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

District Sub-Registrar :
 South 24 Pargan

27 DEC 2021

**DEVELOPMENT AGREEMENT ALONG WITH
 DEVELOPMENT POWER OF ATTORNEY**

THIS AGREEMENT made on this 27th day of DECEMBER Two thousand Twenty-one (2021)

BETWEEN

2021

16 AUG 2021

10291 Date
Send to Biplab Dey Adv.
City Civil Court - Kest-1
Rupees 1000/-

Samiran Das
Stamp Vendor
Mumbai Police Court
South 24 Parganas



District Sub-Registrar-I
Mumbai, South 24 Parganas

27 DEC 2021

Identified by me

Biplab Dey

Biplab Dey, Advocate
(WB/660/1992)
The City Civil Court Bar Association
28 & 3, K. S. Roy Road (2nd floor)
Kolkata-700 001

(1) **SRI PRODIP KUMAR BASAK, (PAN- ADMPB0962H)(Aadhaar No.6778 3367 7790(Mob. No. 9477457897)**, son of late Dharendra Chandra Basak, by Occupation- Retired, by faith Hindu, by Nationality- Indian, residing at 85/2, Raja S.C.Mullick Road, Post Office – Naktala, Police Station- Netaji Nagar, Kolkata - 700047 (2) **SMT. ANITA BASAK (PAN- BHKPBI160L)(Aadhaar No.6497 7513 3544(Mob. No. 900734 9855)**, daughter of late Gopal Chandra Basak alias Gopal Basak, wife of Alok Basak, by faith – Hindu, by Occupation – House wife, by Nationality- Indian, residing at AD 415, Rabindra Pally, Krishnapur, Prafulla Kanan, Post Office- Prarfulla Kanan, Police Station- Arjunpur, Kolkata – 700101, North 24-Parganas (3) **SMT. MANIKA BASAK (PAN- BANPB 1484M)(Aadhaar No. 6701 2983 8846)(Mob. No.9874964608)**, daughter Late Gopal Chandra Basak, wife of Subhas basak, by faith- Hindu, of by Occupation – Retired, by Nationality – Indian residing at 84, Raypur, “AKASHGANGA”, flat No. 3B, Post Office- Garia, Police Station- Patuli, Kolkata – 7000 84, (4) **SRI SANKAR BASAK (PAN- BNWPB4710L)(Aadhaar No. 9458 7103 1900)(Mob. No. 9230623162)**, son Late Gopal Chandra Basak, by faith – Hindu, by occupation- Self service, by Nationality- Indian, residing at 85/2, Raja S.C.Mullick Road, Post Office- Naktala, Police Station- Netaji Nagar, Kolkata – 700047, (5) **SRI MANASH KUMAR BASAK (PAN- AEKPB7669C)(Aadhaar No. 9736 7358 7577)(Mob. No. 9239411209)**, son Late Gopal Chandra Basak, by faith – Hindu, by occupation-Retired, by Nationality- Indian, residing at 85/2, Raja S.C.Mullick Road, Post Office- Naktala, Police Station- Netaji Nagar, Kolkata – 700047, hereinafter called and referred to as the “**THE LAND OWNERS**” (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their executors, administrators, legal representatives, successors and assigns) of the **FIRST PART**.

AND

NEW ARCHI CONSTRUCTION, a proprietorship firm, having its registered office at 87/12/173, Raja S.C.Mullick Road, Post Office - Naktala, under Police Station –Netaji Nagar, Kolkata-700047, represented by its proprietor **SRI BISWAJIT SARKAR, (PAN- AMAPS 5467 M)(Aadhaar No.4801 6883 0782)**,son of Late Sailen Sarkar, by faith-Hindu, by occupation-Business, residing D-24, Ramgarh Colony, Post Office - Naktala, under Police Station – Netaji Nagar, Kolkata-700047,hereinafter referred to as the “**THE DEVELOPER**” (which expression shall unless excluded by or repugnant to the

subject or context be deemed to include his executors, successor – in – office, administrators, legal representatives, successors and assigns) of the of the **THIRD PART.**

WHEREAS that one Jatindra Nath Bandyopadhyay on 01.12.1944, purchased a plot of land measuring about undivided. 11.28.11.5...Ana from one Raj Narayan Paul, which was registered in the office of the Joint Sub-Registrar at Alipore, which was recorded in Book No.I, Volume No. 45, pages from 167 to 176, being No. 2593, for the year 1944. 227

AND WHEREAS according to a decree passed by the learned 5th Additional Sub-Judge, Alipore, on 04.04.1949, in respect of a partition Suit being No. 26 of 1948, and as per the said Decree said Jatindra Nath Bandyopadhyay entitled to get 1.19.70.90..land out of 031 Satak. 227

AND WHEREAS said Jatindra Nath Bandyopadhyay sold, conveyed, transferred a plot of land measuring about 11.28.11.5...Sq.ft. on 23.04.1956 to one Prasanna Kumar Roy, son of late Ram Kumar Roy of Vidyasagar Upanibesh, Police Station Sadar Tollygunge, 24-Parganas, which was duly registered in the office of the Sub-Registrar at Alipore, and recorded in Book No.I, Volume No.61, pages from 95 to 99, being No. 3309 for the year 1956. 227

AND WHEREAS thereafter the said Prasanna Kumar Roy, sold, transferred, conveyed a plot of land measuring about 3 Cottah 15 Chittack 40 Sq.ft. be the same a little more or less out of his total land to Dharendra Chandra Basak and Gopal Chandra Basak both sons of Late Murari Mohan Basak of 3/76/A, Vidyasagar Upanibesh, Police Station - Sadar Tollygunge, 24-Parganas, which was duly registered in the office of the Sub-Registrar, Alipore Sadar, 24-Parganas and recorded in Book No.I, Volume No. 93, pages from 166 to 170, being No. 5818, for the year 1959.

AND WHEREAS after purchased the said plot of land measuring about 3 Cottah 15 Chittack 40 Sq.ft. be the same a little more or less lying and situated in Mouza-Raipore, J.L.No. 33, Touzi No. 56, Khaitan No. 499, Dag No. 1996 , within the limits of the then Kolkata Municipal Corporation Ward No.100, formerly

Police Station – Jadavpur, now Netaji Nagar, Kolkata – 7000 47, and constructed necessary construction thereon and they mutated their names in the record of the Kolkata Municipal Corporation and the said Corporation allotted Assessee No. 211000800057, Premises No. 85/2, Raja Subodh Chandra Mullick Road and paying the taxes regularly.

AND WHEREAS one of the joint owners namely Gopal Chandra Basak, died intestate on 28.06.1992, leaving behind his wife Dipali Basak, since deceased, two daughters namely Anita Basak and Manika Basak and two sons namely Sankar Basak and Manash Kumar Basak as his only legal heirs and/or successors according to Hindu Succession act. 1956, wife of Gopal Chandra Basak namely Dipali Basak died on 06.06.2009, leaving behind the above legal heirs.

AND WHEREAS said Dharendra Chandra Basak, died intestate on 21.10.2007, leaving behind his only son namely Prodip Kumar Basak as his only legal heirs and/or successors according to Hindu Succession act. 1956. Wife of Dharendra Chandra Basak namely Mayna Rani Basak predeceased him on 06.09.1993. But the above mentioned legal heirs yet not mutated their names in the record of the Kolkata Municipal Corporation.

AND WHEREAS the present owners for the purpose of better living have decided to develop the said land and construct a building thereupon through the developer on the terms and conditions hereunder contained.

AND WHEREAS the Developer has offered to develop the said land of the owners and to promote constructions of a three storied residential building thereupon at his own cost, on terms and conditions hereunder contained. Thereafter said owners have accepted the aforesaid offer of the developer.

NOW THIS MEMORANDUM OF AGREEMENT WITNESSETH that in pursuance of the said offer and acceptance of the said proposal and in consideration of the Developer agreeing and undertaking to construct a building on the land of the said premises of the owners at his own costs and expenses and the owners above named hereby engage and appoint the Developer as the

Post Office- Naktala, Police Station- Netaji Nagar, Kolkata – 700047, (5) **SRI MANASH KUMAR BASAK** son Late Gopal Chandra Basak, by faith – Hindu, by occupation-Retired, by Nationality- Indian, residing at 85/2, Raja S.C.Mullick Road, Post Office- Naktala, Police Station- Netaji Nagar, Kolkata – 700047, south 24-Parganas and their respective heirs, executors, administrators and legal representatives.

- B. DEVELOPER** : Shall mean **NEW ARCHI CONSTRUCTION**, a proprietorship firm, having its registered office at K.M.C. premises No. 87/12/173, Raja S.C.Mullick Road, locally known as D-24, Ramgarh Colony , Post Office - Naktala, under Police Station –Netaji Nagar, Kolkata-700047, represented by its proprietor **SRI BISWAJIT SARKAR**, son of Late Sailen Sarkar, by faith-Hindu, by occupation-Business, residing at D-24, Ramgarh Colony, Post Office - Naktala, under Police Station –Netaji Nagar, Kolkata-700047, and his respective heirs, executors, administrators, legal representatives and assigns.
- C. TITLE DEEDS** : Shall mean all the documents relating to the owners property described in SCHEDULE “A” hereunder written.
- D. PREMISES** : Shall mean the K.M.C. premises No. 85/2,Raja S.C.Mullick Road Post Office- Naktala, Police Station – Netaji Nagar, Kolkata – 7000 47, belonging to the owners together absolutely.
- E. BUILDING**: Shall mean the building or buildings to be constructed on the said premises.
- F. COMMON FACILITIES AND AMENITIES**: Shall include side corridors, stair way, stair case, lift, sensor, passage ways, pump room, overhead water tank, water pump and motor and other facilities which may be mutually agreed upon by the parties and required for the establishment location enjoyment provisions, maintenance and/or management of the building excepting the roof and the terrace of the building.
- G. SALEBLE SPACE**: Shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required therefore.
- H. OWNERS' ALLOCATION** : Shall mean 50% of the constructed area consisting of five independent flats out of which one(1BHK) flat at the

ground floor North-West side, three 2BHK flat on first floor(entire first floor), and 2BHK flat on the second floor East South side of the said building to be constructed over the said Municipal Premises being no. 85/2,Raja S.C.Mullick Road, locally also known as 85/2,Raja S.C.Mullick Road(Ramgarh Colony), Post Office- Naktala, Police Station – Netaji Nagar, Kolkata – 7000 47, together with undivided proportionate share of land of the said premises.

- I. PROMOTERS ALLOCATION:** Shall mean 50% of the constructed area consisting of four flats out of which two 2BHK flat at ground floor, and two 2BHK flat on 2nd floor and one car parking space at ground floor of the said building to be constructed over the said Municipal Premises being no. 85/2,Raja S.C.Mullick Road,(Ramgarh Colony), locally also known as 85/2,Raja S.C.Mullick Road, Post Office- Naktala, Police Station – Netaji Nagar, Kolkata – 7000 47,, together with undivided proportionate share of the land .
- J. THE ARCHITECT:** Shall mean such persons who may be appointed by the developer for both designing and planning the building on the said premises.
- K. BUILDING :** would mean the building to be constructed according to such plan to be prepared by the L.B.S. for the construction of the building.
- L. TRANSFEREE:** Shall mean a person, firm, limited company Association of person or body of individual to whom any space in the building has been transferred.
- M. RE ENTRY:** The re-entry shall mean the right to take over the building either completed fully or in part in the event of the bankruptcy, dissolution of the developer.
2. **THE OWNERS DECLARE** as follows:
- i) That they are absolutely seized and possessed of and/or well and sufficiently entitled to the said premises.
 - ii) That the said premise is free from all encumbrances and the owners have a good marketable title in respect of the said premises.
 - iii) That the said premise is free from all encumbrances, charges, liens, lispendens, attachments trusts, acquisitions, requisitions.

3. **THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT WITH EACH OTHER AS FOLLOWS:**

- i) That the owners hereby grant exclusive right to the developer and the developer doth hereby agree to undertake new construction of the proposed building at its own cost and expenses.
- ii) That all applications and other papers and documents as may be required by the developer for the purpose of construction from the appropriate authorities shall be prepared and submitted by the developer on behalf of the owner at the developer's own costs and expenses.
- iii) That nothing herein contained shall be construed as a demise or assignment or conveyance or as creating any right title or interest in respect of the said premises in favour of the developer other than an exclusive license or right to the developer to do or refrain from doing the acts and things in terms hereof end to deal with the developers allocation.
- iv) That the owners executed a Development Power of Attorney on the same day for the purpose of construction and for obtaining all necessary permission from different authorities in connection with the construction of the building also for pursuing and following up the matter with K.M.C. including sanction of Building plan and other authorities and also to receive consideration amount from the intending purchaser(s) in respect of the Developer Allocation only.
- v) That upon completion of the construction of the building developer shall at the first instance put the owners in peaceful possession of the owners' allocation according to floor basis together with the rights of enjoyment in common facilities and amenities before delivering possession of any part or portion out of Developer's share of allocation in the new building to any buyer or any person.
- vi) That the owners and the developer shall be exclusively entitled to their respective share of allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the other and neither party shall in any way interfere with or disturb the quiet and peaceful possession of the other.

- vii) That in so far as necessary all dealings by the developer in respect of the building including agreement for sale or transfer concerning developer's allocation shall be in the name of the owners for which purpose the owners undertake to give the developer a registered development power of attorney in any manner required by the developer PROVIDED HOWEVER that the Developer shall be accountable to the intending purchaser of flats in respect of its allocation for all money or advance so received by them and the same shall not create any financial liability upon the owners in any manner whatsoever.
- viii) That owners shall execute the deed of conveyance or conveyances or long term lease in favour of the developer or its nominee or nominees in such part or parts of his allocation as shall be required by the developer and all costs and expenses including stamps duty and registration charges shall be borne and paid by the developer or its nominee or nominees.
- ix) That the developer shall install in the said building at its own costs and shall construct and complete the new building at the said premises in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation and conforming to such specifications as are mentioned in the SCHEDULE "D" hereunder written and as may be recommended by the Architect from time to time appointed for the purpose and it is hereby clearly understood that the decision of the Architect regarding the quality of the materials shall be final and binding on the parties hereto.
- x) That the developer shall install in the said building at its own costs overhead reservoirs, electric wiring and other facilities as are required to be provided in the new building to be constructed and for sale of the flats or leasing out thereof on ownership basis and/or as mutually agreed.
- xi) That the developer shall be authorized in the name of the owners in so far as is necessary to apply for and obtain temporary and permanent connections of drainage, sewerage and/or other facilities if any required for the construction or enjoyment of the building.
- xii) That developer shall at its own costs and expenses and without creating any financial or other liability on the owner for making the building plan and any amendment thereto or modification thereto made

or causes to be made by the developer provided however no alteration or modification shall be made in the owners allocation without the consent of the owner in writing provided further if such alteration or modification is caused at the instance of the developer the owner will not unreasonably refuse to give their consent thereto.

- xiii) That as from the date of signing the agreement the municipal rates and taxes all outstanding dues and liabilities will be borne by the developer and also other outgoing in respect of the said premises and till such time as the possession of the said owners' allocation is made shall be borne and paid by the developer and all outstanding dues on account of municipal rates and taxes as also other outgoing up to the date of delivery of possession in pursuance here of to the developer shall remain the liability of the owners and shall be borne and paid by the owners.
- xiv) That the Developer shall arrange for installation of new electric meter in respect of the owners allocation and bear the entire cost for the same.
- xv) That there is no question of creation of right, title and interest in the said property in favour of the Developer by virtue of these Agreement.
- xvi) That the Developer shall deliver the C.C.(Completion certificate) after obtaining from the K.M.C.

4. **IT IS FURTHER AGREED BY AND BETWEEN THE OWNERS AND DEVELOPER WHICH IS AS FOLLOWS:**

- i) That as soon as the construction of the building is completed in all respect, the owners will be delivered by the Developer, their respective share in the said building and the developer shall give written/or over telephonic notice to the owners requiring the owner to take possession of their allocation which will fall in the owners' allocation in the building and after 30 days from the date of service of notice and at all time thereafter the owner shall be exclusively responsible for payment of all Municipal and property taxes, rates, duties and other public outgoing and impositions whatsoever payable in respect of the owners allocation.
- ii) That the owners and the developer shall punctually and regularly pay the rates and taxes to the concerned authorities in respect of their respective allocations and keep each other indemnified against all claims, actions,

demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the same may be consequent upon the fault made by either of them.

- iii)** That as and from the date of handing over the possession to the owners, the owners hereto shall be responsible to pay and bear the service charge of the common facilities in the new building payable pro-rata with respect to the owner's allocation, such charges are to include proportionate share of premium for the insurance of the building, water, fire and other charges and taxes, light, sanitation repair and renewal charges for bill collection and management and management of the common facilities, renovation replacement, and maintenance, charges and expenses for the building and of all common wiring pipes, electrical and mechanical equipment, pumps, motors and other electrical and mechanical installations, appliances and equipment, stairways, corridors, passageways and other facilities whatsoever as may be mutually agreed from time to time provided that if any additional insurance premium costs and expenses by way of and maintenance is required to be incurred of the building by virtue of any particular use and or in the accommodation within the owners' allocation or any part thereof the owner shall be exclusively liable to pay and bear and premises as such additional costs and expenses to the developer.
- iv)** That the owners shall not do any act deed or thing whereby the developer shall be prevented from construction and completion of the said building in terms of this agreement.
- v)** That neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance annoyance or hazard to the other purchaser/purchasers occupiers of the apartments of the building.
- vi)** That neither party shall make any structural alteration in their respective allocation without the previous consent of the other provided however such alteration shall always be made with the approval of the co-owner of the building as required for the purpose.
- vii)** That neither party shall transfer or permit transfer of the respective allocations or any portion thereof unless:
- a) Both parties shall have to observe and perform all terms and conditions on their respective part to be observed and/or performed.

- v) To remain bound to execute all agreements for sale or lease out or transfer concerning developer's allocation and shall remain bound to execute a Development Power of attorney which will remain in force till the selling and registering conveyance of flats of the developer's allocation empowering the developer or developer's agent to execute all such agreement for sale or transfer on behalf of the owners concerning developers allocation of the building at the said premises. The owners shall have no right, claim over the consideration money or earnest money received by the developer in respect of developer allocation which will be received from the intending buyers.

6. THE DEVELOPER HEREBY AGREES AND COVENANTS WITH THE OWNERS AS FOLLOWS:-

- i) To complete the entire construction of the building in all respect within 24 months from the date of sanction building plan for construction work. Time shall be the essence of the contract.
- ii) Not to transfer and/or assign the benefits of this agreement or any portion thereof without the consent in writing of the owner.
- iii) Not to violate or contravene of any or the provisions or rules applicable for construction of the said building.
- iv) Not to do any act deed or thing whereby the owner is prevented from enjoying selling assigning and/or disposing of any of the owner's allocation in the building at the said premises.
- v) Not to part with possession of the developer's allocation or any portion thereof unless possession of the owner's allocation is delivered to the owners provided however it will not prevent the developers from entering into any agreement for sale or transfer or to deal with the developers' allocation at his peril.
- vi) That the developer shall arrange three alternative accommodation of the owners during the period of construction and also bear the rent of the said accommodation at the rate of Rs. 27,000/- (Rupees Twenty-seven thousand only) per month. (Rs.8000x2=16000/- + 1100/- x1=1100/- total Rs.27000/-).
- vii) To keep the owner indemnified against all actions suit costs proceeding and including third party claims that may arise out of the developer's actions with regard to the developing of the said premises and/or in the matter of construction of the said building and/or for any

defect therein

7. MUTUAL COVENANT AND INDEMNITIES:

- i) The owners hereby undertake that the developer shall be entitled to the said construction and shall enjoy its allocation space without any interference or disturbances provided that the developer performs and fulfils all the terms and conditions herein contained and/or on its part to be observed and performed.
- ii) The owners and the developer hereby declare that they entered into this agreement purely as a contract and nothing contained herein shall be deemed to be construed as a partnership between them or as a joint venture in any manner nor shall the parties hereto constitute as Association of persons.
- iii) The owners shall do or execute or cause to be done or execute all such further deeds matters and things not herein specified as may be required to be done by the developer and for which the developer may need the authority of the owner, including any such additional power of attorney and/or authorization as may be required for the purpose provided that all such acts, deeds, matters and things shall not in any way infringe on the rights of the owner and/or go against the spirit of these presents.
- iv) The owners shall not be liable for any income tax, wealth tax or any other taxes in respect of the developer's allocation which shall be the liability of the developer who shall keep the owners indemnified against all actions, suits, proceedings, costs, charges and expenses in respect the develop developer allocation.
- v) The developer and the owner shall mutually frame scheme for the management and administration of the said building or buildings and/or common parts thereof and agree to abide by all the rules and regulations to be framed by any society/association and/or any other organization who will be in-charge of such management of the affairs of the building or buildings.
- vi) As and from the date of completion of the building the developer and/or its transferees and the owners and/or their transferees shall each be liable to pay and bear proportionate charges on account of ground rent and wealth tax, Municipal taxes and other taxes payable in respect of their respective flats or spaces.
- viii) The owners shall deliver or cause to be delivered to the developer all the original, title deeds relating to the said premises simultaneously

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with the execution of these presents and will allow inspection of the original or produce the same before any authority as and when the same will be required.

- ix) The owners shall remain bound to register several conveyance or deed of lease in favour of the prospective buyer of lessee flats and other units concerning the developer's allocation and in all such conveyance the developer shall join as confirming party. More over that the owner in all such conveyance shall not claim and/or be entitled to receive any payment or consideration money from the developer in respect of developer's allocation, the entire transaction relating to conveyances as aforesaid have been agreed to be done by stages and all such transactions must be completed within a period of 24 months from the date of delivery of possession of the owners' allocation to the owner.
- x) All the flat owners of the said proposed building shall have the exclusive common right title and/or interest in respect of the roof of the proposed building after its construction.

8. LIQUIDATED DAMAGES AND PENALTY:

- a. The parties hereto shall not be considered to be liable for any obligation under these presents if the performances of the relative obligations are prevented by the existence of the force majeure conditions i.e. flood, earthquake, riot, wart, storm, civil Commotion, unforeseen litigation strike and/or any other act or commission beyond the control of the parties hereto.
- b. If due to any willful action on the part of the developer the construction and completion of the building is delayed then and in that event the developer shall be liable to pay such loss or damages to the owner as shall be determined by Arbitrators to be appointed by both the parties in accordance with the Arbitration and conciliation Act. 1996.will its upto date amendment
- c. In the event the developer is prevented from proceedings with the construction work during the continuance of such construction or prevented from starting the construction by any action on the part of the owners' agents servant representatives or any person claiming any right under the owners, then and in that case the developer shall also be entitled to claim damages and losses which the developer may suffer but the developer right to sue for specific performance of contract shall remain unaffected.

DEVELOPMENT POWER OF ATTORNEY

THE OWNERS HEREBY EMPOWER AND AUTHORISE AND APPOINT THE DEVELOPER HEREIN AS THEIR ATTORNEY TO DO FOLLOWING ACTS:

1. To Develop, construct, manage and look after, control and supervise the management, development and construction of the building and also to administer the said premises as mentioned in the Schedule "A" below in our names and on our behalf in all respects.
2. To sign, execute, verify and to file plaints, written statements and objection and all other petitions and also to present appeals and to file new cases, in future in any courts if required and to accept services of all letters, summons, notices and other process of law, in our names and on our behalf regarding the said premises mentioned in the schedule "A" below.
3. To appear and represent me in all courts, Civil, Criminal, Revenue, Original, Revisional or Appellate or Writ Jurisdiction of the concerned High Court, Land Acquisition Department, Urban Land Ceiling Department, B.L. & L.R.O., Kolkata Municipal Corporation offices, Electric Supply Authority or offices, Rent Control office, CESC and any other competent Authority or Authorities for the said premises.
4. To appear in all cases, pending and to be filed in future, in connection with the said premises on our behalf and represent us in all cases in all courts and also any other competent authority or authorities for doing all the necessary works as and when required under law.
5. To execute, carry into effect and perform all works on our behalf in respect of the said premises described in the schedule "A" written below as well as to make necessary representations including filing of applications and appear before Assessors Collectors of the K.M.C. and other concerned authorities in regard to the fixation of ratable value in respect of the proposed building on the said premises and/or any portion thereof by the Assessor Collector of the Corporation.
6. To sign, execute, registry and appear for all the papers and plans required for approval of building plan, revised building plan, modify building plan, regularize building plan completion plan, drainage/sewerage connection and any other deeds, documents, declarations, Affidavits for required building plan from the Kolkata municipal Corporation authority and other competent authority and for that above said purpose our Constituted Attorney shall sign, execute, registry

and appear at and before the Kolkata Municipal Corporation , Registry offices and other competent authority.

7. To sign papers, plans, declaration, registered documents, undertaking etc. for building plan sanction and also sign affidavit, indemnity bond, etc. during construction of any type of deviation occur and to appear before the Kolkata Municipal Corporation for further approval from the K.M.C. authority and do any signature for approval for completion certificate from the K.M.C.
8. To sign papers, documents, undertaking application etc. required for obtain water connection from the Kolkata Municipal Corporation.
9. To appear before the Kolkata Municipal Corporation, Registry offices and other competent authority and sign, execute, registry all the plans and papers required for approval of building plan, revised building plan, regularize building plan, completion plan drainage/sewerage connection and any other deeds, documents, declarations, gift deed, boundary declaration, affidavit for required building plan from the Kolkata Municipal Corporation authority and other Competent authority.
10. To sign and execute any sale agreement, sale deeds, Deed of Conveyance, Deed of mortgage, lease deed, cancellation deed only in respect of the Developer's Allocation in favour of the intending purchaser/purchasers and to receive the earnest money and also the balance consideration amount from the purchaser/purchasers and give receipts for the same.
11. To appoint and engage on our behalf Advocate or pleaders whenever our said attorney shall think fit and proper for different courts of Law and also to discharge and/or terminate their appointments whenever it becomes necessary, in respect of the said premises.
12. To make necessary representations to the C.E.S.C. and other concerned authorities for obtaining electric power/connection for the said premises and proposed building to the constructed thereon.
13. To perform all formalities and necessary work and sign and execute all things, instruments, applications, affidavits, declarations for the said premises as and when required.
14. To sign and execute all deeds, things, instruments, applications, affidavits, declarations which may said Attorney consider necessary for fully and effectually dispose of the right and interest of the said premises.
15. To do and take every acts and legal steps for maintain peace keeping and to ensure no breach of peace at over and around the said premises.

16. To make General Dairy, F.I.R., complaint to the Police Authorities and/or Administrative Authority or Authorities or any Competent Authority for secures our legal rights on the said premises.
17. To negotiate all such terms and to agree to sell the Developer's Allocation or any part of it to any intending purchaser/purchasers and at such price which our said Attorney in their discretion thinks fit and proper and to agree upon and to enter into any agreement and/or agreements and/or sale deed(s) and/or deed(s) of conveyance for such sale or sales and/or any transfer deed(s) any other agreements and/or to cancel and/or repudiate the same and to sign, execute and registry all deeds and/or agreements and appear before the registry offices and present the same and receive the earnest money and/or consideration money for the said Developer's Allocation or any part of it.
18. accordance with the sanctioned plan to be sanctioned by the K.M.C. and specifications and so far as any construction work is concerned, to see that all applicable rules and regulations, which are made by the Municipal Corporation and/or Town Planning Authorities and/or any other Competent Authority or authorities for the time being are strictly observed.
19. To sign and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which we ourselves could have done for the completion of the said development work of the schedule property.
20. To attend and to represent us before any Collector, Authorities or Government officers, before all Revenue, Municipal, Public or other officers including those of Income-tax as occasion shall arise for any purpose connected with the said development work.
21. To do everything whatever which may be at the sole discretion of the Developer as deemed fit, or expedient for sale and/or enjoyment and/or development of the said Property and which we ourselves could do if personally present and as if this Power had not been executed.
22. This Power of Attorney shall not be revoked by us for the reasons or on the grounds whatsoever and it shall remain irrevocable till the said Developer completes the development work and put the third party or parties in possession of the said flats duly constructed by them and until the conveyance(s) of the Said Property is executed in favour of the Developer, his nominee/nominees and assignees.

22. To appoint/replace or terminate Architects, Surveyors, Engineers, Consultants, Contractors and other professional agencies as may be necessary for the development of the scheduled property.
23. To receive all registered/ unregistered letters/ summons/ notices etc. addressed to the Principal/Owner from postal or any other authority, in relation to the said Property being developed and to acknowledge receipt thereof, on our behalf.
24. To furnish various forms of Security Deposits as and when required by the KMC/KMDA and/or other competent authorities and to sign and submit necessary applications to furnish such securities and also get refund of such securities in the name of the Attorney.
26. To obtain necessary permission from K.M.C. building department for demolition of the existing building and for the said purpose to do all such acts, deeds and things, as may be necessary.
27. To effect mutation in the settlement records or any other records maintained by the appropriate authorities, like B.R.& L.R.O. as also in the assessment record maintained by the K.M.C. and to sign all application and objections relating thereon, on our behalf and also collect C.C. for the K.M.C. after completion of the building as per the sanction plan.

AND GENERALLY to do all other acts and also to conduct all matters which may arise in near future in respect of our said premises mentioned hereunder.

AND we do hereby agree to ratify and confirm all acts, deeds, matters, steps, petitions, applications and things lawfully done by our said Attorney which shall be constructed as acts, deeds, matters, steps petitions, applications and things, done to all intents and purposes which I could do if personally present.

AND We the Principal do hereby agree to ratify and confirm all and whatever our said Attorney shall do, execute or perform of cause to be done, executed and performed in exercise of the Power of Attorney hereunder conferred upon or otherwise expressed or intended.

SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring about 3 Cottah 15 Chittack 40 Sq.ft. be the same a little more of less, along with the structure standing thereon, lying and situated in Mouza-Raipore, J.L.No. 33, Touzi No. 56, Khaitan No. 499,

Dag No. 1996 , within the limits of the then Kolkata Municipal Corporation Ward No.100, formerly Police Station – Jadavpur, now Netaji Nagar, Kolkata – 7000 47, locally known as **85/2, Raja S.C. Mullick Road (Ramgarh Colony); Post Office – Naktala, under Police Station – Netaji Nagar, Kolkata – 700047, K.M.C.premises No. 85/2, Raja S.C.Mullick Road**, butted and bounded as follows:

ON THE NORTH : By premises No. 87/12A/1,Raja S.C. Mullick Road.
 ON THE SOUTH : 10 feet wide Colony Road Road ,
 ON THE EAST : Premises No. 87/12A, Raja S.C.Mullick Road.
 ON THE WEST : Ramkrishna Paramhansa Bidyapith ,

SCHEDULE "B" ABOVE REFERRED TO
(owners' allocation)

Shall mean 50% of the constructed area consisting of five independent flats out of which one(1BHK) flat at the ground floor North-West side, three 2BHK flat on first floor(entire first floor), one 2BHK flat on the second floor East South side of the said building to be constructed over the said Municipal Premises being no. 85/2,Raja S.C.Mullick Road, locally also known as 85/2,Raja S.C.Mullick Road(Ramgarh Colony), Post Office- Naktala, Police Station – Netaji Nagar, Kolkata – 7000 47, together with undivided proportionate share of land of the said premises.

SCHEDULE "C" ABOVE REFERRED TO
(DEVELOPERS' ALLOCATION)

Shall mean 50% of the constructed area consisting of four flats out of which two 2BHK flat at ground floor, and two 2BHK flat on 2nd floor and one car parking space at ground floor of the said building to be constructed over the said Municipal Premises being no. 85/2,Raja S.C.Mullick Road,(Ramgarh Colony), locally also known as 85/2,Raja S.C.Mullick Road, Post Office- Naktala, Police Station – Netaji Nagar, Kolkata – 7000 47,, together with undivided proportionate share of the land .

.:SCHEDULE 'D' ABOVE REFERRED TO :
(Specification for owners allocation)

1) Structure:
 Reinforcement for column, beam, slab etc. as per approved drawing. Concrete with $\frac{3}{4}$ down stone chips, Medium course of sand and cement of any approved make will be used in 4:2:1 ratio.

2) **Brick Work:** Burn clay brick should be used for 8", 5" and 3" brick work mortar ratio would be irrespective manner 5:1, 4:1 and 4:1 soiling brick would be used only for soiling purpose.

3) **Plaster Work:**

Any wall plaster (inside or out side) and any ceiling plaster would be in respective ratio 4:1 & 3:1 ceiling would be chipped before plastering.

4. **Floor Work**

a) All flats belong to owners and also other flats will be of Marble finish.

b) Bathrooms : Floors will be fitted with marble, walls will be fitted glazed tiles (8"X4") or (6"X6") or (8"X6") up to 6 ft. height.

c) Kitchen : Floor will be marble and cooking platform will be fitted with black stone, Granite should fitted on black stone, two feet high dadoo made of glazed tiles will be provided over the black stone and a stainless steel sink (20" x 17") will be provided. Over all height of the cooking platform the floor should be 31"/33" and glazed tiles on the wall above the cooking platform should be 4feet.

d) Varandah : Floor will be marble.

5) **Stair Case:**

Marble.

6) **Door ;**

Frame : 4" X 2 ½ " Sal wood for door frame according to the door sizes.

7) **Door :** Main : wooden flush door 1 ½ " thick, with and necessary fitting and locking arrangement with hasbolt doors, one eye hole in the main door.

Inside Doors : Hot rolled phenol bond factory made 1 ½" commercial flush door of standard make finished with wood primer and necessary fittings and handle and enamel paint finish.

8) **Window :**

Aluminum channeled sliding windows with outside guard grill, stair windows fitted with Aluminum. Along with smoke glass to be fitted in the windows.

9) **Water Supply:**

Main source of water be Calcutta Corporation water which would be stored in underground reservoir and it would be pumped on to overhead water tank by a 2 HP electric operated pump (standard make) water would be supplied to each flat from overhead tank. Tank will be made as per specification of K.M.C. at the time of sanction and water supply line of K.M.C. as per provision of law.

10) Sanitary & Plumbing:

Septic tank would be as per C. C. specifications. It would be connected with the main sewerage system of the Calcutta Corporation (under ground) by S. W. 4" dia pipes. All soil pipe would 4" dia P. V. C. properly fixed to the wall and connected with the septic tank. Main water line, from to under ground reservoir and from underground to overhead reservoir through pump by 2 " PVC pipes of standard make. All connection between overhead reservoirs to each flat by 1" P. V. C. pipes of standard make. All the internal connection viz inside the bathroom, kitchen would be ½ " PVC pipe of standard make. All inside connection & layout of P.V.C. pipes will be concealed.

11. Bath Room:

a) English type commode with PVC cistern. All material would be standard make white in colour two nos. of Babcock and 1 no. shower connection would be provided with arrangement of loft. The provision of hot and cold water will be there.

two water tap on the top roof of the building for all and two tap at ground floor for all.

b) 1 basin standard make (22" x 16") would be provided with the provision of supply of hot & cold water through basin mixture at basin. Two way tap for cold and normal water. one pan shower.

12. Electric:

Excepting points for bulb, tube, fan, calling bell, exhaust fan etc. builder / promoter shall pay for individual meter deposit / service charges or any expenses towards C. E. S. C. Arrangement for main line laying main switch fixing and other work connected with the main line drawing will be made by the promoters/developer. All switches shall be modular make.

Common points (connection) : common point for main gate passage surrounding the building, pump room guard, room stair gate, landing roof, all stair light, light at roof, light at pump room, oen separate meter for common points.

Bed room (Concealed) : 2 light points, 1 fan point, 1 power point at board (5 amp.) at bed side. Power points for air-condition machine will be provided at extra cost.

Drawing / Dining (Concealed) : 2 light points, 2 fan points, 1 power point (5 amp.) at board, 2 power of 15 (amp.) each for T. V. and fridge. One telephone point (post and telegraph connection) and one intercom connection with receiver will be provided. One cable connection for T.V. will be provided.

Bath Room (Concealed) : 1 light point, 1 power point (5 amp.) at board . and 15 Amps power for geyser.

Kitchen(Concealed) : 1 light point, 1 power point (5Amp.) at board, 1 exhaust fan points.

Balcony (Concealed) : 1 light point. (Modular switch shall be provided in the owner' flats.

LIFT: 4 (four) passergers lift shall be provided in the said building.

13) Pavement: 3" flat soiling 3" mud mat (jhama soiling) 1" cement concrete with 1" stone chips cement & sand 4:3:1 ratio finished with neat cement, rope lining.

Be it noted that besides the above one AC point at bed room, one micro oven point, one geyser point at bath room , one chimney point, one exhaust fan point, one refrigerator point, of washing machine point of computer point shall be install in the owners allocation.

14) Main Gate:

Make with the MS bar and pipe (modern design) with locking arrangement for car parking and entrance space. At the main entrance of the building one collapsible gate with wooden door with hasbolt.

15) Painting (External) :

Exterior portion of the building would be finished with cement-based paint (standard make) one coats with proper sprinkling of water.

16) Painting wall:

Inside wall will be provided putty and outside wall will be provided with primer paints etc.

- 17) On the roof one grill Gate with fiber covering and a wooden door with hasbolt.
- 18) One calling bell at the entrance gate of the flats.
- 19) one collapsible gate at the main door of the individual flats.

N.B. Door at kitchen of 2BHK flats in the East-South flats should be Arch.

For any alternative item will be charged in the following manner:

The difference in cost of alternative item minus cost of original item plus 20% handling charges.

IN WITNESS WHERE OF the parties hereto have hereunto set and subscribed his respective hands an seals the day month and year first above written.

SIGNED AND DELIVERED

by the landowners at Kolkata

in presence of :

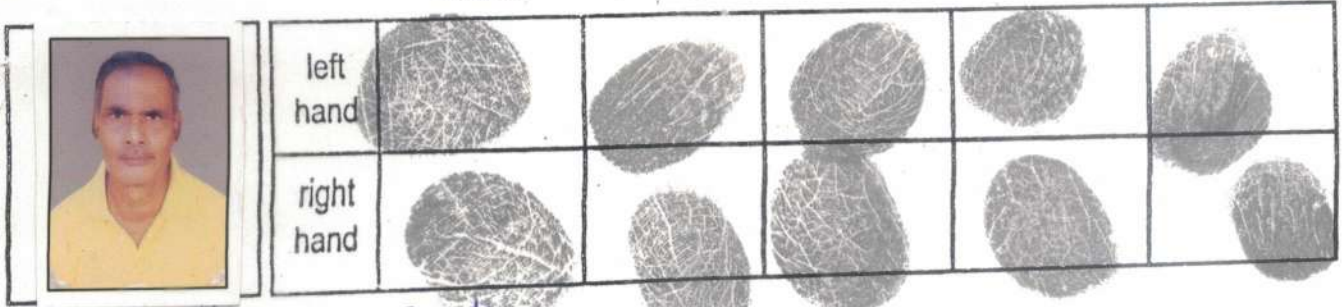
1. Dipshikha Basak
85/2, Raja s.e. Milliek
Kol - 47
2. Subhash Basak
84, Raipur,
K.O. 84

3. Alok Basak.

1. Prodiptkumar Basak
2. Anita Basak
3. Manika Basak .
4. Samrat Basak
5. Mausik Kumar Basak

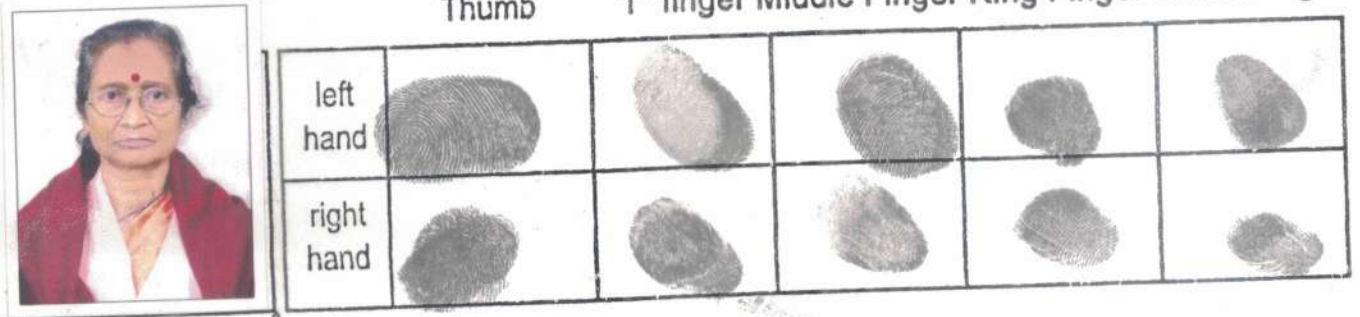
Signature of Land owners

Thumb 1st finger Middle Finger Ring Finger Small Finger



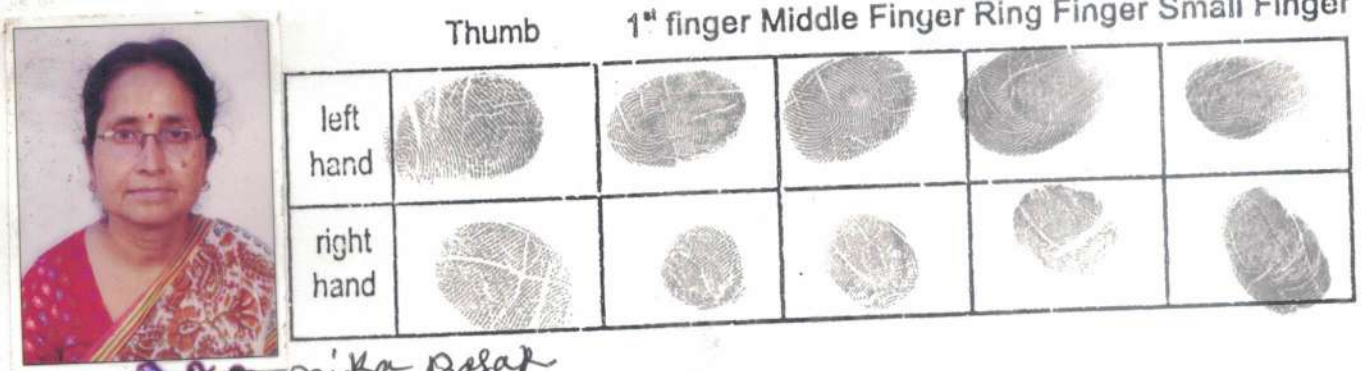
Name Pradip Kumar Basak
Signature Pradip Kumar Basak

Thumb 1st finger Middle Finger Ring Finger Small Finger



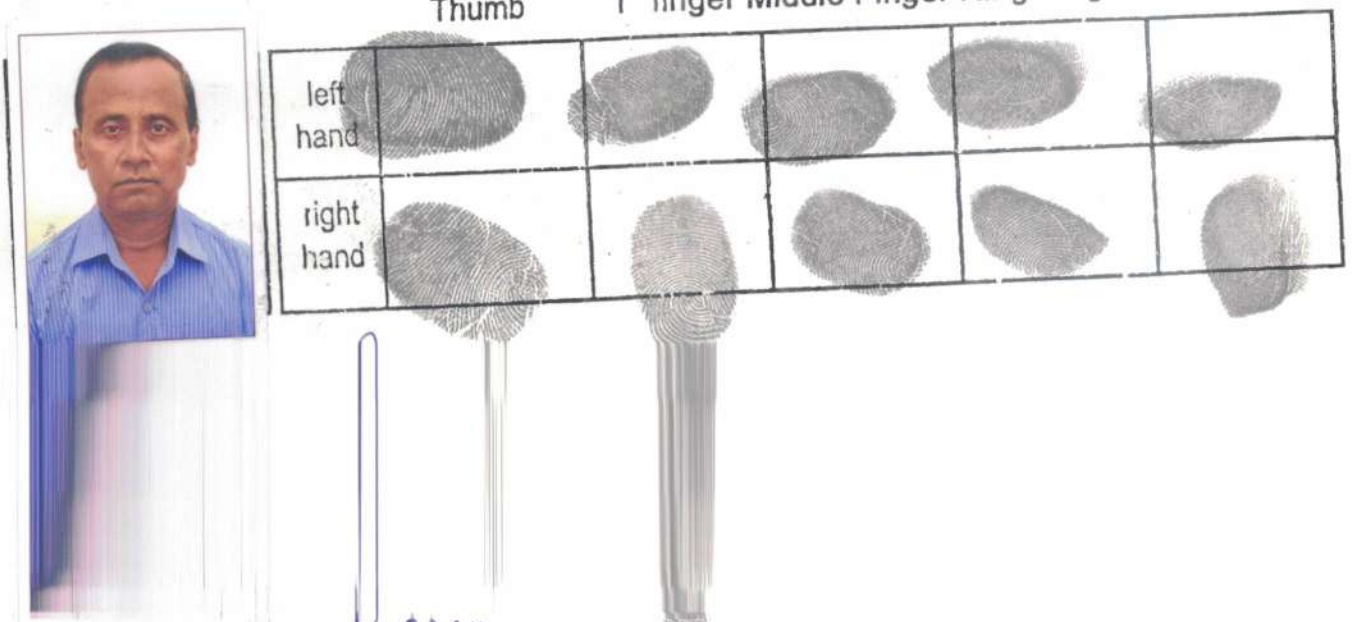
Name Anita Basak
Signature Anita Basak

Thumb 1st finger Middle Finger Ring Finger Small Finger



Name Manika Basak
Signature Manika Basak

Thumb 1st finger Middle Finger Ring Finger Small Finger



Name Samrat Basak
Signature Samrat Basak

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADMPB0962H




नाम /NAME
PRODIP KUMAR BASAK

पिता का नाम /FATHER'S NAME
DHIRENDRA CHANDRA BASAK

जन्म तिथि /DATE OF BIRTH
11-03-1950

हस्ताक्षर /SIGNATURE
Prodip Kumar Basak

आयकर आयुक्त, प.बं.-XI
COMMISSIONER OF INCOME-TAX, W.B. - XI



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

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





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

ডালিকাভুক্তির আই ডি/Enrollment No.: 1040/19758/04941

তথ্য

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

INFORMATION

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

To
17/10/2012
প্রদীপ কুমার বসাক
Prodip Kumar Basak
85/2 RAJA S.C. MALLICK ROAD
Naktala S.O
Naktala Kolkata
West Bengal 700047



আপনার আধার সংখ্যা/ Your Aadhaar No. :

6778 3367 7790

আধার - সাধারণ মানুষের অধিকার

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

15601944



ভারত সরকার
GOVERNMENT OF INDIA



প্রদীপ কুমার বসাক
Prodip Kumar Basak
পিতা : ধীরেন্দ্র চন্দ্র বসাক
Father : DHIRENDRA CHANDRA BASAK
জন্ম মাস / Year of Birth : 1950
পুরুষ / Male



6778 3367 7790

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৮৫/২, রাজা এস.সি.মল্লিক রোড,
নাকতলা, কোলকাতা, পশ্চিমবঙ্গ,
700047

Address:
85/2, RAJA S.C. MALLICK
ROAD, Naktala S.O,
Naktala, Kolkata, West
Bengal, 700047

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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



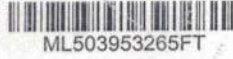


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1111/19202/00038

To
 অনিতা বসাক
 ANITA BASAK
 AD 415 RABINDRAPALLY
 KRISHNAPUR
 Rajarhat Gopalpur(M)
 Pratul Kanan
 North 24 Paraganas North 24 Parganas
 West Bengal 700101

08/06/2014
 150395326



ML503953265FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6497 7513 3544

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



অনিতা বসাক
 ANITA BASAK
 পিতা : গোপাল বসাক
 Father : GOPAL BASAK
 জন্মতারিখ / DOB : 02/06/1955
 মহিলা / Female



6497 7513 3544

আধার - সাধারণ মানুষের অধিকার

Anita Basak

(1)

m

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANITA BASAK

GOPAL BASAK

02/06/1955

Permanent Account Number

BHKPB1160L

Anita Basak
Signature



Anita Basak

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UHITS
Plot No. 3, Sector -1, CBD Belapur,
Navi Mumbai - 400 611.
इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UHITS
प्लॉट नं: 3, सेक्टर 01, सी.बी.डी. बेलपुर,
नवी मुंबई-400 611.



①



भारत सरकार
GOVERNMENT OF INDIA



मनिका बसक

Manika Basak

जन्मतिथि/ DOB: 02/12/1962

महिला / FEMALE



6701 2983 8846

आधार - साधारण मानुषेर अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

Address

आकाशगंगा एफ.नः. 3 बि. 84
रायपुर, गढ़ीया, दक्षिण 24
परागना, कोलकाता,
पश्चिमबंग - 700084

84 AKASHGANGA
F.NO.3B, RAYPUR,
GARIA, KOLKATA, South
Twenty Four Parganas,
West Bengal - 700084



1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

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



Manika Basak.

(1)

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANIKA BASAK
GOPAL CHANDRA BASAK

02/12/1962
Permanent Account Number

BANPB1484M

Manika Basak
Signature



12112010

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने :
आयकर पैन सेवा इकाई, एन एस डी एल -
तीसरी मंजील, सफायर चेंबर्स,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411045

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

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



Manika Basak.

①



প্রয়োজনীয় নথি সঠিকভাবে রাখুন

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1490/50018/00339

To
শঙ্কর বসাক
Sankar Basak
S/O: Gopal Chandra Basak
85/2, RAJA S.C.MULLICK ROAD
Naktala
Naktala
Circus Avenue Kolkata
West Bengal 700047
9230623162

08/07/2016

378146402



MA781464028FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9458 7103 1900

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



শঙ্কর বসাক
Sankar Basak
পিতা : গোপাল চন্দ্র বসাক
Father : Gopal Chandra Basak
জন্মতারিখ / DOB : 03/01/1960
পুরুষ / Male



9458 7103 1900

আমার আধার, আমার পরিচয়

S. Basak



1

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANKAR BASAK

GOPAL CHANDRA BASAK

03/01/1960
Permanent Account Number
BNWPB4710L

Sankar
Signature



23112012

Sankar



①



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrollment No.: 1193/94003/06739

To
Manash Kumar Basak
S/O Late Gopal Chandra Basak
85/2 Raja S.C. Mullick Road
Ramgarh Jadavpur Naktala S.O
Naktala Kolkata
West Bengal 700047
9239411209

30129284



UG301292847IN



आपका आधार क्रमांक / Your Aadhaar No. :

9736 7358 7577

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



Manash Kumar Basak
Year of Birth : 1953
Male



9736 7358 7577

आधार — आम आदमी का अधिकार

Manash Kumar Basak

①

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AEKPB7669C

नाम /NAME
MANASH KUMAR BASAK

पिता का नाम /FATHER'S NAME
GOPAL CHANDRA BASAK

जन्म तिथि /DATE OF BIRTH
30-11-1953

हस्ताक्षर /SIGNATURE
M. K. Basak


आयकर आयुक्त, प.सं.-III
COMMISSIONER OF INCOME-TAX, W.B. - III

Manash Kumar Basak



①

ध्वज सेवा संख्या / PERMANENT ACCOUNT NUMBER

AMAPS5467M



नाम / NAME
BISWAJIT SARKAR

पिता का नाम / FATHER'S NAME
SAILEN SARKAR

जन्म तिथि / DATE OF BIRTH
04-09-1966

हस्ताक्षर / SIGNATURE

Biswajit Sarkar

CBTas

आयकर आयुक्त, प.सं. XI

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

Biswajit Sarkar

इस कार्ड के खो / गिन जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें।
संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी),

पी-7,
घोरपी स्वयंसेवा,
कलकत्ता - 700 069.

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



भारत सरकार
GOVERNMENT OF INDIA



বিশ্বজিত সর্কার
Biswajit Sarkar
পিতা : শৈলেন সর্কার
Father : SAILEN SARKAR
জন্ম সাল / Year of Birth : 1967
মুম্বাই / Male



4801 6883 0782

আধার - সাধারণ মানুষের অধিকার

Biswajit Sarkar



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
ডি ২৪ রামগড়, নাকতলা, নাকতলা,
কোমকাতা, পশ্চিমবঙ্গ, ৭০০০৪৭

Address:
D 24 RAMGARH, NAKTALA,
Naktala S.O, Naktala,
Kolkata, West Bengal,
700047

1947
1800 180 1047

help@uidai.gov.in

www.uidai.gov.in

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

THE KOLKATA MUNICIPAL CORPORATION

AP-0794274
DA21/04/2021 TIME: 13:28:23

DEPARTMENT/ASSESSMENT COLLECTION
UNIT/ZONE/BORO/OU@H
WARD: 100
PARTICULARS: PROPERTY TAX
(PD) PAYMENT

RECEIPT 001104
OPERATOR 15343
AMITAVA DUTTA
COUNTER: 7

COLLECTION CENTRE: (BAGHA JATIN (CSC))

Assessee No : 211000800057
Premises and Street : 85/2, RAJA SUBODH CHANDRA MULLICK ROAD
Mailing Address : 85/2 RAJA S C MULLICK ROAD
CALCUTTA 700047

Owner :
SRI GOPAL CH BASAK SRI DHIRENDRA CH BASAK

Qtr	Rebate(Rs.)	Penalty(Rs.)	Interest(Rs.)	Payable(Rs.)
1/2021-2022	59.05	0.00	0.00	1122.00
2/2021-2022	118.10	0.00	0.00	1063.00
3/2021-2022	118.10	0.00	0.00	1063.00
4/2021-2022	118.10	0.00	0.00	1063.00
** TOTAL AMOUNT PAID : Rs.4311.00				
** AMOUNT IN WORDS : Rupees Four Thousand Three Hundred Eleven only				

Mode Chq/DD No Chq/DD Date Bank Name Branch Name Amount(Rs.)
CASH
4311.00

[Signature]

TREASURER

SIGNATURE OF OPERATOR
E. and O.E.



Please do not fold & put any mark on BARCODE

31 DEC 2021



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

GRN Details

GRN: 192021220144826001
GRN Date: 24/12/2021 12:05:55
BRN : CKS3633543
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 24/12/2021 12:12:16
Payment Ref. No: 2002712600/2/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: BISWAJIT SARKAR
Address: 24, RAMGARH COLOY, JADAVPUR, KOL-700047
Mobile: 8509366862
Depositor Status: Buyer/Claimants
Query No: 2002712600
Applicant's Name: Mr BIPLAB DEY
Identification No: 2002712600/2/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002712600/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	20070
2	2002712600/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	28
			Total	20098

IN WORDS: TWENTY THOUSAND NINETY EIGHT ONLY.

Major Information of the Deed

Deed No :	I-1601-03593/2021	Date of Registration	27/12/2021
Query No / Year	1601-2002712600/2021	Office where deed is registered	
Query Date	23/12/2021 12:57:32 PM	1601-2002712600/2021	
Applicant Name, Address & Other Details	BIPLAB DEY CITY CIVIL COURT,,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8509366862, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,16,34,814/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,170/- (Article:48(g))	Rs. 60/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :









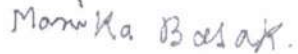
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, , Premises No: 85/2, , Ward No: 100 Pin Code : 700047





Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 15 Chatak 40 Sq Ft	1/-	1,16,07,814/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :				6.5885Dec	1 /-	116,07,814 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Land Lord Details :







Sl No	Name,Address,Photo,Finger print and Signature			
1	Name PRODIP KUMAR BASAK Son of Late DHIRENDRA CHANDRA BASAK Executed by: Self, Date of Execution: 27/12/2021 , Admitted by: Self, Date of Admission: 27/12/2021 ,Place : Office	 27/12/2021	 LTI 27/12/2021	 27/12/2021
	85/2, REAJA S C MULLICK ROAD,, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx2H, Aadhaar No: 67xxxxxxxx7790, Status :Individual, Executed by: Self, Date of Execution: 27/12/2021 , Admitted by: Self, Date of Admission: 27/12/2021 ,Place : Office			
2	Name ANITA BASAK Wife of ALOKE BASAK Executed by: Self, Date of Execution: 27/12/2021 , Admitted by: Self, Date of Admission: 27/12/2021 ,Place : Office	 27/12/2021	 LTI 27/12/2021	 27/12/2021
	AD 415, RABINDRA PALLY,, City:- , P.O:- PRAFULLA KANAN, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BHxxxxxx0L, Aadhaar No: 64xxxxxxxx3544, Status :Individual, Executed by: Self, Date of Execution: 27/12/2021 , Admitted by: Self, Date of Admission: 27/12/2021 ,Place : Office			
3	Name MANIKA BASAK Wife of SUBHAS BASAK Executed by: Self, Date of Execution: 27/12/2021 , Admitted by: Self, Date of Admission: 27/12/2021 ,Place : Office	 27/12/2021	 LTI 27/12/2021	 27/12/2021
	84, RAYPUR ROAD,, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BAxxxxxx4M, Aadhaar No: 67xxxxxxxx8846, Status :Individual, Executed by: Self, Date of Execution: 27/12/2021 , Admitted by: Self, Date of Admission: 27/12/2021 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	SANKAR BASAK Son of Late GOPAL CHANDRA BASAK Executed by: Self, Date of Execution: 27/12/2021 , Admitted by: Self, Date of Admission: 27/12/2021 ,Place : Office			<i>Sankar Basak</i>
	27/12/2021	LTI 27/12/2021	27/12/2021	
85/2 , RAJA S C MULLICK ROAD,, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BNxxxxxx0L, Aadhaar No: 94xxxxxxxx1900, Status :Individual, Executed by: Self, Date of Execution: 27/12/2021 , Admitted by: Self, Date of Admission: 27/12/2021 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	MANASH KUMAR BASAK Son of Late GOPAL CHANDRA BASAK Executed by: Self, Date of Execution: 27/12/2021 , Admitted by: Self, Date of Admission: 27/12/2021 ,Place : Office			<i>M. Basak</i>
	27/12/2021	LTI 27/12/2021	27/12/2021	
85/2 , RAJA S C MULLICK ROAD,, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx9C, Aadhaar No: 97xxxxxxxx7577, Status :Individual, Executed by: Self, Date of Execution: 27/12/2021 , Admitted by: Self, Date of Admission: 27/12/2021 ,Place : Office				

Developer Details :



SI No	Name,Address,Photo,Finger print and Signature
1	NEW ARCHI CONSTRUCTION 87/12/173, RAJA SC MULLICK ROAD,, City:- , P.O:- NAKATALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: AMxxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> BISWAJIT SARKAR (Presentant) Son of Late SAILEN SARKAR Date of Execution - 27/12/2021, , Admitted by: Self, Date of Admission: 27/12/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td><i>Biswajit Sarkar</i></td> </tr> <tr> <td>Dec 27 2021 1:10PM</td> <td>LTI 27/12/2021</td> <td>27/12/2021</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	BISWAJIT SARKAR (Presentant) Son of Late SAILEN SARKAR Date of Execution - 27/12/2021, , Admitted by: Self, Date of Admission: 27/12/2021, Place of Admission of Execution: Office			<i>Biswajit Sarkar</i>	Dec 27 2021 1:10PM	LTI 27/12/2021	27/12/2021	
Name	Photo	Finger Print	Signature										
BISWAJIT SARKAR (Presentant) Son of Late SAILEN SARKAR Date of Execution - 27/12/2021, , Admitted by: Self, Date of Admission: 27/12/2021, Place of Admission of Execution: Office			<i>Biswajit Sarkar</i>										
Dec 27 2021 1:10PM	LTI 27/12/2021	27/12/2021											

D 24 , RAMGRAH COLONY ,, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx7M, Aadhaar No: 48xxxxxxxx0782 Status : Representative, Representative of : NEW ARCHI CONSTRUCTION (as PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
BIPLAB DEY Son of Late N C DEY CITY CIVIL COURT,, City:- , P.O:- N S BUILDING, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001			
	27/12/2021	27/12/2021	27/12/2021
Identifier Of PRODIP KUMAR BASAK, ANITA BASAK, MANIKA BASAK, SANKAR BASAK, MANASH KUMAR BASAK, BISWAJIT SARKAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PRODIP KUMAR BASAK	NEW ARCHI CONSTRUCTION-1.31771 Dec
2	ANITA BASAK	NEW ARCHI CONSTRUCTION-1.31771 Dec
3	MANIKA BASAK	NEW ARCHI CONSTRUCTION-1.31771 Dec
4	SANKAR BASAK	NEW ARCHI CONSTRUCTION-1.31771 Dec
5	MANASH KUMAR BASAK	NEW ARCHI CONSTRUCTION-1.31771 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	PRODIP KUMAR BASAK	NEW ARCHI CONSTRUCTION-20.00000000 Sq Ft
2	ANITA BASAK	NEW ARCHI CONSTRUCTION-20.00000000 Sq Ft
3	MANIKA BASAK	NEW ARCHI CONSTRUCTION-20.00000000 Sq Ft
4	SANKAR BASAK	NEW ARCHI CONSTRUCTION-20.00000000 Sq Ft
5	MANASH KUMAR BASAK	NEW ARCHI CONSTRUCTION-20.00000000 Sq Ft

On 27-12-2021

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:30 hrs on 27-12-2021, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by BISWAJIT SARKAR ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,16,34,814/-

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

Execution is admitted on 27/12/2021 by 1. PRODIP KUMAR BASAK, Son of Late DHIRENDRA CHANDRA BASAK, 85/2, REAJA S C MULLICK ROAD,, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 2. ANITA BASAK, Wife of ALOKE BASAK, AD 415, RABINDRA PALLY,, P.O: PRAFULLA KANAN, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by Profession House wife, 3. MANIKA BASAK, Wife of SUBHAS BASAK, 84, RAYPUR ROAD,, P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person, 4. SANKAR BASAK, Son of Late GOPAL CHANDRA BASAK, 85/2 , RAJA S C MULLICK ROAD,, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others, 5. MANASH KUMAR BASAK, Son of Late GOPAL CHANDRA BASAK, 85/2 , RAJA S C MULLICK ROAD,, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person

Indetified by BIPLAB DEY, , , Son of Late N C DEY, CITY CIVIL COURT,, P.O: N S BUILDING, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 27-12-2021 by BISWAJIT SARKAR, PROPRIETOR, NEW ARCHI CONSTRUCTION (Sole Proprietorship), 87/12/173, RAJA SC MULLICK ROAD,, City:- , P.O:- NAKATALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by BIPLAB DEY, , , Son of Late N C DEY, CITY CIVIL COURT,, P.O: N S BUILDING, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60/- (E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/12/2021 12:07PM with Govt. Ref. No: 192021220144826001 on 24-12-2021, Amount Rs: 28/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS3633543 on 24-12-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,070/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 20,070/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 10291, Amount: Rs.100/-, Date of Purchase: 16/08/2021, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/12/2021 12:07PM with Govt. Ref. No: 192021220144826001 on 24-12-2021, Amount Rs: 20,070/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKS3633543 on 24-12-2021, Head of Account 0030-02-103-003-02

Maitreyee Ghosh

Maitreyee Ghosh
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2021, Page from 187227 to 187277

being No 160103593 for the year 2021.



Digitally signed by MAITREYEE GHOSH
Date: 2021.12.28 11:36:18 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 2021/12/28 11:36:18 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)