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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 617814

27/08/18 PR-17
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 Mr. R. 6,01,82,148/-

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

7 AUG 2018

Additional Registrar
 of Assurances-I, Kolkata

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this 27th day of August 2018 BETWEEN (1) Pratibha Sen w/o Late Bijan Kumar Sen, by religion Hindu, residing at 33 Jnan Goswami Sarani, Block-F (earlier known as 104B, Block-F) P.O & P. S. New Alipore, Kolkata - 700053 having PAN AZQPS0901F (2) Sanjay Kumar Sen s/o Late Bijan Kumar Sen, by religion Hindu, residing at 33 Jnan Goswami Sarani, Block-F (earlier known as 104B, Block-F) P.O & P. S. New Alipore, Kolkata - 700053 having PAN AUBPS6559B hereinafter jointly referred to as the "Owners in Group A" (which term or expression shall unless excluded by or repugnant to the context, include their heirs, executors, administrators, legal representatives and assigns) of the First Part - AND- (3) Sanjukta Sen w/o Late Ranjan Kumar Sen by religion - Hindu, residing at residing at 33 Jnan Goswami Sarani, Block-F (earlier known as 104B, Block-F) P.O & P. S. New Alipore, Kolkata - 700053 having PAN AKOPS2977G (4) Aniruddha Sen s/o Late Ranjan Kumar Sen by religion - Hindu, residing at residing at 33 Jnan Goswami Sarani, Block-F (earlier known as 104B, Block-F) P.O & P. S. New Alipore, Kolkata - 700053 having PAN COKPS7492N hereinafter jointly referred to as the "Owners in Group B" (which term or expression shall unless excluded by or

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Serial NO.

Name.....Pratibha Sen Sons

Address.....33, Inan Goswami Sarani, KO-53

Prop:- Srikant Tiwari
Licenced Stamp Vendor
BACHAN GANGA
2 & 3, Bankshait Street
Kolkata - 700001

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repugnant to the context, include their heirs, executors, administrators, legal representatives and assigns) of the Second Part - AND- (5) Tripti Sen w/o Late Satyendra Kumar Sen by religion - Hindu, residing at 33 Jnan Goswami Sarani, Block-F (earlier known as 104B, Block-F) P.O & P. S. New Alipore, Kolkata - 700053 having PAN AKKPS7757A (6) Sreyashi Sen d/o Late Satyendra Kumar Sen by religion - Hindu, residing at 33 Jnan Goswami Sarani, Block-F (earlier known as 104B, Block-F) P.O & P. S. New Alipore, Kolkata - 700053 having PAN DWPPS8880A hereinafter jointly called the "Owners in Group C" (which term or expression shall unless excluded by or repugnant to the context, include their heirs, executors, administrators, legal representatives and assigns) of the Third Part - AND -(7) Manjurini Ray w/o Late Sumit Ray by religion - Hindu, residing at 33 Jnan Goswami Sarani, Block-F (earlier known as 104B, Block-F) P.O & P. S. New Alipore, Kolkata - 700053 having PAN ADEPR5642L hereinafter called the "Owners in Group D" (which term or expression shall unless excluded by or repugnant to the context, include her heirs, executors, administrators, legal representatives and assigns) of the Fourth Part -AND- (8) Indrani Dasgupta w/o Ashok Kumar Dasgupta by religion - Hindu, residing at 33 Jnan Goswami Sarani, Block-F (earlier known as 104B, Block-F) P.O & P. S. New Alipore, Kolkata - 700053 having PAN AEAPG9387C hereinafter called the "Owners in Group E" (which term or expression shall unless excluded by or repugnant to the context, includes her heirs, executors, administrators, legal representatives and assigns) of the Third PART hereinafter all the Group Owners jointly referred as "OWNERS" -AND- M/s Tirupati Tower Private Limited a Company registered under the Companies Act, 1956, having its registered office at 1, Garstin Place, P.O GPO, P.S - Hare Street Kolkata-700001, having its PAN AABCT0495N, represented by its director Basant Kumar Parakh son of Shri R.L.Parakh having his PAN AFRPP9480P hereafter called 'the Developer' (which includes its successors-in-interest and/or assigns) of the Other Part :

WHEREAS:

The Owners are the Owners of the Property lying and situated at Premises No. 33, Jnan Goswami Sarani, Block - F (earlier known as 104B, Block - F) Police Station New Alipore, Kolkata - 700053(said Premises) and the entirety of the said Premises are in the khas, physical and absolute possession of the Owners, free from all encumbrances, mortgages, attachments, charges, liens, claims, demands, of any nature whatsoever and howsoever and with clear marketable title to the said Premises and are entitled to deal with respect thereof in any manner whatsoever.

AND WHEREAS:

The Owners herein and hereby are looking for a suitable Developer for construction of a multistoried building to be consisting of several individual self contained respective residential flats and other spaces on the said Property by way of demolishing the existing structure standing thereupon.

AND WHEREAS:

Relying on the aforesaid representations of the Owners and acting on the faith hereof the Developer has agreed to enter into an agreement and develop the said Premises on the terms and conditions recorded herein.

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NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:

A. DEFINITION :

The terms in these presents shall, unless they be contrary or repugnant to the context, mean and include the following.

- a. **Advocates** shall mean a practicing legal practitioner/lawyer / advocates whom the Developer may from time to time appoint as the Advocates for the Project.
- b. **Architect** shall mean such Architect as may be appointed by the Developer for the proposed New Building being jointly developed in concurrence with the Owners of Group A , Group B, Group C, Group D and owners of Group E of the premises.
- c. **Association** shall mean a society or syndicate or association to be promoted and formed by the Co-Owners for the Common Purposes.
- d. **Car Park** shall mean the covered car parking space in the ground floor of the new Building or the ground level of the Premises for use by the Co-owners of the new building.
- e. **Owners** shall jointly mean Pratibha Sen & Sanjay Sen, Sanjukta Sen & Aniruddha Sen, Tripti Sen & Sreyashi Sen, Manjurini Ray, Indrani Dasgupta respectively and their successors in interest as more fully described hereinabove .
- f. **Co-Owner**, shall mean any person who acquires, holds and/or owns any undivided share or interest in the land at the Premises and get their respective Units constructed and completed and shall include the Owners and the Developer and their nominee/s for the Units held by them, from time to time.
- g. **Corporation**, shall mean the Kolkata Municipal Corporation and shall include the Calcutta Metropolitan Development Authority and other concerned authorities which may recommend, comment upon, approve and/or sanction the Plans;
- h. **Common Expenses** shall mean and include all expenses to be incurred by the Co-Owners for the management and maintenance of the New Building and the Premises including the expenses mentioned in **THE 3rd SCHEDULE** hereto.
- i. **Common Portions** shall mean all the Common Areas described in **PART-I** of the 3rd **SCHEDULE** hereto and also the Common Parts i.e. the facilities, amenities, erections, constructions and installations to be

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comprised in the New Building intended by the Developer for common use and enjoyment of Co-owners of the Premises more fully described in PART-II of the 3rd SCHEDULE hereto.

- j. **Common Purposes** shall mean the purposes of managing and maintaining the Premises and the Building there at and particularly the Common Areas comprised therein, collection and disbursement of the Common Expenses and dealing with the matters of common interest of the Co-Owners of the Premises and relating to their mutual rights and obligations,
- k. For the most beneficial use and enjoyment of their respective Units exclusively and the Common Areas in common shall also include similar purposes of managing and maintaining the Common Areas as are common to and amongst all the Unit Owners of the Building.
- l. **Covered Area** with respect to any Unit shall mean the area within the boundary walls of the respective Unit including the area under the internal walls plus the area under the boundary walls of such Unit **PROVIDED THAT** if any walls be common between two Units then half of the area under such wall shall be included in such Unit and the same has been fixed by the Parties hereto by mutual consent at 75% of the Super Built up Area whether the same be more or less.
- m. **Date of Possession** shall mean the 15th (Fifteen) day of the service of the notice for possession on completion of the project.
- r. **Force Majeure** The Developer shall not be regarded in breach of any of the terms and conditions herein contained and on the part of the Developer to be performed and observed if it is prevented by any of the conditions herein below :
 - i) Fire
 - ii) Natural calamity
 - iii) Tempest
 - iv) Local problem and/or local disturbance.
 - v) Any prohibitory order from the court, Kolkata Municipal Corporation and other authorities.
 - vi) All other unavoidable circumstances beyond control of the Developer
- n. **Land**, shall mean the land more fully described in the 1st Schedule comprised in the Premises belonging to "THE Owners."
- o. **New Building**, shall mean the building to be constructed on the Premises as per the plans that be sanctioned with such modification and/or variation as



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may be required from time to time.

- p. **Outgoings** shall mean all rates, taxes, charges for the utilities including electricity charges and other outgoings in respect of the Premises.
- q. **Plans** shall mean the plans for construction of a New Building at the Premises as sanctioned by the Corporation and shall also, wherever the context permits, include such plans, drawings, designs, elevations and specifications as are prepared by the Architects, including variations/modifications therein, if any.
- r. **The Premises** shall mean the Land morefully described in the 1st **SCHEDULE** hereto and shall also include the existing building and other structures thereon and/or the New Building to be constructed thereon, wherever the context permits.
- s. **Project** shall mean the work of development undertaken by the Developer at the premises as per sanction plan sanctioned by the KMC till the development of the Premises be completed and possession of the completed Units are taken over by the Unit Owners.
- t. **Proportionate or Proportionately** if not otherwise specifically mentioned shall mean the proportion which the Super Built up Area of any Unit bears to the Super Built up Area of all the Units in the Building Complex.
- u. **Residual Area** shall mean and include 50% (Fifty Percent) of the total constructed space in the new building **TOGETHER WITH** the proportionate undivided variable impartible share in the land comprised in the said premises and further including the undivided variable proportionate share in the common parts, portions and facilities and further together with the proportionate share in car parking spaces and proportionate undivided share in the roof which shall be the Developer's allocation.
- v. **Retained Area** shall mean and include 50% (Fifty Percent) of the total constructed space, in the new building **TOGETHER WITH** the proportionate undivided variable impartible share in the land comprised in the said premises and further including the undivided proportionate variable share in the common parts, portions and facilities and further together with the proportionate share in car parking spaces and the proportionate undivided share in the common area which shall be the allocation of all the Group Owners respectively as per their share.
- w. Super built up are in respect of the Unit/s shall mean the entire covered area of the respective Unit plus proportionate undivided share of the Common Areas described in Part-I of the 3rd Schedule hereof.
- x. **Unit** shall mean any flat, car parking spaces or other Covered Area in the New Building which is capable of being exclusively owned, used and/or enjoyed by any Unit Owners.



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- y. Units shall mean the spaces constructed in the New Building intended and/or capable of being exclusively owned, held and/or occupied by any Unit Owner.

B. THE OWNERS HAVE JOINTLY AND SEVERELY DECLARED & REPRESENTED TO THE DEVELOPER as follows :

- a. The aforesaid owners are the absolute owners of All That the Premises free from all encumbrances, charges, liens, lispence, attachments etc. of any nature whatsoever or howsoever and having clear marketable title.
- b. The entirety of the Premises is in the khas and vacant possession of the Owners and no person or persons other than the Owners has any right of occupancy, easement or otherwise on the Premises or any part thereof.
- c. There are no suits and/or proceedings and/or litigations pending in respect of the Premises or any part thereof in any Court of law or tribunal.
- d. No person other than the Owners has any right, title and/or interest, of any nature whatsoever, in the Premises or any part thereof.
- e. There is no excess vacant land in the Premises nor any part of the Premises has been or is liable to be acquired under the Urban Land (Ceiling and Regulation) Act, 1976 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.
- f. The Premises or any part thereof is at present not affected by any requisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Owners .
- g. Neither the Premises nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law or due to income Tax, Revenue or any other Public Demand.
- h. The Owners have not in any way dealt with the Premises whereby the right, title and interest of them as to the ownership, use, development and enjoyment etc thereof, is or may be affected in any manner whatsoever.
- i. All outgoings with respect to the premises have been paid by the Owners upto date.
- j. That the Owners shall have no difficulty in obtaining Income Tax Clearance Certificate, if required, and/or any permission for the completion of the transfer of the open and/or covered area in the Project other than the Retained area to the Developer and/or its nominees and/or otherwise in fulfilling their other obligations hereunder.



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- k. The Owners are fully and sufficiently entitled to enter into this Agreement with the Developer.
- l. The representations and declaration of all the owners mentioned hereinabove (hereafter collectively called 'the Said Representations') are true and correct.
- m. All the Owners have jointly appointed the Developer as the Developer of the Premises and the Developer has accepted such appointment on the terms and conditions contained hereinafter.

Developer's Obligations:

1. The Developer on behalf of and in the name of all the as mentioned above shall at its own costs get the Plans sanctioned as residential purpose by the Kolkata Municipal Corporation for the purpose of construction of new building/s at the Premises aforesaid.
2. The Developer will construct such maximum area as can be constructed, presumably under the building Rules and Regulations and by Laws of the Corporation and in conformity with the sanction plans.
3. At any time hereafter after all the Owners jointly give vacant possession, the Developer shall be entitled to enter upon the Premises and do all works for the construction of the New Building thereon at its own costs and expenses and also protecting the rights of all the Owners.
4. All costs, charges and expenses for preparation and sanction of plans and construction of new building and/or development of the Premises has been and shall be borne and paid by the Developer exclusively.
5. The Developer shall cause such changes to be made in the plans as the Architects may design and suggest and/or as shall be required by the concerned authorities, from time to time the Developer should take concurrence of all the Owners in all such cases.
6. The Developer shall be at liberty to do all works as be required for the Project and to utilise the existing water, electricity and other utilities in the Premises, at its own costs and expenses. The Developer shall have the right to obtain temporary connection of utilities for the Project.
7. The Developer will construct and complete the Retained Area in the New Building/s with the specification mentioned in the 3rd SCHEDULE hereto (hereafter called 'the said Specification') and shall allow the Owners or their



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representative to inspect the same time to time and if any defect is found, then to rectify the same.

8. The Retained Area shall be constructed by the Developer for and on behalf of the Owners as mentioned above and/or their nominees, and the rest of the New Building and/or the Project shall be constructed by the Developer for and on behalf of itself and/or its nominees.
9. The Developer will provide electricity connection for the entirety of the New Building including the Retained Area but all costs, charges and expenses for obtaining the supply of electricity including security deposit to be made with CESC in respect of the Retained Area shall be borne and paid by the respective Owners jointly and/or severally .

Apart from the aforesaid, the Developer shall bear and pay the cost of generator for the power to be used by the Owners from generator and the payments to be intimated by the Developer. However incase the Owners sells and/or transfer their respective units to third parties then in that event the cost of the same shall be paid and/or reimbursed to the Developer.

10. Upon completion of the New Building the Developer may at the cost and request of the Owners maintain and manage the same in accordance with such rules as may be framed by the Advocates and as be in conformity with other buildings containing ownership flats. The Developer and the Owners and/or their transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoings in respect of the maintenance and management of the building and surrounding areas in the premises.
11. The Developer shall assist in causing the formation of a Society/Association or Company for the Common Purposes and the Unit Owners shall be made the owners of such organization, in proportionate share, and as early as possible. and after the completion of the Project, the Developer shall hand over all deposits and all matters arising in respect of the management of the Premises and particularly the Common Portions to the said Society/Association or Company.
12. The Developer shall hold and guard possession of the premises till completion of the Project at the cost and expenses of the Developer.
13. The Developer shall be entitled to use the Premises for setting up a temporary site office and/or quarters for its watch and ward and other staff and shall further be entitled to put up boards and signs advertising the Project and post its watch and



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ward staff during construction period as well as handing over the possession of the flats/units to the co-owners after completion of the project.

14. It shall be the responsibility of the Developer to demolish the existing buildings and structures at the Premises and clear the site for the purpose of construction at its own costs and expenses and the debris from such demolition and all realizations therefrom shall belong to the Developer exclusively.
15. The Developer shall be entitled to create any charge/mortgage and/or any other encumbrances and/or enter into any agreement and/or arrangement in respect of the Residual area/Developer's Area and the Developer shall be entitled to take construction or any other loan for the purpose of completion of the Project and the Developer shall also be entitled to get the Project financed and/or approved by financial institutions for the purpose of enabling prospective nominees of the Developer to avail of using Home loans from such institutions and all the Owners shall jointly or severally hereby undertake to cooperate in this regard with the Developer in all possible manner without however incurring and/or accepting any financial liability in this regard. The Owners shall have no financial liabilities or responsibility concerning the same in any manner whatsoever. The Developer is authorised and entitled to sign and execute all necessary documents related thereto on behalf of the Owners.
16. The Developer shall keep the Owners saved, harmless and indemnified in respect of any loss, damage, costs, claims, charges and proceedings that may arise due to anything done by the Developer during demolition and construction of the New Building, including claims by the Owners of adjoining properties, for damage to their buildings, all claims and demands of the suppliers, contractors, workmen and agents of the Developer, on any account whatsoever, including, any accident or other loss, any demand and/or any action taken by the Corporation and/or any other authority for any illegal or faulty construction or otherwise of the New Building.
17. Before offering possession of the Retained Area to the Owners, the Developer shall at its own costs obtain a certificate from the Architect that the Retained Area (the possession whereof is offered to the Owners) and the Common Areas are generally completed and thereafter shall apply for and obtain occupancy certificate from the Corporation.
18. The Developer shall not deliver possession of the Residual Area before the date of possession of the Retained Area (i.e. the area retained by the Owners).



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19. As and by way of temporary alternative accommodation for the Group Owners the Developer shall at its own cost locate and/or arrange suitable accommodations of three bedroom flat with living, dining, kitchens etc for the period from the date of delivery of vacant and khas possession of the Premises by them to the Developer till the date of handing over the vacant and khas possession of their allocated Areas at the Premises to the all Owners.

c. OWNERS' OBLIGATIONS :

1. ALL The Owners shall not enter into any agreement, arrangement and/or execute and/or register any document and paper for sale, transfer, convey, lease out, let out or any other way alienate and/or encumber the Residual Area however, the Developer shall have the right and absolute power to sell, transfer or dispose of the Residual Area in such manner to such persons, and on such terms and conditions as the Developer may deem fit and proper and the Developer is and also shall be solely entitled to all money and other consideration there from all the Owners and the same shall be treated as reimbursement of all costs, charges and expenses that has been and/or may be incurred by the Developer for obtaining sanctioned plan and construction and completion for the Retained Area in the new building and the proportionate common parts relating and/or attributable thereto and the same also includes the profits and/or remuneration of the Developer.
2. The Owners shall execute and register all necessary agreements, indentures and/or any other document as be required by the Developer for the purpose of selling, transferring, leasing out, letting out and/or any other way disposing of and/or encumbering and/or alienating the Residual Area without asking for any additional consideration and/or remuneration for the same subject to notice of handing over possession of the Retained area in complete habitable condition.

3. The Owners shall deliver vacant, peaceful and khas possession of the Premises in its entirety to the Developer in the manner mentioned below:-

The Symbolic possession of the premises is made with the execution of these presents without handing over the physical possession.

The vacant and khas possession of the entirety of the Premises shall be delivered by the Owners to the Developer immediately within 30 days of sanction of building plans but subject to providing alternative accommodation to the owners by the Developer as stated herein after.

4. Simultaneously with the execution hereof, the Owners shall hand over to the Developer all the copies of the original Title Deeds, plans, Corporation papers and other papers and documents relating to the Premises on accountable receipt for plan sanction etc and thereafter it will be retained by Pratibha Sen .



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5. With the execution hereof the Owners have granted to the Developer and/or its nominees Power of Attorney/ies, authorising the Developer and/or its nominee/s to do all acts, deeds and things as be necessary in pursuance hereof including for construction of the New Building and/or portion thereof and also receiving all money in respect of Residual Area but subject to compliance of the requisitions relating to Retained Area as specified for the Owners, and further that the Owners shall, from time to time, grant such further powers or authorities to the Developer and/or its nominees, as may be necessary from time to time subject to requirement to complete the project. The Developer shall not execute the Conveyance Deed/s before offer of retained area to Owners.
6. The Owners shall bear and pay all rates, taxes, charges for utilities and all other outgoings in respect of the Premises till handing over possession to the Developer of the premises.
7. The Owners shall give inspection of all documents, title deeds and/or any other papers as and when required to establish the title to the premises.
8. After handing over of possession of the Retained area all municipal rates, taxes, maintenance charges, charges for utilities and other outgoings shall be paid by the Owners and other co-owners of the New Building in proportion to their respective areas.
9. The Owners shall sell and convey to the Developer and/or its nominees undivided proportionate share in the land contained in the Premises appurtenant to the Residual Area i.e. all the remaining open and/or covered areas out of the Project other than the Retained Area subject to receipt of possession of the Retained area in complete habitable condition and the consideration for the same shall be the cost of construction of the Retained Area and other sums payable to the Owners subject to receipt of possession of retained area completed with habitable condition.
10. The Owners shall join and/or cause such persons as may be necessary to join as parties in any document, conveyance and/or any other document of transfer that the Developer may enter into with any person who desires to acquire Units comprised in the Residual Area and similarly, the Developer shall join in respect of the Retained Area.
11. The Owners hereby undertake not to create any charge or mortgage and/or any other encumbrances and/or enter into any agreement and/or arrangement in respect of the Residual Area and such restriction will not be applicable in case of retained areas and there should be no interference by the Developer in respect of dealing in the retained areas.
12. The Owners and/or their nominees shall reimburse the Developer, proportionately, the total amount of deposits and expenses as be required to obtain electricity from CESC Limited in respect of the Retained area.

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13. The Developer shall paint and finish all internal walls of each apartment retained by the Owners.
14. The Developer shall grant alternative accommodation to all the Owners free of cost for their respective families for one 3BHK Flat for each owner within the suitable area nearby their Premises during the period of construction of the newly proposed building till the date of handing over possession of the Retained area to the Owners in complete habitable condition as per terms of this agreement. The Developer shall also pay the shifting charges to be required for such sifting of the Owners from the premises in question to the alternative accommodation as mentioned and thereafter final shifting from the said alternative accommodation to the Retained areas as mentioned herein.
15. That the Owners declare that there are five assessee number in the said Premises such as Assessee No. 110811900345 for 1st Floor of the main building for Group A owners as mentioned above, Assessee No. 110811901880 for Ground Floor of the main building of Group B Owners as mentioned above, Assessee No. 110811901908 for the 2nd Floor of the main building of Group C Owners, Assessee No. 110811901910 for Annex building of the said Premises of 1st Floor of Group D Owner, Assessee No. 110811901891 for Annex building of the said Premises of 2nd Floor of Group E Owner and the owners shall cause the five assessee numbers granted by the Kolkata Municipal Corporation in respect of the Said Premises to make into a single assessee number for which Developer shall accord all its assistance and shall bear all expenses for such amalgamation of all the said assessee nos. into a single Assessee No.

D. OTHER TERMS AND CONDITIONS:

1. The new building shall be for residential purpose or such other purpose as may be mutually decided.
2. In case it be required to pay any outstanding dues to the Corporation or any other outgoings and liabilities in respect of the Premises, then all the Owners shall pay such dues and bear the costs and expenses thereof till the date of handing over the possession and the Developer shall be liable for the subsequent period, if any. In other words, the Developer shall pay the Municipal rates and taxes and electricity bills from the date of getting possession of the premises till the date of handing over possession of the Retained Area and residual area as well.
3. Upon sanction of building plans all the Owners and Developer shall execute a proper memo specifying the Flat nos. and other particulars of the Residual Area belonging to the Developers and the Retained Area belonging to the respective Owners.
4. The Owners and the Developer shall be entitled absolutely to the Retained areas and the Residual area respectively and shall be at liberty to deal therewith in any manner they deem fit and proper **SUBJECT HOWEVER TO**, the general restrictions for mutual advantage inherent in the Ownership Flat Schemes


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without prejudice to the rights and intention of the parties herein.

5. The Developer has been authorized and empowered to nominate such person and on such terms and conditions as the Developer may deem fit and proper for purchase of the Residual Area and all realisations therefrom shall belong to the Developer absolutely and forever without the Owners having any kind of claim therein and all the Owners shall execute and register necessary deed/s of conveyance in favour of such nominees of the Developer and/or the Developer without asking for any additional consideration but subject to receipt of notice of possession of the Retained area in complete habitable condition.
6. The form of the documents to be utilised by the parties shall be such as be drawn by the Advocate.
7. The Owners shall be entitled to all realisation from sale of the Retained Area, whether the same be by way of earnest money, part consideration, construction cost, sale price and/or otherwise and the Developer shall be entitled to all such monies receivable from and/or in respect of the Residual Area whether the same be by way of earnest money, part consideration, construction cost, sale price and/or otherwise **PROVIDED HOWEVER THAT** the monies payable and/or deposits for Common Purposes and Common Expenses shall be receivable only by the Developer from all the Unit Owners as fully mentioned hereafter.
8. The Owners/Developers shall promptly pay their respective shares of service tax/vat or other applicable taxes as imposed by statutory bodies/Government, applicable presently or as may be imposed in future.
9. The Developer shall pay non refundable deposit a sum of Rs.2 crores (Rupees two crores only) with the Owners out of which a sum of Rs.1crore (Rupees 1 crore only) shall be paid immediately upon execution of this agreement by the Developer to the respective Owners the receipt whereof has already been granted by the said Owners and the balance sum of Rs.1 Crore (Rupees One Crore only) shall be paid by the Developer to the said Owners respectively on handover of the peaceful and vacant possession of the premises to the Developer. Each Group of the Owners shall be paid Rs 20,00,000/- (Rupees twenty lacs only) each in consonance with their respective share of the aforesaid Deposit. Applicable TDS amount shall be deducted at the time of payment of the aforesaid amount.
10. The cost of preparation, stamping and registration of the Conveyances shall be borne and paid by the respective transferees. However no conveyance shall be required to execute and register for the Retained Area.
11. The name of the New Building shall start with prefix "Orbit" and with such other name as be mutually agreed upon by the Developer and the Owners.
12. The powers and/or authorities granted and/or to be granted in favour of the Developer and/or its nominee/s shall remain in force till the completion of the New Building and sale of entire Residual Area by the Developer and the


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Developer receiving all money therefrom.

13. The Developer shall make efforts to complete the Project within 24 months from the date of commencement of foundation work with a grace period of 3 months subject to unforeseen reason if any, beyond the direct control of the Developer including Force majeure and for delay if any the Developer shall pay damages to the Owners as may be mutually decided.
14. In case the Developer fails and/or neglects to construct and complete the Retained Areas and the common parts of the New Building within the stipulated period or within such extended period as may be mutually agreed upon then and in such event the Owners shall be entitled to the damages as may be mutually agreed upon.
15. The Developers shall warranty the quality of construction including materials supplied quality and workmanship for 12 months from the date of occupancy certificate and rectify the defects if any, at its cost.
16. It is expressly agreed and decided by the Owners herein that Developer shall have the absolute right and authority to construct any additional floors over the roof(s) and/or other areas in the new building(s) at the premises as sanctionable in accordance with law .
17. It is further agreed that some areas may be constructed in the new building(s) at the said premises on the request and for the benefit of the flat/unit Owner(s) which may not be in accordance with the approved plans, and the developer shall not be held responsible for the same with respect thereto in any manner whatsoever or howsoever in nature.
18. The respective parties viz. the Group A , Group B, Group C, Group D and Group E Owners and the Developer shall be responsible to pay all taxes, GST, levies, cess and other statutory dues including service tax and income tax etc, as may be applicable from time to time and shall keep the respective parties saved, harmless and indemnified for their respective liabilities and obligations.




ADDITIONAL MEMBER
OF ASSURANCES, KOLKATA
27 AUG 2016

THE 1ST SCHEDULE:
(The Premises)

THE SCHEDULE

(The Premises)

ALL THAT message, tenament, building, structure of about 12000 sq. ft. erected/situated thereon structure and piece and parcel of land containing an area of 8.74 cottahs (approx.) situate, lying at and being Premises No. 33 Jnan Goswami Sarani, Block-F (earlier known as 104B, Block-F) P. S. New Alipore, Kolkata - 700053 P.S. New Alipore, Sub-Registration office at Alipore, Ward No.81, of the Calcutta Municipal Corporation and delineated on the map or plan annexed hereto and bordered "RED" thereon and butted and bounded as follows that is to say;

ON THE NORTH	: By Premises No.34 Jnan Goswami Sarani;
ON THE EAST	: By 40 ft. wide road ;
ON THE SOUTH	:By 40 ft. wide road ;
ON THE WEST	: By Premises No.32 Jnan Goswami Sarani;

2nd SCHEDULE
(Specifications)

- | | | | |
|----|------------------|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Foundation | : | As per structural design by the consultant |
| 2. | Super Structures | : | Re-Inforced Cement Concrete structure |
| 3. | Walls (Internal) | : | Plaster of Paris |
| 4. | Living/Dining | : | Italian Marble. |
| 5. | Bedrooms | : | (a) Flooring : Vitrified Tiles
(b) Electricals: concealed copper wiring with modular switches
(c) Provision for A. C. point in all Bed rooms, Telephone & T.V. point in all bed rooms. |
| 6. | Kitchen | : | (a) Flooring : Vitrified Tiles
(b) Electricals : Concealed copper wiring with modular switches.
(c) Counter: Granite slab with stainless steel sink.
(d) Walls tiles : Upto 2 (two) feet height above counter. |

✓

ADDITIONAL REGISTRAR
OF ASSURANCES-4, KOLKATA
27 AUG 2018



7. Toilets : (a) Flooring : Anti-skid Tiles
 (b) Walls tiles : Wall dado in ceramic tiles upto door height
 (c) Sanitary Ware : Kohler, Jaquar or similar make.
 (d) Electricals: Concealed copper wiring with modular switches. Provision for adequate light and geyser points. Provision for exhaust points.
8. Lift : OTIS/KONE or similar make.
9. Exterior : Outer finish as per specification of architect's choice.
10. Doors : All Doors: Timber frame polished Flush/Panel type door with night latch as per design and specification of the Architect.
11. Windows : All glass windows would have Sliding/Casement Aluminium Windows as per the design and specification of the Architect.
12. Sanitary : Kohler, Jaquar or similar make.
13. Electricals : Finolex or similar make.
14. Common : (a) Flooring : Lobby to have either marble or granite flooring.
 (b) Staircase : Either marble or granite.
 (c) Overhead/underground Reservoir as per design and specification of the Architect.
 (d) Generator: Adequate Capacity generator to provide back-up for the operation of all common lights, pumps and lift at extra cost.
 (e) Driveways & Open Parking Space: Driveways and Open parking spaces to be paved with chequered tiles / hard stone /interlocking tiles as per design and specification of the Architect.
 (f) Lighting Provision: Adequate Area Lighting provisions in the Common Areas.
 (g) Adequate landscaping as per design of the

✓

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
27 AUG 2018



landscaping consultant.

(h) Fire detectors system as per WBFS norms.

(i) CCTV and intercom facilities.

3rd SCHEDULE:

PART-I

(Common Areas)

- i) Lobbies and stair cases within the Building;
- ii) Place of installation of Pump, Generator, Electric meter of the Building;
- iii) Lift pits, chute and machine room of the lifts comprised in the Building;
- iv) Common toilet in the ground floor of the Building.
- v) Ultimate roof of the building.

N.B.

The share of Common Area has been fixed by the parties mutually at 33.33% of the Covered Area and none of the parties shall be entitled to alter the same in any manner whatsoever;

PART-II

(Common Parts)

SECTION-A :

1. WATER AND PLUMBING :

Water reservoirs, water tanks, water pipes (save those inside any Unit) and deep tube well appurtenant to the Building.

Water pumps of suitable capacity.

2. ELECTRICAL AND MISCELLANEOUS INSTALLATIONS :

- a) Wing and accessories for lighting of Common Areas of the Building.
- b) Pump and motor.
- c) Lift and lift machinery of the Building.
- d) Intercom system.
- e) Common Power Generator for lobby, common lights, lifts, pumps and other common

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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
27 AUG 2018



services.

3. DRAINS : Drains, sewers and pipes.

4. OTHERS :

Other common areas and installations and/or equipment as may be provided in the Building for common use and/or enjoyment as per the discretion of the Developer.

SECTION-B :(Common Installation & facilities for which proportionate costs are to be paid by the Purchasers/respective parties).

1. Electrical installations relating to meter, transformer and sub-station for receiving electricity.
2. Generator for providing standby power for flats and common areas in the premises.
3. Other facilities or installations provided for the common use of the Co-Owners of the Premises and not covered by SECTION-A hereinabove.

4th SCHEDULE
(Title)

1. One Sisir Kumar Sen was the Owner and well and sufficiently seized and possessed of or entitled to premises No. 104 B, Block F, New Alipore, Kolkata - 700053 (now known as 33, Gnan Goswami Sarani Kolkata) (said Premises) measuring an area of 8.74 cottahs (approx.) by virtue of One Deed Of Conveyance dated 7th August 1951 registered at the office of SubRegistrar of Alipore and was duly recorded in Book No. 1 Volume 73 pages 172 to 178 Deed No 5186/1951.
2. That said Sisir Kumar Sen during his lifetime had built a three storied building on the said Premises(older construction) and subsequently established a separate building(newly constructed) on the back side of the said premises.
3. The said Sisir Kumar Sen passed away leaving behind his last Will and Testament dated 10th October 1996 whereby the said Sisir Kumar Sen appointed Shri Bijan Kumar Sen and Shri Asok Dasgupta as the joint executors and gave, devised and bequeathed *inter alia*, unto and in favour of his sons and daughters in following manner:-
 - A. The Ground floor flat of the older building has been bequeathed in favour of one of his sons namely Shri Ranjan Kumar Sen,

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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
27 AUG 2018

- B. The First floor flat of the older building has been bequeathed in favour of another sons namely Shri Bijan Kumar Sen and
- C. The Second floor flat of the older building has been bequeathed in favour of another sons namely Shri Satyendra Kumar Sen respectively
- D. The Second floor flat of the newly constructed building has been bequeathed in favour of one of his daughters namely Smt. Manjurini Ray along with a living room and bathroom on the roof of the older building and
- E. The First floor flat of the newly constructed building has been bequeathed in favour of his another daughter Smt. Indrani Dasgupta along with ground floor North East living room of the older construction respectively and the Ground floor reception rooms and stairs, and the rooms in the mezzanine floor as servants' living room and bath room, wash and store rooms commonly granted and bequeathed in favour of both of his daughters and the right of use of the garage space under the mezzanine floor has been granted in favour of all of the sons and daughters amicably in accordance with the provision of the last Will of said Sisir Kumar Sen .
4. The aforesaid joint executors of the last Will of the said Sisir Kumar Sen instituted a case for grant of Probate vide PLA No.58 of 1999 before the Hon'ble High Court at Calcutta.
 5. That on 17th April 1999 the Hon'ble High Court at Calcutta passed the decree in PLA No. 58 of 1999 as per the terms recorded therein whereby the Hon'ble High Court was pleased to grant Probate of the said last Will and Testament dated 10th October 1996 to Shri Bijan Kumar Sen and Shri Asok Dasgupta, being the surviving joint executors.
 6. That On 06.05.2013 said Bijan Kumar Sen died intestate leaving behind his wife and son namely Smt. Prativa Sen and Shri Sanjay Sen respectively (the Owner of Group A herein) as his only legal heirs and successors in respect of his share.
 7. That On 31.03.2010 said Ranjan Kumar Sen died intestate leaving behind his wife and son namely Smt. Sanjukta Sen and Shri Anirudha Sen respectively (the Owner of Group B herein) as his only legal heirs and successors in respect of his share.
 8. That On 27.11.1998 said Satyendra Kumar Sen died intestate leaving behind his wife and daughter namely Smt. Tripti Sen and Smt. Sreyashi Sen respectively (the Owner of Group C herein) as his only legal heirs and successors in respect of his share.
 9. Thereafter the present Owners have mutated their names in the records of Kolkata Municipal Corporation with regard to their respective areas being Assessee Nos 110811900345, 110811901880, 110811901908, 110811901910 and 110811901891 respectively and are in absolute possession of the entirety of the said Premises.

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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
27 AUG 2018



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

EXECUTED AND DELIVERED, by the
GROUP 'A' OWNERS,
at Kolkata in the presence of:

Sunayana Bakshi
1, Grootin Place,
Kol - 01

Pratibha Sen.
Manjay Kumar

EXECUTED AND DELIVERED, by the
GROUP 'B' OWNERS,
at Kolkata in the presence of:

Sunayana Bakshi

Sanjivita Sen.
Anandha Sen

EXECUTED AND DELIVERED, by the
GROUP 'C' OWNERS,
at Kolkata in the presence of:

Sunayana Bakshi

Tripti Sen,
Sreyashi Sen

EXECUTED AND DELIVERED, by the
GROUP 'D' OWNERS,
at Kolkata in the presence of:

Sunayana Bakshi
Rhay
(RANA RAY)
104-B, BLOCK-F, NEW ALIPORE
KOLKATA - 700053

Manjivini Ray

EXECUTED AND DELIVERED, by the
GROUP 'E' OWNERS,
at Kolkata in the presence of:

Sunayana Bakshi

Indrani Sen Gupta

EXECUTED AND DELIVERED, by the
DEVELOPER,
at Kolkata in the presence of:

Sunayana Bakshi

For TIRUPATI TOWER PVT. LTD.

Director



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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
27 AUG 2018

MEMO OF CONSIDERATION

Sl. No.	Name	Gross Amount	Deduction of TDS @10%	Net Amount	Cheque No	Date	Draw n on
1	Pratibha Sen	10,00,000	1,00,000	9,00,000	004712	27.08.18	ICICI Bank
2	Sanjay Kumar Sen	10,00,000	1,00,000	9,00,000	004713	27.08.18	ICICI Bank
3	Sanjukta Sen	10,00,000	1,00,000	9,00,000	004714	27.08.18	ICICI Bank
4	Aniruddha Sen	10,00,000	1,00,000	9,00,000	004715	27.08.18	ICICI Bank
5	Tripti Sen	10,00,000	1,00,000	9,00,000	004716	27.08.18	ICICI Bank
6	Sreyashi Sen	10,00,000	1,00,000	9,00,000	004717	27.08.18	ICICI Bank
7	Manjurini Ray	20,00,000	2,00,000	18,00,000	004718	27.08.18	ICICI Bank
8	Indrani Dasgupta	20,00,000	2,00,000	18,00,000	004720	27.08.18	ICICI Bank
	TOTAL	1,00,00,000	10,00,000	90,00,000			

Received a sum of Rs 90,00,000/- (Rupees ninety lacs only) after deducting of sum of Rs. 10,00,000/- (Rupees ten lacs only) as TDS from the amount of Rs. 1,00,00,000/- (Rupees One crore only) as non refundable Security Deposit as per Clause D.9 from the within named Developer.

Witness :

Rahul Dasgupta
P 104-B BLOCK 'F'
NEW ALIPORE
KOLKATA - 700053

Rhany
104-B, Block-F,
New Alipore.
Kolkata - 700053.

Drafted by me
Abhijit Saha
Advocate, High Court Calcutta
F/327/160/2009

Pratibha Sen.
Sanjay Kumar Sen

Sanjukta Sen.
Anandolla Sen
Tripti Sen.
Sreyashi Sen
Manjurini Ray
Indrani Dasgupta



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
27 AUG 2018

DATED THIS DAY OF ,2018

BETWEEN

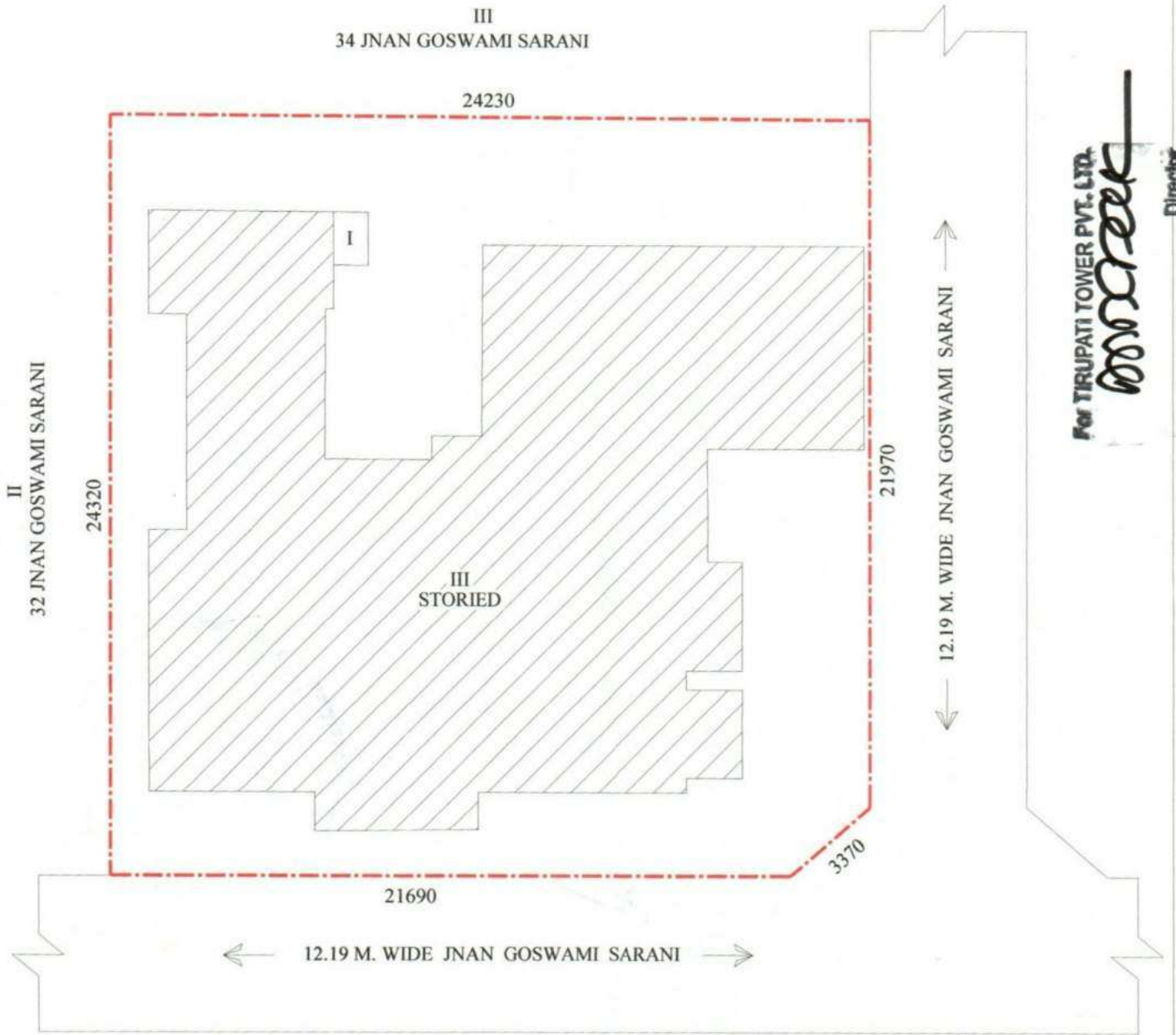
Pratibha Sen & ors
... Owners

AND

M/s Tirupati Tower
Private Limited
....the Developer

DEVELOPMENT AGREEMENT

LAND AREA = 584.827 SQ.M. (8.74 COTTAHS) MORE OR LESS



For TIRUPATI TOWER PVT. LTD.
Tirupati Tower
Director

PREMISES NO. 33, JNAN GOSWAMI SARANI (PREVIOUSLY KNOWN AS 104B,
BLOCK-F, NEW ALIPUR), KOLKATA - 700053, WARD NO. -81, BOROUGH-X

SCALE:- 1:200



Pratibha Sen.
Narjay Kumar Sen

Sanyuktā Sen.
Anandolla Sen

Manjivani Ray

Tripti Sen.
Sreyashi Sen

Indrani Das Gu

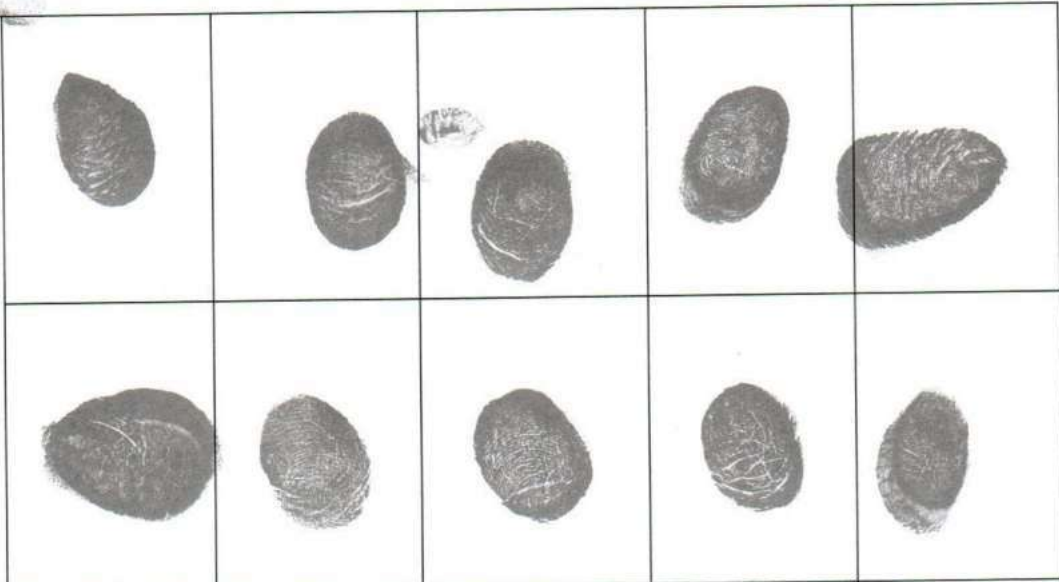


ADDITIONAL REGISTRAR
OF ASSURANCES-1, KOLKATA
27 AUG 2018

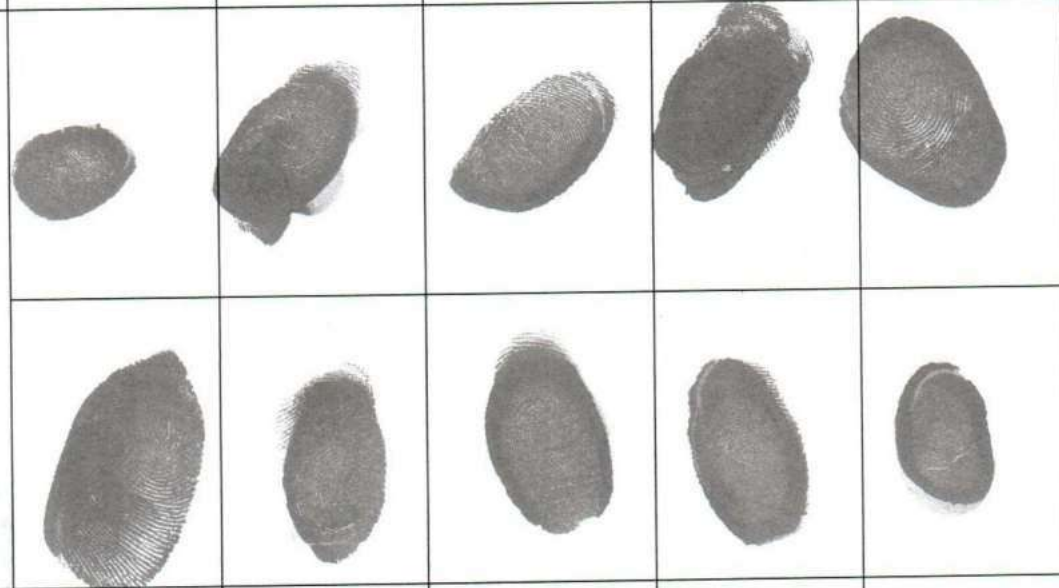
FINGER PRINTS



Purnatibha Sen



Manjiv Kumar Sen



Saijuktā Sen





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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
27 AUG 2018

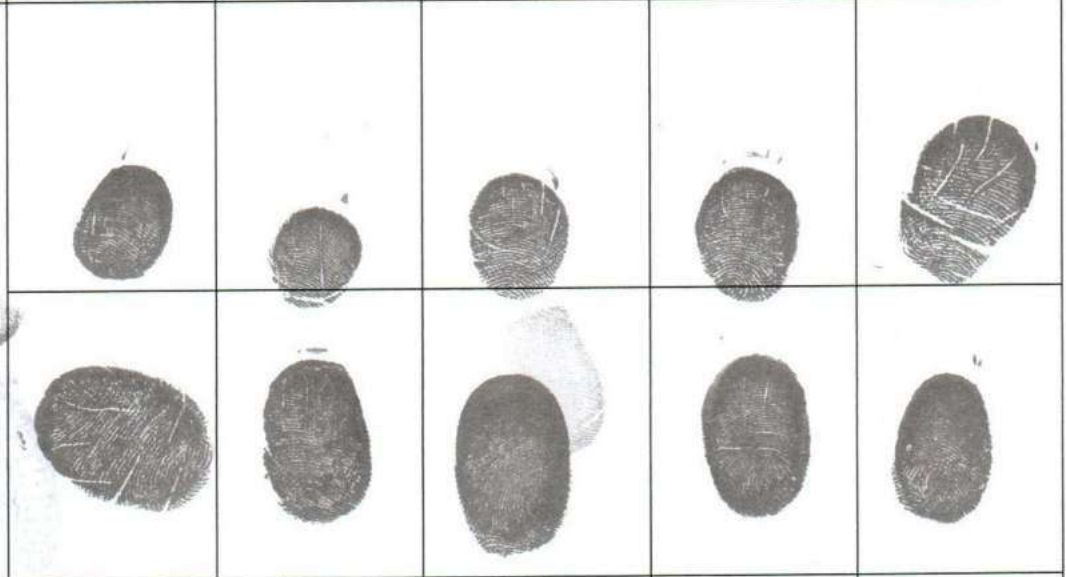
FINGER PRINTS



Anandita Sen



Tripti Sen



Sreyashi Sen



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA

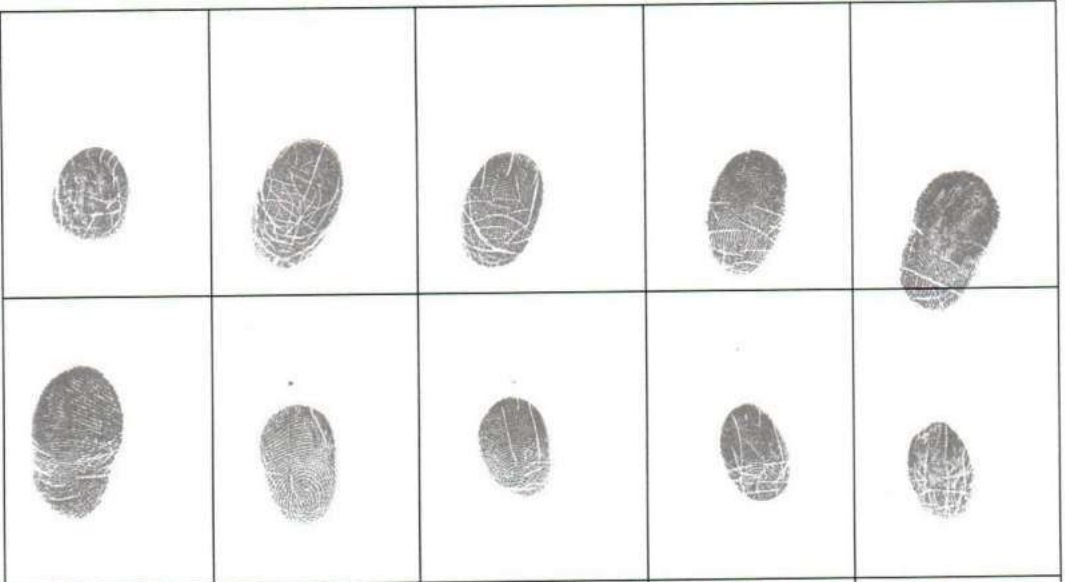
27 AUG 2018



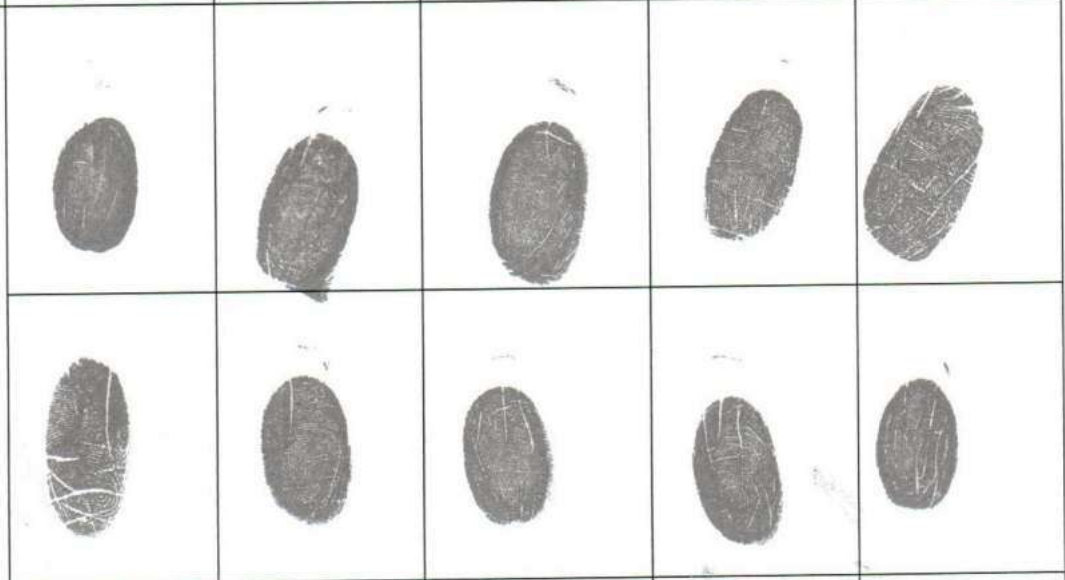
FINGER PRINTS



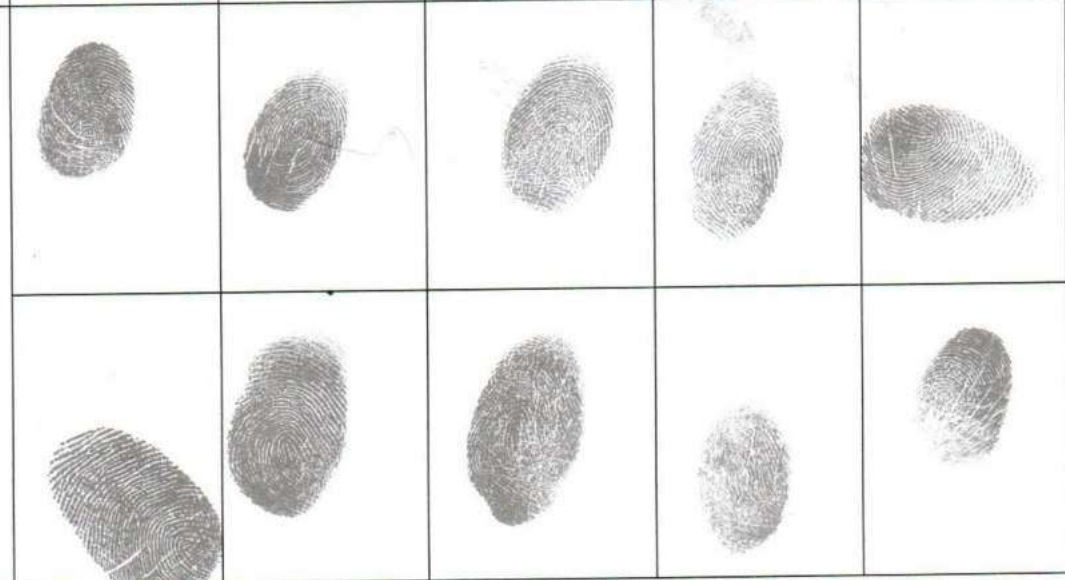
Mayurini Ray



Indrani Das



Anand





m
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
27 AUG 2018

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRATIBHA ALIAS RUBY SEN
BIBHUTI BHUSAN DAS GUPTA
02/12/1943



Permanent Account Number
AZQPS0901F



Pratiha Sen
Signature

Self Attested
Pratiha Sen.

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

यह कार्ड खो जाने पर कृपया सूचित करें/ लौटाएं :
आयकर पैन सेवा यूनिट, UTISI
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.

Self Attested
Pratiha Sen.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাতুক্তির আই ডি/Enrollment No.: 1040/19634/35188

To
প্রতিভা সেন
Pratibha Sen
104B.BLOCK F
NEW ALIPORE New Alipore S.O
New Alipore Kolkata
West Bengal 700053

15836799



MN158367992DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2585 6466 9431

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



প্রতিভা সেন
Pratibha Sen
পিতা : বিভূতি ভূষন দাশগুপ্ত
Father : BIBHUTI BHUSAN DASGUPTA
জন্ম সাল / Year of Birth : 1943
মহিলা / Female



2585 6466 9431

আধার - সাধারণ মানুষের অধিকার

Selb Attested

Pratibha sen.

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.

- 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.

15836799



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
104 বি ব্লক এফ, নিউ আলীপুর,
নিউ আলীপুর, কোলকাতা,
পশ্চিমবঙ্গ, 700053

Address:
104B.BLOCK F, NEW
ALIPORE, New Alipore S.O,
New Alipore, Kolkata, West
Bengal, 700053



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. : 1040/22075/12270

20/03/2014

To
Sanjay Kumar Sen
সঞ্জয় কুমার সেন
104B, BLOCK F
NEW ALIPORE
New Alipore
New Alipore, Kolkata
West Bengal - 700053



KL827772685FT

82777268



আপনার আধার সংখ্যা / Your Aadhaar No. :

9849 5959 3142

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



সঞ্জয় কুমার সেন
Sanjay Kumar Sen
পিতা : বিজয় সেন
Father : Bijan Sen

জন্মতারিখ/DOB: 13/11/1974
পুরুষ / Male

9849 5959 3142



আধার - সাধারণ মানুষের অধিকার

তথ্য

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

INFORMATION

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- To establish identity, authenticate online.

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



ঠিকানা: বি ব্লক এফ
নিউ আলিপুর, নিউ আলিপুর, নিউ আলিপুর
কোলকাতা, পশ্চিম বঙ্গ,

Address: 104B, BLOCK F,
NEW ALIPORE, New
Alipore, Kolkata, New
Alipore, West Bengal,
700053

9849 5959 3142



1947



help@uidai.gov.in



www.uidai.gov.in

*Self attested
Sanjay Kumar Sen*

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANJAY K SEN

BIJAN SEN

13/11/1974

Permanent Account Number

AUBPS6559B


Signature



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

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाएँ :
आयकर पैन सेवा यूनिट, UTHSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

VCT IN 230549 11/03

*Self attested
Sanjay K Sen*



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19634/35245

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
সংযুক্তা সেন
Sanjukta Sen
104B,BLOCK F
NEW ALIPORE New Alipore S.O
New Alipore Kolkata
West Bengal 700053



আপনার আধার সংখ্যা/ Your Aadhaar No. :

5790 2754 0857

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.

15836770



ভারত সরকার
GOVERNMENT OF INDIA



সংযুক্তা সেন
Sanjukta Sen
পিতা : সুশীল চন্দ্র রায়
Father : SUSHIL CHANDRA ROY
জন্ম সাল / Year of Birth : 1944
মহিলা / Female



5790 2754 0857

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
104 বি ব্লক এফ, নিউ আলীপুর,
নিউ আলীপুর, কোলকাতা,
পশ্চিমবঙ্গ, 700053

Address:
104B.BLOCK F, NEW
ALIPORE, New Alipore S.O,
New Alipore, Kolkata, West
Bengal, 700053


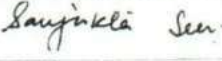
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1800 180 1947

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www.uidai.gov.in

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

Sanjukta Sen

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AKOPS2977G	
नाम /NAME	SANJUKTA SEN	
पिता का नाम /FATHER'S NAME	SUSHIL CHANDRA ROY	
जन्म तिथि /DATE OF BIRTH	07-03-1944	
हस्ताक्षर /SIGNATURE		 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
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
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.

Sanjukta Sen

आयकर विभाग
INCOME TAX DEPARTMENT
ANIRUDDHA SEN



भारत सरकार
GOVT. OF INDIA

RANJAN KUMAR SEN

12/07/1983

Permanent Account Number
COKPS7492N


Signature



29012010

हस्त कर्ज के खोने : पाने नर दुपयया सुमित को : सीटमा
आयकर पाने सेवा इकाई, पान पान डी पान
तोमरी मंजील, साफरपल बैबल,
पानेर टेलिफोन एक्चेंज के नक्कीक,
बानेर, पुना - 411 045

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 9081
e-mail: tininfo@nsdl.co.in


Aniruddha Sen

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEAPG9387C



नाम / Name
INDRANI DASGUPTA

पिता का नाम / Father's Name
SISIR KUMAR SEN

जन्म की तारीख / Date of Birth
24/03/1946

हस्ताक्षर / Signature



23062017

Indrani Das

Indrani Das



भारत सरकार
GOVERNMENT OF INDIA



Indrani Dasgupta
DOB: 24/03/1946
FEMALE



7109 8019 8359

MEERA AADHAAR, MERI PEHACHAN



आधार

एनएनडीएल

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

104B, BLOCK F, NEW ALIPORE, New Alipore,
Kolkata,
West Bengal - 700053



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1800 300 1947

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www
www.uidai.gov.in

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

Indrani Dasg



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1007/21082/03725

To,
अनिरुद्ध सेन
Aniruddha Sen
S/O: Ranjan Kumar Sen
P-104B, Block F
New Alipore
Kolkata
New Alipore
New Alipore Circus Avenue Kolkata
West Bengal 700053
9833287924

Ref: 11808 / 28C / 433253 / 433271 / P



SE023176014FT



आपला आधार क्रमांक / Your Aadhaar No. :

2023 0696 9078

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



अनिरुद्ध सेन
Aniruddha Sen
जन्म तारीख / DOB : 12/07/1983
पुरुष / Male



2023 0696 9078

आधार - सामान्य माणसाचा अधिकार



सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वाचे नाही .
- ओळख सिद्ध करण्यासाठी, ऑनलाईन अधिप्रमाणित करावे .

INFORMATION

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

- आधारला देशभरात मान्यता आहे .
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे .
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

28C / 433253



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता S/O: रंजन कुमार सेन
पी-104बी, ब्लॉक एफ, न्यू अलिपूर,
कोलकत्ता, न्यू अलिपूर, न्यू अलिपूर,
कोलकत्ता, वेस्ट बंगाल, 700053

Address: S/O: Ranjan Kumar Sen, P-104B,
Block F, New Alipore, Kolkata, New
Alipore, New Alipore, Kolkata, West
Bengal, 700053

2023 0696 9078

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Aniruddha Sen

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TRIPTI SEN

SHIBA PRASAD CHATTERJEE

13/10/1950

Permanent Account Number

AKKPS7757A

Tripti Sen

Signature



Tripti Sen.

02032011



भारत सरकार

ভারত সরকার

भारत सरकार / Government of India

Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19820/22047

To
17/10/2012
তৃপ্তি সেন
Tripti Sen
104B.BLOCK F
NEW ALIPORE New Alipore S.O
New Alipore Kolkata
West Bengal 700053

15837285



MN158372856DF



আপনার সংখ্যা/Your No. :

3702 0085 5973

- সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



তৃপ্তি সেন
Tripti Sen
পিতা : শিব প্রসাদ চ্যাটার্জী
Father : SHIBA PRASAD CHATTERJEE
জন্ম সাল / Year of Birth : 1950
মহিলা / Female



3702 0085 5973

- সাধারণ মানুষের অধিকার

Tripti Sen.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19820/22048

To
শ্রেয়শী সেন
Sreyashi Sen
104B. BLOCK F
NEW ALIPORE New Alipore S.O
New Alipore Kolkata
West Bengal 700053

15836951



MN158369517DF



আপনার Aadhaar সংখ্যা/ Your Aadhaar No. :

4818 2646 0315

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



শ্রেয়শী সেন
Sreyashi Sen
পিতা : সত্যেন্দ্র কুমার সেন
Father : SATYENDRA KUMAR SEN
জন্ম সাল / Year of Birth : 1988
মহিলা / Female

Sreyashi Sen



4818 2646 0315

আধার - সাধারণ মানুষের অধিকার

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADEPR5642L



नाम /NAME

MANJURINI ROY

पिता का नाम /FATHER'S NAME

SISIR KUMAR SEN

जन्म तिथि /DATE OF BIRTH

09-06-1944

हस्ताक्षर /SIGNATURE

Manjurini Roy

CB Das

आयकर आयुक्त, प.बं.-XI

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

Manjurini Roy

इस कार्ड के खो / गिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौमन्ही स्क्वायर,
कलकत्ता - 700 069.

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the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowmhnree Square,



भारत सरकार
GOVERNMENT OF INDIA



Manjurini Ray
DOB: 09/06/1944
FEMALE



9927 1897 7297

MEERA AADHAAR, MERI PEHACHAN

Manjurini Ray



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

104B, BLOCK F, NEW ALIPORE, New Alipore,
Kolkata,
West Bengal - 700053



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help@uidai.gov.in

WWW
www.uidai.gov.in

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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AABCT0495N



नाम /NAME

TIRUPATI TOWER PVT LTD

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

26-02-1996

K. Has

आयकर आयुक्त, प.बं.-XI

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

आयकर विभाग
INCOME TAX DEPARTMENT
BASANT KUMAR PARAKH
RATAN LAL PARAKH
02/09/1961
Permanent Account Number
AFRPP9480P
m. parakh
Signature

भारत सरकार
GOVT. OF INDIA



02042013

ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

CJD2573855

পরিচয় পত্র



Elector's Name Asit Manna

নির্বাচকের নাম অসিত মান্না

Father's Name Abanti Kumar Manna

পিতার নাম অবন্তী কুমার মান্না

Sex M
লিঙ্গ পুং
Age as on 1.1.2005 38
১.১.২০০৫-এ বয়স ৩৮

Address:

Mauja - Depala Shasanabada J, L, No - 128(Ansha)
Depala Ramnagar Purbo Medinipur 721453

ঠিকানা :

মৌজা - দেপাল শাসনাবাদ জে.এল.নং-১২৮ (অংশ) দেপাল রামনগর পূর্ব
মেদিনীপুর ৭২১৪৫৩

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক

Assembly Constituency: 212-Ramnagar

বিধানসভা নির্বাচন ক্ষেত্র : ২১২ - রামনগর

District: Purbo Medinipur

জেলা: পূর্ব মেদিনীপুর

Date: 20.07.2005

তারিখ: ২০.০৭.২০০৫

11/08

आयकर विभाग
INCOME TAX DEPARTMENT
SREYASHI SEN
SATYENDRA KUMAR SEN



भारत सरकार
GOVT. OF INDIA



02/01/1988

Permanent Account Number

DWPPS8880A

Sreyashi Sen

Signature



Sreyashi Sen



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

GRN: 19-201819-027903015-1

Payment Mode Online Payment

GRN Date: 27/08/2018 13:54:12

Bank : HDFC Bank

BRN : 593224244

BRN Date: 27/08/2018 13:54:55

DEPOSITOR'S DETAILS

Id No. : 19010001356962/5/2018

[Query No./Query Year]

Name : PRATIBHA SEN

Contact No. :

Mobile No. : +91 8888888888

E-mail :

Address : 33JNAN GOSWAMI SARANINEW ALIPORE KOLKATA700053

Applicant Name : Mr Pratibha Sen

Office Name :

Office Address :

Status of Depositor : Seller/Executants

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19010001356962/5/2018	Property Registration- Stamp duty	0030-02-103-003-02	74921
2	19010001356962/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	100105

Total

175026

In Words : Rupees One Lakh Seventy Five Thousand Twenty Six only



Major Information of the Deed

Deed No :	I-1901-06705/2018	Date of Registration	27/08/2018
Query No / Year	1901-0001356962/2018	Office where deed is registered	
Query Date	25/08/2018 1:00:12 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Pratibha Sen 33, Jnan Goswami Sarani, Thana : New Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700053, Mobile No. : 8888888888, Status :Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,00,000/-]		
Set Forth value	Market Value		
	Rs. 6,01,62,148/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 1,00,105/- (Article:E, E, B, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



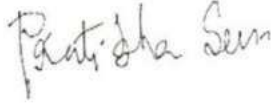


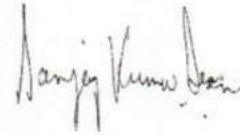


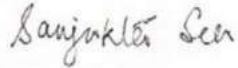
District: South 24-Parganas, P.S:- New Alipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gyan Goswami Sarani, , Premises No. 33, Ward No: 081

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		8.74 Katha		5,11,62,148/-	Width of Approach Road: 40 Ft.,
Grand Total :					14.421Dec	0 /-	511,62,148 /-	












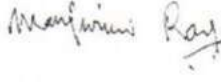
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	12000 Sq Ft.	0/-	90,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 12000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	12000 sq ft	0 /-	90,00,000 /-	

Land Lord Details :

S/ No	Name,Address,Photo,Finger print and Signature			
1	Name Pratibha Sen Wife of Late Bijan Kumar Sen Executed by: Self, Date of Execution: 27/08/2018 , Admitted by: Self, Date of Admission: 27/08/2018 ,Place : Office	 27/08/2018	 LTI 27/08/2018	 27/08/2018
	33, Jnan Goswami Sarani, Block F Earlier Known As, P.O:- New Alipore, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AZQPS0901F, Status :Individual, Executed by: Self, Date of Execution: 27/08/2018 , Admitted by: Self, Date of Admission: 27/08/2018 ,Place : Office			
2	Name Mr Sanjay Kumar Sen Son of Late Bijan Kumar Sen Executed by: Self, Date of Execution: 27/08/2018 , Admitted by: Self, Date of Admission: 27/08/2018 ,Place : Office	 27/08/2018	 LTI 27/08/2018	 27/08/2018
	33, Jnan Goswami Sarani, Block F Earlier Known As, P.O:- New Alipore, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AUBPS6559B, Status :Individual, Executed by: Self, Date of Execution: 27/08/2018 , Admitted by: Self, Date of Admission: 27/08/2018 ,Place : Office			
3	Name Sanjukta Sen Wife of Late Ranjan Kumar Sen Executed by: Self, Date of Execution: 27/08/2018 , Admitted by: Self, Date of Admission: 27/08/2018 ,Place : Office	 27/08/2018	 LTI 27/08/2018	 27/08/2018
	33, Jnan Goswami Sarani, Block F Earlier Known As, P.O:- New Alipore, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKOPS2977G, Status :Individual, Executed by: Self, Date of Execution: 27/08/2018 , Admitted by: Self, Date of Admission: 27/08/2018 ,Place : Office			

Major Information of the Deed :- I-1901-06705/2018-27/08/2018

Name	Photo	Fingerprint	Signature
Mr Anirudha Sen Son of Late Ranjan Kumar Sen Executed by: Self, Date of Execution: 27/08/2018 , Admitted by: Self, Date of Admission: 27/08/2018 ,Place : Office	 27/08/2018	 LTI 27/08/2018	 27/08/2018
33, Jnan Goswami Sarani, Block F Earlier Known As, P.O:- New Alipore, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: COKPS7492N, Status :Individual, Executed by: Self, Date of Execution: 27/08/2018 , Admitted by: Self, Date of Admission: 27/08/2018 ,Place : Office			
Name	Photo	Fingerprint	Signature
Tripti Sen Wife of Late Satyendra Kumar Sen Executed by: Self, Date of Execution: 27/08/2018 , Admitted by: Self, Date of Admission: 27/08/2018 ,Place : Office	 27/08/2018	 LTI 27/08/2018	 27/08/2018
33, Jnan Goswami Sarani, Block F Earlier Known As, P.O:- New Alipore, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AKKPS7757A, Status :Individual, Executed by: Self, Date of Execution: 27/08/2018 , Admitted by: Self, Date of Admission: 27/08/2018 ,Place : Office			
Name	Photo	Fingerprint	Signature
Sreyashi Sen Daugther of Late Satyendra Kumar Sen Executed by: Self, Date of Execution: 27/08/2018 , Admitted by: Self, Date of Admission: 27/08/2018 ,Place : Office	 27/08/2018	 LTI 27/08/2018	 27/08/2018
33, Jnan Goswami Sarani, Block F Earlier Known As, P.O:- New Alipore, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DWPPS8880A, Status :Individual, Executed by: Self, Date of Execution: 27/08/2018 , Admitted by: Self, Date of Admission: 27/08/2018 ,Place : Office			
Name	Photo	Fingerprint	Signature
Manjurini Ray Wife of Late Sumit Ray Executed by: Self, Date of Execution: 27/08/2018 , Admitted by: Self, Date of Admission: 27/08/2018 ,Place : Office	 27/08/2018	 LTI 27/08/2018	 27/08/2018

Major Information of the Deed :- I-1901-06705/2018-27/08/2018

33, Jnan Goswami Sarani, Block F Earlier Known As, P.O:- New Alipore, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADEPR5642L, Status :Individual, Executed by: Self, Date of Execution: 27/08/2018
 , Admitted by: Self, Date of Admission: 27/08/2018 ,Place : Office



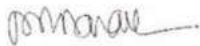


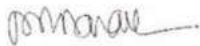


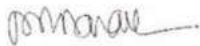
8	Name	Photo	Fingerprint	Signature
	Indrani Dasgupta Wife of Ashok Kumar Dasgupta Executed by: Self, Date of Execution: 27/08/2018 , Admitted by: Self, Date of Admission: 27/08/2018 ,Place : Office			
		27/08/2018	LTI 27/08/2018	27/08/2018

33, Jnan Goswami Sarani, Block F Earlier Known As, P.O:- New Alipore, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AEAPG9387C, Status :Individual, Executed by: Self, Date of Execution: 27/08/2018
 , Admitted by: Self, Date of Admission: 27/08/2018 ,Place : Office

Developer Details :


SI No	Name,Address,Photo,Finger print and Signature
1	MESSRS TIRUPATI TOWER PRIVATE LIMITED 1, Garstin Place, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AABCT0495N, 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>Mr Basant Kumar Parakh (Presentant) Son of Shri R L Parakh Date of Execution - 27/08/2018, , Admitted by: Self, Date of Admission: 27/08/2018, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Aug 27 2018 4:10PM</td> <td>LTI 27/08/2018</td> <td>27/08/2018</td> </tr> </tbody> </table> <p>1, Garstin Place, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFRPP9480P Status : Representative, Representative of : MESSRS TIRUPATI TOWER PRIVATE LIMITED (as Director)</p>	Name	Photo	Finger Print	Signature	Mr Basant Kumar Parakh (Presentant) Son of Shri R L Parakh Date of Execution - 27/08/2018, , Admitted by: Self, Date of Admission: 27/08/2018, Place of Admission of Execution: Office					Aug 27 2018 4:10PM	LTI 27/08/2018	27/08/2018
Name	Photo	Finger Print	Signature										
Mr Basant Kumar Parakh (Presentant) Son of Shri R L Parakh Date of Execution - 27/08/2018, , Admitted by: Self, Date of Admission: 27/08/2018, Place of Admission of Execution: Office													
	Aug 27 2018 4:10PM	LTI 27/08/2018	27/08/2018										

Major Information of the Deed :- I-1901-06705/2018-27/08/2018

Identifier Details :

Name & address	
Mr Asit Manna Son of A K Manna 6, Old P O st Office Street, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Pratibha Sen, Mr Sanjay Kumar Sen, Sanjukta Sen, Mr Anirudha Sen, Tripti Sen, Sreyashi Sen, Manjurini Ray, Indrani Dasgupta, Mr Basant Kumar Parakh	
	27/08/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Pratibha Sen	MESSRS TIRUPATI TOWER PRIVATE LIMITED-1.80262 Dec
2	Mr Sanjay Kumar Sen	MESSRS TIRUPATI TOWER PRIVATE LIMITED-1.80262 Dec
3	Sanjukta Sen	MESSRS TIRUPATI TOWER PRIVATE LIMITED-1.80262 Dec
4	Mr Anirudha Sen	MESSRS TIRUPATI TOWER PRIVATE LIMITED-1.80262 Dec
5	Tripti Sen	MESSRS TIRUPATI TOWER PRIVATE LIMITED-1.80262 Dec
6	Sreyashi Sen	MESSRS TIRUPATI TOWER PRIVATE LIMITED-1.80262 Dec
7	Manjurini Ray	MESSRS TIRUPATI TOWER PRIVATE LIMITED-1.80262 Dec
8	Indrani Dasgupta	MESSRS TIRUPATI TOWER PRIVATE LIMITED-1.80262 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Pratibha Sen	MESSRS TIRUPATI TOWER PRIVATE LIMITED-1500.00000000 Sq Ft
2	Mr Sanjay Kumar Sen	MESSRS TIRUPATI TOWER PRIVATE LIMITED-1500.00000000 Sq Ft
3	Sanjukta Sen	MESSRS TIRUPATI TOWER PRIVATE LIMITED-1500.00000000 Sq Ft
4	Mr Anirudha Sen	MESSRS TIRUPATI TOWER PRIVATE LIMITED-1500.00000000 Sq Ft
5	Tripti Sen	MESSRS TIRUPATI TOWER PRIVATE LIMITED-1500.00000000 Sq Ft
6	Sreyashi Sen	MESSRS TIRUPATI TOWER PRIVATE LIMITED-1500.00000000 Sq Ft
7	Manjurini Ray	MESSRS TIRUPATI TOWER PRIVATE LIMITED-1500.00000000 Sq Ft
8	Indrani Dasgupta	MESSRS TIRUPATI TOWER PRIVATE LIMITED-1500.00000000 Sq Ft

Endorsement For Deed Number : I - 190106705 / 2018

Major Information of the Deed :- I-1901-06705/2018-27/08/2018

On 25-08-2018

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 6,01,62,148/-



Malay Chakrabarty
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 27-08-2018

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 15:51 hrs on 27-08-2018, at the Office of the A.R.A. - I KOLKATA by Mr Basant Kumar Parakh .

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

Execution is admitted on 27/08/2018 by 1. Pratibha Sen, Wife of Late Bijan Kumar Sen, 33, Jnan Goswami Sarani, Block F Earlier Known As, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife, 2. Mr Sanjay Kumar Sen, Son of Late Bijan Kumar Sen, 33, Jnan Goswami Sarani, Block F Earlier Known As, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Others, 3. Sanjukta Sen, Wife of Late Ranjan Kumar Sen, 33, Jnan Goswami Sarani, Block F Earlier Known As, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife, 4. Mr Anirudha Sen, Son of Late Ranjan Kumar Sen, 33, Jnan Goswami Sarani, Block F Earlier Known As, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Others, 5. Tripti Sen, Wife of Late Satyendra Kumar Sen, 33, Jnan Goswami Sarani, Block F Earlier Known As, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife, 6. Sreyashi Sen, Daughter of Late Satyendra Kumar Sen, 33, Jnan Goswami Sarani, Block F Earlier Known As, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife, 7. Manjurini Ray, Wife of Late Sumit Ray, 33, Jnan Goswami Sarani, Block F Earlier Known As, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife, 8. Indrani Dasgupta, Wife of Ashok Kumar Dasgupta, 33, Jnan Goswami Sarani, Block F Earlier Known As, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife

Indetified by Mr Asit Manna, , , Son of A K Manna, 6, Old P OSt Office S Treet, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

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

Execution is admitted on 27-08-2018 by Mr Basant Kumar Parakh, Director, MESSRS TIRUPATI TOWER PRIVATE LIMITED, 1, Garstin Place, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr Asit Manna, , , Son of A K Manna, 6, Old P OSt Office S Treet, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Major Information of the Deed :- I-1901-06705/2018-27/08/2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,00,105/- (B = Rs 1,00,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,00,105/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 27/08/2018 1:54PM with Govt. Ref. No: 192018190279030151 on 27-08-2018, Amount Rs: 1,00,105/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 593224244 on 27-08-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty


Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 74,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 32992, Amount: Rs.100/-, Date of Purchase: 24/08/2018, Vendor name: B GANGA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 27/08/2018 1:54PM with Govt. Ref. No: 192018190279030151 on 27-08-2018, Amount Rs: 74,921/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 593224244 on 27-08-2018, Head of Account 0030-02-103-003-02



Malay Chakrabarty
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Major Information of the Deed :- I-1901-06705/2018-27/08/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2018, Page from 279792 to 279850

being No 190106705 for the year 2018.



Digitally signed by MALAY
CHAKRABORTY
Date: 2018.09.03 11:22:05 +05:30
Reason: Digital Signing of Deed.

(Malay Chakrabarty) 9/3/2018 11:21:50 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)