** remaining 50% share of the proposed Ground Plus Four storied Building to be constructed on the said property comprising several Flats and Car-parking Spaces and other unit together with undivided proportionate share in the land and common areas and facilities in the said building, subject to variation in the mentioned Area according to the availability of the sanctioned Area in the Sanctioned Plan of the Ground Plus Four Storied Building.

**SPECIFICATIONS OF FLATS**

**[ FOR THE ALLOCATION OF THE SAID OWNERS ]**

- Building : Ground Plus Four Storeyed Building with Lift facility together with several Car-parking Spaces.
- Foundation : Building designed of R. C. C. Foundation.
- Steel : Standard quality available in the market.
- Cement : Standard quality available in the market.
- Sand : Coarse and Medium Coarse accordingly.
- Stone-chips : Standard quality available in the market.
- Bricks : First and Second Class accordingly.
- Flooring and Skirting :
- a) All the Bed-rooms, Living-cum-dining room, Passages, and Balcony will be finished with ceramic tiles with Skirting.
  - b) The Entrance lobby will have crazy flooring with 4" Skirting.
  - c) The Car-parking Spaces, Watchman booth, Toilet and all other open Spaces including front, back and

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passages on the Ground Floor of the Building will be finished with neat cement (I. P. 5).

d) The Toilets and Kitchen-room of the Flats will be provided with marble/non-skit tiles flooring with 6" Skirting.

**Kitchen-slab :** The Black Granite Slab will be provided on the top of Cooking platform and one Steel Sink will also be provided.

**Tiles :**

- a) The standard quality plain coloured tiles will be provided with height upto door-level around the dado in both the toilets of each Flat.
- b) The standard quality plain coloured tiles will be provided with height upto 2' from the top of the Kitchen platform and height upto 1.5' under the sink.

**Sanitary Fittings :** a) Both the toilets will have one White Commode with Black Seat-cover and Flush-valve/P.V.C. and Cistern, one White Wash Basin, one Basin Mixer, one Overhead Shower, one Wall Mixer, one Plumbing Lines : Hang Shower, one Towel Rod one Soap-case and one Mirror.

Geyser provision will be provided in both the Toilets.

Kitchen will have one Bib Cock on the Sink.

All the pipelines of the Toilets and Kitchen will be of good quality concealed P. V. C. pipes and Soil lines are to be connected to underground drain pipes terminating in Septic Tank.

**Doors :** The Doors of the Bed-rooms and Kitchen-room will have good quality Pheneol bonded Flash-doors with aluminum Tower-bolt, stopper, Mortice Lock etc., the doors of the Toilets will have good quality P V. C. doors with Tower-bolt and two Main doors will have polished Flash doors with Brass Stopper, Brass Handle and Godrej Night-latch.



- Windows : Aluminum sliding windows with integrated grill and translucent glass.
- Painting : All internal walls will be finished with white putty and all external Paints will be finished with Cement-based paints. All the flash doors of the Bed-rooms, Kitchen and the inside of the Main doors including all the frames will be of enamel paints and only the outside of the Main doors will be Gala-polished.
- Water Supply : Corporation water from The Kolkata Municipal Corporation will be provided in the Under Ground Reservoir, attached with Pump connected to Overhead Reservoir.
- Electrical Work : Electrical points for Lights, Fans, Refrigerator, Television, Geyser whatsoever reasonably required will be provided with concealed P. V. C. Wiring and complete with Distribution Box, Sub-distribution Box, Switch Boards with Piano-type Switches, 5/15 Amp Plug points along with provision of A.C. Points in all bed rooms.
- Electrical Meter : The Developer/Promoter will arrange for the Electrical Meter for Common Services and all the Individual Meters of the Flat-owners including the Meters of the Owner (already existing), the costs and expenses (if incurred) of which will be borne by all the said Owner.
- Extra Work : Request for Extra Work and/or for change from above-mentioned Specifications and for Extra Fittings of the costly Items will be entertained before commencement of the specified Items and Extra cost will have to be paid 50% in Advance of the required Estimated Amount.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

1. Staircase on all the Floors.
2. Staircase leading on all the floors.
3. Common passages and lobbies on the ground floor.
4. Water pump, Water tank and water pipes and other common plumbing Installations.

(29)

5. Electrical wiring, Common Electric Meters and fittings including those as are installed for any particulars unit.
6. Drainage and sewers.
7. Boundary walls and main gate.
8. Such other common areas equipments, installations fixtures and fittings and spaces in or about the said building as are necessary for passage to the user and occupancy of the said flats after construction of the building.
9. Septic Tank.
10. Roof parapet wall.

**THE FOURTH SCHEDULE ABOVE REFERED TO:**

1. The expenses of maintaining and repairing the main structure and in particular thereof, terrace, outer and rain water pipes, waste pipes, sewer lines, water lines, water tanks etc, of the building and also electricity lines for common lights.
2. The cost of cleaning and lighting the passages, staircases etc. and the other parts of the building.
3. The cost of the maintenance and decoration of the exterior of the building including the boundary wall.
4. The salary of chowkidars, sweepers, electricians, plumbers and other employees.
5. The costs of maintaining substituting and working the pump and the common lights.
6. Local and other taxes and other outgoing and impositions as also ground rents.
7. All expenses of common services and in connection with common areas and facilities.
8. Insurances of the building against Earthquake, fire etc.

- 9. Such further and other expenses as are necessary or incidental for the maintenance and up keep of the building.
- 10. Any expenses that may be fixed by the Association of the Flat Owners.

IN WITNESS whereof these presents have been executed by the parties hereto on the day month and year first above-written.

SIGNED AND DELIVERED by the abovenamed Owners in presence of:

Witnesses

1. Sumanlal (B.M. Esler)  
119, Kaji Para Road  
(Paradise Pally)  
Kolkata - 60

2. Ganar Prityoj Chatterjee  
11, Kaji Para Road, Kolk-60

Sujata Das Gupta

Sayan Das Gupta .

Shubhjit Dasgupta

Dasgupta .

Siddhartha Chatterjee

SIGNED SEALED AND DELIVERED

by the above named Developer/  
Promoter in presence of:

Prepared as per instruction:

Witnesses

1. Shyamal Chatterjee  
119, Kaji Para Road (Paradise Pally)  
Kolkata - 60

2. Ganar Prityoj Chatterjee  
11, Kaji Para Road .  
Kolkata - 60

for B. B. C. ENTERPRISE,

Krishna Banerjee

Partner

for B. B. C. ENTERPRISE

Priyambada

Partner

for B. B. C. ENTERPRISE

Dalia Chatterjee

Partner

Type by: J Chatterjee

Prepared by :

Bimal Chatterjee  
BIMAL CH. LAHRI, M.A., B.L.S.  
Advocate  
Alipore Judges Court  
29/3/82





Name:

SUJATA DASGUPTA

Signature: *Sujata Dasgupta*



Little



Ring



Middle



Fore



Thumb

(LEFT HAND)



Thumb



Fore



Middle



Ring



Little

(RIGHT HAND)



Name:

SAYAN DASGUPTA

Signature: *Sayan Dasgupta*



Little



Ring



Middle



Fore



Thumb

(LEFT HAND)



Thumb



Fore



Middle



Ring



Little

(RIGHT HAND)



Name:

SHUBHAJIT DASGUPTA

Signature: *Shubhajit Dasgupta*



Little



Ring



Middle



Fore



Thumb

(LEFT HAND)



Thumb



Fore



Middle



Ring



Little

(RIGHT HAND)



Name: DAMAYANTI SENGUPTA GOEL

Signature: *Damayanti*

Little	Ring	Middle	Fore	Thumb
(LEFT HAND)				
Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)				



Name:

SIDDHARTHA CHATTERJEE

Signature: *Siddhartha Chatterjee*

Little	Ring	Middle	Fore	Thumb
(LEFT HAND)				
Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)				



Name KRISHNA BANERJEE

Signature: *Krishna Banerjee*

Little	Ring	Middle	Fore	Thumb
(LEFT HAND)				
Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)				



Name :

BYKRAM BANERJEE

Signature: *Bykram Banerjee*

Little	Ring	Middle	Fore	Thumb

(LEFT HAND)

Thumb	Fore	Middle	Ring	Little

(RIGHT HAND)



Name :

DALIA CHATTERJEE

Signature: *Dalia Chatterjee*

Little	Ring	Middle	Fore	Thumb

(LEFT HAND)

Thumb	Fore	Middle	Ring	Little

(RIGHT HAND)

Little	Ring	Middle	Fore	Thumb

(LEFT HAND)

Thumb	For	Middle	Ring	Little

(RIGHT HAND)

Name : .....

Signature : .....





আপনার নিজস্ব পরিচয় প্রমাণকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

অনুকরণীয় আই 15: Enrollment No.: 124070044701483

To  
সুজতা দাসগুপ্ত  
Sujata Dasgupta  
129 PARNASREE  
Parnasree Pally SO  
Parnasree Pally Kolkata  
West Bengal 700060

21/11/2012  
MN213852594DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**5506 0934 1340**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



সুজতা দাসগুপ্ত  
Sujata Dasgupta  
পিতা : গুরু প্রসাদ দাসগুপ্ত  
Father : GURU PRASAD DASGUPTA  
জন্ম বর্ষ / Year of Birth : 1958  
মহিলা / Female



**5506 0934 1340**

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग

INCOME TAX DEPARTMENT

SUJATA DASGUPTA

GURU PRASAD DASGUPTA



भारत सरकार

GOVT. OF INDIA

26/09/1958

Permanent Account Number

BSBPD84770

*Sujata Das Gupta*

Signature





ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

ওপিকাতুরি আই ডি/Enrolment No.: 1040/70046/03384

To  
 শয়ন দাসগুপ্ত  
 Sayan Dasgupta  
 129 PARNASREE  
 Parnasree Paly S.O  
 Parnasree Paly Kolkata  
 West Bengal 700050

16/11/2012



MN198108625DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**9041 5243 7752**

আধার - সাধারণ মানুষের অধিকার



সংসদ-স্বত্ব  
 GOVERNMENT OF INDIA



শয়ন দাসগুপ্ত  
 Sayan Dasgupta  
 পিতা : প্রসেনজিৎ দাসগুপ্ত  
 Father : Prasent Dasgupta  
 জন্ম তারিখ / Year of Birth : 1989  
 লিঙ্গ / Male



**9041 5243 7752**

আধার - সাধারণ মানুষের অধিকার



आयकर विभाग  
INCOMETAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SAYAN DASGUPTA  
PRASENJIT DASGUPTA

24/11/1989  
Permanent Account Number

BKGPD5576B

*Sayan Dasgupta*

ES-SC  
2008  
11-19





ভারত সরকার  
Government of India

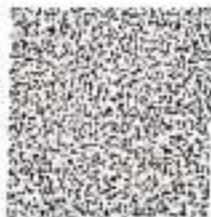
আদhaar বিমিডি অথরিটি  
Unique Identification Authority of India

আনুসংগিত নম্বর/ Enrolment No.: 0013/45008/00650

Download Date: 18.03.2021

To:  
শুভয় দাসগুপ্ত  
Shubhay Dasgupta  
A-2, CHARULATA ABASAN  
14 NO, PANCHANANTALA ROAD  
Nabugram  
Hooghly West Bengal - 712246  
7890007055

Issue Date: 24.03.2021



আপনার আদhaar সংখ্যা / Your Aadhaar No. :

**3096 2226 1747**  
VID : 9186 1496 2275 6453

আমার আমার, আদhaar পরিচয়



ভারত সরকার  
Government of India



শুভয় দাসগুপ্ত  
Shubhay Dasgupta  
আনুসংগিত নম্বর: 1606/1951  
পুরুষ MALE

Issue Date: 24.03.2021

**3096 2226 1747**  
VID : 9186 1496 2275 6453

আমার আমার, আদhaar পরিচয়



স্বাগতম

- আদhaar পরিচয় প্রমাণ, নাগরিকত্ব প্রমাণ নয়
- বিদ্যমান বিটকোড কোড / অফলাইন XML / অনলাইন প্রমাণিতকরণ  
আদhaar কোড পরিচয় যাচাই করুন।
- এটি এক ইলেকট্রনিক প্রক্রিয়ায় তৈরি হয়

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সেবায় সহজে প্রাপ্তি করে দেবে।
- আদhaar আপনার মোবাইল নাম্বার ও ইমেইল আইডি  
আপডেট রাখুন।
- আদhaar নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দিয়ে।

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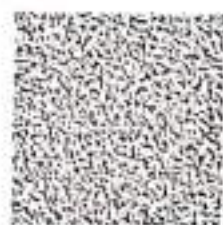


আদhaar বিমিডি অথরিটি  
Unique Identification Authority of India



ঠিকানা:  
A-2, CHARULATA ABASAN, 14 NO, PANCHANANTALA  
ROAD, Nabugram, Hooghly, West Bengal - 712246

Address:  
A-2, CHARULATA ABASAN, 14 NO,  
PANCHANANTALA ROAD, Nabugram,  
Hooghly,  
West Bengal - 712246



**3096 2226 1747**  
VID : 9186 1496 2275 6453

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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SHUBHAJIT DASGUPTA  
INDRAJIT DASGUPTA

16/06/1981  
Permanent Account Number  
**ARZPD7587M**

*Dasgupta*  
Signature





భారత సర్కార్  
Government of India



భారతీయ ఏకైక గుర్తింపు అథారిటీ  
Unique Identification Authority of India

సూర్యోదయ నమోదు సంఖ్య / Enrolment No.: 0000 00791/04578

Download Date: 18/09/2021

To  
దమయంతి సేన్ గుప్తా గారికి  
Damayanti Sengupta Goei  
W O Adhshrek Goei  
Flat No. 312 Apama Heights II  
Sream Nagar Colony  
Kondapur  
Kondapur  
Kondapur  
K. V. Rangareddy Telangana - 500084  
9945153532

సంతకం / Signature



నిన్ను అధికార సంఖ్య / Your Aadhaar No. :

2323 8624 1055  
VID : 9177 2162 9527 0878

నన్ను అధికారం, నన్ను గుర్తులు



భారత సర్కార్  
Government of India



దమయంతి సేన్ గుప్తా గారికి  
Damayanti Sengupta Goei  
పింఛన్ సంఖ్య / DOB: 09/09/1976  
♀ FEMALE

Download Date: 18/09/2021

2323 8624 1055  
VID : 9177 2162 9527 0878

నన్ను అధికారం, నన్ను గుర్తులు



మాటకె

- గుర్తింపు పత్రం మాత్రమే కాదు సేవలకు కూడా
- వివిధ సేవలకు అనుకూలంగా ఉన్న XML / ఆన్ లైన్ ద్వారా ఉపయోగించుకోవచ్చు
- ఎలక్ట్రానిక్స్ ద్వారా మాత్రమే ఉత్పాదించబడిన పత్రం

INFORMATION

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- Verify identity using Secure QR Code/ Offline XML/ Online Authentication
- This is electronically generated letter

- అధికారం అంతటా వర్తిస్తుంది
- వివిధ సేవలకు అనుకూలంగా ఉన్న XML / ఆన్ లైన్ ద్వారా ఉపయోగించుకోవచ్చు
- ఎలక్ట్రానిక్స్ ద్వారా మాత్రమే ఉత్పాదించబడిన పత్రం
- అధికారం అంతటా వర్తిస్తుంది

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- Aadhaar helps you avail various Government and non-Government services easily
- Keep your mobile number & email ID updated in Aadhaar
- Carry Aadhaar in your smart phone - use mAadhaar App



భారతీయ ఏకైక గుర్తింపు అథారిటీ  
Unique Identification Authority of India

చిరునామా:  
W O Adhshrek Goei Flat No. 312  
Apama Heights II, Sream Nagar Colony,  
Kondapur K. V. Rangareddy  
Telangana - 500084

Address:  
W O Adhshrek Goei Flat No. 312  
Apama Heights II, Sream Nagar Colony,  
Kondapur K. V. Rangareddy  
Telangana - 500084



2323 8624 1055  
VID : 9177 2162 9527 0878

నన్ను అధికారం, నన్ను గుర్తులు

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ARMPS0639L

नाम / Name

DAMAYANTI SENGUPTA GOEL

पिता का नाम / Father's Name  
RANJIT SENGUPTA

जन्म की तारीख / Date of Birth  
09/09/1976

हस्ताक्षर / Signature



19082918



ভারত সরকার  
Government of India



সিদ্ধার্থ চট্টোপাধ্যায়  
Siddhartha Chatterjee  
পিতা : মিলন চট্টোপাধ্যায়  
Father : Milon Chatterjee  
জন্ম তারিখ / DOB : 29/10/2001  
পুংসক / Male



8788 4966 3741

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Unique Identification Authority of India

ঠিকানা:  
119, কাজী পাড়া রোড, পূর্ববঙ্গী  
পল্লী, কোলকাতা, পশ্চিমবঙ্গ  
পশ্চিম বঙ্গ, 700060

Address:  
119, KAZI PARA ROAD,  
Parnasree Pally, Kolkata,  
Parnasree Pally, West Bengal,  
700060

8788 4966 3741



1000 200 1347



aha@uidai.gov.in



www.aha.gov.in



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
CEYPC4535E



नाम  
SIDHARTH CHATTERJEE

पिता का नाम/Father's Name  
NILON CHATTERJEE

18122012

जन्म तिथि/Date of Birth  
25/10/2001

21/01/12/12-12/01/12

यदि कार्ड खोया/हानि पर कृपया सूचित करें/नोटिफ  
आयकर विभाग, पत्र संख्या 100  
संकेत/संख्या, पत्र संकेत,  
कक्षा नं. 3-43, मंत्रालय, 202/3,  
महानगर, नया दिल्ली 110055।  
फोन: 2311014



If this card is lost/missing's lost card is found,  
please inform / return to

Income Tax PAN Services Unit, NSDL,  
4th Floor, Maxis Building,  
Plot No. 31, Survey No. 20/3,  
Middle Classy, New Delhi Bangalore Road,  
Post: 110016.  
Tel: 91-20-2722 8080 ext: 91-20-2721 8081  
e-mail: [nsdl@nsdl.com](mailto:nsdl@nsdl.com)



भारत सरकार  
भारतीय डाक



Krishna Banerjee  
DOB: 09/03/1949  
Female / FEMALE



6643 9885 9527

भारत माध्याम माहसुस प्रविष्टि



भारतीय डाक  
भारत सरकार  
POSTAL SERVICE OF INDIA

Address

W/O Charidan Kumar Banerjee, 165.,  
PARNASREE PALLY, NEAR CHATTA PARK,  
Parnasree Pally, Kolkata,  
West Bengal 700060



1947  
100 100 100

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P.O. Box No 1947  
Bangalore-560 007

आयकर विभाग

INCOME TAX DEPARTMENT

KRISHNA BANERJEE

HEMENDRA KISHORE

BHATTACHARJEE

09/03/1949

Permanent Account Number

ADRP54863G

*Krishna Banerjee*

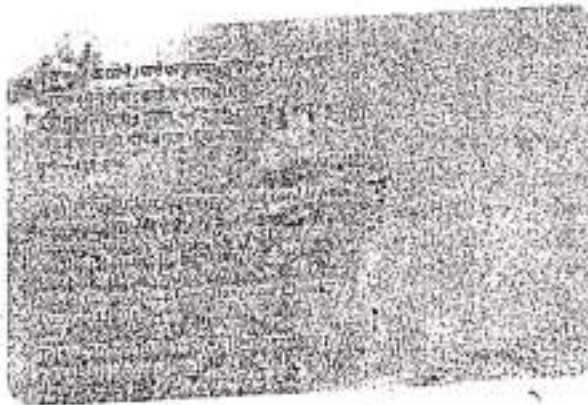
Signature

भारत सरकार

GOVT. OF INDIA



*Krishna Banerjee*



*Krishna Banerjee*





भारत सरकार  
GOVERNMENT OF INDIA



BIKRAM BANERJEE  
DOB: 15/04/1982  
MALE



6367 4871 7575

MEERA AADHAAR, MERI PEHACHAN



भारत सरकार  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

**Address**

S/C Chandan Kumar Banerjee, 165,,  
PARNASREE PALLY, Parnasree Pally,  
Kolkata,  
West Bengal - 700060



1800 201 1047

1800 201 1047

www.uidai.gov.in

P.O. Box No 1047  
Bangalore-560 001

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 DIKRAM BANERJEE  
 CHANDAN KUMAR BANERJEE  
 15/04/1982  
 PAN Card Account Number  
 ANRB4481B  
 भारत सरकार  
 GOVT OF INDIA  


In case the card is lost, please apply for a duplicate card to  
 the Income Tax Officer, Circle Office, UTTAR  
 Pradesh, Sector-11, G.D. Road, Lucknow.  
 नया प्रमाणपत्र - 400 रु।  
 प्रमाणपत्र के लिए/पुनः प्राप्त प्रमाणपत्र के लिए 400 रु।  
 मासिक शुल्क प्रमाणपत्र, 1/1/1982।  
 प्रमाणपत्र के लिए/पुनः प्राप्त प्रमाणपत्र के लिए 400 रु।



স্বাধীনতা অধিদপ্তর  
 Government of India



ডালা চট্টোপাধ্যায়  
 Dola Chatterjee  
 পিতা : শ্রী. মুখার্জী  
 Father : S. Mukherjee  
 জন্মতারিখ / DOB : 16/04/1974  
 মতিলতা / Female



9860 4105 0496

আধার - সাধারণ মানুষের অধিকার



স্বাধীনতা অধিদপ্তর  
 Unique Identification Authority of India

ঠিকানা:  
 119, কাজী পড়া রোড, বর্ধাঙ্গী  
 পল্লী, কোলকাতা, পশ্চিমবঙ্গ  
 পশ্চিম বঙ্গ, 700060

Address:  
 119, KAZI PARA ROAD,  
 Pansaree Pally, Kolkata,  
 Pansaree Paly, West Bengal,  
 700060

9860 4105 0496

1817  
 1800 300 1347

help@uidai.gov.in

www.uidai.gov.in



डा. अजयकर विचार  
SECRETARY DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DALIA CHATTERJEE

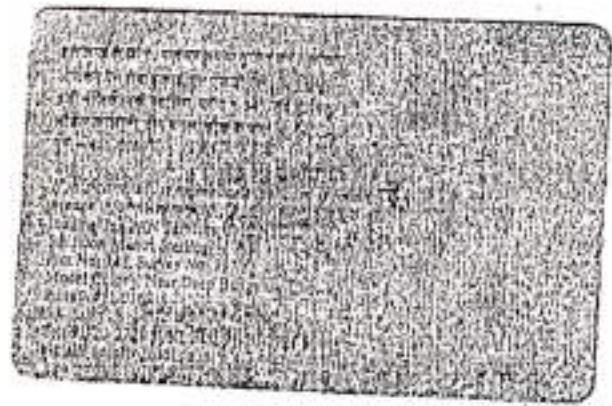
SANAT MUKHERJEE

16/04/1974

Post Office Account Number

AEVPC7489L

*Dalia Chatterjee*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

B B C ENTERPRISE



19/02/1993

Permanent Account Number

AADFB3542P

19012013

इस कार्ड को खोने / कानून बुराद करणें / लोपणें  
आयकर विभाग दुबई, एन एन सी टावर  
सैफरी बिल्डिंग, एम एन सी टावर  
कनक टेलिफोन एक्सचेंज के समीप,  
बायें, दुबई - 411045

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

Income Tax PAN Services Unit, NSDL,  
1st Floor, Sapphire Chambers,  
Near Bazar Telephone Exchange,  
Bamni, Pune - 411 045

Tel: 91-20-2721 8050, Fax: 91-20-2721 8051  
e-mail: [taxinfo@nsdl.co.in](mailto:taxinfo@nsdl.co.in)



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

GRN Details

GRN: 192021220100589671 Payment Mode: Online Payment  
GRN Date: 25/10/2021 20:40:24 Bank/Gateway: State Bank of India  
BRN : CKR7752358 BRN Date: 25/10/2021 20:10:01  
Payment Status: Successful Payment Ref. No: 2002124242/3/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: B.B C ENTERPRISE  
Address: 165, parnasree pally kolkata-700060  
Mobile: 9830182423  
EMail: milonsurya@gmail.com  
Contact No: 09830182423  
Depositor Status: Solicitor firm  
Query No: 2002124242  
Applicant's Name: Mr Partha Mallick  
Identification No: 2002124242/3/2021  
Remarks: Sale, Development Power of Attorney Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C Description	Amount (₹)
1	2002124242/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	9120
2	2002124242/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	35
			<b>Total</b>	<b>9155</b>

IN WORDS: NINE THOUSAND ONE HUNDRED FIFTY FIVE ONLY.



Verity



D

PAN

Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	2002124242/2021	Office where deed will be registered
Query Date	20/10/2021 2:44:16 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Partha Mallick 116/7, Bama Charan Roy Road,, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700034, Mobile No. : 9674127828, Status : Solicitor firm	
Transaction	Additional Transaction	
(0139) Sale, Development Power of Attorney	[4002] General Power of Attorney [Rs : 2/-], [4305] Declaration [No of Declaration : 2], [4310] Security Bond [Rs : 1,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 63,45,075/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,120/- (Article:48(g))	Rs. 35/- (Article:E, E, E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 1,000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sarat Chatterjee Road, Premises No: 36, Ward No: 131, Pin Code : 700060

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 14 Chatak 11 Sq Ft	1/-	57,77,062/-	Width of Approach Road: 40 Ft.
Grand Total :				6.419Dec	1/-	57,77,062 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	990 Sq Ft.	1/-	5,68,013/-	Structure Type: Structure
Gr. Floor, Area of floor : 630 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 360 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		990 sq ft	1/-	5,68,013 /-	



Query No: 2002124242 of 2021, Printed On : Oct 20 2021 2:44PM, Generated from nregistration.gov.in

## Principal Details :

	Name & address	Status	Execution Admission Details :
1	Mrs SUJATA DASGUPTA Wife of Late PRASENJIT DASGUPTA, 129, PARNASREE PALLY., City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BSxxxxxx7Q, Aadhaar No.: 55xxxxxxx1340, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr SAYAN DASGUPTA Son of Late PRASENJIT DASGUPTA, 129, PARNASREE PALLY., City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BKxxxxxx6B, Aadhaar No.: 90xxxxxxx7752, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mr SHUBHAJIT DASGUPTA Son of Late INDRAJIT DASGUPTA, 14, PANCHANANTALA ROAD, NABAGRAM,, City:- , P.O:- NABAGRAM, P.S:-Konnagar, District:-Hooghly, West Bengal, India, PIN:- 712246 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ARxxxxxx7M, Aadhaar No.: 30xxxxxxx1747, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	DAMAYANTI SENGUPTA GOEL Wife of Mr ABHISHEK GOEL, SARAM NAGAR COLONY,, City:- , P.O:- KONDAPUR, P.S:-KANDUKUR, District:-Rangareddy, Andhra Pradesh, India, PIN:- 500084 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ARxxxxxx9L, Aadhaar No.: 23xxxxxxx1055, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	Mr SIDDHARTHA CHATTERJEE Son of Mr MILON CHATTERJEE, 119, KAZI PARA ROAD, PARNASREE PALLY., City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No. CExxxxxx5E, Aadhaar No.: 87xxxxxxx3741, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

## Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	B B C ENTERPRISE .165, PARNASREE PALLY., City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 PAN No. AAxxxxxx2P, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative



Query No: 202124242 of 2021, Printed On : Oct 20 2021 2:44PM, Generated from wbreregistration.gov.in



**Representative Details :**

No	Name & Address	Representative of
1	Mrs KRISHNA BANERJEE Wife of Mr CHANDAN BANERJEE 165, PARNASREE PALLY,, City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADxxxxxx3G , Aadhaar No.: 66xxxxxxxx9527	B B C ENTERPRISE (as PARTNERS)
2	Mr BIKRAM BANERJEE Son of Mr CHANDAN BANERJEE 165, PARNASREE PALLY,, City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHxxxxxx1B , Aadhaar No.: 63xxxxxxxx7575	B B C ENTERPRISE
3	Mrs DALIA CHATTERJEE Wife of Mr MILON CHATTERJEE 119, KAZI PARA ROAD,, City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AExxxxxx9L , Aadhaar No.: 98xxxxxxxx0496	B B C ENTERPRISE (as PARTNERS)

**Identifier Details :**

Name & address
Mr SAMAR BIJOY CHAKRABORTY Son of S L CHAKRABORTY 11, KAZI PARA ROAD,, City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier of Mrs SUJATA DASGUPTA, Mr SAYAN DASGUPTA, Mr SHUBHAJIT DASGUPTA, DAMAYANTI SENGUPTA GOEL, Mr SIDDHARTHA CHATTERJEE, Mrs KRISHNA BANERJEE, Mr BIKRAM BANERJEE, Mrs DALIA CHATTERJEE

Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411311700368 Premises No. : 36 Ward No. : 131 Street Name : SARAT CHATTERJEE ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SUJATA DASGUPTA, SAYAN DASGUPTA, , SHUBHAJIT DASGUPTA, DAMAYANTI SENGUPTA GOEL, , ANIRBAN NAYAK Owner Address : 129, PARNASREE PALLY , KOLKATA Pin No. : 700060	Character of Premises: Constructed Building Total Area of Land: 03 Cottah, 14 Chatak, 11 SqFeet,

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 19-11-2021) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 19-11-2021)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.



Query No: 202124242 of 2021, Printed On: Oct 20 2021 2:44PM, Generated from wbrogistration.gov.in



e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.

e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.

Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.

Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required

Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.

Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Query No: 2002124242 of 2021, Printed On : Oct 20 2021 2:44PM, Generated from wbregristration.gov.in









Government of West Bengal

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






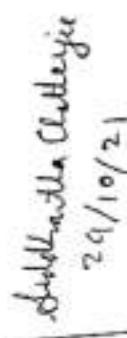



OFFICE OF THE A.D.S.R. BEHALA, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16072002124242/2021

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






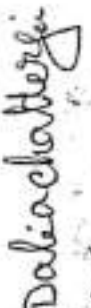



Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs SUJATA DASGUPTA 129, PARNASREE PALLY,, City:- , P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060	Principal			Sujata Dasgupta 29.10.2021
2	Mr SAYAN DASGUPTA 129, PARNASREE PALLY,, City:- , P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060	Principal			Sayan Dasgupta 29.10.2021
3	Mr SHUBHAJIT DASGUPTA 14, PANCHANANTALA ROAD, NABAGRAM,, City:- , P.O:- NABAGRAM, P.S:- Konnagar, District:-Hooghly, West Bengal, India, PIN:- 712246	Principal			Shubhajit Dasgupta 29/10/2021

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
4	DAMAYANTI SENGUPTA GOEL SARAM NAGAR COLONY,, City:- , P.O:- KONDAPUR, P.S:- KANDUKUR, District:- Rangareddy, Andhra Pradesh, India, PIN:- 500084	Principal			 29-10-21
5	Mr SIDDHARTHA CHATTERJEE 119, KAZI PARA ROAD, PARNASREE PALLY., City:- , P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060	Principal			 29/10/21
6	Mrs KRISHNA BANERJEE 165, PARNASREE PALLY., City:- , P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060	Represent ative of Attorney [B B C ENTERPR ISE ]			 29.10.2021



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
7	Mr BIKRAM BANERJEE 165, PARNASREE PALLY., City:- , P.O:- PARNASREE, P.S:- Behala, District-South 24-Parganas, West Bengal, India, PIN:- 700060	Represent ative of Attorney [B B C ENTERPR ISE ]			 29.10.21
8	Mrs DALIA CHATTERJEE 119, KAZI PARA ROAD,, City:- , P.O:- PARNASREE, P.S:- Behala, District-South 24-Parganas, West Bengal, India, PIN:- 700060	Represent ative of Attorney [B B C ENTERPR ISE ]			 29.10.21
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SAMAR BIJOY CHAKRABORTY Son of S L CHAKRABORTY 11, KAZI PARA ROAD,, City:- , P.O:- PARNASREE, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700060	Mrs SUJATA DASGUPTA, Mr SAYAN DASGUPTA, Mr SHUBHAJIT DASGUPTA, DAMAYANTI SENGUPTA GOEL, Mr SIDDHARTHA CHATTERJEE, Mrs KRISHNA BANERJEE, Mr BIKRAM BANERJEE, Mrs DALIA CHATTERJEE			

(Sandip Biswas)

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