

01705/22

P-1716/W



पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

T 367768

6 P.  
31/1/22  
2000274387

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.

Advt. District Sub-Registrar  
Behala, South 24 Parganas

1 FEB 2022


**DEVELOPMENT AGREEMENT WITH POWER OF ATTORNEY**

**THIS INDENTURE** is made on this the 31<sup>st</sup> day of  
JANUARY Two Thousand Twenty Two (2022) A.D.


173413

S.L. No. .... Sold To..... **B. B. C. ENTERPRISE**  
 Rs. 1000/- Address..... **165, PARNASREE PALLY**  
**G.G. SAHA** **KOLKATA - 700060**  
 (Govt.) LICENSED STAMP VENDOR  
 11A, Mirza Ghalib Street, Kol- 87  
 Issued Date..... Sign..... *[Signature]*

Deed /  
 Que /  
 Qu /

*Dalia Chatterji*  
  
1256  
 1702 NOV 9 1

*Dalia Chatterji*  
  
1261

*Rishika Chowdhury*  
  
1262

*Snehasish Chowdhury*  
  
1263

*Aish Choudhury*  
  
1254

*Riya Chowdhury*



*[Signature]*  
**A.D.S.R Behala**  
 3 JAN 2022  
 Dist.- South 24 Pgs.

### Major Information of the Deed

Deed No :	I-1607-01716/2022	Date of Registration	01/02/2022
Query No / Year	1607-2000274387/2022	Office where deed is registered	
Query Date	25/01/2022 12:44:02 PM	1607-2000274387/2022	
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 : 1/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4310] Other than Immovable Property, Security Bond [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 48,77,154/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,120/- (Article:48(g))	Rs. 35/- (Article:E, E, E.)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip. (Urban area)		

#### Land Details :

District: South 24-Parganas, P.S.- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sarat Chatterjee Road, , Premises No: 67, , 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 43 Sq Ft	6,00,000/-	43,37,154/-	Width of Approach Road: 25 Ft.
Grand Total :				5.0485Dec	6,00,000 /-	43,37,154 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	4,00,000/-	5,40,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		800 sq ft	4,00,000 /-	5,40,000 /-	

**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Smt BITHIKA CHOWDHURY</b> Wife of Late DEBASHISH CHOWDHURY P-104, PARNASREE PALLY, City:- , P.O:- PARNASREE PALLY, 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.: AUxxxxxx1M, Aadhaar No: 52xxxxxxxx1876, Status :Individual, Executed by: Self, Date of Execution: 31/01/2022 . Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/01/2022 . Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Pvt. Residence
2	<b>Mr SNEHASISH CHOWDHURY</b> Son of Late DEBASHISH CHOWDHURY P-104, PARNASREE PALLY, City:- , P.O:- PARNASREE PALLY, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BCxxxxxx9F, Aadhaar No: 55xxxxxxxx3274, Status :Individual, Executed by: Self, Date of Execution: 31/01/2022 . Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/01/2022 . Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Pvt. Residence
3	<b>Mr ASISH CHOWDHURY</b> Son of Late DEBASHISH CHOWDHURY P-104, PARNASREE PALLY, City:- , P.O:- PARNASREE PALLY, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ALxxxxxx4H, Aadhaar No: 22xxxxxxxx3256, Status :Individual, Executed by: Self, Date of Execution: 31/01/2022 . Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/01/2022 . Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Pvt. Residence
4	<b>Smt RIYA SUBASHIS CHOWDHURY</b> Daughter of Late SUBHASISH CHOWDHURY P-104, PARNASREE PALLY, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: APxxxxxx8N, Aadhaar No: 56xxxxxxxx7651, Status :Individual, Executed by: Self, Date of Execution: 31/01/2022 . Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/01/2022 . Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Pvt. Residence

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>B B C ENTERPRISE</b> 165, PARNASREE PALLY, City:- , P.O:- PARNASREE PALLY, 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

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Smt KRISHNA BANERJEE</b> Wife of 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 AS PARTNER)

**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 Status : Representative, Representative of : B B C ENTERPRISE (as AS PARTNER)

**3 Smt DALIA CHATTERJEE (Presentant )**

Wife of MILON CHATTERJEE 119, KAZIPARA 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 AS PARTNER)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SAMAR BIJOY CHAKRABORTY</b> Son of Mr S L CHAKRABORTY 11, KAZI PARA ROAD, City:- , P.O:- PARNASREE, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700060			

Identifier Of Smt BITHIKA CHOWDHURY, Mr SNEHASISH CHOWDHURY, Mr ASISH CHOWDHURY, Smt RIYA SUBASHIS CHOWDHURY, Smt KRISHNA BANERJEE, Mr BIKRAM BANERJEE, Smt DALIA CHATTERJEE

On 25-01-2022

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 48,77,154/-

*Sandip Biswas*

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

On 31-01-2022

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

Presented for registration at 18:00 hrs on 31-01-2022, at the Private residence by Smt DALIA CHATTERJEE ..

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

Execution is admitted on 31/01/2022 by 1. Smt BITHIKA CHOWDHURY, Wife of Late DEBASHISH CHOWDHURY, P-104, PARNASREE PALLY, P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession House wife, 2. Mr SNEHASISH CHOWDHURY, Son of Late DEBASHISH CHOWDHURY, P-104, PARNASREE PALLY, P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Service, 3. Mr ASISH CHOWDHURY, Son of Late DEBASHISH CHOWDHURY, P-104, PARNASREE PALLY, P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Service, 4. Smt RIYA SUBASHIS CHOWDHURY, Daughter of Late SUBHASISH CHOWDHURY, P-104, PARNASREE PALLY, P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu. by Profession Service

Indetified by Mr SAMAR BIJOY CHAKRABORTY, , Son of Mr 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 31-01-2022 by Smt DALIA CHATTERJEE, AS PARTNER, B B C ENTERPRISE (Partnership Firm), 165, PARNASREE PALLY, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060

Indetified by Mr SAMAR BIJOY CHAKRABORTY, , Son of Mr 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 31-01-2022 by Smt KRISHNA BANERJEE, AS PARTNER, B B C ENTERPRISE (Partnership Firm), 165, PARNASREE PALLY, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060

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

Execution is admitted on 31-01-2022 by Mr BIKRAM BANERJEE, AS PARTNER, B B C ENTERPRISE (Partnership Firm), 165, PARNASREE PALLY, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060

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

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

On 01-02-2022

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

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

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 27/01/2022 7:33PM with Govt. Ref. No: 192021220171943921 on 27-01-2022, Amount Rs: 35/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. CKS6705249 on 27-01-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,120/- and Stamp Duty paid by Stamp Rs 1,000/-,  
by online = Rs 6,120/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 173413, Amount: Rs.1,000/-, Date of Purchase: 16/11/2021, Vendor name: G C  
Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 27/01/2022 7:33PM with Govt. Ref. No: 192021220171943921 on 27-01-2022, Amount Rs: 6,120/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. CKS6705249 on 27-01-2022, Head of Account 0030-02-103-003-02

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



ificate of Registration under section 60 and Rule 69.  
gistered in Book - I  
olume number 1607-2022, Page from 66850 to 66925  
eeting No 160701716 for the year 2022.



Digitally signed by SANDIP BISWAS  
Date: 2022.02.11 10:20:24 -06:00  
Reason: Digital Signing of Deed.

*Sandip*

(Sandip Biswas) 2022/02/11 10:20:24 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

(This document is digitally signed.)



**BETWEEN** (1) **SMT. BITHIKA CHOWDHURY**, PAN - AUDPC5311M, Aadhaar No. 525817811876, Mobile No. 9836075777, wife of Late Debashish Chowdhury, by Nationality - Indian, by faith - Hindu, by occupation - Housewife, (2) **SRI SNEHASISHCHOWDHURY**, PAN - BCHPC3859F, Aadhaar No. 553711983274, Mobile No. 9051900387, son of Late Debashish Chowdhury, by Nationality - Indian, by faith - Hindu, by occupation - Service, (3) **SRI ASISH CHOWDHURY**, PAN - ALCPC1854H, Aadhaar No. 226023823256, Mobile No. 9836334442, son of Late Debashish Chowdhury, by Nationality - Indian, by faith - Hindu, by occupation - Service, all are residing at P-104, Parnasree Pally, Post Office - Parnaree Pally, Police Station - formerly Behala presently Parnasree, Kolkata - 700060, District South 24 Parganas, (4) **SMT. RIYA CHOWDHURY**, PAN - APJPC6098N, Aadhaar No. 564841537651, Mobile No. 9004632797, daughter Late Subhasish Chowdhury, by Nationality - Indian, by faith - Hindu, by occupation - Service, residing at P-104, Parnasree Pally, Post Office - Parnaree Pally, Police Station - formerly Behala presently Parnasree, Kolkata - 700060, District South 24 Parganas, hereinafter called and referred to as the "**OWNERS**" (which expression

Kaishma Baraja



1258

1 Bilekanbong



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Samar Bejoy Chakrabarty  
Sri Sri Sukatal Chakrabarty  
11 Kazi Para Road, Behala  
KOL-60



A.D.S.R Behala  
31 JAN 2022  
Dist.- South 24 Parganas

shall unless excluded by or repugnant to the context hereof be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the ONE PART.

AND

"MESSRS B. B. C. ENTERPRISE", PAN - AADFB3542P, a Partnership firm, 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, Post Office - Parnasree Pally, Police Station - Parnasree, Kolkata - 700060, represented by its Partners namely (1) **SMT. KRISHNA BANERJEE**, PAN - ADRPB4863G, Aadhaar No. 664398859527, Mobile No. 9830022036, wife of Sri Chandan Banerjee, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 165, Parnasree Pally, Post Office - Parnasree, Police Station - Parnasree, Kolkata - 700060, (2) **SRI BIKRAM BANERJEE**, PAN - AHIPB4481B, Aadhaar No. 636748717575, Mobile No. 9163377777, son of Sri Chandan Banerjee, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 165, Parnasree

Pally, Post Office - Parnasree, Police Station - Parnasree, Kolkata - 700060, AND 3) SMT. DALIA CHATTERJEE, PAN - AEVPC7489L, Aadhaar No. 986041050496, Mobile No. 9432350539, wife of Sri Milon Chatterjee, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 119, Kazipara Road, Post Office - Parnasree, Police Station - Parnasree, Kolkata - 700060, hereinafter called and referred to as the "BUILDER/DEVELOPER" (which expression shall unless excluded by or repugnant to the context hereto be deemed to include their heirs, executors, administrators, legal representatives and/or assigns and/or nominee or nominees) of the OTHER PART.

WHEREAS one SMT. SUNITI CHOWDHURY wife of Sri Krishna Das Chowdhury of Parnasree Pally, Kolkata - 700060 was the sole and absolute owner of ALL THAT piece and parcel of land being Scheme Plot No. 104 measuring **3 (three) Cottahs 43 (forty thrée) Sft.** more or less lying and situated at Mouza - Behala, J.L. No. 2, comprised in **C.S. Plot/Dag Nos. 859 & 865** under **Khatian No. 66**, formerly within the limits of the South Suburban Municipality, presently within the limits of the Kolkata Municipal

Corporation (S.S. Unit), Ward No. 131 under Police Station - formerly Behala presently Parnasree, Additional District Sub-Registrar Office - Behala in the District of South 24 Parganas which said SMT. SUNITI CHOWDHURY purchased from its the then owner namely PARNASREE PALLY SAMAVAYA SAMITI LTD., a Society registered under the Bengal Co-operative Societies Act, 1940 and having its Office at Parnasree Pally, Behala, Kolkata by virtue of a registered Deed of Conveyance which was duly registered on 22.04.1976 at the Office of District Registrar - Alipore, South 24 Parganas and recorded at Book No. I, Volume No. 89, Pages 25 to 34, Deed No: 2499 for the year 1976.

**AND WHEREAS** thus said SMT. SUNITI CHOWDHURY became the sole and absolute owner of said land being Scheme Plot No. 104 measuring **3 (three) Cottahs 43 (orty three) Sft.** more or less lying and situated at Mouza - Behala, J.L. No. 2, comprised in **C.S. Plot/Dag Nos. 859 & 865** under **Khatian No. 66** and during her possession over the said property free from all sorts of encumbrances, said SMT. SUNITI CHOWDHURY died on 17.01.1987 as "issueless". Husband of said SUNITI CHOWDHURY namely KRISHNA

*DAS CHOWDHURY died on 12.02.1978. After demise of said SUNITI CHOWDHURY, her brother-in-law namely HARIDAS CHOWDHURY became the sole and absolute owner of said land being Scheme Plot No. 104 measuring 3 (three) Cottahs 43 (forty three) Sft. more or less lying and situated at Mouza - Behala, comprised in C.S. Plot/Dag Nos. 859 & 865 under Khatian No. 66 by way of inheritance and during his possession over the said property free from all sorts of encumbrances, said HARIDAS CHOWDHURY died intestate leaving behind his three daughters namely SMT. SABITA MUKHERJEE wife of Late Chandi Das Mukherjee, SMT. ANITA CHATTERJEE wife of Late Ranendra Nath Chatterjee, SMT. GITA CHOWDHURY (spinster) and two sons namely DEBASISH CHOWDHURY and SRI SUBHASISH CHOWDHURY as his only legal heirs and successors to inherit his said property.*

**AND WHEREAS** *after demise of said HARIDAS CHOWDHURY, his said legal heirs i.e. SMT. SABITA MUKHERJEE, SMT. ANITA CHATTERJEE, SMT. GITA CHOWDHURY, SRI DEBASISH CHOWDHURY and SRI SUBHASISH CHOWDHURY became the joint owners (having*

each undivided 1/5th share) of said land being Scheme Plot No. 104 measuring **3 (three) Cottahs 43 (forty three) Sft.** more or less lying and situated at Mouza - Behala, J.L. No. 2, comprised in **C.S. Plot/Dag Nos. 859 & 865** under **Khatian No. 66** by way of inheritance and during their possession over the same, said **GITA CHOWDHURY** died as "spinster" leaving behind her said two sisters and two brothers namely **SMT. SABITA MUKHERJEE, SMT. ANITA CHATTERJEE, SRI DEBASISH CHOWHDURY** and **SRI SUBHASISH CHOWDHURY** respectively as her legal heirs and successors to inherit her share in the said property.

**AND WHEREAS** thus said **SMT. SABITA MUKHERJEE, SMT. ANITA CHATTERJEE, SRI DEBASISH CHOWHDURY** and **SRI SUBHASISH CHOWDHURY** became the joint owners (having each undivided 1/4th share) in the said property and during their possession over the same, **SMT. SABITA MUKHEREJEE** died intestate leaving behind her two sons namely **SRI JOYDEEP MUKHERJEE** and **SRI SANDEEP MUKHERJEE** and one daughter namely **SMT. MOON MOON SAUDAGAR** as her only legal heirs and successors to inherit her said undivided 1/4th share in the said property.

AND WHEREAS similarly said **SMT. ANITA CHATTERJEE** died intestate leaving behind her one daughter namely one son namely **SRI ANANDA CHATTERJEE** and one daughter namely **SMT. DEBAMITA DEB** as his only legal heirs and successors to inherit her undivided 1/4th share in the said property.

AND WHEREAS similarly said **SRI DEBASISH CHOWDHURY** died intestate leaving behind his wife namely **SMT. BITHIKA CHOWDHURY** (the **Owner No. 1** herein) and two sons namely **SRI SNEHASISH CHOWDHURY** (the **Owner No. 2** herein) and **SRI ASISH CHOWDHURY** (the **Owner No. 3** herein) as his only legal heirs and successors to inherit his undivided 1/4th share in the said property.

AND WHEREAS similarly said **SRI SUBHASISH CHOWDHURY** died intestate leaving behind his wife namely **SMT. ARUNA CHOWDHURY** and one daughter namely **SMT. RIYA CHOWDHURY** (the **Owner No. 4** herein) as his only legal heirs and successors to inherit his undivided 1/4th share in the said property.



AND WHEREAS thus said **SRI JOYDEEP MUKHERJEE, SRI SANDEEP MUKHERJEE, SMT. MOON MOON SAUDAGAR, SRI ANANDA CHATTERJEE, SMT. DEBAMITA DEB, SMT. BITHIKA CHOWDHURY, SRI SNEHASIS CHOWDHURY, SRI ASISH CHOWDHURY, SMT. ARUNA CHOWDHURY, SMT. RIYA CHOWDHURY** became the joint owners of the said land being Scheme Plot No. 104 measuring **3 (three) Cottahs 43 (forty three) Sft.** more or less lying and situated at Mouza - Behala, J.L. No. 2, comprised in **C.S. Plot/Dag Nos. 859 & 865** under **Khatian No. 66**, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 131 under Police Station - formerly Behala presently Parnasree, Additional District Sub-Registrar Office - Behala in the District of South 24 Parganas and thereafter they erected a **800 Sft.** two storeyed building having an area of **400 Sft.** on the **Ground Floor** and an area of **400 Sft.** on the **First floor**, upon their said land and then they jointly mutated their names in respect of their said property before the Kolkata Municipal Corporation as **K.M.C. Premises No. 67, Sarat Chatterjee Road**, Assessee No. 411311700678 and while they were jointly enjoying the said property free from all sorts of

encumbrances, said **SRI JOYDEEP MUKHERJEE, SRI SANDEEP MUKHERJEE, SMT. MOONMOON SAUDAGAR, SRI ANANDA CHATTERJEE, SMT. DEBAMITA DEB** jointly gifted their **undivided  $\frac{1}{2}$ th share ( $\frac{1}{4}$ th +  $\frac{1}{4}$ th)** of **bastu** land being Scheme Plot No. 104 measuring 3 (three) Cottahs 43 (forty three) Sft. i.e. **1 (one) Cottahs 8 (eight) Chittaks 21.5 (twenty one point five) Sft.** more or less together with **undivided  $\frac{1}{2}$ th share ( $\frac{1}{4}$ th +  $\frac{1}{4}$ th)** 800 Sft. i.e. **400 Sft. two storeyed building** standing thereon, lying and situated at Mouza - Behala, J.L. No. 2, comprised in **C.S. Plot/Dag Nos. 859 & 865 under Khatian No. 66,** formerly within the limits of the South Suburban Municipality, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 131, K.M.C. Premises No. **67, Sarat Chatterjee Road, Assessee No. 411311700678,** Kolkata - 700060 under Police Station - formerly Behala presently **Parnasree, Additional District Sub-Registrar Office - Behala** in the District of South 24 Parganas to and in favour of said **SMT. BITHIKA CHOWDHURY, SRI SNEHASISH CHOWDHURY, SRI ASISH CHOWDHURY, SMT. RIYA CHOWDHURY** (the Owners/First Party herein) and **SMT. ARUNA CHOWDHURY** by virtue of a registered Deed of Gift

which was duly registered on 12.11.2021 at the Office of Addl. District Sub-Registrar - Behala, South 24 Parganas and recorded at Book No. 1, Volume No. 1607-2021, Page from 521150 to 521209, Deed No. 160714112 for the year 2021.

**AND WHEREAS** thus said **SMT. BITHIKA CHOWDHURY, SRI SNEHASIS CHOWDHURY, SRI ASISH CHOWDHURY, SMT. RIYA CHOWDHURY** (the Owners/ First Party herein) and **SMT. ARUNA CHOWDHURY** became the joint owners of said **ALL THAT** piece and parcel of **bastu land** being Scheme Plot No. 104 measuring **3 (three) Cottahs 43 (forty three) Sft.** more or less together with a two storeyed building (having an area of **400 Sft.** more or less on the **Ground** floor and an area of **400 Sft.** more or less on the **First** floor) standing thereon, lying and situated at Mouza - Behala, J.L. No. 2, comprised in **C.S. Plot/Dag Nos. 859 & 865** under **Khatian No. 66**, formerly within the limits of the South Suburban Municipality, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 131, K.M.C. Premises No. **67, Sarat Chatterjee Road,** Assessee No. 411311700678, Kolkata - 700060 under Police

Station - formerly Behala presently **Parnasree**, Additional District Sub-Registrar Office - Behala in the District of South 24 Parganas (morefully described in the **SCHEDULE** hereunder written) and during possession over the same, due to love and affection, said **SMT. ARUNA CHOWDHURY** gifted **undivided 1/4th share** of bastu land being Scheme Plot No. 104 measuring 3 (three) Cottahs 43 (forty three) Sft. i.e. undivided bastu land measuring **12 (twelve) Chittaks 10.75 (ten point seven five) Sft.** more or less together with **undivided 1/4th share** of two storeyed building (having an area of 400 Sft. more or less on the Ground floor i.e. **100 Sft.** on the **Ground** floor and an area of 400 Sft. more or less on the **First** floor i.e. **100 Sft.** on the **First** floor standing thereon, lying and situated at Mouza - Behala, J.L. No. 2, comprised in **C.S. Plot/Dag Nos. 859 & 865** under **Khatian No. 66**, formerly within the limits of the South Suburban Municipality, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 131, K.M.C. Premises No. **67, Sarat Chatterjee Road**, Assessee No. 411311700678, Kolkata - 700060 under Police Station - formerly Behala presently **Parnasree**, Additional District Sub-Registrar Office - Behala in the District of South 24

Parganas to and in favour of her daughter namely **SMT. RIYA CHOWDHURY** (the **Owner No. 4** herein) by virtue of a registered Deed of Gift which was duly registered on 31.01.2022 at the Office of Additional District Sub-Registrar - Behala, South 24 Parganas and recorded at Book No. I, Deed No. 160701714 for the year 2022.

**AND WHEREAS** thus said **SMT. BITHIKA CHOWDHURY, SRI SNEHASIS<sup>W</sup>CHOWDHURY, SRI ASISH CHOWDHURY** and **SMT. RIYA CHOWDHURY** (the **Owners/ First Party** herein) became the joint owners of said **ALL THAT** piece and parcel of **bastu** land being Scheme Plot No. 104 measuring **3 (three) Cottahs 43 (forty three) Sft.** more or less together with a two storeyed building (having an area of **400 Sft.** more or less on the **Ground** floor and an area of **400 Sft.** more or less on the **First** floor) standing thereon, lying and situated at Mouza - Behala, J.L. No. 2, comprised in **C.S. Plot/Dag Nos. 859 & 865** under **Khatian No. 66**, formerly within the limits of the South Suburban Municipality, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 131, K.M.C. Premises No. **67, Sarat Chatterjee Road**, Assessee No. 411311700678, Kolkata - 700060 under Police Station -

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formerly Behala presently **Parnasree**, Additional District Sub-Registrar Office - Behala in the District of South 24 Parganas (morefully described in the **SCHEDULE** hereunder written) and since then the Owners/First Party herein have been jointly possessing and enjoying the same free from all sorts of encumbrances.

**AND WHEREAS** the Owners/First Party herein intend to raise a **G+III storeyed** building consisting of different flats/units etc. upon their said premises through a Builder/Developer as the "Joint Venture Basis".

**AND WHEREAS** coming to know such desire of the Owners/First Party herein; the Builder/Second Party herein has approached the Owners/First Party for development of the said Premises, morefully and particularly described in the Schedule 'A' hereunder written, hereinafter referred to as the "said Premises" which the Owners has agreed on the following terms and conditions hereinafter appearing.

**NOW THIS AGREEMENT WITNESSETH** and is hereby agreed by and between the parties hereto as follows :-

1. **DEFINITION** : In this agreement, unless the context otherwise requires.

- a) **OWNERS** - shall mean (1) **SMT. BITHIKA CHOWDHURY**, (2) **SRI SNEHASISH CHOWDHURY**, (3) **SRI ASISH CHOWDHURY** and (4) **SMT. RIYA CHOWDHURY** which include **their** heirs, executors, administrators, successors, legal representatives and/or permitted assigns.
- b) **BUILDER/DEVELOPER** - shall mean "MESSRS B. B. C. ENTERPRISE", a Partnership firm, having its registered office at 165, Parnasree Pally, Post Office - Parnasree, Police Station - Behala, Kolkata - 700060, being represented by its Partners namely (1) **SMT. KRISHNA BANERJEE**, (2) **SRI BIKRAM BANERJEE** AND 3) **SMT. DALIA CHATTERJEE**, which include **their** heirs, executors, administrators, successors, legal representatives and/or permitted assigns.
- c) **PREMISES/PROPERTY** - shall mean entirely the ALL THAT piece and parcel of **bastu** land being Scheme Plot No. 104 measuring **3 (three) Cottahs 43 (forty three) Sft.** more or less together with a two storeyed building (having an area of **400 Sft.** more or less on the **Ground** floor and an area of **400 Sft.** more or less

on the **First** floor) standing thereon, lying and situated at Mouza - Behala, J.L. No. 2, comprised in **C.S. Plot/ Dag Nos. 859 & 865** under **Khatian No. 66**, formerly within the limits of the South Suburban Municipality, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 131, K.M.C. Premises No. **67, Sarat Chatterjee Road**, Assessee No. 411311700678, Kolkata - 700060 under Police Station - formerly Behala presently **Parnasree**, Additional District Sub-Registrar Office - Behala in the District of South 24 Parganas, morefully described in the Schedule 'A' hereunder written.

- d) **BUILDING** - shall mean building/project/Ownership housing Abasan and Housing to be constructed on the aforesaid Premises including all sorts of constructions in accordance with the Plan as sanctioned by the Kolkata Municipal Corporation and/or appropriate authority as described in Schedule- "B".
- e) **COMMON FACILITIES AND AMENITIES** - shall include corridors, stair-ways, passage way, drive-ways, electricity, pump room, room of the care-taker/



*watchman/guard and overhead and underground water reservoir, water pump and motor and other facilities which will be required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building or the buildings, which remain exclusive property of the Building and the Owners in proportionate share as stated hereunder.*

f) **SALEABLE SPACE** - shall mean the built up space in the Multi-Storied Building available for independent use and occupation after making the due provisions for common facilities and the space required thereof save and except the Owners' Allocation.

g) **OWNERS' ALLOCATION :**

*The Owners/First Party herein will get the following as the Owners' Allocation :*

# Said **SMT. BITHIKA CHOWDHURY** and **SRI ASISH CHOWDHURY** will jointly get one self contained residential **flat** having a super built-up area **717 Sft.** more or less on the **Third** floor of the said Building including undivided impartible proportionate share in the land and common areas and facilities in the said building.

- # Said **SRI SNEHASISH CHOWDHURY** will get one self contained residential **flat** having a super built-up area **693 Sft.** more or less on the **Third** floor of the said Building including undivided impartible proportionate share in the land and common areas and facilities in the said building.
  
- # Said **SMT. RIYA CHOWDHURY** will get one self contained residential **flat** having a super built-up area **376 Sft.** more or less on the **First** floor of the said Building along with the undivided impartible proportionate share of land of the said premises along with the common easement rights of the common areas/ facilities of the said **K.M.C. Premises No. 67, Sarat Chatterjee Road, Kolkata - 700060** under Police Station - formerly **Behala** presently **Parnasree** in the District of South 24 Parganas. The said Owners' Allocation has been morefully and particularly mentioned in the **Schedule-C** hereunder written.

**The above mentioned Owners' Allocation will be separately distributed/allotted amongst them only after registration of the PARTITION DEED from the concerned office.**

**h) BUILDER/DEVELOPER'S ALLOCATION :**

The Builder/Developer's herein will get the **remaining sanction area** as per the final Drawing which will be sanctioned by the Kolkata Municipal Corporation along with the undivided impartible proportionate share of land of the said premises along with the common easement rights of the common areas/facilities of the said K.M.C. Premises No. **67, Sarat Chatterjee Road, Kolkata - 700060** under Police Station - formerly Behala presently **Parnasree** in the District of South 24 Parganas.

**i) ARCHITECT/ENGINEER** - shall mean ARCHITECT/ENGINEER who have been appointed by the Builder/Developer for designing and planning of the building.

**j) 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 multi-storied building to Purchasers thereof although the same may not amount to a transfer in law.

**k) TRANSFEREE** - shall mean a person, firm, limited company Association of person to whom, any space in the Multi Storied Building has been transferred.

- l) **UNIT OR SPACE FOR OCCUPATION AND SALE** - shall mean the Super Built up space in the Multi Storied Building available for occupation by the transferees/ Purchasers.
- m) **BUILT UP AREA** - shall mean F.A.R. sanctioned by the Authority and/or part thereof.
- n) **WORD** - shall mean importing Singular shall include Plural and vice-versa.
- o) **WORDS** - shall mean importing Masculine Gender shall include Feminine and Neuter Genders, like wise Words importing feminine genders include masculine and neuter genders and similar word importing genders shall includes masculine and feminine genders.

**2. TERMS AND CONDITIONS :**

- a) The Owners shall deliver vacant possession of the Schedule-A Land (hereinafter referred to and called as the Land) to the Builder/Developer and the Builder/ Developer shall construct a **G+III** Storeyed Building/ Ownership Housing Complex thereon.
- b) The Owners shall have no responsibilities for the

*proposed Project/Construct except to deliver vacant possession of land and sign on relevant papers and documents as and when required by the Builder/ Developer.*

- c) *The Owners before execution of this Agreement handed over to the Builder/Developer Xerox Copies of all documents relating to the land and construction of the Multi Storeyed Building also shown the original documents as where necessary and required by the Builder/Developer.*
- d) *The Builder/Developer prepared Plan of the Multi Storeyed Building and got it sanctioned and shall construct, erect and complete the Owners' allocation in building first of all with common facilities, amenities on the land and building in accordance with the sanctioned plan with good and standard materials at their own costs within **24 (twenty four) months from the date of obtaining the sanctioned Building Plan from the K.M.C./ or any other authority unless prevented by natural calamities like flood, earthquake, riot and legal dispute.***

- e) *The Builder/Developer shall have the right to display sign board on the land inviting the intending or prospective buyers of flats.*
- f) *The Builder/Developer only shall have rights to receive sum of money from the intending buyers as advance against the selected flats as chosen by them for the construction or for the constructed building in respect of the **Builder/Developer's share** and price of any flat/unit shall be fixed or settled by the Builder/Developer only in super session of the monetary clause in the registered Power of Attorney mentioned hereinafter. The Owners of the land will have nothing to do in the matter. The Builder/Developer or their men/agents shall not receive any money from the intending purchaser/purchasers of flats in the name or on behalf of the Owners of land.*
- g) *The Builder/Developer after completion of construction of the Owners' allocation first of all providing with all the amenities such as water supply, electricity etc. which are essential for comfortable living and without doing so the Builder/Developer shall neither handover*

*possession of the flats to the buyers or intending Purchasers nor execute and register Sale Deed in their favour.*

- h) The Builder/Developer shall pay all taxes, rents and other dues if any, in respect of the land and Abasan thereon till possession is handover to the Owners and the Purchaser of flats. From the date of possession of the Owners and the Purchasers of Flat shall pay dues if any to the relevant authorities through the Builder/ Developer till they get their names mutated in respect of their own flats.*
- i) The Owners of the flats shall not use vacant space of the Multi Storeyed building for the purpose of Car Parking Space/Commercial Space and dustbin. The Builder/ Developer in variable state in the transfer deed of the flats that the Purchasers shall not utilise under any circumstances vacant space of the Multi Storeyed Building for Car Parking Space/Commercial Space or otherwise except coming and going passage.*
- j) The Owners shall have the right to verify or get verified by their men/agents (authorised Technical Person) if*

*construction is carried on as per specification in the Schedule-E with good and standard materials. In case it is found that there is deviation in respect of the specification, an objection being raised further construction shall not be carried without resolving the dispute failing which the Owners shall be entitled to take action for stopping construction works.*

- k) The Builder/ Developer shall construct the Multi Storeyed Building in accordance with Sanctioned Plan and terms of the agreement. The Owners if desire in respect of her flats any change, addition, alteration and renovation may get it done on payment of different costs of price of materials required for this purpose, provided such changes not legally bared by the competent authority which may be demand by the Builder/ Developer. The cost of materials shall be given in cash to the Builder/ Developer by the Owners either in advance or after completion of such work as settled by the Parties.*
- l) In case the Builder/ Developer at first complete construction of the portion of allocation of the Owners and put them in possession thereof as per terms and*



*conditions mentioned earlier and the Owners shall not prevent the Builder/Developer from carrying out construction of their portion of allotment unless noise and pollution become extremely unbearable.*

- m) The roof of the construction of the Multi Storeyed building shall remain for common use of the all the co-owners of the said Building.*
- n) The Builder/Developer shall execute Sale Deed in respect of his flats and the Owners shall also be Vendor Party to the Sale Deed at the time of registration provided the construction of the Multi Storeyed Building is made legally and terms and conditions of this agreement are complied with. The Owners shall not remain liable to the Purchasers in any matters mentioned in the Sale Deed excepting saleable title of the land of the Multi Storeyed Building.*
- o) The Owners and the Builder/Developer shall have proportionate right, title and interest proportionate to their respective allocation of share in the land as well as all constructions, amenities made and provided in the Premises whereon the Multi Storeyed Building stands.*

- p) *All flat Owners of the Multi Storeyed Building shall enjoy common right of pumping water, electricity, passage, stair-case, overhead tank and for enjoyment of common services and amenities, they shall form the Multi Storeyed Building, Owners' Association or Body or in any other name for maintenance and cost of maintenance will be borne by the Owners proportionately. This provision shall contain in the Deed of Sale of the Purchasers of the Flats.*
- q) *The layout/construction/materials of the building may be altered if required for cause of betterment and/or statutory obligation with the prior permission of the Owners in writing and the Owners shall bound to do that.*
- r) *If for any reason whatsoever the Builder/Developer cannot carry out execution of this agreement, he may appoint another Builder/Developer for the propose of discharge of his obligation with prior written permission of the Owners entering into an Agreement. The Owners will also have the right to change the Builder/Developer if they are found to neglect or causing unnecessary*

*delay for construction of the Multi Storeyed Building with prior notice and in that case the Builder/ Developer will be entitled compensation.*

- s) *The dispute between the Owners of the land and the Builder/ Developer if arises for any matter shall be resolved amicably by biparietal negotiation and if necessary help of a common well wisher may be availed of before going to the Court of Law.*
- t) *In case of violation of terms and conditions of this agreement either of the parties shall have the right to rescind this agreement and claim/compensation and remedy against other.*
- u) *The Builder/ Developer shall have the right to take loan or advance from any prospective buyer or Financial Institution or Bank against the promotion of Ownership Housing in terms and conditions as if deems fit and proper. But in doing so the Builder/ Developer must keep the share of the Owners free from any sort of liabilities and encumbrances.*
- v) *The decision of the Builder/ Developer on Planning, Design, Interior and Exterior Decoration, and other*

*things, relating to the construction of the Building shall be final subject to suggestion, if not impartible at all, of the Owners.*

- w) The Builder/ Developer shall get individual name mutated of the Purchaser of flats in the Municipal Register. If such mutation is done by the Competent Authority in the individual or collective names under care of the Owners in that event the Builder/ Developer shall remain liable to pay House Tax of the Purchaser/ Purchasers to the Owners till the material is regularised failing which the Owners shall be entitled to realise the amount due on account of the Purchaser/ Purchasers by legal proceedings from the Builder/ Developer.*
- x) The Deed of Conveyance to be executed in favour of the Purchasers of the flats shall contain provision of payment of House Tax rigidly so that the Owners are not in any way face problems in any manner as indicated in above clause.*
- y) The Deed of Conveyance shall also contain that the Purchaser/ Owners of the flats shall not throw, accumulate any dirt, rubbish, waste on the ground floor under any circumstances.*

- z) *The Owners shall not be liable for any acts, obligations and misconduct of the Builder/ Developer towards their intending Purchaser/ Purchasers of the flats.*
- z1) *That the Common rights and facilities are enjoyable by the Owners and Builder/ Developer or their Purchaser of the Flat. None will be entitled to sell common rights and facilities.*
- z2) *The Builder/ Developer herein will **demolish the existing structure** of the said premises at their own cost and expenses and the Builder/ Developer will take the entire broken building materials (debris), the Owners herein will not claim/ demand for the same.*
- z3) *That the Builder/ Developer herein will bear the **monthly rent for temporary accomodation** in habitable considtion of the Owners/ First Party herein from the date of vacating the said premises till handover of the Owners' Allocation.*
- z4) *If the Owners/ First Party herein want to install/ fix any extra fittings/ fixtures in their said flats, then the extra costs/ expenses for the said fittings/ fixtures will be additionaly borne by the Owners/ First Party herein.*

THE SCHEDULE OF LAND 'A' ABOVE REFERRED TO

**(Description of the Land)**

ALL THAT piece and parcel of **bastu** land being Scheme Plot No. 104 measuring **3 (three) Cottahs 43 (forty three) Sft.** more or less together with a **two storeyed building** (having an area of **400 Sft.** more or less on the **Ground floor** and an area of **400 Sft.** more or less on the **First floor**) standing thereon, lying and situated at Mouza - Behala, J.L. No. 2, comprised in **C.S. Plot/Dag Nos. 859 & 865** under **Khatian No. 66**, formerly within the limits of the South Suburban Municipality, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 131, K.M.C. Premises No. **67, Sarai Chatterjee Road**, Assessee No. 411311700678, Kolkata - 700060 under Police Station - formerly Behala presently **Parnasree**, Additional District Sub-Registrar Office - Behala in the District of South 24 Parganas. It is butted and bounded as follows :-

On the **NORTH** : 122, Parnasree Pally.

On the **SOUTH** : 25'-0" wide K.M.C. Road.

On the **EAST** : 25'-0" wide K.M.C. Road.

On the **WEST** : 103, Parnasree Pally.

**THE SCHEDULE 'B' ABOVE REFERRED TO :**

*(The proposed Building which will be constructed on the Schedule - A landed property)*

**ALL THAT** the **G+III Storeyed building** having different flats/units etc. together with other constructions such as passage, stair-case, overhead tank, motor and pumpset, electric wiring, room for guard/watch-man, room for motor & pump set, vacant space and any other construction for common use and rights of the occupants of the flats.

**THE SCHEDULE 'C' ABOVE REFERRED TO :**

***(Allocation of the Owners of the Land)***

***The Owners herein will get the following as the owners' allocation :***

- # **Said SMT. BITHIKA CHOWDHURY and SRI ASISH CHOWDHURY** will jointly get one self contained residential **flat** having a super built-up area **717 Sft.** more or less on the **Third** floor of the said Building including undivided impartible proportionate share in the land and common areas and facilities in the said building.

- # Said **SRI SNEHASIS CHOWDHURY** will get one self contained residential **flat** having a super built-up area **693 Sft.** more or less on the **Third** floor of the said Building including undivided impartible proportionate share in the land and common areas and facilities in the said building.
  
- # Said **SMT. RIYA CHOWDHURY** will get one self contained residential **flat** having a super built-up area **376 Sft.** more or less on the **First** floor of the said Building along with the undivided impartible proportionate share of land of the said premises along with the common easement rights of the common areas/ facilities of the said **K.M.C. Premises No. 67, Sarat Chatterjee Road, Kolkata - 700060** under Police Station - formerly **Behala** presently **Parnasree** in the District of South 24 Parganas.

**The above mentioned Owners' Allocation will be separately distributed/allotted amongst them only after registration of the PARTITION DEED from the concerned office.**



**THE SCHEDULE 'D' ABOVE REFERRED TO :**

**(Allocation of the Builder/Developer)**

The Builder/Developer herein will get **remaining sanction area** as per the final Drawing which will be sanctioned by the Kolkata Municipal Corporation along with the undivided impartible proportionate share of land of the said premises along with the common easement rights of the common areas/facilities of the said K.M.C. Premises No. **67, Sarat Chatterjee Road, Kolkata - 700060** under Police Station - formerly **Behala** presently **Parnasree** in the District of South 24 Parganas.

**THE SCHEDULE 'E' ABOVE REFERRED TO :**

**SPECIFICATION**

- # **Building** : Ground plus Four Storeyed Building with Lift facility together with several Car Parking Spaces.
- # **Foundation** : Building designed or 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 & 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 Space, Watchman booth, toilet and all other open spaces including front, back and passages in the Ground Floor of the Building will be finished with neat cement (I.P.S.).

d) The Toilets and Kitchen-room of the flats will be provided with marble/non-skid 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.

Geysers 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 phenolic bonded flush 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 flush 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 flush door 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 wahtsoever 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 point.

# **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.

It is noted that apart from the above, if the Owners/ First Party herein want to install any extran fixtures/ fittings or want to change any type of the fixtures/ fittings, then the Owners/ First Party herein has to pay the extran cost to the Builder/ Developer herein for the said extra work before doing the same subject to approval of the appointed Engineer.

We, the **OWNERS/FIRST PARTY** herein namely (1) **SMT. BITHIKA CHOWDHURY**, PAN - AUDPC5311M, Aadhaar No. 525817811876, Mobile No. 9836075777, wife of Late Debashish Chowdhury, by Nationality - Indian, by faith - Hindu, by occupation - Housewife, (2) **SRI SNEHASIS<sup>H</sup> CHOWDHURY**, PAN - BCHPC3859F, Aadhaar No. 553711983274, Mobile No. 9051900387, son of Late Debashish Chowdhury, by Nationality - Indian, by faith - Hindu, by occupation - Service, (3) **SRI ASISH CHOWDHURY**, PAN - ALCPC1854H, Aadhaar No. 226023823256, Mobile No. 9836334442, son of Late Debashish Chowdhury, by Nationality - Indian, by faith - Hindu, by occupation - Service, all are residing at P-104, Parnasree Pally, Post Office - Parnaree Pally, Police Station - formerly Behala presently Parnasree, Kolkata - 700060, District South 24 Parganas, (4) **SMT. RIYA CHOWDHURY**, PAN - APJPC6098N, Aadhaar No. 564841537651, Mobile No. 9004632797, daughter Late Subhasish Chowdhury, by Nationality - Indian, by faith - Hindu, by occupation - Service, residing at P-104, Parnasree Pally, Post Office - Parnaree Pally, Police Station - formerly Behala presently Parnasree, Kolkata - 700060, District South 24 Parganas do hereby constitute and appoint the **BUILDER/DEVELOPER/SECOND PARTY** herein namely "**MESSRS B. B. C. ENTERPRISE**", PAN - AADFB3542P, a Partnership firm, 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, Post Office - Parnasree Pally, Police Station - Parnasree, Kolkata - 700060, represented by its Partners namely (1) **SMT. KRISHNA BANERJEE**, PAN - ADRPB4863G, Aadhaar No. 664398859527, Mobile No. 9830022036, wife of Sri Chandan Banerjee, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 165, Parnasree Pally, Post Office - Parnasree, Police Station - Parnasree, Kolkata - 700060, (2) **SRI BIKRAM BANERJEE**, PAN - AHIPB4481B, Aadhaar No. 636748717575, Mobile No. 9163377777, son of Sri Chandan Banerjee, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 165, Parnasree Pally, Post Office - Parnasree, Police Station - Parnasree, Kolkata - 700060, AND 3) **SMT. DALIA CHATTERJEE**, PAN - AEVPC7489L, Aadhaar No. 986041050496, Mobile No. 9432350539, wife of Sri Milon Chatterjee, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 119, Kazipara Road, Post Office - Parnasree, Police Station - Parnasree, Kolkata - 700060 as our **ATTORNEYS** for and on behalf of us in respect of our said **ALL THAT** piece and parcel of **bastu** land being Scheme Plot No. 104 measuring **3 (three) Cottahs 43 (forty three) Sft.** more or less together with a two storeyed building (having an area of **400 Sft.**

more or less on the **Ground** floor and an area of **400 Sft.** more or less on the **First** floor) standing thereon, lying and situated at Mouza - Behala, J.L. No. 2, comprised in **C.S. Plot/Dag Nos. 859 & 865** under **Khatian No. 66**, formerly within the limits of the South Suburban Municipality, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 131, K.M.C. Premises No. **67, Sarat Chatterjee Road**, Assessee No. 411311700678, Kolkata - 700060 under Police Station - formerly Behala presently **Parnasree**, Additional District Sub-Registrar Office - Behala in the District of South 24 Parganas (morefully described in the Schedule - "A" mentioned herebefore) for the acts, deeds and things as mentioned herein below:-

- 1) To look after, manage the aforesaid property as particularly mentioned and written in the Schedule herein before on **our** behalf.
- 2) To sign Sanction Plan and execute all agreements and/or documents and all other necessary papers and document concerning the said property for and on **our** behalf.
- 3) To apply for and obtain in our behalf temporary connections of water, electricity as also to apply for and obtain in our names and on our behalf of permanent drainage, sewerage connections to the said property,

and to sign and execute all plans, forms, papers, documents in connection therewith for and on our behalf as our authorised agent on our behalf.

- 4) To represent **us** before all the office/offices concerned and also like such **Kolkata Municipal Corporation**, concerned B.L. & L.R. office and to sign all papers, documents on our behalf for mutation of our name in respect of relevant papers of the **Kolkata Municipal Corporation** and to appear in all hearing before the authorities of the said **Kolkata Municipal Corporation** for such mutation, filing objections and/or appearing on our behalf against the excess valuation assessed by the **Kolkata Municipal Corporation** and also to prefer appeal before the appropriate authorities and represent **us** at the time of hearing of such objection or appeals on our behalf and also to sign building plans thereof.
- 5) To prepare and/or submit the plan or any revision plan or altered building plans by the said Attorneys on our behalf.
- 6) To apply for and obtain all necessary sanction clearances of the said building for and on our behalf.
- 7) To engage, appoint any draftsman, engineer, architect, surveyor, assessor, valuer, building contractor, subcontractor etc. for the purpose of completion of the same.



- 8) *To appear for and represent us before any competent authorities Tribunal Arbitrator or Revenue, Administrative, Civil or Criminal Jurisdiction relating to any matters, concerning the said property as per mentioned and written in the schedule below on our behalf.*
- 9) *To institute any case or defend any suit, proceedings, appeal, revision, injunction proceedings, enquiry, claim etc. relating to the said property on our behalf.*
- 10) *To appoint and/or engage any legal practitioner, solicitor, auditor, valuer, assessor, arbitrators and/or any legal practitioner or any Advocate or other person or persons and to sign, execute and deliver all Vakalatnamas, Ekrarnamas, Show-causes petitions etc. for the aforesaid purposes on our behalf.*
- 11) *To sign, execute, submit or deliver all complaints, written statement, objections, memorandum of appeals, applications, revisions, injunctions, petitions and all other appeals and papers, documents and exhibits for the aforesaid purposes.*
- 12) *To visit and represent us before all the West Bengal Government Office or Offices and/or Central Government, Office or Offices concerned and all other office or offices concerned for smooth management of our said property*

as stated and written in the schedule hereunder on our behalf.

- 13) To apply and also to pay all rates, taxes and revenues, charges, expenses outgoings payable for and on the account of the said property or any part thereof and similarly to receive any of such money and discharge receipt thereof as income, rents, awards, compensation etc. receivable for and on account of the said property as per mentioned and written in the Schedule below.
- 14) To apply for and obtain electricity, gas, water, sewerage/ drainages or any other civil commotion, amenities, telephone and other utilities in the said property and/ or make alteration thereof and to close down or to disconnect the same on our behalf.
- 15) To sign and execute all other deeds, instruments and assurances which will be necessary and to enter into and/ or agree to such covenants and conditions as may be required for fully and effectually conveying several properties upon the said premises on our behalf.
- 16) To make and present any Deed of Conveyance or Conveyances or other documents for registration of **Builder/Developer's Allocation** when to be executed by our said Attorneys and to admit, execution and registration thereof before as the registering authority

or authorities concerned like as such Registrar of District Registrar and/or Assurance at Kolkata or any other such like registering office or offices concerned on our behalf.

17) To make any kind of agreement or agreements with any purchaser or purchasers in respect **Builder/Developer's allocation** arising out of the schedule below property on our behalf and to register the deed of conveyance/s on our behalf, in favour of the intending purchaser's or purchasers' name/names and to receive all the consideration money, part consideration money thereof.

18) To sign all the receipt or receipts which to be registered by our said Attorneys in favour of the intending purchaser or purchasers in respect of our said property on our behalf and also to hand over the same to the said purchaser or purchasers on our behalf.

**AND** GENERALLY to do all other acts, deeds, things and matters as may be necessary from time to time by our said Attorneys in **their** absolute discretion which **they** may deem fit and proper and think necessary to do so or perform for the aforesaid purposes.

**AND** we do hereby agree and undertake to ratify and confirm all such acts, deeds and things which **our** said Attorneys may lawfully do, execute and cause to be performed by virtue of this General Power of Attorney.

**IN WITNESS WHEREOF** the parties hereto do hereby set and subscribed their respective hands and seals to these presents the day, month and year first above written.

**SIGNED, SEALED & DELIVERED** at Kolkata in the presence of **WITNESSES :-**

1. Shyamal Chatterjee  
119, Kazi Para Road,  
Kolkata - 60

2. Saman Prasad Chakraborty  
11, Kazi Para Road,  
Kolkata - 60

Milanka Chowdhury

Snehasish Chowdhury

Asish Choudhury

Riya Chowdhury

**SIGNATURE OF THE OWNERS/  
PRINCIPALS HEREIN**

For B. B. C. ENTERPRISE  
Krishna Banerjee

Partner

For B. B. C. ENTERPRISE

Bikram Chatterjee

Partner

For B. B. C. ENTERPRISE

Dalia Chatterjee

Partner

**SIGNATURE OF THE BUILDER/DEVELOPER/  
ATTORNEYS HEREIN**

Drafted by me,


































Subir Kr Banerjee  
Advocate


































Admission Judges' Court  
Kor-27












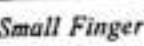
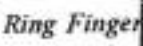
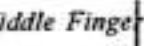
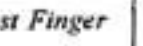
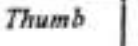





En. no. WB/331/84

Computer printed at :  
Ekalaka,  
Kolkata - 700034.

By : S. S. Sarkar  
(S. S. Sarkar)

Sl. No.	Signature						
	(BITHIKA CHOWDHURY) Bithika Chowdhury						
		<i>Small Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i>	<i>1st Finger</i>	<i>Thumb</i>	
		<b>Left hand</b>					
							
		<i>Small Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i>	<i>1st Finger</i>	<i>Thumb</i>	
<b>Right hand</b>							
	(SNEHASIS CHOWDHURY) Snehasis Chowdhury						
		<i>Small Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i>	<i>1st Finger</i>	<i>Thumb</i>	
		<b>Left hand</b>					
							
		<i>Small Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i>	<i>1st Finger</i>	<i>Thumb</i>	
<b>Right hand</b>							
	(ASISH CHOWDHURY) Asish Chowdhury						
		<i>Small Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i>	<i>1st Finger</i>	<i>Thumb</i>	
		<b>Left hand</b>					
							
		<i>Small Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i>	<i>1st Finger</i>	<i>Thumb</i>	
<b>Right hand</b>							

Sl. No.	Signature					
 (Riya CHOWDHURY) Riya Chowdhury						
		<i>Small Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i> <i>Left hand</i>	<i>1st Finger</i>	<i>Thumb</i>
						
		<i>Small Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i> <i>Right hand</i>	<i>1st Finger</i>	<i>Thumb</i>
 KRISHNA BANERJEE Krishna Banerjee						
		<i>Small Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i> <i>Left hand</i>	<i>1st Finger</i>	<i>Thumb</i>
						
		<i>Small Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i> <i>Right hand</i>	<i>1st Finger</i>	<i>Thumb</i>
 (BIKRAM BANERJEE) Bikram Banerjee						
		<i>Small Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i> <i>Left hand</i>	<i>1st Finger</i>	<i>Thumb</i>
						
		<i>Small Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i> <i>Right hand</i>	<i>1st Finger</i>	<i>Thumb</i>

Sl. No	Signature					
	 (DALIA CHATTERJEE) <i>Dalia Chatterjee</i>					
		<i>Small Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i>	<i>1st Finger</i>	<i>Thumb</i>
						
		<i>Thumb</i>	<i>1st Finger</i>	<i>Middle Finger</i>	<i>Ring Finger</i>	<i>Small Finger</i>
						
		<i>Small Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i>	<i>1st Finger</i>	<i>Thumb</i>
						
		<i>Thumb</i>	<i>1st Finger</i>	<i>Middle Finger</i>	<i>Ring Finger</i>	<i>Small Finger</i>



VC No 379





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 16072000274387/2022

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	Smt BITHIKA CHOWDHURY P-104, PARNASREE PALLY, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700060	Principal			Bithika Chowdhury 31/01/22
2	Mr SNEHASISH CHOWDHURY P-104, PARNASREE PALLY, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700060	Principal			Snehasish Chowdhury 31/01/22



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
3	Mr ASISH CHOWDHURY P-104, PARNASREE PALLY, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District-South 24-Parganas, West Bengal, India, PIN:- 700060	Principal			Asish Chowdhury 31.01.2022
4	Smt RIYA SUBASHIS CHOWDHURY P-104, PARNASREE PALLY, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District-South 24-Parganas, West Bengal, India, PIN:- 700060	Principal			Riya Chowdhury 31.1.2022
5	Smt KRISHNA BANERJEE 185, PARNASREE PALLY, City:- , P.O:- PARNASREE, P.S:- Behala, District-South 24-Parganas, West Bengal, India, PIN:- 700060	Representative of Attorney [B B C ENTERPRISE]			Krishna Banerjee 31.01.2022

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
6	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 ]			<i>Bikram Banerjee</i> 31/01/2022
7	Smt DALIA CHATTERJEE 119, KAZIPARA 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 ]			<i>Dalia Chatterjee</i> 31/1/22
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SAMAR BIJOY CHAKRABORTY Son of Mr S L CHAKRABORTY 11, KAZI PARA ROAD, City:-, P.O:- PARNASREE, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700060	Smt BITHIKA CHOWDHURY, Mr SNEHASISH CHOWDHURY, Mr ASISH CHOWDHURY, Smt RIYA SUBASHIS CHOWDHURY, Smt KRISHNA BANERJEE, Mr BIKRAM BANERJEE, Smt DALIA CHATTERJEE			<i>Samar Bijo Chakraborty</i> 31-01-22

(Shodip Biswas)

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

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

GRN Details

GRN: 192021220171943921  
GRN Date: 27/01/2022 19:22:31  
BRN: CKS6705249  
Payment Status: Successful  
Payment Mode: Online Payment  
Bank/Gateway: State Bank of India  
BRN Date: 27/01/2022 19:01:01  
Payment Ref. No: 2000274387/3/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: B.B C ENTERPRISE  
Address: 165, pamasree pally kolkata-700060  
Mobile: 9830182423  
EMail: milonsurya@gmail.com  
Contact No: 09830182423  
Depositor Status: Solicitor firm  
Query No: 2000274387  
Applicant's Name: Mr Partha Mallick  
Identification No: 2000274387/3/2022  
Remarks: Sale, Development Power of Attorney Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000274387/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	6120
2	2000274387/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	35
			<b>Total</b>	<b>6155</b>

IN WORDS: SIX THOUSAND ONE HUNDRED FIFTY FIVE ONLY.



Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

25/01/2022  
PAN

Query No / Year	2000274387/2022	Office where deed will be registered
Query Date	25/01/2022 12:44:02 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] Power of Attorney, General Power of Attorney [Rs : 1/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4310] Other than Immovable Property, Security Bond [Rs : 1,00,000/-]	
Set Forth value	Market Value	
Rs. 10,00,000/-	Rs. 48,77,154/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,120/- (Article:48(g))	Rs. 35/- (Article: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, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sarat Chatterjee Road, . Premises No: 67, . 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 43 Sq Ft	6,00,000/-	43,37,154/-	Width of Approach Road: 25 Ft.,
Grand Total :				5.0485Dec	6,00,000 /-	43,37,154 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	4,00,000/-	5,40,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		800 sq ft	4,00,000 /-	5,40,000 /-	

AS- 1 of 4

## Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Smt BITHIKA CHOWDHURY Wife of Late DEBASHISH CHOWDHURYP-104, PARNASREE PALLY, City:- , P.O:- PARNASREE PALLY, 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.:: AUxxxxxx1M, Aadhaar No: 52xxxxxxx1876, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr SNEHASISH CHOWDHURY Son of Late DEBASHISH CHOWDHURYP-104, PARNASREE PALLY, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BCxxxxxx9F, Aadhaar No: 55xxxxxxx3274, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mr ASISH CHOWDHURY Son of Late DEBASHISH CHOWDHURYP-104, PARNASREE PALLY, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ALxxxxxx4H, Aadhaar No: 22xxxxxxx3256, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Smt RIYA SUBASHIS CHOWDHURY Daughter of Late SUBHASISH CHOWDHURYP-104, PARNASREE PALLY, City:- , P.O:- PARNASREE PALLY, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: APxxxxxx8N, Aadhaar No: 56xxxxxxx7651, 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 PALLY, 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

**Representative Details :**

Sl No	Name & Address	Representative of
1	Smt KRISHNA BANERJEE Wife of 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: 66xxxxxxx9527	B B C ENTERPRISE (as AS PARTNER)
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: 63xxxxxxx7575	B B C ENTERPRISE (as AS PARTNER)
3	Smt DALIA CHATTERJEE Wife of MILON CHATTERJEE 119, KAZIPARA 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: 98xxxxxxx0496	B B C ENTERPRISE (as AS PARTNER)

**Identifier Details :**

Name & address
Mr SAMAR BIJOY CHAKRABORTY Son of Mr 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 Smt BITHIKA CHOWDHURY, Mr SNEHASISH CHOWDHURY, Mr ASISH CHOWDHURY, Smt RIYA SUBASHIS CHOWDHURY, Smt KRISHNA BANERJEE, Mr BIKRAM BANERJEE, Smt DALIA CHATTERJEE

**Owner and Land or Building Details as received from KMC :**

Sch. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411311700578 Premises No. : 67 Ward No. : 131 Street Name : SARAT CHATTERJEE ROAD	Ref Deed No. : Date Of Registration : Office Where Registered :	Owner Name : JOYDEEP MUKHERJEE, SANDEEP MUKHERJEE , SMT MOONMOON SAUDAGAR, ANANDA CHATTERJEE, , SMT DEBAMITA DEB, SMT BITHIKA CHOWDHURY, , SNEHASISH CHOWDHURY, ASISH CHOWDHURY, , SMT ARUNA CHOWDHURY, SMT RIYA CHOWDHURY Owner Address : 104, PARNASREE PALLY, , KOLKATA Pin No. : 700060	Character of Premises: Total Area of Land: 3 Cottah, 43 SqFeet,

आयकर विभाग

INCOME TAX DEPARTMENT

BITHIKA CHOWDHURY

AMARENDRA BISWAS

01/01/1962

Permanent Account Number

AUDPC5311M

*Bithika Chowdhury*

सुसंरक्षित



भारत सरकार

GOVT. OF INDIA



23022012



भारत सरकार  
GOVERNMENT OF INDIA



বিহিকা চৌধুরী  
Bihika Chowdhury  
পিতা : অমরেন্দ্র বিহান  
Father : AMARENDRA BISWAS  
জন্ম তারিখ / Year of Birth : 1962  
মহিলা / Female



5258 1781 1876

আখার - সাধারণ মানুষের অধিকার



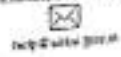
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
104, পার্নাসরী পল্লী, পূর্বী পল্লী,  
পূর্বী পল্লী, কোলকাতা, পশ্চিমবঙ্গ,  
700060

Address:  
104, PARNASREE PALLY,  
PARNASREE PALLY,  
Parnasree Pally S.O.,  
Parnasree Pally, Kolkata,  
West Bengal, 700060



1947  
1800 460 1947



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www.uai.gov.in



P.O. Box No. 1947,  
Kolkata-700 001



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA




SNEHASISH CHOWDHURY

DEBASISH CHOWDHURY

10/03/1982  
Permanent Account Number

BCHPC3859F

Snehasish Chowdhury  
Signature





ভারত সরকার

ভারত সরকার

Unique Identification Authority of India  
Government of India

ভূমিকাঙ্কিত আই ডি/Enrollment No.: 1040/19956/12956

To  
20/11/2012  
শ্ৰেয়শীল চৌধুরী  
Snehasish Chowdhury  
104 PARNASREE PALLY  
PARNASREE PALLY Parnasree Pally S.O  
Parnasree Pally Koliata  
West Bengal 700060

1803205



MN198123517DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**5537 1198 3274**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



শ্ৰেয়শীল চৌধুরী  
Snehasish Chowdhury  
পিতা : দেবশীল চৌধুরী  
Father : DEBASISH CHOWDHURY  
জন্ম তারিখ / Year of Birth : 1982  
কুমার / Male



**5537 1198 3274**

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ASISH CHOWDHURY  
DEBASHISH CHOWDHURY  
22/01/1980

Permanent Account Number

ALCPC1854H

Signature





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
 ১০১, পর্নাসরী পল্লী, পর্নাসরী গলি,  
 পর্নাসরী পল্লী, কোলকাতা, পশ্চিমবঙ্গ,  
 ৭০০০৬০

Address:  
 101, PARNASREE PALLY  
 PARNASREE PALLY,  
 Parnasree Pally S.O,  
 Parnasree Pally, Kolkata,  
 West Bengal, 700060

1547  
 ১২০ ১৪০ ১৫৪৭

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FD, Sec No 1547,  
 Bengaluru-560-001



ভারত সরকার  
 GOVERNMENT OF INDIA



আশিষ চৌধুরী  
 Ashish Chowdhury  
 পিতা : দেবশিষ চৌধুরী  
 Father : DEBASHISH CHOWDHURY  
 ২০০ ২০১ / Year of Birth : 1980  
 পুরুষ / Male



2260 2382 3256

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग  
INCOME TAX DEPARTMENT

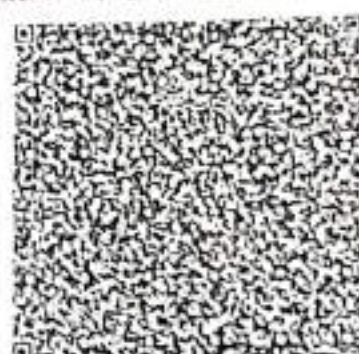


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GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

APJPC6098N



नाम / Name  
RIYA SUBASHIS CHOWDHURY

पिता का नाम / Father's Name  
SUBASHIS CHOWDHURY

जन्म की तारीख /  
Date of Birth  
07/02/1986

हस्ताक्षर / Signature



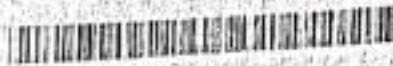
भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No. 2017/90082/13841

08/08/2015

To  
Riya Chowdhury  
रिया चौधरी  
D/O: Subhasis Chowdhury  
131, Behala South  
104  
Parnasree Pally  
Parnasree Pally, Kolkata  
West Bengal - 700080  
9304632797



KH520357121FT

52035712



आपला आधार क्रमांक / Your Aachaar No. :

**5648 4153 7651**

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
Government of India

रिया चौधरी  
Riya Chowdhury



जन्म तारीख / DOB: 07/02/1986  
लिंग / Gender: Female

5648 4153 7651



आधार - सामान्य माणसाचा अधिकार

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

KRISHNA BANERJEE

HEMENDRA KISHORE  
BHATTACHARJEE  
09/03/1949

Permanent Account Number

ADRPB4863G

*Krishna Banerjee*

Signature



यस कार्ड के खोने / काने पर कृपया सूचित करें। सीकर  
प्रावधान पिन सेवा ड्राई, एन एन सी एन  
5<sup>थ</sup> फ्लोर, माउन्ट स्टर्लिंग, स्ट्रीट नं. 341, सर्वे नं. 99/8  
मॉडल कॉलोनी, डीप बंगला चौक, पुणे,  
पुणे - 411 016

*If this card is lost / someone's lost card is found,  
please inform / return to:*  
Income Tax PAN Services Unit, NSDL  
5th Floor, Mount Sterling,  
Plot No. 341, Survey No. 99/8,  
Model Colony, Near Deep Bangalor Chawk,  
Pune - 411 016

Tel: 91-20-2721 8080 Fax: 91-20-2721 8081  
e-mail: [unit@nsdl.com](mailto:unit@nsdl.com)



भारत सरकार

Government of India



Krishna Banerjee

DOB : 09/03/1949

Female



6643 9885 9527

मेरा आधार, मेरी पहचान



भारत सरकार  
Unique Identification Authority of India

Address:

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

6643 9885 9527



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WWW

www.uidai.gov.in



आयकर विभाग  
INCOME TAX DEPARTMENT  
BIKRAM BANERJEE  
CHANDAN KUMAR BANERJEE  
15/04/1982  
Permanent Account Number  
AHIPB4481B

भारत सरकार  
GOVT. OF INDIA

Signature  
*Bikram Banerjee*



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

इस कार्ड के खाने/पाने पर कृपया सूचित की/लौटिए।  
आपका पत्र भेजें कृपया, UTIISI,  
प्लॉट नं. 3, सेक्टर 2, एन सी डी बेलपुर,  
नवी मुंबई - 400 614.



भारत सरकार  
GOVERNMENT OF INDIA



BIKRAM BANERJEE  
DOB: 15/04/1982  
MALE



6367 4871 7575

MEERA AADHAAR, MERI PEHACHAN



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

**Address**

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



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Bengaluru-560 001

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INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DALIA CHATTERJEE

SANAT MUKHERJEE

16/04/1974

Permanent Account Number

AEVPC7489L

*Dalia Chatterjee*

Signature





ভারত সরকার

Government of India



ডালিয়া চ্যাটার্জী

Dalia Chatterjee

পিতা : এস. মুখার্জী

Father : S. Mukherjee

জন্মতারিখ / DOB : 16/04/1974

স্বামিণা / Female



9860 4105 0496

আধার - সাধারণ মানুষের অধিকার



আধার

ভারতীয় ইউনিক আইডি অথরিটি

Unique Identification Authority of India

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

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

9860 4105 0496



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1800 305 1347



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