

9557/19

I - 9027/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

R 771067

११  
१/८/१९  
० 168391

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

20/8  
Addl. District Sub-Registrar  
Behala, South 24 Parganas

20 AUG 2019

**DEVELOPMENT AGREEMENT &**  
**GENERAL POWER OF ATTORNEY**

**THIS INDENTURE** is made on this the ०१<sup>st</sup> day of August, Two Thousand Nineteen (2019) A.D.

Deed No. :  
 Query No / Year  
 Query Date  
 Applicant  
 & Other

127452

S.L. No. \_\_\_\_\_ Sold To \_\_\_\_\_  
 Re. 1.000/- Adms \_\_\_\_\_  
**G.C. SAHA**  
 (Govt.) LICENSED STAMP VENDOR  
 11A, Mize Galib Street, Kol-87  
 Intake Date \_\_\_\_\_ Sign \_\_\_\_\_

*P. D. e. Entsförise*  
*16S. Pavanasree Pally*  
*Kot 60*

*1 Dalia Chatterjee*



15423

*1 Dalia Chatterjee*



15424

*1 Krishna Banerjee*



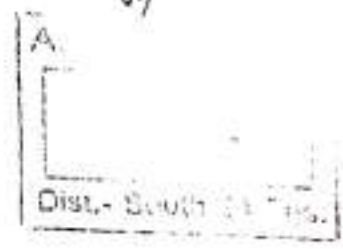
15425

*1 Priyanka*



15432

*1 Sonali Das Gupta*



### Major Information of the Deed

Deed No :	I-1607-09027/2019	Date of Registration	20/08/2019
Query No / Year	1607-1000168391/2019	Office where deed is registered	
Query Date	24/07/2019 10:35:33 AM	A D. S. R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Shyamal Chatterjee 119, Kazi Para Road, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700060, Mobile No 9830495374, Status Others		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs - 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 1,22,74,255/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,070/- (Article:48(g))	Rs. 28/- (Article E, E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sarat Chatterjee Road, Premises No: 88, Ward No: 131 Pin Code : 700060

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	6 Katha 11 Chatak 37 Sq Ft	8,00,000/-	1,04,74,255/-	Width of Approach Road: 40 Ft.
<b>Grand Total :</b>				<b>11.1192Dec</b>	<b>8,00,000 /-</b>	<b>104,74,255 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2400 Sq Ft.	2,00,000/-	18,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>2400 sq ft</b>	<b>2,00,000 /-</b>	<b>18,00,000 /-</b>	

26/08/2019 Query No:-16071000168391 / 2019 Deed No .I - 160709027 / 2019, Document is digitally signed.

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## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Smt Sonali Dasgupta</b>  Wife of Shri Shyamal Dasgupta P - 120, Parnasree Pally, P.O - Parnasree Pally, P.S - Behala, Kolkata, District - South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: AHPDG185D, Aadhaar No Not Provided, Status: Individual, Executed by: Self, Date of Execution: 09/08/2019  , Admitted by: Self, Date of Admission: 09/08/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 09/08/2019  , Admitted by: Self, Date of Admission: 09/08/2019, Place: Pvt. Residence</p>
2	<p><b>Smt Anju Ghosh</b>  Daughter of Late Dharendra Kumar Chowdhury Apur Sansar, Parnasree Pally, Flat No: G 2, P.O - Parnasree, P.S - Behala, Kolkata, District -South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.: AGKPG8973G, Aadhaar No Not Provided, Status: Individual, Executed by: Self, Date of Execution: 09/08/2019  , Admitted by: Self, Date of Admission: 09/08/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 09/08/2019  , Admitted by: Self, Date of Admission: 09/08/2019, Place: Pvt. Residence</p>
3	<p><b>Smt Prity Roy</b>  Daughter of Late Dharendra Kumar Chowdhury 562, Parnasree Pally, P.O - Parnasree, P.S - Behala, Kolkata, District -South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.: ADCPR9283R, Aadhaar No Not Provided, Status: Individual, Executed by: Self, Date of Execution: 09/08/2019  , Admitted by: Self, Date of Admission: 09/08/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 09/08/2019  , Admitted by: Self, Date of Admission: 09/08/2019, Place: Pvt. Residence</p>
4	<p><b>Shri Partha Chowdhury</b>  Son of Late Dharendra Kumar Chowdhury 119, Parnasree Pally, P.O - Parnasree, P.S - Behala, Kolkata, District - South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AXSPC7647N, Aadhaar No Not Provided, Status: Individual, Executed by: Self, Date of Execution: 09/08/2019  , Admitted by: Self, Date of Admission: 09/08/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 09/08/2019  , Admitted by: Self, Date of Admission: 09/08/2019, Place: Pvt. Residence</p>

## Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>B B C Enterprise</b>  165, Parnasree Pally, P.O - Parnasree Pally, P.S - Behala, Kolkata, District -South 24-Parganas, West Bengal, India, PIN - 700060, PAN No.: AADFB3542P, Aadhaar No Not Provided, Status: Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Smt Krishna Banerjee</b> Wife of Shri Chandan Banerjee 165, Parnasree Pally, P.O:- Parnasree, P.S:- Behala, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Aadhaar No Not Provided Status : Representative, Representative of : B B C Enterprise (as partner)
2	<b>Shri Bikram Banerjee</b> Son of Shri Chandan Banerjee 165, Parnasree Pally, P.O:- Parnasree, P.S:- Behala, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: AHIPB4481B,Aadhaar No Not Provided Status : Representative, Representative of : B B C Enterprise (as partner)
3	<b>Smt Dalia Chatterjee (Presentant)</b> Wife of Shri Milan Chatterjee 119, Kazipara Road, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: AEVPC7489L,Aadhaar No Not Provided Status : Representative, Representative of : B B C Enterprise

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shyamal Chatterjee</b> Son of Late P K Chatterjee 119, Kazipara Road, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060			
Identifier Of Smt Sonali Dasgupta, Smt Anju Ghosh, Smt Prity Roy, Shri Partha Chowdhury, Smt Krishna Banerjee, Shri Bikram Banerjee, Smt Dalia Chatterjee			

**Endorsement For Deed Number : I - 160709027 / 2019**

On 24-07-2019

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 1,22,74,255/-



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

On 09-08-2019

**Presentation(Under Section 52 & Rule 22A(3) 40(1),W.B. Registration Rules,1962)**

Presented for registration at 21 00 hrs on 09-08-2019, at the Private residence by Smt Dalia Chatterjee .

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

Execution is admitted on 09/08/2019 by 1 Smt Sonali Dasgupta, Wife of Shri Shyamal Dasgupta, P - 120, Parnasree Pally, P.O. Parnasree Pally, Thana Behala, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession House wife, 2. Smt Anju Ghosh, Daughter of Late Dharendra Kumar Chowdhury, Apur Sansar, Parnasree Pally, Flat No: G 2, P.O: Parnasree, Thana Behala, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Retired Person, 3 Smt Prity Roy, Daughter of Late Dharendra Kumar Chowdhury, 562, Parnasree Pally, P.O: Parnasree, Thana Behala, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Retired Person, 4 Shri Partha Chowdhury, Son of Late Dharendra Kumar Chowdhury, 119, Parnasree Pally, P.O: Parnasree, Thana Behala, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Business

Identified by Shyamal Chatterjee, . . Son of Late P K Chatterjee, 119, Kazipara Road, P.O: Parnasree, Thana Behala, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Business

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

Execution is admitted on 09-08-2019 by Smt Krishna Banerjee, partner, B B C Enterprise (Partnership Firm), 165, Parnasree Pally, P.O - Parnasree Pally, P.S - Behala, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700060


Identified by Shyamal Chatterjee, . . Son of Late P K Chatterjee, 119, Kazipara Road, P.O: Parnasree, Thana Behala, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Business

Execution is admitted on 09-08-2019 by Shri Bikram Banerjee, partner, B B C Enterprise (Partnership Firm), 165, Parnasree Pally, P.O:- Parnasree Pally, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060

Identified by Shyamal Chatterjee, . . Son of Late P K Chatterjee, 119, Kazipara Road, P.O: Parnasree, Thana Behala, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Business

Execution is admitted on 09-08-2019 by Smt Dalia Chatterjee,

Identified by Shyamal Chatterjee, . . Son of Late P K Chatterjee, 119, Kazipara Road, P.O: Parnasree, Thana Behala, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Business

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

On 20-08-2019

**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 25/07/2019 10:17PM with Govt. Ref. No: 192019200048451411 on 25-07-2019, Amount Rs: 28/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKK1129063 on 25-07-2019, Head of Account 0030-03-104-001-16

25/08/2019 Query No:-16071000168391 / 2019 Deed No. 1 - 160709027 / 2019, Document is digitally signed

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**Payment of Stamp Duty**


Certified that required Stamp Duty payable for this document is Rs. 20,070/- and Stamp Duty paid by Stamp Rs 1,000/-  
by online = Rs 19,070/-

**Description of Stamp**

Stamp Type: Impressed, Serial no 771067, Amount: Rs. 1,000/-, Date of Purchase: 15/07/2019, Vendor name: G C Saha

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

Online on 25/07/2019 10:17PM with Govt. Ref. No. 192019200048451411 on 25-07-2019, Amount Rs. 19,070/-,  
Bank: State Bank of India (SBIN0000001), Ref. No. CKK1129063 on 25-07-2019, 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 287874 to 287953  
being No 160709027 for the year 2019.



Digitally signed by SANDIP BISWAS  
Date: 2019.08.26 16:43:18 +05:30  
Reason: Digital Signing of Deed.

*Sandip Biswas*

(Sandip Biswas) 26/08/2019 16:42:38  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

(This document is digitally signed.)

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26/08/2019 Query No - 16071000168391 / 2019 Deed No 1 - 160709027 / 2019, Document is digitally signed.

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**BETWEEN** (1) **SMT. SONALI DASGUPTA**, PAN - AJPD5185D, Mobile No. 9836479117, wife of Sri Shyamal Dasgupta, daughter of Late Rabindra Kumar Sengupta, by Nationality - Indian, by faith - Hindu, by occupation - Housewife, residing at P-120, Parnasree Pally, Post Office - Parnasree Pally, Police Station - formerly Behala presently Parnasree, Kolkata - 700060, District - South 24 Parganas, (2) **SMT. ANJU GHOSH**, PAN - AGKPG8973G, Mobile No. 9830367672, daughter of Late Dharendra Kumar Chowdhury, by Nationality - Indian, by faith - Hindu, by occupation - Retired, residing at 'APUR SANSAR', Flat No. G-2, P-557, Parnasree Pally, Post Office - Parnasree, Police Station - Parnasree, Kolkata - 700060, (3) **SMT. PRITY ROY**, PAN - ADCPR9283R, Mobile No. 9230527142, daughter of Late Dharendra Kumar Chowdhury, by Nationality - Indian, by faith - Hindu, by occupation - Retired, residing at 562, Parnasree Pally, Post Office - Parnasree, Police Station - Parnasree, Kolkata - 700060, (4) **SRI PARTHA CHOWDHURY**, PAN - AXSPC7647N, Mobile No. 9007424860, son of Late Dharendra Kumar Chowdhury, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 119, Parnasree Pally, Post Office and Police Station - Parnasree, Kolkata - 700060,

hereinafter called and referred to as the "**OWNERS**" (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART.**

**AND**

**"MESSRS B. B. C. ENTERPRISE"**, PAN - AADFB3542P, a Partnership firm, having its registered office at 165, Parnasree Pally, Post Office - Parnasree, Police Station - Behala, Kolkata - 700060, being represented by its Partners namely (1) **SMT. KRISHNA BANERJEE**, PAN - ADRPB4863G, Mobile No. 9830022036, wife of Sri Chandan Banerjee, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 165, Parnasree Pally, Post Office - Parnasree, Police Station - Parnasree, Kolkata - 700060, (2) **SRI BIKRAM BANERJEE**, PAN - AHIPB4481B, Mobile No. 9163377777, son of Sri Chandan Banerjee, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 165, Parnasree Pally, Post Office - Parnasree, Police Station - Parnasree, Kolkata - 700060, AND 3) **SMT. DALIA CHATTERJEE**, PAN -

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

WHEREAS the PARNASREE PALLY SAMAVAYA SAMITI LTD., a Society registered under the Bengal Co-operative Societies Act, 1940 and having its office at Parnasree Pally in the town of Behala in the District of South 24 Parganas, was absolutely seized and possessed ALL THAT piece and parcel of revenue free land being Scheme Plot No. 120 measuring 03 (three) Cottahs 05 (five) Chittaks 41 (forty one) Sft. be the same a little more or less, lying and situated at Mouza - Behala, Pargana - Balia, J.L. No. 2, under C.S. Plot No. 865, Khatian No. 66, formerly within the limits of the South Suburban Municipality, presently within the limits of the Kolkata Municipal Corporation (S.S.Unit), Ward No. 131, under



*Police Station - formerly Behala presently Parnasree, Additional District Sub-Registrar Office - Behala, District - South 24 Parganas more specifically described in the Schedule hereunder written.*

**AND WHEREAS** *the said SAMITY while in possession of the above mentioned land and more specifically described in the Schedule annexed thereto, sold the said land being Scheme Plot No. 120 measuring 03 (three) Cottahs 05 (five) Chittaks 41 (forty one) Sft. be the same a little more or less, lying and situated at Mouza - Behala, Pargana - Balia, J.L. No. 2, under C.S. Plot No. 865, Khatian No. 66, formerly within the limits of the South Suburban Municipality, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 131, under Police Station - formerly Behala presently Parnasree, Additional District Sub-Registrar Office - Behala, District - South 24 Parganas to SMT. AMITA CHOWDHURY, wife of Sri Satyendra Lal Chowdhury of 44-C, Robert Street, Kolkata - 700012, Police Station - Bowbazar, in the District of Calcutta by an English Deed of Sale dated the 11.07.1974 registered in Book No. 1, Volume No. 142, Pages from 58 to 65, Being No. 4975 for the year 1974 in the office of the*

District Sub-Registrar at Alipore.

**AND WHEREAS** thus said SMT. AMITA CHOWDHURY became the sole and absolute owner of said land and during her possession over her said property free from all sorts of encumbrances, said SMT. AMITA CHOWDHURY died intestate on 03.05.1979 leaving behind her heirs and legal representatives and successors namely 1) SRI SATYENDRA LAL CHOWDHURY (HUSBAND), 2) SRI SEKHAR CHOWDHURY (SON) AND 3) SMT. SIKHA DAS (DAUGHTER).

**AND WHEREAS** after demise of said SMT. AMITA CHOWDHURY, her said legal heirs i.e. 1) SRI SATYENDRA LAL CHOWDHURY, 2) SRI SEKHAR CHOWDHURY AND 3) SMT. SIKHA DAS became the joint owners of the said property by way of inheritance as per the HINDU SUCCESSION ACT, 1956 and during their possession over their said property, in need of said 1) SRI SATYENDRA LAL CHOWDHURY, 2) SRI SEKHAR CHOWDHURY AND 3) SMT. SIKHA DAS jointly sold, conveyed and transferred land being Scheme Plot No. 120 measuring 03 (three) Cottahs 05 (five) Chittaks 41 (forty one) Sft. be the same a little more or less, lying and situated at

Mouza - Behala, Pargana - Balia, J.L. No. 2, under C.S. Plot No. 865, Khatian No. 66, formerly within the limits of the South Suburban Municipality, presently within the limits of the Kolkata Municipal Corporation (S.S.Unit), Ward No. 131, under Police Station - formerly Behala presently **Parnasree**, Additional District Sub-Registrar Office - Behala, District - South 24 Parganas TO AND IN FAVOUR OF one SRI RABINDRA KUMAR SENGUPTA (now deceased), son of Late Kamini Kumar Sengupta of 10/1, Sarat Bose Lane, Kolkata - 700081 by virtue of a registered Deed of Conveyance which was duly registered on 14.09.1982 at the Office of District Sub-Registrar-Alipore, South 24 Parganas and recorded at Book No. I, Volume No. 216, Pages 293 to 299, Being No. 12631 for the year 1982.

**AND WHEREAS** thus said SRI RABINDRA KUMAR SENGUPTA became the sole and absolute owner of said land being Scheme Plot No. 120 measuring 03 (three) Cottahs 05 (five) Chittaks 41 (forty one) Sft. be the same a little more or less, lying and situated at Mouza - Behala, Pargana - Balia, J.L. No. 2, under C.S. Plot No. 865, Khatian No. 66, formerly within the limits of the South Suburban Municipality, presently



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within the limits of the Kolkata Municipal Corporation (S.S.Unit), Ward No. 131, under Police Station - formerly Behala presently **Parnasree**, Additional District Sub-Registrar Office - Behala, District - South 24 Parganas and thereafter he erected structure upon his said land and during his possession over his said property, said SRI RABINDRA KUMAR SENGUPTA executed and registered a DEED OF SETTLEMENT which was duly registered on 13.08.1992 at the Office of Registrar of Calcutta Assurance and recorded at Book No. I, Volume No. 490, Pages 491 to 500, Being No. 15900 for the year 1992.

**AND WHEREAS** thereafter said SRI RABINDRA KUMAR SENGUPTA died on 31.12.2010 intestate leaving behind his wife namely SMT. SANTI SENGUPTA (now deceased) and one daughter namely **SMT. SONALI DASGUPTA** (the **Owner No. 1** herein) as his only legal legal heirs and as per the terms and conditions of the said registered DEED OF SETTLEMENT, his said wife namely SMT. SANTI SENGUPTA became the sole and absolute owner of the said property and thereafter said SMT. SANTI SENGUPTA died on 05.05.2013

intestate leaving behind her only daughter namely **SMT. SONALI DASGUPTA** (the **Owner No. 1** herein) as her only legal heir.

**AND WHEREAS** as per the terms and conditions of the said registered **DEED OF FAMILY SETTLEMENT**, said **SMT. SONALI DASGUPTA** (the **Owner No. 1** herein) became the sole and absolute owner of said land being Scheme Plot No. 120 measuring 03 (three) Cottahs 05 (five) Chittaks 41 (forty one) Sft. be the same a little more or less together with structure standing thereon, lying and situated at Mouza - Behala, Pargana - Balia, J.L. No. 2, under C.S. Plot No. 865, Khatian No. 66, formerly within the limits of the South Suburban Municipality, presently within the limits of the Kolkata Municipal Corporation (S.S.Unit), Ward No. 131, under Police Station - formerly Behala presently **Parnasree**, Additional District Sub-Registrar Office - Behala, District - South 24 Parganas and thereafter said **SMT. SONALI DASGUPTA** (the **Owner No. 1** herein) mutated her name in respect of her said property before the Kolkata Municipal Corporation as **K.M.C. Premises No. 216, Sarat Chatterjee Road vide Assessee No. 411311702134,**

**WHEREAS** *The State Government of West Bengal by its Land and Land Revenue Department Declaration No. 3176 L.Dev. dated 25.3.1950 and published in the Calcutta Gazette dated 30.03.1950 acquired land measuring more or less 75.77 Acres in area in Village - Behala, J.L. No. 2, Pargana - Balia within Police Station - formerly Behala presently Parnasree in Sadar Sub-Division Alipore in the District of South 24 Parganas under the Provisions of the Land Development and Planning Act, 1948 for the Samiti and delivered possession to the Samiti on the 16th day of February, 1951 and subsequent dates.*

**AND WHEREAS** *by a Memorandum of Agreement dated 16.12.1950, the Samiti entered into an Agreement with State Govt. of West Bengal inter alia to execute and complete the Development Scheme annexed to the said Memorandum of Agreement.*

**AND WHEREAS** *the Samiti had accordingly developed the land, opened out roads and subdivided the same land into small plots for residential purposes under the Schemes Nos. I, II and III and offered for sale such plots to its members.*



**AND WHEREAS** one SMT. SABITA CHOUDHURI (now deceased) referred thereat as the "Allottee/Purchaser" who was a member of the said Samiti approached the Samiti for the purchase of a piece and parcel of land marked as Plot No. 119 measuring 3.37 Cottahs more or less in and out of the said land, lying and situated at Mouza - Behala, Pargana - Balia, J.L. No. 2, comprised in C.S. Plot/Dag No. 865 under Khatian No. 66, formerly within the limits of the South Suburban Municipality, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 131 under Police Station - formerly Behala presently Parnasree, Additional District Sub-Registrar Office - Behala, District - South 24 Parganas and thereafter said SMT. SABITA CHOUDHURI purchased said land marked as Plot No. 119 measuring 3.37 Cottahs more or less lying and situated at Mouza - Behala, Pargana - Balia, J.L. No. 2, comprised in C.S. Plot/Dag No. 865 under Khatian No. 66, formerly within the limits of the South Suburban Municipality, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 131 under Police Station - formerly Behala presently Parnasree, Additional District Sub-Registrar Office - Behala, District - South 24 Parganas FROM said PARNASREE PALLY SAMAVAYA

SAMITI LTD. by virtue of a registered Indenture which was duly registered at the Office District Sub-Registrar Allpore, South 24 Parganas and recorded at Book No. 1, Volume No. 79, Pages 125 to 131, Being No. 2365 for the year 1973.

**AND WHEREAS** thus said SMT. SABITA CHOUDHURI became the sole and absolute owner of said land marked as Plot No. 119 measuring 3.37 Cottahs or 3 Cottahs 5 Chittaks 41 Sft. more or less lying and situated at Mouza - Behala, Pargana - Balia, J.L. No. 2, comprised in C.S. Plot/Dag No. 865 under Khatian No. 66, formerly within the limits of the South Suburban Municipality, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 131 under Police Station - formerly Behala presently Parnasree, Additional District Sub-Registrar Office - Behala, District - South 24 Parganas and then she erected a House upon her said land and while she was possessing and enjoying her said property free from all sorts of encumbrances, said SMT. SABITA CHOUDHURI died intestate leaving behind her two daughters namely SMT. ANJU GHOSH (the Owner No. 2 herein), SMT. PRITY ROY (the Owner No. 3 herein) and one son namely SRI PARTHA CHOWDHURY (the Owner No. 4

herein) as his only legal heirs and successors to inherit her said property.

**AND WHEREAS** after demise of said SMT. SABITA CHOUDHURI, her said legal heirs i.e. **SMT. ANJU GHOSH** (the Owner No. 2 herein), **SMT. PRITY ROY** (the Owner No. 3 herein) and **SRI PARTHA CHOWDHURY** (the Owner No. 4 herein) became the joint owners of the said land marked as Plot No. 119 measuring 3.37 Cottahs or 3 Cottahs 5 Chittaks 41 Sft. more or less together a House standing thereon, lying and situated at Mouza - Behala, Pargana - Balia, J.L. No. 2, comprised in C.S. Plot/Dag No. 865 under Khatian No. 66, formerly within the limits of the South Suburban Municipality, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 131 under Police Station - formerly Behala presently Parnasree, Additional District Sub-Registrar Office - Behala, District - South 24 Parganas and thereafter said **SMT. ANJU GHOSH, SMT. PRITY ROY** and **SRI PARTHA CHOWDHURY** (the Owners No. 2 to 4 herein) jointly mutated their names in respect of their said property before the Kolkata Municipal Corporation as K.M.C. Premises No. 68, **Sarat Chatterjee Road** vide Assessee No. 411311700680 and



while they were jointly possessing and enjoying their said property free from all sorts of encumbrances, said **SMT. ANJU GHOSH, SMT. PRITY ROY and SRI PARTHA CHOWDHURY** (the **Owner No. 2 to 4** herein) entered into a registered **DEVELOPMENT AGREEMENT & GENERAL POWER OF ATTORNEY** on **22.09.2018** with said "**MESSRS B. B. C. ENTERPRISE**" (the **Builder/Second Party** herein) for construction of a Multi-Storeyed Building upon their said land as the "joint venture basis" and the said **DEVELOPMENT AGREEMENT & GENERAL POWER OF ATTORNEY** was duly registered at the Office of Addl. District Sub-Registrar- Behala, South 24 Parganas and recorded at Book No. I, Volume No. 1607-2018, Pages from 289288 to 289349, Deed No. 160709107 for the year 2018. BUT due to some unavoidable circumstances, both said **SMT. ANJU GHOSH, SMT. PRITY ROY and SRI PARTHA CHOWDHURY** (the **Owner No. 2 to 4** herein) and said "**MESSRS B. B. C. ENTERPRISE**" (the **Builder/Second Party** herein) jointly cancelled the said registered **INDENTURE** by executing and registering a **CANCELLATION OF DEVELOPMENT AGREEMENT & POWER OF ATTORNEY** which was duly registered at the Office of **Addl. District Sub-Registrar - Behala, South 24 Parganas**

and recorded at Book No. 1, Volume No. 1607-2019, Pages 178583 to 178611, Deed No. 160705625, for the year 2019.

**AND WHEREAS** thus said **SMT. ANJU GHOSH, SMT. PRITY ROY** and **SRI PARTHA CHOWDHURY** (the Owners No. 2 to 4 herein) became the joint owners of the said **ALL THAT** piece and parcel of bastu land marked as Plot No. 119 measuring **3 Cottahs 5 Chittaks 41 Sft.** more or less together with structure standing thereon, lying and situated at Mouza - Behala, Pargana - Balia, J.L. No. 2, comprised in C.S. Plot/Dag No. 865 under Khatian No. 66, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 131, K.M.C. Premises No. **68, Sarat Chatterjee Road** vide Assessee No. 411311700680, Kolkata - 700060 under Police Station - formerly Behala presently Parnasree, Additional District Sub-Registrar Office - Behala, District - South 24 Parganas.

**AND WHEREAS** during possession over the said property, said **SMT. SONALI DASGUPTA** (the Owner No. 1 herein) gifted **undivided** share of land measuring **4 (four) Chittacks** more or less together with undivided share of Tile

Shed structure measuring **100 Sft.** more or less OUT OF her land being Scheme Plot No. 120 measuring **03 (three) Cottahs 05 (five) Chittaks 41 (forty one) Sft.** be the same a little more or less together with structure standing thereon, lying and situated at Mouza - Behala, Pargana - Balia, J.L. No. 2, under C.S. Plot No. 865, Khatian No. 66, presently within the limits of the Kolkata Municipal Corporation (S.S.Unit), Ward No. 131, K.M.C. Premises No. **216, Sarat Chatterjee Road, Assessee No. 411311702134**, Kolkata - 700060 under Police Station - formerly Behala presently **Parnasree**, Additional District Sub-Registrar Office - Behala, District - South 24 Parganas TO AND IN FAVOUR OF said **SMT. ANJU GHOSH, SMT. PRITY ROY** and **SRI PARTHA CHOWDHURY** (the **Owners No. 2 to 4** herein) by virtue of a registered **DEED OF UNDIVIDED GIFT** which was duly registered at the Office of Addl. District Sub-Registrar-Behala, South 24 Parganas and recorded at Book No. I, Volume No. 1607-2019, Pages 180116 to 180150, Deed No. 160705623 for the year 2019 AND similarly said **SMT. ANJU GHOSH, SMT. PRITY ROY** and **SRI PARTHA CHOWDHURY** (the **Owners No. 2 to 4** herein) jointly gifted **ALL THAT**



✓

*undivided share of land measuring 4 (four) Chittacks more or less together with undivided share of Tile Shed structure measuring 100 Sft. more or less OUT OF their land marked as Plot No. 119 measuring 3 Cottahs 5 Chittaks 41 Sft. more or less together with structure standing thereon, lying and situated at Mouza - Behala, Pargana - Balia, J.L. No. 2, comprised in C.S. Plot/Dag No. 865 under Khatian No. 66, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 131, K.M.C. Premises No. 68, Sarat Chatterjee Road, Assessee No. 411311700680, Kolkata - 700060 under Police Station - formerly Behala presently Parnasree, Additional District Sub-Registrar Office - Behala, District - South 24 Parganas TO AND IN FAVOUR OF said SMT. SONALI DASGUPTA (the Owner No. 1 herein) by virtue of a registered DEED OF UNDIVIDED GIFT which was duly registered at the Office of Addl. District Sub-Registrar-Behala, South 24 Parganas and recorded at Book No. I, Volume No. 1607-2019, Pages 176864 to 176897, Deed No. 160705624 for the year 2019.*

**AND WHEREAS** thus by virtue of said two registered DEED OF UNDIVIDED GIFT, Owners/First Party herein

became the joint owners of **entire land** measuring **6 (six) Cottahs 11 (eleven) Chittaks 37 (thirty seven) Sft.** more or less and thereafter the Owners/First Party herein converted the said two adjacent premises into a single premises in the record of the Kolkata Municipal Corporation and recorded it as a single premises vide K.M.C. Premises No. **68, Sarat Chatterjee Road**, Assessee No. 411311700680, Kolkata - 700060 and since then the Owners/First Party herein have been jointly possessing and enjoying their said ALL THAT piece and parcel of land measuring **6 (six) Cottahs 11 (eleven) Chittaks 37 (thirty seven) Sft.** more or less together with structure standing thereon, lying and situated at Mouza - Behala, Pargana - Balia, J.L. No. 2, comprised in C.S. Plot/Dag No. 865 under Khatian No. 66, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 131, K.M.C. Premises No. **68, Sarat Chatterjee Road**, Assessee No. 411311700680, Kolkata - 700060 under Police Station - formerly Behala presently Parnasree, Additional District Sub-Registrar Office - Behala, District - South 24 Parganas by paying the relevant rents/taxes to the appropriate authority concerned free from all sorts of encumbrances.

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

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

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

1. **DEFINITION** : In this agreement, unless the context otherwise requires.
  - a) **OWNERS** - shall mean **SMT. SONALI DASGUPTA, SMT. ANJU GHOSH, SMT. PRITY ROY** and **SRI PARTHA CHOWDHURY** which include **their** heirs, executors, administrators, successors, legal representatives and/or permitted assigns.



- b) **BUILDER** - shall mean **"MESSRS B. B. C. ENTERPRISE"**, PAN - AADFB3542P, a Partnership firm, having its registered office at 165, Parnasree Pally, Post Office - Parnasree, Police Station - Behala, Kolkata - 700060, being represented by its Partners namely (1) **SMT. KRISHNA BANERJEE**, PAN - ADRPB4863G, wife of Sri Chandan Banerjee, residing at 165, Parnasree Pally, Post Office - Parnasree, Police Station - Parnasree, Kolkata - 700060, (2) **SRI BIKRAM BANERJEE**, PAN - AHIPB4481B, son of Sri Chandan Banerjee, residing at 165, Parnasree Pally, Post Office - Parnasree, Police Station - Parnasree, Kolkata - 700060, AND 3) **SMT. DALIA CHATTERJEE**, PAN - AEVPC7489L, wife of Sri Milon Chatterjee, residing at 119, Kazipara Road, Post Office - Parnasree, Police Station - Parnasree, Kolkata - 700060, which include **their** heirs, executors, administrators, successors, legal representatives and/or permitted assigns.
- c) **PREMISES/PROPERTY** - shall mean entirely the **ALL THAT** piece and parcel of land measuring **6 (six) Cottahs 11 (eleven) Chittaks 37 (thirty seven) Sft.**

more or less together with structure standing thereon, lying and situated at Mouza - Behala, Pargana - Balia, J.L. No. 2, comprised in C.S. Plot/Dag No. 865 under Khatian No. 66, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 131, K.M.C. Premises No. **68, Sarat Chatterjee Road**, Assessee No. 411311700680, Kolkata - 700060 under Police Station - formerly Behala presently Parnasree, Additional District Sub-Registrar Office - Behala, District - South 24 Parganas, morefully described in the Schedule 'A' hereunder written.

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

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

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

*g) **OWNERS' ALLOCATION :***

*The Owners herein will get 50% (Fifty Percent) out of total constructed flat area of the said proposed Building along with the undivided impartible proportionate share of land of the said premises along with the common easement rights of the common areas/ facilities of the said K.M.C. Premises No. 68, Sarat Chatterjee Road, Kolkata - 700060.*

*That said **Owners' Allocation** will be allotted as per the following manners :-*



Said **SMT. SONALI DASGUPTA** ( the **owner No. 1** herein) will get (i) a self contained **flat**, having a super built up area **1579 Sft.** more or less, on the **Third Floor, South-East** side, (ii) a self contained **flat**, having a super built up area **1581 Sft.** more or less, on the **Third Floor, South-West** side, (iii) a covered **car parking** space, having an area **135 Sft.** more or less, on the **Ground Floor**, (iv) a covered **car parking** space, having an area **135 Sft.** more or less, on the **Ground Floor**.

Said **SMT. ANJU GHOSH**, ( the **owner No. 2** herein) will get a self contained **flat** having a super built up area **800 Sft.** more or less on the **Second Floor, South Side**, along with one **car parking** space having an area **135 Sft.** more or less, on the **Ground Floor**.

Said **SMT. PRITY ROY**, ( the **owner No. 3** herein) will get a self contained **flat** having a super built up area **800 Sft.** more or less, on the **Forth Floor, North Side**.

Said **SRI PARTHA CHOWDHURY**, ( the **owner No. 4** herein) will individually get one self contained **flat** having a super built up area **800 Sft.** more or less, on the **Second Floor, North Side**, along with one **shop room**, having an

area **145 Sft.** more or less, on the **Ground Floor.** **AND** **SMT. ANJU GHOSH, SMT. PRITY ROY, SRI PARTHA CHOWDHURY,** will get jointly one self contained flat having a super built up area **800 Sft.,** more or les, **Forth Floor, South** side.

**AND this separat allotment will be effective only after registration of the Partition Deed which will be registered amongst the Owners first Party herein.**

*NOTE* the measurement of such area will be finalised subject to final Drawing as well as sanction of final drawing by the K.M.C. Authority. The said Owners' Allocation has been morefully and particularly mentioned in the **Schedule-C** hereunder written.

**h) BUILDER'S ALLOCATION :**

The Builder's herein will get the **remaining 50% (fifty percent)** out of the **total constructed flat area** along with other **remaining car parking space and shop rooms/other units** (save and except the Owners' Allocation) and other units of the said proposed Building (save and except the said **Owners' Allocation**) along

*with the undivided impartible proportionate share of land of the said premises along with the common easement rights of the common areas/facilities of the said K.M.C. Premises No. 68, Sarat Chatterjee Road, Kolkata - 700060. The Builder's allocation has been morefully and particularly mentioned in the **Schedule- "D"** hereunder written.*

- i) **ARCHITECT/ENGINEER** - shall mean ARCHITECT/ENGINEER who have been appointed by the Builder for designing and planning of the building.*
- j) **TRANSFER** - with its grammatical variations shall include transfer by possession or by any other means adopted for effecting what is understood as a transfer of space in multi-storied building to Purchasers thereof although the same may not amount to a transfer in law.*
- k) **TRANSFeree** - shall mean a person, firm, limited company Association of person to whom, any space in the Multi Storied Building has been transferred.*
- l) **UNIT OR SPACE FOR OCCUPATION AND SALE** - shall mean the Super Built up space in the Multi Storied Building available for occupation by the transferees/ Purchasers.*



- m) **BUILT UP AREA** - shall mean F.A.R. sanctioned by the Authority and/or part thereof.
- n) **WORD** - shall mean importing Singular shall include Plural and vice-versa.
- o) **WORDS** - shall mean importing Masculine Gender shall include Feminine and Neuter Genders, like wise Words importing feminine genders include masculine and neuter genders and similar word importing genders shall includes masculine and feminine genders.

2. **TERMS AND CONDITIONS :**

- a) The Owners shall deliver vacant possession of the Schedule-A Land (hereinafter referred to and called as the Land) to the Builder and the Builder shall construct a **G+IV** Storeyed Building/ Ownership Housing Complex thereon.
- b) The Owners shall have no responsibilities for the proposed Project/ Construct except to deliver vacant possession of land and sign on relevant papers and documents as and when required by the Builder.
- c) The Owners before execution of this Agreement handed over to the Builder Xerox Copies of all documents relating to the land and construction of the Multi Storeyed Building

also shown the original documents as where necessary and required by the Builder.

- d) *The Builder prepared Plan of the Multi Storeyed Building and got it sanctioned and shall construct, erect and complete the Owners' allocation in building first of all with common facilities, amenities on the land and building in accordance with the sanctioned plan with good and standard materials at his own costs within **36 (thirty six) months from the date of obtaining the sanctioned Building Plan** from the K.M.C./ or any other authority unless prevented by natural calamities like flood, earthquake, riot and legal dispute.*
- e) *The Builder shall get remaining constructed area except the Owners' allocation of the Multi Storeyed Building constructed in accordance with sanctioned Plan in details Schedule-D.*
- f) *The Builder shall have the right to display sign board on the land inviting the intending or prospective buyers of flats.*
- g) *The Builder only shall have rights to receive sum of money from the intending buyers as advance against the*

*selected flats as chosen by him for the construction or for the constructed building in respect of the Builder's share and price of any flat shall be fixed or settled by the Builder only in super session of the monetary clause in the registered Power of Attorney mentioned hereinafter. The Owners of the land will have nothing to do in the matter. The Builder or his men/agents shall not receive any money from the intending purchaser/purchasers of flats in the name or on behalf of the Owners of land.*

- h) The Builder after completion of construction of the Owners' allocation first of all providing with all the amenities such as water supply, electricity etc. which are essential for comfortable living and without doing so the Builder shall neither handover possession of the flats to the buyers or intending Purchasers nor execute and register Sale Deed in their favour.*
- i) The Builder shall pay all taxes, rents and other dues if any, in respect of the land and Abasan thereon till possession is handover to the Owners and the Purchaser of flats. From the date of possession of the Owners and the Purchasers of Flat shall pay dues if any to the relevant authorities through the Builder till they get their names*



*mutated in respect of their own flats.*

- j) The Owners of the flats shall not use vacant space of the Multi Storeyed building for the purpose of Car Parking Space/Commercial Space and dustbin. The Builder in variable state in the transfer deed of the flats that the Purchasers shall not utilise under any circumstances vacant space of the Multi Storeyed Building for Car Parking Space/Commercial Space or otherwise except coming and going passage.*
- k) The Owners shall have the right to verify or get verified by their men/agents (authorised Technical Person) if construction is carried on as per specification in the Schedule-E with good and standard materials. In case it is found that there is deviation in respect of the specification, an objection being raised further construction shall not be carried without resolving the dispute failing which the Owners shall be entitled to take action for stopping construction works.*
- l) The Builder shall construct the Multi Storeyed Building in accordance with Sanctioned Plan and terms of the agreement. The Owners if desire in respect of her flats*

*any change, addition, alteration and renovation may get it done on payment of different costs of price of materials required for this purpose, provided such changes not legally bared by the competent authority which may be demand by the Builder. The cost of materials shall be given in cash to the Builder by the Owners either in advance or after completion of such work as settled by the Parties.*

- m) In case the Builder at first complete construction of the portion of allocation of the Owners and put them in possession thereof as per terms and conditions mentioned earlier and the Owners shall not prevent the Builder from carrying out construction of their portion of allotment unless noise and pollution become extremely unbearable.*
- n) The roof of the construction of the Multi Storeyed building shall remain for common use of the all the co-owners of the said Building.*
- o) The Builder shall execute Sale Deed in respect of his flats and the Owners shall also be Vendor Party to the Sale*

*Deed at the time of registration provided the construction of the Multi Storeyed Building is made legally and terms and conditions of this agreement are complied with. The Owners shall not remain liable to the Purchasers in any matters mentioned in the Sale Deed excepting saleable title of the land of the Multi Storeyed Building.*

- p) *The Owners and the Builder shall have proportionate right, title and interest proportionate to their respective allocation of share in the land as well as all constructions, amenities made and provided in the Premises whereon the Multi Storeyed Building stands.*
- q) *All flat Owners of the Multi Storeyed Building shall enjoy common right of pumping water, electricity, passage, staircase, overhead tank and for enjoyment of common services and amenities, they shall form the Multi Storeyed Building, Owners' Association or Body or in any other name for maintenance and cost of maintenance will be borne by the Owners proportionately. This provision shall contain in the Deed of Sale of the Purchasers of the Flats.*



- r) *The layout/ construction/ materials of the building may be altered if required for cause of betterment and/ or statutory obligation with the prior permission of the Owners in writing and the Owners shall bound to do that.*
  
- s) *If for any reason whatsoever the Builder cannot carry out execution of this agreement, he may appoint another Builder for the propose of discharge of his obligation with prior written permission of the Owners entering into an Agreement. The Owners will also have the right to change the Builder if she is found to neglect or causing unnecessary delay for construction of the Multi Storeyed Building with prior notice and in that case the Builder will be entitled compensation.*
  
- t) *The Owners will execute a General Power of Attorney in favour of the Builder for the purpose of construction of the Multi Storeyed Building in Schedule land. The clause relating to sale and sale proceeds in the said Power of Attorney shall not be operative after execution of this agreement.*

- u) *The dispute between the Owners of the land and the Builder if arises for any matter shall be resolved amicably by biparietal negotiation and if necessary help of a common well wisher may be availed of before going to the Court of Law.*
  
- v) *In case of violation of terms and conditions of this agreement either of the parties shall have the right to rescind this agreement and claim/compensation and remedy against other.*
  
- w) *The Builder shall have the right to take loan or advance from any prospective buyer or Financial Institution or Bank against the promotion of Ownership Housing in terms and conditions as if deems fit and proper. But in doing so the Builder must keep the share of the Owners free from any sort of liabilities and encumbrances.*
  
- x) *The decision of the Builder on Planning, Design, Interior and Exterior Decoration, and other things, relating to the construction of the Building shall be final subject to suggestion, if not impartible at all, of the Owners.*

- y) *The Builder shall get individual name mutated of the Purchaser of flats in the Municipal Register. If such mutation is done by the Competent Authority in the individual or collective names under care of the Owners in that event the Builder shall remain liable to pay House Tax of the Purchaser/Purchasers to the Owners till the material is regularised failing which the Owners shall be entitled to realise the amount due on account of the Purchaser/Purchasers by legal proceedings from the Builder.*
- z) *The Deed of Conveyance to be executed in favour of the Purchasers of the flats shall contain provision of payment of House Tax rigidly so that the Owners are not in any way face problems in any manner as indicated in above clause.*
- z1) *The Deed of Conveyance shall also contain that the Purchaser/Owners of the flats shall not throw, accumulate any dirt, rubbish, waste on the ground floor under any circumstances.*



- z2) *The Owners shall not be liable for any acts, obligations and misconduct of the Builder towards their intending Purchaser/ Purchasers of the flats.*
- z3) *That the Common rights and facilities are enjoyable by the Owners and Builder or their Purchaser of the Flat. None will be entitled to sell common rights and facilities.*
- ✓ z4) *The Builder herein will **demolish the existing structure** of the said premises at his own cost and expenses and the Builder will take the entire broken building materials (debris), the Owners herein will not claim/demand for the same.*
- z5) *That the Builder herein will bear the monthly rent for temporary accomodation in habitable considtion of the Owners/ First Party herein from the date of vacating the said premises till handover of the Owners' Allocation.*
- z6) *If the Owners/ First Party herein want to install/ fix any extra fittings/ fixtures in their said flats, then the extra costs/ expenses for the said fittings/ fixtures will be additionaly borne by the Owners/ First Party herein.*

**THE SCHEDULE OF LAND 'A' ABOVE**  
**REFERRED TO :**  
(Description of the Land)

**ALL THAT** piece and parcel of bastu land measuring **6 (six) Cottahs 11 (eleven) Chittaks 37 (thirty seven) Sft.** more or less together with two storeyed building 1200 Sft. more or less each floor, structure standing thereon, lying and situated at Mouza - Behala, Pargana - Balia, J.L. No. 2, comprised in C.S. Plot/Dag No. 865 under Khatian No. 66, presently within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 131, K.M.C. Premises No. **68, Sarat Chatterjee Road**, Assessee No. 411311700680, Kolkata - 700060 under Police Station - formerly Behala presently Parnasree, Additional District Sub-Registrar Office - Behala, District - South 24 Parganas.

It is butted and bounded as follows :-

- On the **North** :- 40'- 0" wide K.M.C. Road.
- On the **South** :- 100, 101& 102 Parnasree Pally.
- On the **East** :- 122/121, Parnasree Pally.
- On the **West** :- 118, Parnasree Pally.

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

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

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

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

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

The Owners herein will get 50% (Fifty Percent) out of total constructed flat area of the said proposed Building along with the undivided impartible proportionate share of land of the said premises along with the common easement rights of the common areas/facilities of the said K.M.C. Premises No. 68, Sarat Chatterjee Road, Kolkata - 700060.

That said **Owners' Allocation** will be allotted as per the following manners :-



Said **SMT. SONALI DASGUPTA** ( the owner No. 1 herein) will get (i) a self contained **flat**, having a super built up area **1579 Sft.** more or less, on the **Third Floor, South-East side**, (ii) a self contained **flat**, having a super built up area **1581 Sft.** more or less, on the **Third Floor, South-West side**, (iii) a covered **car parking** space, having an area **135 Sft.** more or less, on the **Ground Floor**, (iv) a covered **car parking** space, having an area **135 Sft.** more or less, on the **Ground Floor**.

Said **SMT. ANJU GHOSH**, ( the owner No. 2 herein) will get a self contained **flat** having a super built up area **800 Sft.** more or less on the **Second Floor, South Side**, along with one **car parking** space having an area **135 Sft.** more or less, on the **Ground Floor**.

Said **SMT. PRITY ROY**, ( the owner No. 3 herein) will get a self contained **flat** having a super built up area **800 Sft.** more or less, on the **Forth Floor, North Side**.

Said **SRI PARTHA CHOWDHURY**, ( the owner No. 4 herein) will individually get one self contained **flat** having a super built up area **800 Sft.** more or less, on the **Second Floor, North Side**, along with one **shop room**, having an area

**145 Sft.** more or less, on the **Ground Floor.** AND **SMT. ANJU GHOSH, SMT. PRITY ROY, SRI PARTHA CHOWDHURY,** will get jointly one self contained **flat** having a super built up area **800 Sft.,** more or less, **Forth Floor, South** side.

AND this separat allotment will be effective only after registration of the Partition Deed which will be registered amongst the Owners first Party herein.

NOTE the measurement of such area will be finalised subject to final Drawing as well as sanction of final drawing by the K.M.C. Authority. The said Owners' Allocation has been morefully and particularly mentioned in the **Schedule-C** hereunder written. of the said Building.

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

**(Allocation of the Builder)**

The Builder herein will get **remaining 50% (fifty percent)** out of the **total constructed flat area** along with other **remaining car parking space and shop rooms/other uunits** (save and except the Ownbers' Allocated portion) of the said proposed Building along with the undivided impartible proportionate share of land of the said premises along with

*the common easement rights of the common areas/facilities of the said K.M.C. Premises No. 68, Sarat Chatterjee Road, Kolkata - 700060 under Police Station - formerly Behala presently Parnasree, Additional District Sub-Registrar Office - Behala, District - South 24 Parganas.*

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

**SPECIFICATION**

- # **Building** : *Ground plus Four Storeyed Building with Lift facility together with several Car Parking Spaces.*
- # **Foundation** : *Building designed or R.C.C. Foundation.*
- # **Steel** : *Standard quality available in the market.*
- # **Cement** : *Standard quality available in the market.*
- # **Sand** : *Coarse and Medium Coarse accordingly.*
- # **Stone-chips** : *Standard quality available in the*



*market.*

# **Bricks** : *First and Second Class accordingly.*

# **Flooring & Skirting** : *a) All the Bed-rooms, living-cum-dining room, passages and balcony will be finished with ceramic tiles with skirting.*

*b) The Entrance lobby will have crazy flooring with 4" Skirting.*

*c) The Car Parking Space, Watchman booth, toilet and all other open spaces including front, back and passages in the Ground Floor of the Building will be finished with neat cement (I.P.S.).*

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

# **Kitkchen-Slab** : *The Black Cranite Slab will be provided on the top of Cooking*

*platform and one steel sink will also be provided.*

# **Tiles** : a) *The standard quality plain coloured tiles will be provided with height upto door-level around the dado in both the toilets of each flat.*

b) *The Standard quality plain coloured tiles will be provided with height upto 2' from the top of the kitchen platform and height upto 1.5' under the sink.*

# **Sanitary Fittings** : a) *Both the toilets will have one White Commode with Black Seat cover and flush valve/P.V.C. and Cistern, one White wash Basin, one Basin Mixer, one overhead shower, one wall mixer, one Plumbing Lines Hang Shower, one Towel Rod one Soap case and one Mirror.*

*Geyser provision will be provided in both the toilets.*

*Kitchen will have one Bib Cock on the sink.*

*All the pipelines of the Toilets and Kitchen will be of good quality concealed P.V.C. pipes and soil lines are to be connected to underground drain pipes terminating in septic tank.*

# **Doors** : *The Doors of the Bed-rooms and kitchen-room will have good quality phenolic bonded flash doors with aluminum tower bolt, stopper, mortice lock etc., the doors of the toilets will have good quality P.V.C. doors with tower bolt and two main doors will have polished flash doors with brass stopper, brass handle and godrej night-latch.*

# **Windows** : *Aluminum sliding windows with integrated grill and translucent glass.*

# **Painting** : *All internal walls will be finished*



*with white putty and all external paints will be finished with cement-based paints.*

*All the flash door of the Bed rooms, kitchen and the inside of the main doors including all the frames will be of enamel paints and only the outside of the main doors will be Gala polished.*

- # **Water Supply** : *Corporation water from the Kolkata Municipal Corporation will be provided in the under Ground Reservoir, attached with pump connected to Overhead Reservoir.*
  
- # **Electrical Work** : *Electrical points for lights, fans, refrigerator, television, geyser wahtsoever reasonably required will be provided with concealed P.V.C. wiring and complete with distribution box, sub distribution box, switch boards with piano-type switches, 5/15 Amp Plug point.*

- # **Electrical Meter** : *The Developer/Promoter will arrange for the Electrical Meter for common services and all the individual meters of the flat owners including the meters of the owner (already existing), the costs and expenses (if incurred) of which will be borne by all the said owner.*
- # **Extra Work** : *Request for extra work and/or for change from above-mentioned specifications and for extra fittings of the costly items will be entertained before commencement of the specified items and extra cost will have to be paid 50% in advance of the required estimated amount.*

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

We, the **OWNERS/FIRST PARTY** herein namely (1) **SMT. SONALI DASGUPTA**, PAN - AIIPD5185D, Mobile No. 9836479117, wife of Sri Shyamal Dasgupta, daughter of Late Rabindra Kumar Sengupta, by Nationality - Indian, by faith - Hindu, by occupation - Housewife, residing at P-120, Parnasree Pally, Post Office - Parnasree Pally, Police Station - formerly Behala presently Parnasree, Kolkata - 700060, District - South 24 Parganas, (2) **SMT. ANJU GHOSH**, PAN - AGKPG8973G, Mobile No. 9830367672, daughter of Late Dharendra Kumar Chowdhury, by Nationality - Indian, by faith - Hindu, by occupation - Retired, residing at 'APUR SANSAR', Flat No. G-2, P-557, Parnasree Pally, Post Office - Parnasree, Police Station - Parnasree, Kolkata - 700060, (3) **SMT. PRITY ROY**, PAN - ADCPR9283R, Mobile No. 9230527142, daughter of Late Dharendra Kumar Chowdhury, by Nationality - Indian, by faith - Hindu, by occupation - Retired, residing at 562, Parnasree Pally, Post Office - Parnasree, Police Station - Parnasree, Kolkata - 700060, (4) **SRI PARTHA CHOWDHURY**, PAN - AXSPC7647N, Mobile No. 9007424860, son of Late Dharendra Kumar Chowdhury, by Nationality - Indian, by faith - Hindu, by



occupation - Business, residing at 119, Parnasree Pally, Post Office and Police Station - Parnasree, Kolkata - 700060, do hereby constitute and appoint the **BUILDER/SECOND PARTY** herein namely **"MESSRS B. B. C. ENTERPRISE"**, PAN - AADFB3542P, a Partnership firm, having its registered office at 165, Parnasree Pally, Post Office - Parnasree, Police Station - Behala, Kolkata - 700060, being represented by its Partners namely (1) **SMT. KRISHNA BANERJEE**, PAN - ADRPB4863G, Mobile No. 9830022036, wife of Sri Chandan Banerjee, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 165, Parnasree Pally, Post Office - Parnasree, Police Station - Parnasree, Kolkata - 700060, (2) **SRI BIKRAM BANERJEE**, PAN - AHIPB4481B, Mobile No. 9163377777, son of Sri Chandan Banerjee, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 165, Parnasree Pally, Post Office - Parnasree, Police Station - Parnasree, Kolkata - 700060, AND 3) **SMT. DALIA CHATTERJEE**, PAN - AEVPC7489L, Mobile No. 9432350539, wife of Sri Milon Chatterjee, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 119, Kazipara Road, Post Office - Parnasree, Police Station - Parnasree, Kolkata -

700060, as our **ATTORNEYS** in respect of our said Schedule - "A" property for and on behalf of **us** for the acts, deeds and things as mentioned herein below:-

- 1) To look after, manage the aforesaid property as particularly mentioned and written in the Schedule herein before on **our** behalf.
- 2) To sign Sanction Plan and execute all agreements and/or documents and all other necessary papers and document concerning the said property for and on **our** behalf.
- 3) To apply for and obtain in our behalf temporary connections of water, electricity as also to apply for and obtain in our names and on our behalf of permanent drainage, sewerage connections to the said property, and to sign and execute all plans, forms, papers, documents in connection therewith for and on our behalf as our authorised agent on our behalf.
- 4) To represent **us** before all the office/offices concerned and also like such **Kolkata Municipal Corporation,**

concerned B.L. & L.R. office and to sign all papers, documents on our behalf for mutation of our name in respect of relevant papers of the **Kolkata Municipal Corporation** and to appear in all hearing before the authorities of the said **Kolkata Municipal Corporation** for such mutation, filing objections and/or appearing on our behalf against the excess valuation assessed by the **Kolkata Municipal Corporation** and also to prefer appeal before the appropriate authorities and represent us at the time of hearing of such objection or appeals on our behalf and also to sign building plans thereof.

- 5) To prepare and/or submit the plan or any revision plan or altered building plans by the said Attorneys on our behalf.
- 6) To apply for and obtain all necessary sanction clearances of the said building for and on our behalf.
- 7) To engage, appoint any draftsman, engineer, architect, surveyor, assessor, valuer, building contractor, subcontractor etc. for the purpose of completion of the

same.

8) *To appear for and represent us before any competent authorities Tribunal Arbitrator or Revenue, Administrative, Civil or Criminal Jurisdiction relating to any matters, concerning the said property as per mentioned and written in the schedule below on our behalf.*

9) *To institute any case or defend any suit, proceedings, appeal, revision, injunction proceedings, enquiry, claim etc. relating to the said property on our behalf.*

10) *To appoint and/or engage any legal practitioner, solicitor, auditor, valuer, assessor, arbitrators and/or any legal practitioner or any Advocate or other person or persons and to sign, execute and deliver all Vakalatnamas, Ekramamas, Show-causes petitions etc. for the aforesaid purposes on our behalf.*

11) *To sign, execute, submit or deliver all complaints, written statement, objections, memorandum of appeals,*



*applications, revisions, injunctions, petitions and all other appeals and papers, documents and exhibits for the aforesaid purposes.*

*12) To visit and represent us before all the West Bengal Government Office or Offices and/or Central Government, Office or Offices concerned and all other office or offices concerned for smooth management of our said property as stated and written in the schedule hereunder on our behalf.*

*13) To apply and also to pay all rates, taxes and revenues, charges, expenses outgoings payable for and on the account of the said property or any part thereof and similarly to receive any of such money and discharge receipt thereof as income, rents, awards, compensation etc. receivable for and on account of the said property as per mentioned and written in the Schedule below.*

*14) To apply for and obtain electricity, gas, water, sewerage/ drainages or any other civil commotion, amenities, telephone and other utilities in the said property and/or*

*make alteration thereof and to close down or to disconnect the same on our behalf.*

15) *To sign and execute all other deeds, instruments and assurances which will be necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying several properties upon the said premises on our behalf.*

16) *To make and present any Deed of Conveyance or Conveyances or other documents for registration of **Builder's Allocation** when to be executed by our said Attorneys and to admit, execution and registration thereof before as the registering authority or authorities concerned like as such Registrar of District Registrar and/or Assurance at Kolkata or any other such like registering office or offices concerned on our behalf.*

17) *To make any kind of agreement or agreements with any purchaser or purchasers in respect **Builder's allocation** arising out of the schedule below property on our behalf*

*and to register the deed of conveyance/s on our behalf, in favour of the intending purchaser's or purchasers' name/names and to receive all the consideration money, part consideration money thereof.*

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

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

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

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

**SIGNED & DELIVERED** at Kolkata in the presence of

**WITNESSES :-**

1. *Sanyamal Chatterjee*  
119, Kanti Para Road, Kharasra (old)  
Kolkata - 60

✓ *Souali Das Gupta*  
✓ *Anjan Ghosh*

✓ *Prity Roy*

2. *Sumar Prity Chatterjee*  
11, Kanti Para Road  
Kolkata - 60

✓ *Partha Chatterjee*

**SIGNATURE OF THE OWNERS/  
PRINCIPALS HEREIN**

For B. B. C. ENTERPRISE

*Kaishna Banerjee*  
Partners

For B. B. C. ENTERPRISE

*Pilvanulaj*  
Partners

For B. B. C. ENTERPRISE

*Dalia Chatterjee*

**SIGNATURE OF THE BUILDER/  
ATTORNEYS HEREIN**

















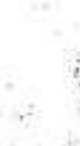
















Drafted by me,
















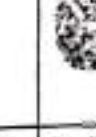










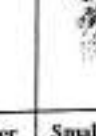




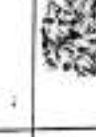











*Bimal Chatterjee*

Computer printed at :-  
Behala,  
Kolkata - 700034.  
By :

(S. S. Sarkar)



Sl. No	Signature						
	 <b>SONALI DASGUPTA</b> <i>Sonali Dasgupta</i>						
		<b>Left hand</b>					
							
		<b>Right hand</b>					
	 <b>ANJU GHOSH</b> <i>Anju Ghosh</i>						
		<b>Left hand</b>					
							
		<b>Right hand</b>					
	 <b>PRITY ROY</b> <i>Prity Roy</i>						
		<b>Left hand</b>					
							
		<b>Right hand</b>					

	Left hand	Small Finger	Ring Finger	Middle Finger	1st Finger	Thumb
						
Pa	Right hand	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
						
Name <u>PARTHA CHONDHURY</u>						
Sign <u>Partha Chondhury</u>						
	Left hand	Small Finger	Ring Finger	Middle Finger	1st Finger	Thumb
						
	Right hand	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
						
Name <u>KRISHNA BANERJEE</u>						
Sign <u>Krishna Banerjee</u>						
	Left hand	Small Finger	Ring Finger	Middle Finger	1st Finger	Thumb
						
	Right hand	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
						
Name <u>BIKRAM BANERJEE</u>						
Sign <u>Bikram Banerjee</u>						
	Left hand	Small Finger	Ring Finger	Middle Finger	1st Finger	Thumb
						
	Right hand	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
						
Name <u>DALIA CHATTERJEE</u>						
Sign <u>Dalia Chatterjee</u>						





Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

PAN

Query No / Year	1607-1000168391/2019	Office where deed will be registered
Query Date	24/07/2019 10:35:33 AM	A.D.S.R. BEHALA, District: South 24-Parganas
Applicant Name, Address & Other Details	Shyamal Chatterjee 119, Kazi Para Road, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700060, Mobile No. : 9830495374, Status : Others	
Transaction	[0139] Sale, Development Power of Attorney	Additional Transaction [4002] Power of Attorney, General Power of Attorney (Rs : 0/-), [4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Set Forth value	Rs. 10,00,000/-	Market Value Rs. 1,22,74,255/-
Total Stamp Duty Payable(SD)	Rs. 20,070/- (Article:48(g))	Total Registration Fee Payable 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 Rs. 1,000/-
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sarat Chatterjee Road, Premises No: 68, Ward No: 131 Pin Code : 700060

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	6 Katha 11 Chatak 37 Sq Ft	8,00,000/-	1,04,74,255/-	Width of Approach Road: 40 Ft.
Grand Total :				11.1192Dec	8,00,000 /-	104,74,255 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2400 Sq Ft.	2,00,000/-	18,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft., Residential Use., Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2400 sq ft	2,00,000 /-	18,00,000 /-	

## Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Smt Sonali Dasgupta Wife of Shri Shyamal Dasgupta P - 120, Parnasree Pally, P.O:- Parnasree Pally, P.S:- Behala, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AIIPD6185D, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self
2	Smt Anju Ghosh Daughter of Late Dharendra Kumar Chowdhury Apur Sansar, Parnasree Pally, Flat No: G 2, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AGKPG8973G, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self
3	Smt Prity Roy Daughter of Late Dharendra Kumar Chowdhury 562, Parnasree Pally, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADCPR9283R, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self
4	Shri Partha Chowdhury Son of Late Dharendra Kumar Chowdhury 119, Parnasree Pally, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXSPC7647N, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self

## Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	B B C Enterprise 165, Parnasree Pally, P.O:- Parnasree Pally, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060 PAN No.:: AADFB3542P, Status :Organization, Executed by: Representative	Organization	Executed by: Representative



**Representative Details :**

Sl No	Name & Address	Representative of
1	Smt Krishna Banerjee Wife of Shri Chandan Banerjee 165, Parnasree Pally, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.	B B C Enterprise (as partner)
2	Shri Bikram Banerjee Son of Shri Chandan Banerjee 165, Parnasree Pally, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHIPB4481B	B B C Enterprise (as partner)
3	Smt Dalia Chatterjee Wife of Shri Milon Chatterjee 119, Kazipara Road, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEVPC7489L	B B C Enterprise

**Identifier Details :**

Name & address
Shyamal Chatterjee Son of Late P K Chatterjee 119, Kazipara Road, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Smt Sonali Dasgupta, Smt Anju Ghosh, Smt Prity Roy, Shri Partha Chowdhury, Smt Krishna Banerjee, Shri Bikram Banerjee, Smt Dalia Chatterjee

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

Sch. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411311700680 Premises No. : 68 Ward No. : 131 Street Name : SARAT CHATTERJEE ROAD	Ref Deed No. : Date Of Registration : Office Where Registered :	Owner Name : SONALI DASGUPTA, PARTHA CHOWDHURY, , ANJU GHOSH, PRITY ROY Owner Address : 119, PARNASREE PALLY , KOLKATA Pin No. : 700060	Character of Premises: Constructed Building Total Area of Land: 6 Cottah, 11 Chatak, 37 SqFeet.

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 23-08-2019) for e-Payment. Assessed market value & Query is valid for 30 days. (i.e. upto 23-08-2019)
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.  
8.  
9.

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

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

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

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

BRN: 19-201920-004845141-1  
BRN Date: 25/07/2019 22:10:33  
BRN: CKK1129063

Payment Mode: Online Payment  
Bank: State Bank of India  
BRN Date: 25/07/2019 22:17:04

DEPOSITOR'S DETAILS

Name: BBC ENTERPRISE  
Contact No.: 9830182423  
E-mail:  
Address: 165 PARNASREE PALLY KOLKATA700060  
Applicant Name: Mr Shyamal Chatterjee  
Office Name:  
Office Address:  
Status of Depositor: Others  
Purpose of payment / Remarks: Sale, Development Power of Attorney Payment No 6  
Id No.: 16071000168391/6/2019  
(Query No./Query Year)  
Mobile No.: +91 9830182423

PAYMENT DETAILS

Sl No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16071000168391/6/2019	Property Registration- Stamp duty	0030-02-103-003-02	19070
2	16071000168391/6/2019	Property Registration- Registration Fees	0030-03-104-001-16	28
Total				19098

In Words: Rupees Nineteen Thousand Ninety Eight only











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 16071000168391/2019




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	Smt Sonali Dasgupta P - 120, Parnasree Pally, P.O:- Parnasree Pally, P.S:- Behala, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700060	Principal			<i>Sonali Dasgupta</i> 07.08.19
2	Smt Anju Ghosh Apur Sansar, Parnasree Pally, Flat No: G 2, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060	Principal			<i>Anju Ghosh</i> 07.08.19
3	Smt Prity Roy 562, Parnasree Pally, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060	Principal			<i>Prity Roy</i> 9.8.2019



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
4	Shri Partha Chowdhury 119, Parnasree Pally, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700060	Principal			<i>Partha Chowdhury</i> 09/08/19
5	Smt Krishna Banerjee 165, Parnasree Pally, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700060	Represent ative of Attorney [ B B C Enterprise ]			<i>Krishna Banerjee</i> 09.08.19
6	Shri Bikram Banerjee 165, Parnasree Pally, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700060	Represent ative of Attorney [ B B C Enterprise ]			<i>Bikram Banerjee</i> 09.08.19
7	Smt Dalia Chatterjee 119, Kazipara Road, P.O:- Parnasree, P.S:- Behala, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700060	Represent ative of Attorney [ B B C Enterprise ]			<i>Dalia Chatterjee</i> 9.8.19

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shyamal Chatterjee Son of Late P K Chatterjee 119, Kazipara Road, P.O:- Parnasree, P.S:- Behala, Kolkata, District- South 24-Parganas, West Bengal, India, PIN - 700060	Smt Sonali Dasgupta, Smt Anju Ghosh, Smt Prity Roy, Shri Partha Chowdhury, Smt Krishna Banerjee, Shri Bikram Banerjee, Smt Dalia Chatterjee			 09.08.19

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



Sonali Das Gupta .


  
**GOVERNMENT OF INDIA**
  
**आधार - Government of India**
  
**পরিচয় -**
  
**ANJU GHOSH**
  
**পিতা: বিজয় চৌধুরী**
  
**Father: D.K.CHOWDHURY**
  
**সংক্রান্ত ID: 05120945**
  
**লিঙ্গ / Female**
  
**9952 5167 0629**
  
**আধার - সাধারণ মানুষের অধিকার**

Anju Ghosh  
19-9-13


  
**आधार**
  
**सर्वोच्च सुरक्षा के साथ**
  
**सिर्फ एक ही, कभी नहीं**
  
**कभी नहीं, दोहराने, नहीं है।**
  
**Address: APUR SANSAR**
  
**FLAT NO.G-2, PS57,**
  
**PARNASREE PALLY,**
  
**Parnasree Paly, Parnasree**
  
**Paly, Kolkata, West Bengal,**
  
**700060**
  
**9952 5167 0629**
  


Anju Ghosh  
19-9-13




धारक संख्या / PERMANENT ACCOUNT NUMBER  
**ADCPR9283R**

नाम / NAME  
**PRITY ROY**

पिता का नाम / FATHER'S NAME  
**DHIRENDRA KUMAR ROY**

जन्म तिथि / DATE OF BIRTH  
**24-01-1948**

धारक की हस्ताक्षर / SIGNATURE  


आयकर अधीक्षक, ए.ए.सी.  
 COMMISSIONER OF INCOME TAX, W.B. (I)

इस धारक के हों / फिर धारक का कृपया धारक को  
 अपने अधिकारी को सूचित / ज्ञापन कर दें  
 संतुष्ट होकर आनुकूल्य प्रदान करें (अनुचित नहीं)  
 श्री /  
 श्रीमती /  
 कलकत्ता - 700 069.

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

आयकर विभाग

INCOME TAX DEPARTMENT

PARTHA CHOWDHURY

DHIRENDRA KUMAR CHOWADHURY

25/12/1958

Pfmsent Account Number

AXSPG7647N

*Partha Chowdhury*

Signature



भारत सरकार

GOVT. OF INDIA



09/03/2013

आयकर विभाग  
INCOME TAX DEPARTMENT  
KRISHNA BANERJEE  
HEMENDRA KISHORE  
BHATTACHARJEE  
09/03/1949  
Permanent Account Number  
ADRPB4863G  
*Krishna Banerjee*

भारत सरकार  
GOVT OF INDIA



आयकर विभाग  
INCOME TAX DEPARTMENT

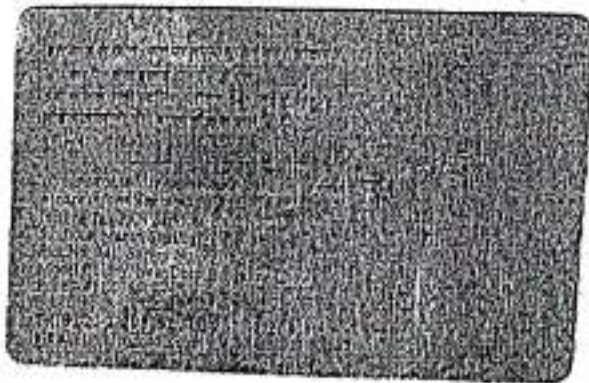


भारत सरकार  
GOVT. OF INDIA

DALIA CHATTERJEE

SANAT MUKHERJEE

16001974  
Permanent Account Number  
AEVPC7489L





आयकर विभाग  
 INCOME TAX DEPARTMENT  
 BIKRAM BANERJEE  
 CHANDAN KUMAR BANERJEE  
 15/04/1982  
 Permanent Account Number  
 AHIPB4481B  
 Signature: *Bikram Banerjee*  
 भारत सरकार  
 GOVT. OF INDIA  
  


*Bikram Banerjee*

In case this card is lost / found, kindly inform / return to  
 Income Tax PAN Services Unit, UTTISE  
 Plot No. 3, Sector 11, CBD Belapur,  
 Navi Mumbai - 400 614.  
 या कार्ड वा हरि/प्राप्त कर कृपया सूचित कर / वापस  
 आणवत कर सेवा युनिट, UTTISE  
 प्लॉट नं. 3, सेक्टर 11, सीडी बेलापुर,  
 नावी मुंबई - 400 614.



ভারত সরকার  
Government of India



নাম চট্টোপাধ্যায়  
Shyamal Chatterjee  
পিতা : প্রভাত চট্টোপাধ্যায়  
Father : Prabhat Chatterjee  
অনুষ্ঠান / DOB : 03/06/1956  
লিঙ্গ / Male



9805 8409 0865

আধার - সাধারণ মানুষের অধিকার

*Shyamal Chatterjee*



ভারতীয় বিনিউ পরিচয়-প্রাধিকরণ  
Unique Identification Authority of India

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

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

9805 8409 0865



1947  
1800 300 1947



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