

at its own costs. The Developer shall sell such additional/further constructions and the sale proceeds thereof shall be shared by the Landowners and the Developer in the ratio mentioned herein.

11.12 Nothing in these presents including possession shall be construed as a demise or assignment or conveyance in law by the Landowners to the Developer or creation of any right, title or interest in respect thereof in favour of the Developer other than an exclusive license to the Developer to commercially exploit the same in terms hereof.

11.13 All cost of stamp duty and registration fees and charges to the concerned authorities, if any, required to be paid for registration of this Agreement and all incidental or miscellaneous and other charges and/or expenses to be incurred in respect thereof shall be paid by the Developer.

11.14 Any notice intended to be given by any party to the other shall be deemed to be properly and validly given only if it is delivered or sent by any means of recorded delivery, Registered Post A/D, Speed Post or delivered by hand to the registered office addresses of the Landowners and Developer.

ARTICLE – XII: DISPUTE RESOLUTION AND FORUM

12.1 Parties shall attempt in good faith to resolve any dispute, differences, conflict or claim arising out of or in relation to the agreement through negotiations. If the dispute has not been settled through negotiation within fourteen (14) days from the date of which either party has served written notes on the other of the dispute ("dispute notice") than the following provisions shall apply.

12.2 In the event of a dispute arising out of or in connection with the agreement not being resolved in accordance with the above provisions, either party shall be entitled to, by notice in writing ("arbitration notice") to the other party, refer such dispute for final resolution by binding arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any statutory enactment or modification there under and such arbitration shall be before three Arbitrators, one to be

appointed by owners and the other to be appointed by the developer and the two Arbitrators thereafter by mutual consent appoint an umpire and/or the third Arbitrator. Place of arbitration will be at Kolkata. The language of arbitration will be in English and the Arbitrators shall have the power to pass summary awards in all matters including claim of damages by either parties without reasoning which will be accepted by the parties without any reason.

12.3 The parties hereby agree that until the award is given none of the parties shall do any act, deed or thing whereby the construction and development of the project is in any way stopped or prevented provided the dispute is not relating to the quality of the material being used and/or relating to violation of the statutory provisions and/or deviation from the building plan.

12.4 In connection with the aforesaid arbitration proceedings, the courts at the District Court having territorial jurisdiction over the Said Property and the High Court only shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.

ARTICLE – XIII: Jurisdiction

13.1 **Court:** Courts at Kolkata alone shall have the exclusive jurisdiction to try, entertain and consider all actions suits and proceedings arising out of this Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO:

[Description of the Said Property]

ALL THAT piece and parcel of land classified as 'Bastu' (previously Shali) measuring about little more or less 20 Cottah 0 Chittak 20 Square Feet together with 1200 Square Feet structure being Scheme Plot No: P-1, P-1A & P-1B in R.S. Dag No: 285, R.S. Khatian No: 241 corresponding to L.R. Dag No: 431, L.R. Khatian No: 7128 & 7129, Mouza: Kalua, J.L. No: 22, P.S: Thakupukur, P.O: Joka, District South 24-Parganas, in the State of West Bengal under Premises No: 71 & 71/1 Srijani, Ward No: 143 of Kolkata Municipal Corporation, Kolkata: 700104 and thereon butted and bounded in the manner following, that is to say:-

ON THE NORTH : By part of R.S. Dag No: 3745
ON THE SOUTH : By part of R.S. Dag No: 285
ON THE EAST : By KMC Road
ON THE WEST : By R.S. Dag No: 474

THE SECOND SCHEDULE ABOVE REFERRED TO:

[Shareholding of the Landowners in the Said Property]

SL. NO.	LAND OWNER	L.R. DAG NO	KHATIYAN NO	AREA OF LAND HOLDING
1	DR. SMARAJIT ROY	431	7128	13 Cottah 06 Chittak 30 Square Feet
2	MRS. MANJULA ROY	431	7129	6 Cottah 09 Chittak 35 Square Feet


THE THIRD SCHEDULE ABOVE REFERRED TO:

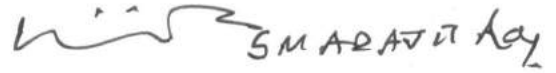
[Manner of sharing of Security Deposit by the Landowners]

SL. NO.	LAND OWNER	BANK & BRANCH	CHEQUE NO & DATE	AMOUNT OF SECURITY DEPOSIT (IN RS.)
1	DR. SMARAJIT ROY	AXIS BANK, LENIN SARANI BRANCH	CHEQUE NO. 090054 DATED 07.06.2019	5,50,000/-
2	MRS. MANJULA ROY	AXIS BANK, LENIN SARANI BRANCH	CHEQUE NO. 090055 DATED 07.06.2019	2,50,000/-
TOTAL				8,00,000/-

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day month and year first above written.

SIGNED AND DELIVERED by the
LANDOWNERS at **Kolkata** in the
presence of:

1. Debarjee Banerjee
8, Shali Para Road
Kolkata - 60
2. 

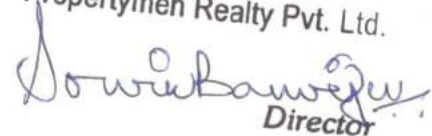
 SMARAJIT Ray

Mangula Ray

SIGNED AND DELIVERED on behalf of
the **DEVELOPER** by one of its Director,
Mr. Souvik Banerjee, authorised in that
behalf by all Partners of the Developer at
Kolkata in the presence of:

1. Debarjee Banerjee
8, Shali Para Road
Kolkata - 60
2. SUMAN MUKHERJEE
309, SATYEN ROY ROAD
BEHALA
KOLKATA - 700034

Propertymen Realty Pvt. Ltd.


Director

POWER OF ATTORNEY

KNOWN ALL MEN by these present, We, **1) DR. SMARAJIT ROY**, PAN: AMBPR3790B, Aadhaar No: 3905 5759 1958, son of Late Ranjit Roy, by faith Hindu, by occupation business, by nationality Indian and **2) MRS. MANJULA ROY**, PAN: AMBPR3789G, Aadhaar No: 8793 2065 7090, wife of Dr. Smarajit Roy, daughter of Late Nripendra Lal Basu, by faith Hindu, by occupation business, by nationality Indian, both are residing at Flat No: 9G, Tower 2, Diamond City South, 58, M.G.Road, P.O: Paschim Putiari, P.S: Haridebpur, Kolkata: 700041 hereinafter referred to as the "LANDOWNERS / EXECUTANTS" do hereby SEND GREETINGS:

WHEREAS, we, the Executants namely **DR. SMARAJIT ROY** and **MRS. MANJULA ROY** herein are joint owners of **ALL THAT** the piece or parcel of land an area of 20 (Twenty) Cottahs 0 (Zero) Chittaks 20 (Twenty) Square feet be little more or less together with structure lying and situate at Premises No: 71 & 71/1 Srijani, within the limits of Kolkata Municipal Corporation, under ward no: 143, Police Station: Thakurpukur, P.O: Joka in the District of South 24 Parganas. That we have already appointed **PROPERTYMEN REALTY PRIVATE LIMITED, [PAN: AAICP3421F]**, a Company incorporated under the Companies Act, 2013, having its registered office at Premises No: 626, "HMP House" 4, Fairley Place, Sixth Floor, Kolkata- 700001, represented by its Director, **MR. SOUVIK BANERJEE** PAN: AKLPB2013M, Aadhaar No: 5183 7482 9977, Son of Mr. Shyamal Banerjee, Residing at 21/2, S N Chatterjee Road, Sahapur, P.O: Behala, P.S: Behala, District: South 24 Parganas, Kolkata: 700038, hereinafter called and referred to as the **DEVELOPER** to developer our aforesaid property as mentioned herein above and herein below by constructing a new building thereon and therefore we are committed to execute a general power of attorney in favour of the said company or it's delegated person or persons to look after the day to day affairs, management of the subject property and as such we feel it necessary and urgent to appoint attorney in our names and on our behalf and as such we the Landowners/Executants, do hereby nominate constitute and appoint our well wisher **MR. SOUVIK BANERJEE**, by faith Hindu, by occupation Business, as **Delegates** of **PROPERTYMEN REALTY PRIVATE LIMITED**, as our True and lawful **ATTORNEYS** for us in our names and on our behalf to do and execute and perform or cause to be done, executed and performed all or any of the following acts, deeds and things:

1. To enter, possess, look after, manage control, and supervise our property more fully mentioned in the schedule hereunder written.
2. To appoint such surveyor or other person/s as may be necessary for the purpose of soil testing and/or having the plot surveyed for the purpose of boundary, declaration and boundary construction etc.
3. To apply to the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1978 for the grant of all approvals that may/if/are required under the said Act for sanction of building plan and on sanction for taking all consequential steps in the said premise or any part thereof and for this purpose to sign all documents and papers as may be necessary and to appear before the Competent Authority for all hearings and to do all acts and things that shall be necessary for the aforesaid purpose (though it is the duty and obligation of the appointer to provide all permissions, no objection certificates and sanction for the said premises).
4. To give notice or notices to any tenant or tenants and other occupiers of the land or building standing thereon in our property, to quit and vacate for any purposes whatsoever and to avail of and enforce all remedies which are open to us in respect thereof and to exercise all rights already vested to us in our names and on our behalf.
5. To effect mutation or separation, and/or amalgamation with any adjacent land in the department of revenue, Kolkata Municipal Corporation and to sign all applications and objections in our names and on our behalf.
6. To make, sign, and verify all applications or objections before appropriate authorities for all and any sanction, license, permission or consent, etc., to mutate, separate and/or amalgamate the said property with any adjacent land, required by law in connection with the management of our aforesaid property.
7. To appear for and represent us before the B.L. & L.R.O., D.L&L.R.O., Collectorate, Sub - Divisional Officer, Kolkata Municipal Corporation, Housing Board, all courts, any Magistrate, Judge, Munsif, C.E.S.C., Pollution Control Board, West Bengal Fire Service, Airport Authority of India, before any police

station, and all Government offices, Commissioners of any Division in all matters and relating to our property or its affairs, represent us before all concerned authorities for all purpose as the Owners of the said premises and in connection with all matters relating thereto and for that purpose to sign, and execute all necessary papers and documents in our names and on our behalf.

8. To engage or appoint any advocate, solicitor or any Agents other legal practitioner to sign and execute his deed of appointment and/or to receive such appointments and to sign plaints, petitions, pleadings, appeals, affidavits, oppositions, reply, application, compromise, memo and/or adduce evidence in all Court proceeding before any Court of law or statutory authorities and/or to take all other steps as may be required from time to time for the purpose of fulfillment of any or all the objects and to deal with all pending cases, if there be any.

9. To make, sign and verify all applications and objections to any statutory/other authorities for all or any sanction, permission or consent etc. required by law in connection with the aforesaid premises.

10. To compromise, compound or withdraw cases, or be non-suited to refer to arbitration all disputes and differences if it is all required.

11. To sign, verify and file application for execution of decrees or orders of any court in our names and on our behalf.

12. To withdraw and receive documents or money from any court, offices or opposite party, either in execution of decrees or otherwise, and to do all the acts that may be necessary in connection with any of such cases.

13. To sign and execute Deed of Gift or Sale Deed for amalgamation, Deed of Gift of Strip of Land, Corner area or other documents as required by Kolkata Municipal Corporation or other authority for optimum FAR utilization of said land.

14. To enter into any agreement for sale or transfer or any other documents and/or to execute conveyance for sale of flat on completion of the building and to do execute sign, verify any other documents, with or in favour of any intending purchaser/purchasers for sale or transfer of flat/(s) and/or two/four wheeler parking space/(s) alongwith undivided proportionate share of land attributable to

that flat/(s) and two/four wheeler parking space/(s) or any further additional area part and portion thereof and to present them before the Registering Authority and other authorities and have the documents executed and registered in accordance with law on our behalf and to receive earnest money, any part payment including the entire sale proceeds from the intending purchaser or purchasers and to give valid receipt and discharge for the same and to deposit all such amount in "**Specified Account**" against proper receipt at the risk and responsibility of the attorneys as agreed upon set forth in the said Memorandum of Agreement executed on even date.

15. To sign and execute any such Agreements, Deeds of Conveyance, any Declaration and instruments which the attorney shall consider necessary and to enter into and/or agree to such covenant/(s) and condition/(s) as may be required and to admit execution and present all such agreements, Deeds and documents before the concerned Registration Offices and to that effect to sign and execute all necessary papers, Agreements, Deeds and documents for complete Registration in our names and on our behalf.

16. To prepare building plan/(s), any modification/revised building plan/(s) from such architect or architects as the said attorney shall deem fit and proper and to submit the said plan/(s) before the appropriate authority for sanction of the same and for that purpose to appear and to apply for obtaining sanction, permission, clearance and service connections before the appropriate Authorities, for sanitary, water, drainage, sewerage, electricity connection and any other amenity or amenities and/or service/(s) as are and may be required in respect of the scheduled property, before Kolkata Municipal Corporation, C.E.S.C and any local and statutory and all government offices and apply for obtaining permit, license, permanent and temporary supply and service as may be required in our aforesaid property and for that purpose to deposit all fees required there for such sanction plan/(s), modification plan/(s) from the authority concerned and to receive and/or take delivery of all such sanction, permission, clearance, permit, license, permanent and/or temporary supply and service connections and to receive refund of any such fees/expenses paid that may be in excess of the required amounts and to that effect to sign in forms, applications, petitions and documents in our names and on our behalf.

17. That by virtue of this Power of Attorney our said appointed Attorneys shall have the absolute right and liberty to issue no objection certificate on our behalf to any intending Purchaser / s for mortgaged of our undivided share in the aforesaid property or any part and portion thereof before any Nationalized Bank, or Private Bank or any Financial Institutions and to sell the aforesaid property or any part thereof at any price or consideration as our said ATTORNEYS think fit and better.

18. To delegate all or any of the powers authorities and liberties hereunder vested and to appoint any substitute/s limited to any one or more purposes, as he shall from time to time deem necessary in that behalf.

19. Be it expressly stated that this power of attorney shall not be revoked and or shall remain valid till the entire flat/s and or two/four wheeler parking spaces of Project at the said premises will be sold out by the Developer provided the Developer shall comply the terms and conditions of registered agreement executed on even date.


20. All other power/(s) as may be necessary to perform any obligation under registered agreement executed on even date.

21. This power of attorney is unalterable.

AND We, do hereby ratify and confirm and agree all act or acts, deed or deeds of our said Attorneys, which they shall lawfully, do execute or perform or cause to be done, executed and / or performed in terms of this Power of Attorney, which we could do ourselves if we were personally present.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hand seal the day, month and year first above written.


SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF:


SMARAJIT Ray

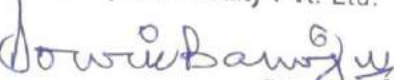
Hanjula Ray

WITNESS:

1. Debasree Banerjee
(DEBASREE BANERJEE)
8, Dhalipara Road
Behala
Kolkata - 60

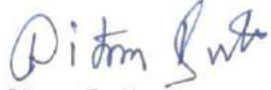
2. 
(SUMAN MUKHERJEE)
309, SATYEN ROY ROAD
BEHALA
KOLKATA - 700 034

SIGNATURE OF THE LANDOWNERS

Propertymen Realty Pvt. Ltd.

Director

SIGNATURE OF THE DEVELOPER

Drafted and prepared from the office of:


Pitam Dutta
Advocate
F/1122/1343 of 2009
Calcutta High Court

DATED THIS ... DAY OF, 2019

BETWEEN

SMARAJIT ROY AND ORS.

... Landowners

AND

PROPERTYMEN REALTY PVT. LTD.

... Developer

JOINT DEVELOPMENT AGREEMENT

CUM POWER OF ATTORNEY

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

GRN: 19-201920-002173763-1

Payment Mode Online Payment

GRN Date: 06/06/2019 17:11:00

Bank : HDFC Bank

BRN : 818150013

BRN Date: 06/06/2019 17:15:01

DEPOSITOR'S DETAILS

Id No. : 16070000861621/7/2019

[Query No./Query Year]

Name : Propertymen Realty Private Limited

Contact No. : Mobile No. : +91 8335994047

E-mail :

Address : Room No 626 HMP House 4 Fairley Place Kolkata01

Applicant Name : Mr Pitam Dutta

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

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

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16070000861621/7/2019	Property Registration- Stamp duty	0030-02-103-003-02	20070
2	16070000861621/7/2019	Property Registration- Registration Fees	0030-03-104-001-16	28

Total

20098

In Words : Rupees Twenty Thousand Ninety Eight only

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Watts</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	<i>Marjula Berg</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	<i>Joviribawaty</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
		LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Government of West Bengal

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






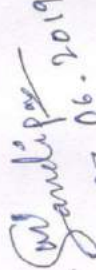
OFFICE OF THE A.D.S.R. BEHALA, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16070000861621/2019

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Smarajit Roy Diamond City South, Block/Sector: Block 2, Flat No: 9 G, 58, Mahatma Gandhi Road, P.O:- Paschim Putiari, P.S:- Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN - 700041	Principal			 SMARAJIT ROY 7/6/2019
2	Mrs Manjula Roy Diamond City South, Block/Sector: Block 2, Flat No: 9 G, 58, Mahatma Gandhi Road, P.O:- Paschim Putiari, P.S:- Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN - 700041	Principal			 Manjula Roy 7/6/2019

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Souvik Banerjee 21/2, S. N. Chatterjee Road, P.O:- Sahapur, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700038	Represent ative of Attorney [Property men Realty Private Limited]			 07/06/2019
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sandipan Mitra Son of Mr Swapan Kumar Mitra 8 B, Mahendra Banerjee Road, P.O:- Parnashree, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700060	Mr Smarajit Roy, Mrs Manjula Roy, Mr Souvik Banerjee			 07.06.2019

(Sandip Biswas)

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



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1607-0000861621/2019	Office where deed will be registered
Query Date	06/06/2019 3:24:18 PM	A.D.S.R. BEHALA, District: South 24-Parganas
Applicant Name, Address & Other Details	Pitam Dutta Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9614716196, Status : Advocate	
Transaction	Additional Transaction	
[0139] Sale, Development Power of Attorney	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4310] Other than Immovable Property, Security Bond [Rs : 8,00,000/-]	
Set Forth value	Market Value	
Rs. 16,00,000/-	Rs. 1,41,27,463/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,070/- (Article 48(g))	Rs. 28/- (Article: E, E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P S:- Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Srijani Road, Premises No: 71 71/1, Ward No: 143 JI No: 22, Pin Code: 700104

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	20 Katha 20 Sq Ft	8,00,000/-	1,33,21,963/-	Property is on Road
Grand Total :				33.0458Dec	8,00,000 /-	133,21,963 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft	8,00,000/-	8,05,500/-	Structure Type: Structure

Floor No: 1, Area of floor : 1200 Sq Ft., Residential Use. Cemented Floor, Age of Structure: 24 Years, Roof Type: Pucca, Extent of Completion: Complete

Total :	1200 sq ft	8,00,000 /-	8,05,500 /-
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Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr Smarajit Roy Son of Late Ranjit Roy Diamond City South, Block/Sector: Block 2, Flat No: 9 G, 58, Mahatma Gandhi Road, P.O:- Paschim Putiari, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700041 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AMBPR3790B, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
2	Mrs Manjula Roy Wife of Mr Smarajit Roy Diamond City South, Block/Sector: Block 2, Flat No: 9 G, 58, Mahatma Gandhi Road, P.O:- Paschim Putiari, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700041 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AMBPR3789G, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	Propertymen Realty Private Limited HMP House, Flat No: 626, 4, Fairlie Place, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.: AAICP3421F, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Souvik Banerjee Son of Mr Shayamal Banerjee 21/2, S. N. Chatterjee Road, P.O.- Sahapur, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKLPB2013M	Propertymen Realty Private Limited (as Director)

Identifier Details :

Name & address
Mr Sandipan Mitra Son of Mr Swapan Kumar Mitra 8 B, Mahendra Banerjee Road, P.O:- Parnashree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Smarajit Roy, Mrs Manjula Roy, Mr Souvik Banerjee

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 06-07-2019) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 06-07-2019)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SMARAJIT ROY

RANJIT ROY

20/01/1940

Permanent Account Number

AMBPR3790B


Signature





In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटाएं :

आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नावी मुंबई-४०० ६१४.



ভারতীয় বিপ্লবী শাসিত্ব প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

অনিকাঙ্কিত অধিষ্টি / Enrollment No. : 1213/30029/02657

To
Smarajit Roy
স্মরজিত রায়
S/O. Ranjit Roy
DIAMOND CITY SOUTH-BLOCK-2 FLAT-9G
58 MAHATMA GANDHI ROAD
Paschim Putlan
Paschim Putlan, Circus Avenue, Kolkata,
West Bengal - 700041
9123705311



আপনার আধার সংখ্যা / Your Aadhaar No. :

3905 5759 1958

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India

স্মরজিত রায়
Smarajit Roy



জন্মতারিখ / DOB: 20/01/1940
পুংস্ব / Male
3905 5759 1958



আমার আধার, আমার পরিচয়



তথ্য

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

INFORMATION.

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

- আমার সারা দেশে মান্য।
- আমার 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.



ভারতীয় বিপ্লবী শাসিত্ব প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: এমও: স্মরজিত রায়, আশ্রম
পিলি সার্কেল ব্লক-২ ফ্লট-৯জি, ৫৮
মহাত্মা গান্ধী রোড, পশ্চিম
বঙ্গ, কলকাতা, পশ্চিম
বঙ্গ, ৭০০০৪১

Address: S/O. Ranjit Roy,
DIAMOND CITY SOUTH
BLOCK-2 FLAT-9G, 58
MAHATMA GANDHI ROAD,
Paschim Putlan, Kolkata,
Paschim Putlan, West Bengal,
700041

3905 5759 1958



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANJULA ROY
NRIPENDRA LAL BASU
30/09/1949

Permanent Account Number

AMBPR3789G

Manjula Roy
Signature



Manjula Roy

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी.बेलापुर,
नवी मुंबई-400 614.



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ভারতীয় বিশিষ্ট পরিচয় প্রমাণ

ভারত সরকার

Unique Identification Authority of India
Government of India

অনৈকাত্মিক আইডি / Enrollment No.: 1213/30029/02658

To
Manjula Roy
সঞ্জলা রায়
26/11/2017
D/O: Nripendra Lal Basu
DIAMOND CITY SOUTH TOWER-2 FLAT-9G
58 MAHATMA GANDHI ROAD
Paschim Putian
Paschim Putian, Circus Avenue, Kolkata,
West Bengal - 700041
9123705311



41959284



আপনার আধার সংখ্যা / Your Aadhaar No.:

8793 2065 7090

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India

সঞ্জলা রায়
Manjula Roy



অনৈকাত্মিক / DOB: 30/09/1949
সঙ্গীতা / Female
8793 2065 7090



Manjula Roy



सत्यमेव जयते

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তথ্য

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

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- 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.



ভারতীয় বিশিষ্ট পরিচয় প্রমাণ
Unique Identification Authority of India

ঠিকানা: ডিও: নৃপেন্দ্র লাল বাসু,
ডায়মন্ড সিটি সাউথ টাওয়ার-২
ফ্ল্যাট-৯জি, ৫৮ মহাত্মা গান্ধী রোড,
পশ্চিম পুটান, কোলকাতা, পশ্চিম
বঙ্গ, ৭০০০৪১

Address: D/O: Nripendra Lal
Basu, DIAMOND CITY SOUTH
TOWER-2 FLAT-9G, 58
MAHATMA GANDHI ROAD,
Paschim Putian, Kolkata,
Paschim Putian, West Bengal,
700041

8793 2065 7090



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

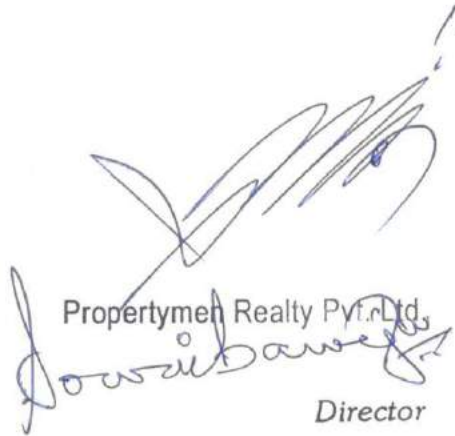
PROPERTYMEN REALTY PRIVATE
LIMITED

02/11/2015

Assessment Year Number:

AAICP3421F

2015


Propertymen Realty Pvt. Ltd.
Director

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SOUVIK BANERJEE

SHYAMAL BANERJEE

04/01/1980
Permanent Account Number

AKLPB2013M

Signature



23022116

Souvik Banerjee



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

ভালিফিকেশন নম্বর/Enrolment No.: 1213/30029/00301

Download Date: 12/06/2017

To
সৌভিক বানার্জী
Souvik Banerjee
S/O: Shyamal Banerjee
21/2
S N CHATTERJEE ROAD
Sahapur
Kolkata Sahapur
West Bengal - 700038
9830089604

Generation Date: 06/04/2017

Validly unknown



আপনার আধার সংখ্যা / Your Aadhaar No. :

5183 7482 9977

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



সৌভিক বানার্জী
Souvik Banerjee
জন্ম তারিখ/DOB: 04/01/1980
পুরুষ / MALE



5183 7482 9977

আমার আধার, আমার পরিচয়



Government of India

ভাষা

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটি এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পর

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

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



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
শ্রী/শ্রী: শ্যামল বানার্জী, 21/2, ৩য়
ফ্লোর চ্যাটার্জী রোড, সাহাপুর,
কোচকাটা,
পশ্চিম বঙ্গ - 700038

Address:
S/O: Shyamal Banerjee, 21/2, S
N CHATTERJEE ROAD,
Sahapur, Kolkata,
West Bengal - 700038

5183 7482 9977



help@uidai.gov.in



www.uidai.gov.in

Souvik Banerjee



ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

R: IQ2885911



নির্বাচকের নাম : সন্দীপন মিত্র
Elector's Name : Sandipan Mitra
পিতার নাম : স্বপন কুমার মিত্র
Father's Name : Swapan Kr Mitra
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ : 10/05/1997
Date of Birth :

Major Information of the Deed

Deed No :	I-1607-06153/2019	Date of Registration	13/06/2019
Query No / Year	1607-0000861621/2019	Office where deed is registered	
Query Date	06/06/2019 3:24:18 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Pitam Dutta Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9614716196, Status :Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4310] Other than Immovable Property, Security Bond [Rs : 8,00,000/-]		
Set Forth value	Market Value		
Rs. 16,00,000/-	Rs. 1,41,27,463/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,120/- (Article:48(g))	Rs. 28/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Srijani Road, Premises No: 71 71/1 , Ward No: 143 JI No: 22, Pin Code : 700104

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	20 Katha 20 Sq Ft	8,00,000/-	1,33,21,963/-	Property is on Road
Grand Total :				33.0458Dec	8,00,000 /-	133,21,963 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	8,00,000/-	8,05,500/-	Structure Type: Structure
Floor No: 1, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 24 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1200 sq ft	8,00,000 /-	8,05,500 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Smarajit Roy Son of Late Ranjit Roy Diamond City South, Block/Sector: Block 2, Flat No: 9 G, 58, Mahatma Gandhi Road, P.O:- Paschim Putiari, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700041 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMBPR3790B, Status :Individual, Executed by: Self, Date of Execution: 07/06/2019 , Admitted by: Self, Date of Admission: 07/06/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/06/2019 , Admitted by: Self, Date of Admission: 07/06/2019 ,Place : Pvt. Residence

2 **Mrs Manjula Roy**
 Wife of Mr Smarajit Roy Diamond City South, Block/Sector: Block 2, Flat No: 9 G, 58, Mahatma Gandhi Road,
 P.O:- Paschim Putiari, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700041 Sex:
 Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMBPR3789G, Status :Individual,
 Executed by: Self, Date of Execution: 07/06/2019
 , Admitted by: Self, Date of Admission: 07/06/2019 ,Place : Pvt. Residence, Executed by: Self, Date of
 Execution: 07/06/2019
 , Admitted by: Self, Date of Admission: 07/06/2019 ,Place : Pvt. Residence

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Propertymen Realty Private Limited HMP House, Flat No: 626, 4, Fairlie Place, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAICP3421F, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Souvik Banerjee (Presentant) Son of Mr Shayamal Banerjee 21/2, S. N. Chatterjee Road, P.O:- Sahapur, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKLPB2013M Status : Representative, Representative of : Propertymen Realty Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sandipan Mitra Son of Mr Swapan Kumar Mitra 8 B, Mahendra Banerjee Road, P.O:- Parnashree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060			
Identifier Of Mr Smarajit Roy, Mrs Manjula Roy, Mr Souvik Banerjee			

Endorsement For Deed Number : I - 160706153 / 2019

On 06-06-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,41,27,463/-



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

On 07-06-2019

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

Presented for registration at 17:00 hrs on 07-06-2019, at the Private residence by Mr Souvik Banerjee ,

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

Execution is admitted on 07/06/2019 by 1. Mr Smarajit Roy, Son of Late Ranjit Roy, Diamond City South, Sector: Block 2, Flat No: 9 G, 58, Road: Mahatma Gandhi Road, , P.O: Paschim Putiari, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Business, 2. Mrs Manjula Roy, Wife of Mr Smarajit Roy, Diamond City South, Sector: Block 2, Flat No: 9 G, 58, Road: Mahatma Gandhi Road, , P.O: Paschim Putiari, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Business

Identified by Mr Sandipan Mitra, , Son of Mr Swapan Kumar Mitra, 8 B, Road: Mahendra Banerjee Road, , P.O: Parnashree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

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

Execution is admitted on 07-06-2019 by Mr Souvik Banerjee, Director, Propertymen Realty Private Limited (Private Limited Company), HMP House, Flat No: 626, 4, Fairlie Place, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Mr Sandipan Mitra, , Son of Mr Swapan Kumar Mitra, 8 B, Road: Mahendra Banerjee Road, , P.O: Parnashree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service



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

On 13-06-2019

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

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

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/06/2019 5:15PM with Govt. Ref. No: 192019200021737631 on 06-06-2019, Amount Rs: 28/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 818150013 on 06-06-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,070/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 20,070/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 046888, Amount: Rs.50/-, Date of Purchase: 06/06/2019, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/06/2019 5:15PM with Govt. Ref. No: 192019200021737631 on 06-06-2019, Amount Rs: 20,070/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 818150013 on 06-06-2019, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2019, Page from 193723 to 193784
being No 160706153 for the year 2019.



Sandip Biswas

Digitally signed by SANDIP BISWAS
Date: 2019.06.13 17:10:45 +05:30
Reason: Digital Signing of Deed.

(Sandip Biswas) 13/06/2019 17:10:23
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)