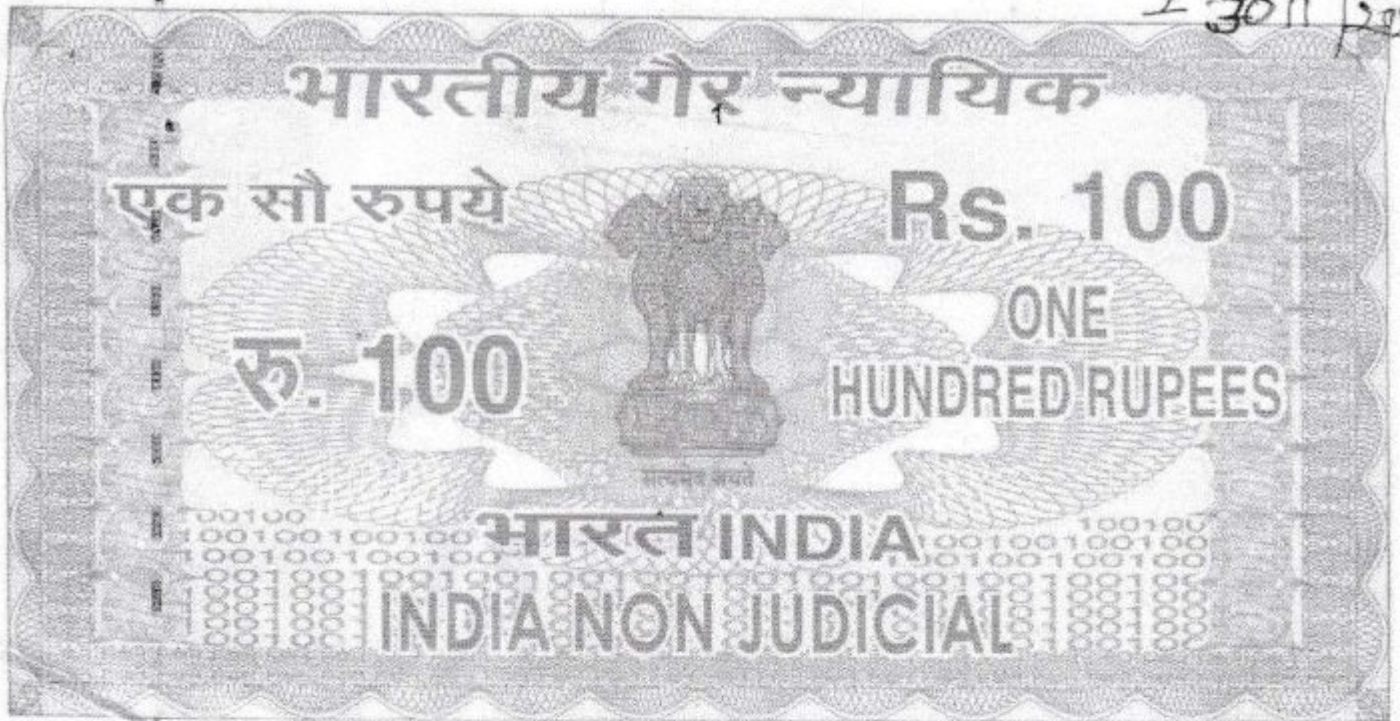


3280/2020

I 30 11 / 2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 004688

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

Additional Dist. Sub Registrar  
Sealdah

27-11/2020

25/11/20  
6-94

P. 2/15095 78/20  
GRN: 014478084

DEVELOPMENT AGREEMENT AND DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT AND DEVELOPMENT POWER OF ATTORNEY is made on 25<sup>th</sup> day of November, Two Thousand Twenty (2020)

BETWEEN

1) SMT MANDAKINI BANERJEE, PAN - FBOPB6607Q, Mob No. - 6291221768, wife of Late Bireswar Banerjee, by occupation - Housewife, 2) SRI JAYANTA BANERJEE, PAN - AZNPB6877E, Mob No. - 6291945694, Aadhaar No. - 534451393041, son of Late Bireswar Banerjee, by occupation - Service, 3) RAMA BANERJEE, PAN - AYMPB2026R, Mob No. - 9830188054, Aadhaar No. - 3758 7523 7041, daughter of Late Bireswar Banerjee, by occupation - Housewife, residing at 65, K.G. Bose Sarani, Post Office - K.G. Bose Sarani, Police Station - Beliaghata, Kolkata - 700085, District - 24 Parganas (South) and 4) SMT SHELLY CHOWDHURY, PAN - AOOPC4364F, Mob No. - 9681322107, Aadhaar No. - 8636 4831 0942, wife of Jyoti Chowdhury and daughter of Late Bireswar Banerjee, by occupation - Housewife, residing at 10, Debnarayan Das Lane, Shyambazar Mall, Post office - Shyambazar, Police Station - Ultadanga, Kolkata - 700004, District - Kolkata, all by faith - Hindu, by Nationality - Indian, hereinafter jointly called and referred to as the "OWNERS" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives, and/or assigns) of the ONE PART.

AND

G.K. ASSOCIATES, PAN - AAQFGI716M, a partnership firm having its registered office at P-59, Sector - A, Metropolitan Co-operative Housing Society Limited, Canal South Road, Post Office - Dhapa, Police Station - Pragati Maidan (formerly Tiljala) Kolkata - 700105, District - 24 Parganas (South) represented by its two partners namely; 1) SRI SANJIB PODDER PAN - AFTPP4576N, Aadhaar No. - 2502 8849 1523, Mob No. - 9830088827, son of Late Sukhendra Lal Podder, by faith - Hindu, By Occupation - Business, by nationality - Indian, residing at P-57, Sector - B, Metropolitan Co-Operative Housing Society Ltd., Canal South Road, Post Office - Dhapa, Police Station - Pragati Maidan (formerly Tiljala), Kolkata - 700105, District - 24 Parganas (South), 2) SRI SUVANKAR DHAR, PAN - AJXPD0612K, Aadhaar No. - 6636 5599 7197, Mob No. - 9830382999, son of Late Sitanshu Dhar, by faith - Hindu, By Nationality - Indian, by Occupation - Business, residing at P-179, Sector - A, Metropolitan Co-operative Housing Society Ltd., Canal South Road, Post Office - Dhapa, Police Station - Pragati Maidan, Kolkata - 700105, District - 24 Parganas (South), hereinafter called and referred to as the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the

context be deemed to mean and include its heirs, executors, legal representatives, administrators, and/or assigns) of the OTHER PART.

WHEREAS one Radhika Mohan Banerjee was seized and possessed of Bastu land measuring more or less 3 (three) Cottahs 8 (eight) Chittacks with a partly one storied asbestos shed and partly two storied dwelling building standing thereon within the limits of the Kolkata Municipal Corporation being Municipal premises No. 65, K.G. Bose Sarani (formerly known as Talpukur Road), Police Station - Beliaghata, Kolkata - 700085, District - 24 Parganas (South).

AND WHEREAS during such possession said Radhika Mohan Banerjee as absolute Owner of the said property he died intestate leaving behind them surviving his son Bireswar Banerjee and wife Minati Bala Devi, who also died and after both the demise of legal heir only son Bireswar Banerjee who inherited the said property left by his parents since deceased.

AND WHEREAS during such possession said Bireswar Banerjee died intestate on 15/05/2002 leaving behind them surviving his wife Mandakini Banerjee, one son Jayanta Banerjee and two daughters namely; Rama Banerjee and Shelly Chowdhury, having undivided 1/4<sup>th</sup> share each they jointly inherited the said property left by Bireswar Banerjee since deceased.

AND WHEREAS in view of said facts the said Mandakini Banerjee, Jayanta Banerjee, Rama Banerjee and Shelly Chowdhury, became the joint Owners of the said property and they mutated their names in the record of the Kolkata Municipal Corporation as joint Owners of the said land measuring more or less 3 (three) Cottahs 8 (eight) Chittacks together with structure standing thereon within the limits of the Kolkata Municipal Corporation being Municipal premises No. 65, K.G. Bose Sarani (formerly known as Talpukur Road), Police Station - Beliaghata, Municipal Ward No. - 035, Assessee No. - 11-035-1500-87-6, Kolkata - 700085, District - 24 Parganas (South), and have been paying rates and taxes to the competent authority morefully and particularly detailed below in the Schedule "A".

AND WHEREAS the Owners now desire to develop the said property by constructing a **Multi** storied building therein according to the sanction plan consisting of several flats, garage space etc. but the Owners have no sufficient fund and also lack of knowledge and as such they entered into an Agreement for Development with the Developer herein who has enough experience in construction line and the Developer also agreed to develop the said property by investing his own money and entered into this agreement for construction of building as per sanction plan on the basis of the terms and condition mentioned in the Development Agreement.

NOW THIS AGREEMENT FOR DEVELOPMENT BETWEEN THE OWNERS AND DEVELOPER WITNESSETH AS FOLLOWS :-

DEFINITION

1. DEFINATION unless there is anything repugnant to the subject or context the following terms and will have the meaning assigned to them.
  - a) **OWNERS** :- shall mean 1) SMT MANDAKINI BANERJEE, PAN - FBOPB6607Q, Mob No. - 6291221768, wife of Late Bireswar Banerjee, by occupation - Housewife, 2) SRI JAYANTA BANERJEE, PAN - AZNPB6877E, Mob No. - 6291945694, Aadhaar No. - 534451393041, son of Late Bireswar Banerjee, by occupation - Service, 3) RAMA BANERJEE, PAN - AYMPB2026R, Mob No. - 9830188054, Aadhaar No. - 3758 7523 7041, daughter of Late Bireswar Banerjee, by occupation - Housewife, residing at 65, K.G. Bose Sarani, Post Office - K.G. Bose Sarani, Police Station - Beliaghata, Kolkata - 700085, District - 24 Parganas (South) and 4) SMT SHELLY CHOWDHURY, PAN - AOOPC4364F, Mob No. - 9681322107, Aadhaar No. - 8636 4831 0942, wife of Jyoti Chowdhury and daughter of Late Bireswar Banerjee, by occupation - Housewife, residing at 10, Debnarayan Das Lane, Shyambazar Mall, Post office - Shyambazar, Police Station - Ultadanga, Kolkata - 700004, District - Kolkata, all by faith - Hindu, by Nationality - Indian, and their heirs, executors, administrators, legal representatives, successors and assigns.
  - b) **DEVELOPER:-** shall mean G.K. ASSOCIATES, PAN - AAQFG1716M, a partnership firm having its registered office at P-59, Sector - A, Metropolitan Co-

operative Housing Society Limited, Canal South Road, Post Office - Dhapa, Police Station - Pragati Maidan (formerly Tiljala) Kolkata - 700105, District - 24 Parganas (South) represented by its two partners namely; 1) **SRI SANJIB PODDER** PAN - AFTPP4576N, Aadhaar No. - 2502 8849 1523, Mob No. - 9830088827, son of Late Sukhendra Lal Podder, by faith - Hindu, By Occupation - Business, by nationality - Indian, residing at P-57, Sector - B, Metropolitan Co-operative Housing Society Ltd., Canal South Road, Post Office - Dhapa, Police Station - Pragati Maidan (formerly Tiljala), Kolkata - 700105, District - 24 Parganas (South), 2) **SRI SUVANKAR DHAR**, PAN - AJXPD0612K, Aadhaar No. - 6636 5599 7197, Mob No. - 9830382999, son of Late Sitanshu Dhar, by faith - Hindu, By Nationality - Indian, by Occupation - Business, residing at P-179, Sector - A, Metropolitan Co-operative Housing Society Ltd., Canal South Road, Post Office - Dhapa, Police Station - Pragati Maidan, Kolkata - 700105, District - 24 Parganas (South), and its heirs, executors, legal representatives, administrators, and/or assigns.

- c) **PREMISES** :- shall mean ALL THAT piece and parcel of Bastu land measuring more or less 3 (three) Cottahs 8 (eight) Chittacks together with structure standing thereon within the limits of the Kolkata Municipal Corporation being Municipal premises No. 65, K.G. Bose Sarani (formerly known as Talpukur Road), Police Station - Beliaghata, Municipal Ward No. - 035, Assessee No. - 110351500876, Kolkata - 700085, District - 24 Parganas (South), morefully and particularly described in the Schedule - "A".
- d) **OWNERS ALLOCATION**: shall mean ALL THAT the Owners herein shall be allotted 50% of the total F.A.R. i.e. 50% share of the Ground Floor (i.e. consist with 25% front portion and 25% Back portion), Entire 1<sup>st</sup> Floor & Entire 2<sup>nd</sup> Floor of the proposed G+IV storied building within the limits of the Kolkata Municipal Corporation being Municipal Premises No. 65, K.G. Bose Sarani, Police Station - Beliaghata, Municipal Ward No. - 035, Kolkata - 700085, District - 24 Parganas (South), and all other easement and appurtenances thereto and the Owners shall get Rs.5,00,000/- (Rupees Five Lakh) only as nonrefundable amount (i.e. Rs.2,00,000/- only at the time of signing this Agreement and

Rs.3,00,000/- only at the time of shifting and getting vacant position) morefully and particularly detailed below in the Schedule "B".

- e) **DEVELOPER'S ALLOCATION** : shall mean ALL THAT the Developer herein shall be allotted rest 50% of the total F.A.R. of the proposed G+IV storied building (save and except Owners Allocation) within the limits of the Kolkata Municipal Corporation being Municipal Premises No. 65, K.G. Bose Sarani, Police Station - Beliaghata, Municipal Ward No. - 035, Kolkata - 700085, District - 24 Parganas (South), morefully and particularly detailed below in the Schedule "C".
- f) **FURTHER CONSTRUCTION** : the Owners and the Developer jointly have decided if any further construction over the said G+IV storied building the Owners and the Developer have further agreed that in future if the law permits to make any further construction over the 4<sup>th</sup> Floor of the building then the said constructed area shall be constructed by the Developer at his own cost and the constructed area shall be divided in between the Owners 30% (thirty percent F.A.R.) share and the rest 70% (seventy percent F.A.R.) share shall be allotted to the Developer but after such construction if any, the ultimate terrace of the building shall be treated as common utility area for the flat Owners/legal occupiers of the said building and the water arrangement including overhead water tank shall be shifted by the Developer at his own cost and the plumbing line also shall be connected with the overhead tank which would be installed on the terrace of the building.
- g) **COMMON FACILITIES AND AMENITIES** : shall mean include corridors, roof, lift, lift room, underground water reservoir, overhead water tank, water pump and motor and other facilities which may be mutually agreed upon by and between the parties hereto and required for the establishment, location, enjoyment, provisions maintenance and/or management of the building.
- h) **"PROPORTIONATE SHARE"** with all its cognate variations shall mean such ratio which the covered area of any Unit shall be in relation to the covered area of all the units in the proposed building.

- i) "TIME" the building shall be completed within **24 (twenty four) months** from the date of delivery of vacant and peaceful possession and/or obtaining sanction plan from KMC whichever is later and the time for completion of the project may be extended for further **6 (six) months** on mutual understanding due to any unavoidable circumstances like riot, flood, legal dispute, earth quake or any other circumstances which is beyond the control of human being.
  - j) **SALEABLE SPACE** : Shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required therefore.
  - k) **THE ARCHITECT** : shall mean such person or persons who may be appointed by the developer for designing and panning of the proposed building to be constructed on the said premises.
  - l) **FLOOR AREA RATIO** : shall mean the floor area ratio available maximum for the purpose of getting the sanction of the building plan from the Kolkata Municipal Corporation for the construction purpose of the said premises as per building rules now prevailing.
  - m) **ROOF** : shall mean and include the entire open space on the top of the building to be constructed excluding the space provided for installation of overhead tank, stair case cover and lift room.
  - n) **LEGAL PROCEEDINGS**: the Owners and the Developer shall strictly comply with the terms and condition as mentioned in the Development Agreement and in violation of any clause by any party, the other party shall have the right, liberty and authority to move before the competent court of law, through Specific Performance of Contract for enforcement of the Agreement.
2. This Agreement shall be deemed to have been commenced with effect from the date of signing of the Agreement and shall remain in full force and effect till completion of the project.

3. THE OWNERS DECLARE AS FOLLOWS: -

- i. That all original/certified/Xerox copies of relevant papers and documents relating to the said property have already been delivered to the Developer simultaneously with the execution of this agreement to satisfy about the title of the property.
- ii. That the Owners have not received any notice for acquisition or requisition of the said premises mentioned hereinabove or any part or portion thereof under any of laws for the time being in force.
- iii. That the Owners have not entered in to any Agreement for Lease, Development or otherwise for transfer and/or development of the said premises mentioned herein or any part or portion thereof in favour of any other person other than the Developer herein.
- iv. That the Owners shall handover peaceful vacant Khas possession of the property to the Developer before starting construction and also shall allow the Developer to take exact measurement of the plot and for testing of soil etc. before starting construction.
- v. That simultaneously with the execution of this Agreement the Owners shall also execute a Development Power of Attorney or General Power of Attorney in favour of the Developer enabling and/or empowering the Developer to conduct all necessary works of Development of the said property including the power to get the plan sanctioned by the Kolkata Municipal Corporation or to rectify or alter the plan and to enter into Agreement for Sale of the Developer's Allocation mentioned herein with the intending Purchaser.

4) THE OWNERS AND DEVELOPER DO HEREBY DECLARE AND COVENANT AS FOLLOWS:-



- a) That the Developer has agreed to pay Rs.5,00,000/- (Rupees Five Lakh) only as non-refundable amount to the Owners.
- b) That the Developer shall at his own costs and expenses construct and complete the new Ground + Four storied building at the said premises in accordance with the sanctioned plan which would be sanctioned by the Kolkata Municipal Corporation and shall confirm the specification as mentioned in the Schedule "D" hereunder written as may be recommended by the Architect from time to time appointed for the said purpose and it is hereby understood and agreed that the decision of the Architects regarding the quality of the materials used and to be used shall be final and binding on the parties hereto as per agreed specification.
- c) That all outstanding dues of Municipal Rates Taxes and/or other outgoings in respect of the said premises have been paid by the Owners and any outstanding tax liability, if found in future upto the date of execution of the final Agreement for Development shall be the liability of the Owners to pay the same and accordingly shall be paid by the Owners, for which the Developer shall not be held liable and/or responsible.
- d) That the Owners shall not do any act, deed or thing whereby the Developer shall be prevented from construction and completion of the said building, according to sanction plan.
- e) That the Developer shall abide by all statutory rules and regulation, bye-law etc. as the case may be and shall be responsible for any deviation violation and/or breach of any of the said laws, bye-laws rules and regulations.
- f) That the Owners shall not re-enter into any fresh Agreement for Sale or transfer or Development of the said property till the instant Agreement remains in force.
- g) That after completion of construction of the building, the Developer shall handover the position to the Owners in fully completed condition including obtaining CC from KMC before selling his position and the Developer shall have the right, liberty and authority to sell out his allotted portion to his nominated

person and to realized the cost of construction including profit of the business and the Developer shall have exclusive right to fix up the price of the flat, garage space etc. The Owners shall not claim a single farthing from the Developer from the account of the Developer for the purpose of construction of building.

- h) That in case of death of any Owner/co-owner/Developer, their legal heirs and/or legal representatives of the deceased owner/co-owner/Developer shall be bound to maintain/agree of this agreement and shall bound to issue a fresh Power of Attorney with the same terms and conditions without any change of the any terms and conditions or demands mentioned in these presents.

5) DEVELOPER'S RIGHT AND OBLIGATION:-

- i. The Owners hereby grant subject to what has been hereunder provided, exclusive right to develop, to built upon the said premises by constructing at new building thereon in accordance with the plan sanctioned by the K.M.C. entirely at the cost and expenses of the Developer, subsequent modification and amendment of the sanction plan if require, shall be made in consultation with the Owners.
- ii. Nothing in this presence shall be construed as a demise or assignment or conveyance in law by the Owners of the said premises or any part thereof to the Developer or as creating any right, title in respect thereof to the Developer other than an exclusive license to the Developer to exploit the same in terms thereof and to deal with the Developer's Allocation.
- iii. The Developer shall abide by all the laws, by laws, rules and regulations of the Government and local stationary bodies and shall remain responsible for any deviation, violation and breach of such law, by law, rules regulations etc.
- iv. The Developer shall not sell or encumber in any manner the Owners Allocation in the building and shall not also present the Owners in any way to enjoy sell, assign their allocated portion.

- v. After the date of execution of this agreement, the Developer shall pay and discharge all taxes and outgoings including the Municipal taxes etc. that may be levied by any public body or other authorities which would be payable by the Owners as the Owners. The Developer shall indemnify and keep indemnified the Owners from and against nonpayment thereof since the date of execution of the Agreement.
- vi. The Developer shall not create and/or restricted to create any mortgage or hypothecation of the said property and shall not create any financial liability on the Owners or effecting their estate and interest in the said property and the Developer shall keep the Owners indemnified against all actions suits and proceedings and costs, charges expenses in respect thereof.
- vii. That the Developer shall arrange for temporary accommodation for the owner in the near locality and all cost of rent/licence fees to be borne by the Developer till delivery of possession of Owners Allocation in the proposed newly constructed building in fully completed condition including obtaining CC from KMC and electric line with electric meter.

6) CONSIDERATION AND SPACE ALLOCATION :

- I) In consideration of the Owners having agreed to allow exclusive right of commercial exploitation of the said premises and also to built and construct the portion of the building described as Owners' allocation at its own cost and expenses to which developer has agreed to construct at a time and has also agreed not to demand any money on any account from the Owners.
- II) The Developer shall be entitled to transfer by sell, lease etc. to the intending Purchasers for residential and commercial use and for that purpose shall have the right to enter into Agreement/ Agreements with the proposed Purchaser/Purchasers and to realize part payment or full consideration from the intending Purchaser/ Purchasers on its own

account but shall not deliver possession until the Owners get the possession of the Owners Allocation first in the new building.

- III) The Developer shall indemnify and keep indemnified the Owners against all damages, losses, costs charges expenses that will be incurred or suffered by the Owners on account of arising out of any breach of any of the terms or any law, rules regulations or due to accident or mishap during construction or due to any claim by any third party in respect of such construction on otherwise whatsoever.
- IV) That the ultimate terrace of the building shall be treated as common utility area of all the flat Owners of the building having equal right of user on the terrace and in that case the plumbing system including the overhead water tank shall be shifted to the ultimate terrace of the building at the own cost of the Owners.

7) THE OWNERS AND THE DEVELOPER FURTHER HEREBY AGREE AND COVENANTS AS FOLLOWS :-

- a) That the existing structure on the said premises shall be demolished by the Developer and the Developer shall be entitled to dispose of the old building materials at such price as they deem fit and proper and the Owners shall have no claim over such sale proceeds.
- b) That the underground water tank, overhead water tank, four sides boundary wall, common passage of the ground floor, stair case, stair case landing, roof, lift sewerage system of the building etc. shall be treated as common utility area of the Owners and other flat Owners of the said building.
- c) That both the parties shall have the right and liberty to move before the competent court of law including consumer forum to enforce the agreement in case of non-fulfillment of the terms of the Agreement by any party.

- d) That the Developer on and from the date of starting construction shall be liable to pay Corporation taxes till handover the possession of the flat to the Owners and also shall bear all cost of construction including sanction plan and or other expenses which may be required for the purpose of construction of the said proposed G+4 storied building and after obtaining possession of the building, the Owners shall start to pay Municipal taxes to the municipal authority in respect of the entire building.
- e) That after obtaining sanction plan if required a supplementary agreement will be executed in between the Owners and the Developer in respect of their specific allotment.
- f) If situation demand both the parties shall have right to take legal action against each other before competent court including consumer forum for solution of legal matter.

SCHEDULE "A" PROPERTY

(ENTIRE PROPERTY)

ALL THAT piece and parcel of Bastu land measuring more or less 3 (three) Cottahs 8 (eight) Chittacks together with two storied building standing thereon measuring more or less 1200 Square Feet i.e. 600 Square Feet situated on the Ground Floor and 600 Square Feet situated on the 1<sup>st</sup> Floor used for residential purpose, having cemented floor, within the limits of the Kolkata Municipal Corporation being Municipal premises No. 65, K.G. Bose Sarani (formerly known as Talpukur Road), Post Office - K.G. Bose Sarani, Police Station - Beliaghata, Municipal Ward No. - 035, Assessee No. - 11-035-1500-87-6, Kolkata - 700085, A.D.S.R. at Sealdah, District - 24 Parganas (South), and all other easement and appurtenances thereto, which is butted and bounded as follows :-

- ON THE NORTH : By premises No. 64, K.G. Bose Sarani,  
 ON THE SOUTH : By 30'-0" feet wide K.G. Bose Sarani,  
 ON THE EAST : By premises No. 66, K.G. Bose Sarani,  
 ON THE WEST : By 9'-0" feet wide private passage.

SCHEDULE "B" PROPERTY  
(OWNERS ALLOCATION)

ALL THAT the Owners shall be allotted 50% of the total F.A.R. i.e. 50% share of the Ground Floor (i.e. consist with 25% front portion and 25% Back portion), Entire 1<sup>st</sup> Floor & Entire 2<sup>nd</sup> Floor of the proposed G+IV storied building within the limits of the Kolkata Municipal Corporation being Municipal Premises No. 65, K.G. Bose Sarani, Police Station - Beliaghata, Municipal Ward No. - 035, Kolkata - 700085, A.D.S.R. at Sealdah, District - 24 Parganas (South), and all other easement and appurtenances thereto and the Owners shall get Rs.5,00,000/- (Rupees Five Lakh) only as nonrefundable amount (i.e. Rs.2,00,000/- only at the time of signing this Agreement and Rs.3,00,000/- only at the-time of shifting and getting vacant position).

SCHEDULE "C" PROPERTY  
(DEVELOPER'S ALLOCATION)

ALL THAT the Developer shall be allotted rest 50% of the total F.A.R. of the proposed G+IV storied building (save and except Owners Allocation) within the limits of the Kolkata Municipal Corporation being the portion of Municipal Premises No. 65, K.G. Bose Sarani, Police Station - Beliaghata, Municipal Ward No. - 035, Kolkata - 700085, A.D.S.R. at Sealdah, District - 24 Parganas (South), and all other easement and appurtenances thereto.

SCHEDULE "D" ABOVE REFERRED TO  
(SPECIFICATION OF THE BUILDING)

SPECIFICATION OF MATERIALS FOR CONSTRUCTION OF RESIDENTIAL BUILDING ABOVE MENTIONED SCHEDULE "A" PROPERTY.

- 1) CONSTRUCTION: as per sanctioned building plan R.C. framed with rod approved by as per ISI brand cement and good quality of bricks.
- 2) PLASTERING: sand and cement as per standard proportion.

- 3) **DOOR** : sal wood frame water proof ply only main door will wooden with paint.
- 4) **WINDOW** : aluminum frame with sliding glass
- 5) **FLOOR** : all floor shall be of marble.
- 6) **BATH** : one European style of pan with all fittings parryware brand and the floor shall be finished with tiles.
- 7) **KITCHEN** : black stone cooking table, black stone sink taps etc. complete with exhaust hole, glazed tiles wall upto 2.5 feet height from the table of the black stone table.
- 8) **ELECTRICAL WIRING** : concealed wiring and each flat with 15 Amp. plug for each of the room including kitchen, dining and bathroom.
- 9) **WALL PAINTING** : snowcem on outside wall and inside wall shall be finished with wall putty.
- 10) **WATER SUPPLY** : water source, municipal water supply with Tata P.V.C. pipe and underground and overhead water reservoir and distribution through pump and motor.
- 11) **Stair case and landing** shall be finished with marble and guard railing on the side.
- 12) **Sewerage** : sewerage line shall be finished with supreme.
- 13) **Roof tiles.**

**NOTE** : Extra cost shall have to be paid against any extra work by each flat Owners in respect of their respective flat.

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

SIGNED, SEALED AND DELIVERED

at Kolkata in the presence of: -



I-7, I of mandani Banerjee  
by the son of Anindan Chatterjee

Jayanta Banerjee

Rama Banerjee

WITNESSES: -

1) *Yyati Choudhury*  
10, Deb Narayan ~~Chatterjee~~ Lane  
Kolkata - 4

*Shelly Choudhury*

-----  
SIGNATURE OF THE OWNERS

G. K. ASSOCIATES

2) *B. Banerjee*  
65 ~~77~~ G. Bose Sarani  
Kolkata - 7000-88

G. K. ASSOCIATES

*[Signature]*  
Partner

G. K. ASSOCIATES

*[Signature]*  
Partner

-----  
SIGNATURE OF THE DEVELOPER



MEMO OF CONSIDERATION

RECEIVED from the within named Developer a sum of Rs.2,00,000/- (Rupees Two Lakh) only as part payment of the entire consideration as per memo given below :-

SL	Cheque	Bank Name & Branch	Date	Amount
1.	887992	Axis Bank Ltd.,	17/07/2020	Rs.1,00,000/-
2.	887993	Axis Bank Ltd.,	17/07/2020	Rs. 50,000/-
3.	887994	Axis Bank Ltd.,	17/07/2020	Rs. 50,000/-
			Total	<u>Rs.2,00,000/-</u>

(Rupees Two Lakh only)

WITNESSES:-

1) *Gyanta Chowdhary*  
10, Deb Narayan Dashe  
Kolkata

*LTI of Mandating  
Committee By the Per of  
Arindam Chatterjee*

*Gyanta Banerjee*  
Rama Banerjee

2) *Koustav Banerjee*  
6B J. G. Bose Sarani  
Kolkata-700085

*Shelly Chowdhary*

-----  
SIGNATURE OF THE OWNERS

## DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT we, 1) SMT MANDAKINI BANERJEE, PAN - FBOPB6607Q, Mob No. - 6291221768, wife of Late Bireswar Banerjee, by occupation - Housewife, 2) SRI JAYANTA BANERJEE, PAN - AZNPB6877E, Mob No. - 6291945694, Aadhaar No. - 534451393041, son of Late Bireswar Banerjee, by occupation - Service, 3) RAMA BANERJEE, PAN - AYMPB2026R, Mob No. - 9830188054, Aadhaar No. - 3758 7523 7041, daughter of Late Bireswar Banerjee, by occupation - Housewife, residing at 65, K.G. Bose Sarani, Post Office - K.G. Bose Sarani, Police Station - Beliaghata, Kolkata - 700085, District - 24 Parganas (South) and 4) SMT SHELLY CHOWDHURY, PAN - AOOPC4364F, Mob No. - 9681322107, Aadhaar No. - 8636 4831 0942, wife of Jyoti Chowdhury and daughter of Late Bireswar Banerjee, by occupation - Housewife, residing at 10, Debnarayan Das Lane, Shyambazar Mall, Post office - Shyambazar, Police Station - Ultadanga, Kolkata - 700004, District - Kolkata, all by faith - Hindu, by Nationality - Indian, hereinafter collectively called and referred to as the PRINCIPALS/ EXECUTANTS/ OWNERS do hereby send greetings.

WHEREAS we are the Owners of piece and parcel of Bastu land measuring more or less 3 (three) Cottans 8 (eight) Chittacks together with structure standing thereon within the limits of the Kolkata Municipal Corporation being Municipal premises No. 65, K.G. Bose Sarani (formerly known as Talpukur Road), Police Station - Beliaghata, Municipal Ward No. - 035, Assessee No. - 110351500876, Kolkata - 700085, District - 24 Parganas (South), described in the Schedule "A" hereunder written.

AND WHEREAS by a Development Agreement executed by us as OWNERS of the ONE PART and G.K. ASSOCIATES, PAN - AAQFG1716M, a partnership firm having its registered office at P-59, Sector - A, Metropolitan Co-operative Housing Society Limited, Canal South Road, Post Office - Dhapa, Police Station - Pragati Maidan (formerly Tiljala) Kolkata - 700105, District - 24 Parganas (South) represented by its two partners namely; 1) SRI SANJIB PODDER PAN - AFTPP4576N, Aadhaar No. - 2502 8849 1523, Mob No. - 9830088827, son of Late Sukhendra Lal Podder, by faith - Hindu, By Occupation - Business, by nationality - Indian, residing at P-57, Sector - B, Metropolitan Co-Operative Housing Society Ltd., Canal South Road, Post Office - Dhapa, Police Station - Pragati Maidan (formerly Tiljala), Kolkata - 700105, District - 24 Parganas (South), 2) SRI SUVANKAR DHAR, PAN - AJXPD0612K, Aadhaar No. - 6636 5599 7197, Mob No. - 9830382999, son of Late Sitanshu Dhar, by faith - Hindu, By Nationality - Indian, by Occupation - Business, residing at P-179, Sector - A, Metropolitan Co-operative Housing Society Ltd., Canal South Road, Post Office - Dhapa, Police Station - Pragati Maidan, Kolkata - 700105, District - 24 Parganas (South), hereinafter called and referred to as the "DEVELOPER" of the OTHER PART, we have appointed the Developer to develop the said property, morefully and particularly detailed below in the Schedule "A" on the basis of the terms and conditions contained in the said Registered Development Agreement mentioned above.

AND WHEREAS to give effect to the said Agreement, it is necessary to execute a Power of Attorney in favour of the Developer to complete the said project at the earliest.

NOW THESE PRESENTS WITNESSETH that we 1) SMT MANDAKINI BANERJEE, PAN - FBOPB6607Q, Mob No. - 6291221768, wife of Late Bireswar Banerjee, by occupation - Housewife, 2) SRI JAYANTA BANERJEE, PAN - AZNPB6877E, Mob No. - 6291945694, Aadhaar No. - 534451393041, son of Late Bireswar Banerjee, by

occupation - Service, 3) RAMA BANERJEE, PAN - AYMPB2026R, Mob No. - 9830188054, Aadhaar No. - 3758 7523 7041, daughter of Late Bireswar Banerjee, by occupation - Housewife, residing at 65, K.G. Bose Sarani, Post Office - K.G. Bose Sarani, Police Station - Beliaghata, Kolkata - 700085, District - 24 Parganas (South) and 4) SMT SHELLY CHOWDHURY, PAN - AOOPC4364F, Mob No. - 9681322107, Aadhaar No. - 8636 4831 0942, wife of Jyoti Chowdhury and daughter of Late Bireswar Banerjee, by occupation - Housewife, residing at 10, Debnarayan Das Lane, Shyambazar Mall, Post office - Shyambazar, Police Station - Ultadanga, Kolkata - 700004, District - Kolkata, all by faith - Hindu, by Nationality - Indian, do hereby nominate, constitute and appoint 1) SRI SANJIB PODDER, PAN - AFTPP4576N, Aadhaar No. - 2502 8849 1523, Mob No. - 9830088827, son of Late Sukhendra Lal Podder, by faith - Hindu, By Occupation - Business, by nationality - Indian, residing at P-57, Sector - B, Metropolitan Co-Operative Housing Society Ltd., Canal South Road, Post Office - Dhapa, Police Station - Pragati Maidan (formerly Tiljala), Kolkata - 700105, District - 24 Parganas (South), 2) SRI SUVANKAR DHAR, PAN - AJXPD0612K, Aadhaar No. - 6636 5599 7197, Mob No. - 9830382999, son of Late Sitanshu Dhar, by faith - Hindu, By Nationality - Indian, by Occupation - Business, residing at P-179, Sector - A, Metropolitan Co-operative Housing Society Ltd., Canal South Road, Post Office - Dhapa, Police Station - Pragati Maidan, Kolkata - 700105, District - 24 Parganas (South), both partners of G.K. ASSOCIATES, PAN - AAQFG1716M, a partnership firm having its registered office at P-59, Sector - A, Metropolitan Co-operative Housing Society Limited, Canal South Road, Post Office - Dhapa, Police Station - Pragati Maidan (formerly Tiljala) Kolkata - 700105, District - 24 Parganas (South), to be our true and lawfully attorney to do and execute and perform all or any of the following acts, deeds, matters and things in respect of the property, detailed below in the Schedule "A".

- 1) To take necessary steps to look after the said property detailed below in the Schedule "A" during the period of construction as per Sanction Plan.
- 2) To prepare the plan or modified plan for construction of the building in respect of the said property on our behalf and to sign and execute the said proposed plan or modified plan or any other plan or any supplementary plan or any other documents for obtaining the said plan in our name and on our behalf and to submit the same to the Kolkata Municipal Corporation for sanction and to obtain the said sanction plan on our behalf.

- 3) To apply for and obtain No Objection Certificate and/or Completion Certificate and/or Occupation Certificate in respect of the said building after completion of the project.
- 4) To negotiate on terms for and to agree to and enter into any Agreement for Sale, Transfer, boundary declaration, supplementary agreement etc. in respect of the allotment of the Developer only with any Purchaser or Purchasers or transferee at such price which our said attorney in our absolute discretion thinks proper and/or cancel and/or repudiate the same in respect of the Developer's Allocation together with the undivided proportionate share of land as mentioned in the Development Agreement or Supplementary Agreement.
- 5) To receive from the Purchaser or Purchasers or transferee any earnest money and/or balance of purchase money in respect of the sale of Developer's Allocation together with the undivided proportionate share of land and to issue valid receipt for the same.
- 6) To sign and execute all conveyance deeds, instruments or any other related deed rectification deed etc. which our said Attorney shall consider necessary in respect of the Developer's Allotment of our said property and to do all other work for conveying the said property allotted to the Developer as we could do ourselves as personally present.
- 7) To sign and present any such conveyance or conveyances or any deed of transfer, boundary declaration or any other document for registration in respect of the Developer's Allotment and to admit execution and receipt of consideration before the sub-registrar or registrar having authority for and to have the said deed registered according to law in respect of the Developer's allotment.
- 8) To obtain KIT clearance and/or any other clearance certificate from the competent authority and to complete the construction of the building according to the sanction plan of the Kolkata Municipal Corporation.

- 9) To approach, appear, represent and carry on correspondence with any authority and to deposit requisite amounts before any authority or authorities including Government, Municipalities, town planning departments etc. in connection with the development, construction and/or completion of the said project.
- 10) To do all things necessary for the purpose of construction of the building and to apply for and obtain from the competent authority any permits for cement, steel and other materials or any other things which are necessary for carrying out the said construction work on our behalf.
- 11) To apply for and to execute necessary document on our behalf as an when required to obtain electricity, water connection, drainage connection from any competent authority and to execute necessary documents for installation of electrical equipment and/or supply of water to the entire premises and to install separate electric meter for apartment after completion of construction of building.
- 12) To take all necessary steps before the competent Court of law if required in respect of my property and to save our right, title and interest and to appoint any lawyer on our behalf before the Ld. Court and to sign and verify and execute all pleadings, affidavits, petitions, representations, applications, appeals, revision, review petitions in connection with any suit, proceeding, appeal, revision, review before any judicial authority, or any other person for and on our behalf.
- 13) To represent us before the office concern including Kolkata Municipal Corporation and to sign and execute all papers, documents on our behalf before the Kolkata Municipal Corporation in respect of the property detailed below in the Schedule and to appear in all hearing before the competent authority for mutation and/or to file any objection or appeal on our behalf or to file any objection against the excess valuation if any by the Kolkata Municipal Corporation and/or to prepare any appeal before the appropriate authority and to represent us in any hearing of any case before any authority in respect of the property detailed below in the Schedule with proper intimation.

- 14) To demolish the existing building for construction of new building at Developer's risk and cost.
- 15) Generally to do and perform all acts, deeds, things, matters necessary for all or any of the aforesaid purposes and to give full effect thereto.
- 16) We hereby agree to ratify and confirm whatsoever the said attorney shall do in relation to the premises by virtue of these presents and whereby declare that we shall not do anything inconsistent with the Power of Attorney.
- 17) To do all other works to develop the said property and to construct building thereon which our constituted attorney shall lawfully think, fit and proper.
- 18) We, hereby declare that the powers and authorities hereby given will be in force till the said property is fully and properly developed as per Development Agreement and in accordance with the statutory provisions, rules and regulations and/or transfer and/or conveyance of the flats are conveyed to the proposed Purchasers in respect of the allotment/allocation of the Developer mentioned in the Development Agreement.

AND we, do hereby agree and ratify all acts, deeds, matters and things lawfully done by our said attorney which shall be construed as act, deeds, matters and things done by us and we undertake to ratify and confirm all and whatsoever our said Attorney shall lawfully do or caused to be done for as by virtue of the power hereunder given.

SCHEDULE "A" PROPERTY

(ENTIRE PROPERTY)

ALL THAT piece and parcel of Bastu land measuring more or less 3 (three) Cottahs 8 (eight) Chittacks together with two storied building standing thereon measuring more or less 1200 Square Feet i.e. 600 Square Feet situated on the Ground Floor and 600 Square Feet situated on the 1<sup>st</sup> Floor used for residential purpose, having cemented floor, within the limits of the Kolkata Municipal Corporation being Municipal premises No. 65, K.G. Bose Sarani (formerly known as Talpukur Road), Police Station -

Beliaghata, Municipal Ward No. - 035, Assessee No. - 11-035-1500-87-6, Kolkata - 700085, A.D.S.R. at Sealdah, District - 24 Parganas (South), and all other easement and appurtenances thereto, which is butted and bounded as follows :-

ON THE NORTH : By premises No. 64, K.G. Bose Sarani,  
 ON THE SOUTH : By 30'-0" feet wide K.G. Bose Sarani,  
 ON THE EAST : By premises No. 66, K.G. Bose Sarani,  
 ON THE WEST : By 9'-0" feet wide private passage.

SCHEDULE "B" PROPERTY  
(OWNERS'S ALLOCATION)

ALL THAT the Owners shall be allotted 50% of the total F.A.R. i.e. 50% share of the Ground Floor (i.e. consist with 25% front portion and 25% Back portion), Entire 1<sup>st</sup> Floor & Entire 2<sup>nd</sup> Floor of the proposed G+IV storied building within the limits of the Kolkata Municipal Corporation being Municipal Premises No. 65, K.G. Bose Sarani, Police Station - Beliaghata, Municipal Ward No. - 035, Kolkata - 700085, A.D.S.R. at Sealdah, District - 24 Parganas (South), and all other easement and appurtenances thereto and the Owners shall get Rs.5,00,000/- (Rupees Five Lakh) only as nonrefundable amount (i.e. Rs.2,00,000/- only at the time of signing this Agreement and Rs.3,00,000/- only at the time of shifting and getting vacant position).

SCHEDULE "C" PROPERTY  
(DEVELOPER'S ALLOCATION)

ALL THAT the Developer shall be allotted rest 50% of the total F.A.R. of the proposed G+IV storied building (save and except Owners Allocation) within the limits of the Kolkata Municipal Corporation being the portion of Municipal Premises No. 65, K.G. Bose Sarani, Police Station - Beliaghata, Municipal Ward No. - 035, Kolkata - 700085, A.D.S.R. at Sealdah, District - 24 Parganas (South), and all other easement and appurtenances thereto.



IN WITNESSES WHEREOF we, the Executants hereto put our signature hereto have hereunto set and subscribed their respective hands and seals on the day, month and year above written.

SIGNED, SEALED AND DELIVERED

at Kolkata In the presence of :-

WITNESSES :-

- 1) *Syuti Choudhury*
- 2) *Del Narayan Das*  
*Kolkata*

*LTI of Mandarini Banerjee*  
*by the Pen of Arindam Chatterjee*  
*25.11.2020*

*Jayanta Banerjee*

*Rama Banerjee*

*Shelly Choudhury*

- 2) *Koushik Banerjee*

*6B, G. Bose Street*  
*Kolkata - 700088*

SIGNATURE OF THE EXECUTANTS/OWNERS

G. K. ASSOCIATES

*[Signature]*  
Partner

G. K. ASSOCIATES

*[Signature]*  
Partner

SIGNATURE OF ATTORNEY/AcCEPTANT












Drafted by: -

*Arindam Chatterjee*

**ARINDAM CHATTERJEE**

Advocate,  
Enrolment No. - F/2176/2017  
Sealdah Civil Court  
Kolkata - 700014.







SPECIMEN FOR TEN FINGER PRINT

	L E F T	Thumb	Fore Hand	Middle Right	Ring	Little
						
	R I G H T	Thumb	Fore Hand	Middle Right	Ring	Little
						

Name: .....

Signature: .....

*LTC of Mandamini Banerjee  
by the pen of Arindam Chatterjee  
25.11.2020.*

	L E F T	Thumb	Fore Hand	Middle Right	Ring	Little
						
	R I G H T	Thumb	Fore Hand	Middle Right	Ring	Little
						

Name: *JAYANTA BANERJEE*












Signature: *Jayanta Banerjee*

	L E F T	Thumb	Fore Hand	Middle Right	Ring	Little
						
	R I G H T	Thumb	Fore Hand	Middle Right	Ring	Little
						

Name: *Rama Banerjee*





Signature: *Rama Banerjee*

**SPECIMEN FOR TEN FINGER PRINT**

	L E F T	Thumb	Fore Hand	Middle Right	Ring	Little
						
		Thumb	Fore Hand	Middle Right	Ring	Little
	R I G H T					







Name: Shelly Choudhury

Signature: Shelly Choudhury

	L E F T	Thumb	Fore Hand	Middle Right	Ring	Little
						
		Thumb	Fore Hand	Middle Right	Ring	Little
	R I G H T					

Name: ANIL PODDAR

Signature: Anil Poddar

	L E F T	Thumb	Fore Hand	Middle Right	Ring	Little
						
		Thumb	Fore Hand	Middle Right	Ring	Little
	R I G H T					

Name: Anwar Shor

Signature: Anwar Shor

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

FBOPB6607Q



नाम / Name  
MANDAKINI BANERJEE

पिता का नाम / Father's Name  
CHARU CHANDRA BHATTACHARJEE

जन्म तिथि / Date of Birth  
01/01/1934

हस्ताक्षर / Signature

LTI OF Mandakini Banerjee  
By the ren of  
Arindam Chatterjee.



G. K. ASSOCIATES

*[Handwritten Signature]*  
Partner

G. K. ASSOCIATES

*[Handwritten Signature]*  
Partner

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SANJIB PODDER  
SUKHENDRA LAL PODDER  
15/06/1980

Permanent Account Number  
AFTPP4576N

Signature 



*Sanjib Podder*

*In case this card is lost / damaged, kindly inform / notify to*  
Income Tax PAN Services Unit, I/T/PSI,  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614

*यदि इस कार्ड को खोने का / क्षतिग्रस्त होने का / सूचना देना / सूचना देना*  
आयकर PAN सेवा यूनिट, I/T/PSI,  
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,  
नवी मुंबई - 400 614



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

GRN: 19-202021-014478084-1

Payment Mode Online Payment

GRN Date: 24/11/2020 17:40:23

Bank : State Bank of India

BRN : IK0AUZPIT3

BRN Date: 24/11/2020 17:41:07

DEPOSITOR'S DETAILS

Id No. : 2001509578/11/2020  
(Query No./Query Year)

Name : Srijob Sundar Adhya

Contact No. :

Mobile No. : +91 9804182673

E-mail :

Address : 1012 S C ROAD HOW/2

Applicant Name : Mr Sanjay Sarkar

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Power of Attorney Payment No 11

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	2001509578/11/2020	Property Registration- Stamp duty	0030-02-103-003-02	39971
2	2001509578/11/2020	Property Registration- Registration Fees	0030-03-104-001-16	5028
<b>Total</b>				<b>44999</b>

In Words : Rupees Forty Four Thousand Nine Hundred Ninety Nine only









Government of West Bengal

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

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







Signature / LTI Sheet of Query No/Year 16062001509578/2020



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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Mandakini Banerjee 65, K. G. Bose Sarani, P.O:- K G Bose Sarani, P.S:- Beliaghata, District:-South 24- Parganas, West Bengal, India, PIN - 700085	Principal			LTI of Mandakini Banerjee Prin of Ainabam Chatterjee 25.11.2020
2	Shri Jayanta Banerjee 65, K. G. Bose Sarani, P.O:- K G Bose Sarani, P.S:- Beliaghata, District:-South 24- Parganas, West Bengal, India, PIN - 700085	Principal			Jayanta Banerjee 25/11/2020
3	Rama Banerjee 65, K. G. Bose Sarani, P.O:- K G Bose Sarani, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN - 700085	Principal			Rama Banerjee 25.11.20



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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt Shelly Chowdhury 10, Debnarayan Bas Lane, Shyambazar Mall, P.O:- Shyambazar, P.S:- Ultadanga, District:- Kolkata, West Bengal, India, PIN - 700004	Principal			Shelly Chowdhury 25.11.2020
5	Shri Sanjib Podder P-57, Sector - B, Metropolitan Co-operative Housing Society Ltd., Canal South Rd, P.O:- Dhapa, P.S:- Tiljala, District:- South 24-Parganas, West Bengal, India, PIN - 700105	Representative of Attorney [G. K. Associates]			Sanjib Podder 25/11/2020
6	Shri Suvankar Dhar P-179, Sector - A, Metropolitan Co-operative Housing Society Ltd., Canal South Rd, P.O:- Dhapa, P.S:- Tiljala, District:- South 24-Parganas, West Bengal, India, PIN - 700105	Representative of Attorney [G. K. Associates]			Suvankar Dhar 25/11/2020

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Arindam Chatterjee Son of Late Ranjit Chatterjee Sealdah Civil Court, P.O:- Entaly, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700014	Smt Mandakini Banerjee, Shri Jayanta Banerjee, Rama Banerjee, Smt Shelly Chowdh Shri Sanjib Podder, Shri Suvankar Dhar			<i>Arindam Chatterjee</i> 25.11.2020

(Kaushik Ray)  
 ADDITIONAL DISTRICT  
 SUB-REGISTRAR  
 OFFICE OF THE A.D.S.R.  
 SEALDAH  
 South 24-Parganas, West  
 Bengal

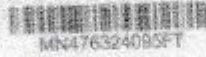


ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

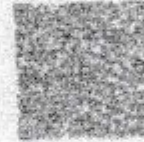
অধিকাংশের আই ডি / Enrollment No.: 1040/19549/38623

To  
 শ্রীঃ পোদার  
 SANJIB PODDER  
 P575EC-8 CANAL SOUTH ROAD  
 METROPOLITAN HOUSING SOCIETY  
 Dhaka S.O  
 South Twenty Four Parganas  
 West Bengal 730105

250288491523



M0476324095FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**2502 8849 1523**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 Government of India



শ্রীঃ পোদার  
 SANJIB PODDER  
 পিতা : সুখেন্দ্রলাল পোদার  
 Father : SUKHENDRALAL PODDER  
 জন্ম তারিখ / DOB : 15/06/1980  
 লিঙ্গ / Male



**2502 8849 1523**

আধার - সাধারণ মানুষের অধিকার

*Sanjib Podder*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SUVANKAR DHAR  
SITANSHU DHAR

01/01/1980  
Panhandle Account Number  
AJXPD0612K

*Suvankar Dhar*

Signature



*Suvankar Dhar*

ভারত সরকার  
Government of India



সুবকার ধর  
SUVARAKAR DHAR  
পিতা : সিরাসু ধর  
Father: Sirasahu Dhar  
জন্মতারিখ / DOB: 01/01/1980  
পুরুষ / Male



6636 5599 7197


আধার - সাধারণ মানুষের অধিকার


আধার  
Unique Identification Authority of India


ঠিকানা:  
১৭২, সেক্টর-৫, মেট্রোপলিটন  
কো-অপারেটিভ হাউসিং সোসাইটি,  
কানেল সাউথ রোড, কোলকাতা  
(৫ম বি), কোলকাতা, ধালা,  
পশ্চিম বঙ্গ, 700105

Address:  
179, SEC-A, METROPOLITAN  
CO-OPERATIVE HSG SOCIETY,  
CANAL SOUTH ROAD, Kolkata  
(mc), Kolkata, Dhapa, West  
Bengal, 700105

6636 5599 7197

  
1800 300 1947

  
help@uidai.gov.in

  
www.uidai.gov.in

Suvarakar Dhar

Suvarakar Dhar



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 22 / 155 / 213121

পরিচয় পত্র



Elector's Name

নির্বাচকের নাম

Banerjee Mandakini

বরেন্দ্রাণী মন্দাকিনী

Father/Mother/  
Husband's Name

পিতা/মাতা/স্বামীর নাম

Breahwar

বিরেশ্বর

Sex

স্বাভা

F

স্ত্রী

Age as on 1.1.1995

১১.১১.১৯৯৫-এ বয়স

81

৮১

District Registrar, Jhargram

District - Jhargram

*Handwritten signature*

*Handwritten signature*

LTI OF Mandakini Banerjee Mandakini Baverger  
By the Pen of  
Arindam Chatterjee -  
25.11.2016

Address

65 Talpukur Road, (K.G. Bose Sarani),  
Calcutta.

ঠিকানা

৬৫ তালপুকুর রোড, (কে.জি.বোস সারানী),  
কলিকাতা ১

Facsimile Signature  
Electoral Registration Officer

নির্বাচন নিবন্ধন কর্মসূচিক

For 155-Beliaghata

Assembly Constituency

১৫৫, বেলঘাটা

বিধানসভা বিধান কেন্দ্র

Place

Calcutta

স্থান

কলিকাতা

Date

03.08.95

তারিখ

০৩.০৮.৯৫

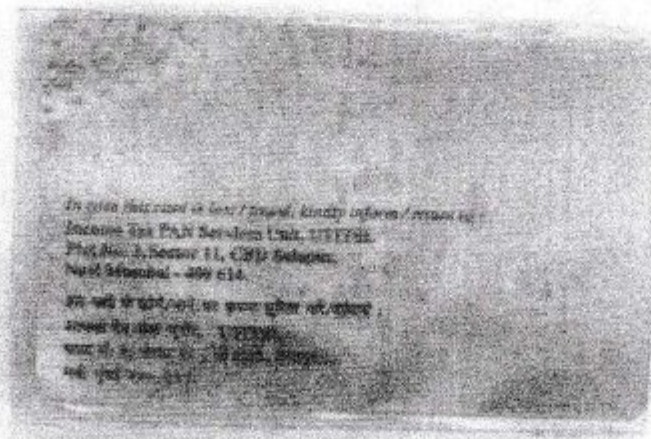
District Registrar, Jhargram  
District - Jhargram

*Handwritten signature*

*Handwritten signature*  
21/07/2016



Jayanta Banerjee





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

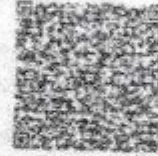
ভারত সরকার

Unique Identification Authority of India  
Government of India

আপনার আই DS/Enrollment No.: 1040/19617/34451

To  
জয়ন্তা বানার্জী  
Jayanta Banerjee  
65 K.G. BOSE SARANI  
K.G Bose Sarani S.O  
K.g Bose Sarani Kolkata  
West Bengal 700085

193000  
MN158305114DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**5344 5139 3041**

আধার - সাধারণ মানুষের অধিকার



জয়ন্তা বানার্জী  
Jayanta Banerjee  
পিতা : বিজয় বানার্জী  
Father : BIRESWAR BANERJEE  
জন্ম বর্ষ / Year of Birth : 1960  
সুত্র / Male



**5344 5139 3041**

আধার - সাধারণ মানুষের অধিকার

Jayanta Banerjee





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

**INFORMATION**

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

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

1583058



গভর্নমেন্ট অফ ইন্ডিয়া - প্রাধিকরণ

ঠিকানা:  
 ৬৫, কে.জি. বোস সরানী, কে.জি.  
 বোস সরানী, কোলকাতা, পশ্চিমবঙ্গ,  
 ৭০০০৪৫

Address:  
 65, K.G. BOSE SARANI, K.G  
 Bose Sarani S.O, K.g Bose  
 Sarani, Kolkata, West  
 Bengal, 700085

1587  
1932 193 1947

1587  
1932 193 1947

1587  
1932 193 1947

1587  
1932 193 1947



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAMA BANERJEE  
BIRESWAR BANERJEE  
07/02/1953



Permanent Account Number

AYMPB2026R

*Rama Banerjee*

Signature



*Rama Banerjee*



ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

অনৈচ্ছিক আইডি / Enrolment No. : 0864/20032/41301

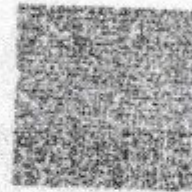
To:  
 Rama Banerjee  
 ১৫ নং পল্লী  
 ৪৫  
 K.G. BOSE SARANI  
 K.G Bose Sarani S.O  
 K.g Bose Sarani, Kolkata,  
 West Bengal - 700085  
 8830188254

14/10/2012

69134839



KA691348399FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

**3758 7523 7041**

আমার আধার, আমার পরিচয়

ভারত সরকার  
 Government of India

১৫ নং পল্লী  
 Rama Banerjee  
 ৪৫ / ৪৫ / ৪০৫, ৪৫০০৮৫  
 পল্লী / Panna

3758 7523 7041



আমার আধার, আমার পরিচয়

Rama Banerjee  
 Rama Banerjee

आयकर विभाग  
INCOME TAX DEPARTMENT  
SHELLY CHOWDHURY  
BINESWAR BANERJEE  
19/07/1990  
PAN CARD NUMBER  
AOPRC4364F  
भारत सरकार  
GOVT. OF INDIA



Shelly chowdhury

Shellychowdhury



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

GOVERNMENT OF INDIA

Enrollment No.: 0850/10231/00469

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

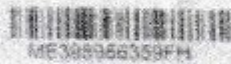
INFORMATION

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

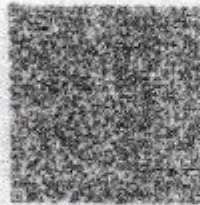
To

Shelly Chowdhury  
 C/O Jyoti Chowdhury  
 10 Debnarayan Das Lane  
 Shyambazar Mail  
 Shyambazar Mail  
 Kolkata Kolkata  
 West Bengal 700004  
 9681322107

07/07/2013



ME3089958358FH



आपका आधार क्रमांक / Your Aadhaar No. :

8636 4831 0942

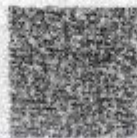
मेरा आधार, मेरी पहचान

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार  
Government of India

Shelly Chowdhury  
 DOB: 10/07/1960  
 Female



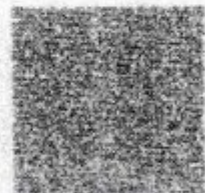
8636 4831 0942

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address: C/O Jyoti Chowdhury, 10,  
 Debnarayan Das Lane, Shyambazar  
 Mail, Kolkata, Shyambazar Mail, West  
 Bengal, 700004



8636 4831 0942



121



192 @ uidai.gov.in



www.uidai.gov.in

Shelly Chowdhury

### Major Information of the Deed

Deed No :	I-1606-03011/2020	Date of Registration	27/11/2020
Query No / Year	1606-2001509578/2020	Office where deed is registered	
Query Date	20/11/2020 11:09:04 AM	1606-2001509578/2020	
Applicant Name, Address & Other Details	Sanjay Sarkar Sealdah Civil Court, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9831931484, Status : Solicitor firm		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,92,74,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,071/- (Article:48(g))	Rs. 5,028/- (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:- Beliaghata, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: K. G. Bose Sarani, , Premises No: 65, , Ward No: 035 Pin Code : 700085

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 8 Chatak	1/-	1,83,74,999/-	Width of Approach Road: 30 Ft.,
<b>Grand Total :</b>				<b>5.775Dec</b>	<b>1 /-</b>	<b>183,74,999 /-</b>	

#### 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.	1/-	9,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1200 sq ft</b>	<b>1 /-</b>	<b>9,00,000 /-</b>	

**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Smt Mandakini Banerjee</b>  Wife of Late Bireswar Banerjee 65, K. G. Bose Sarani, P.O:- K G Bose Sarani, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700085 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FBxxxxxx7Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/11/2020  , Admitted by: Self, Date of Admission: 25/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/11/2020  , Admitted by: Self, Date of Admission: 25/11/2020 ,Place : Pvt. Residence</p>
2	<p><b>Shri Jayanta Banerjee</b>  Son of Late Bireswar Banerjee 65, K. G. Bose Sarani, P.O:- K G Bose Sarani, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700085 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AZxxxxxx7E, Aadhaar No: 53xxxxxxxx3041, Status :Individual, Executed by: Self, Date of Execution: 25/11/2020  , Admitted by: Self, Date of Admission: 25/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/11/2020  , Admitted by: Self, Date of Admission: 25/11/2020 ,Place : Pvt. Residence</p>
3	<p><b>Rama Banerjee</b>  Daughter of Late Bireswar Banerjee 65, K. G. Bose Sarani, P.O:- K G Bose Sarani, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700085 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYxxxxxx6R, Aadhaar No: 37xxxxxxxx7041, Status :Individual, Executed by: Self, Date of Execution: 25/11/2020  , Admitted by: Self, Date of Admission: 25/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/11/2020  , Admitted by: Self, Date of Admission: 25/11/2020 ,Place : Pvt. Residence</p>
4	<p><b>Smt Shelly Chowdhury</b>  Daughter of Late Bireswar Banerjee 10, Debnarayan Bas Lane, Shyambazar Mall, P.O:- Shyambazar, P.S:- Ultadanga, District:-Kolkata, West Bengal, India, PIN - 700004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOxxxxxx4F, Aadhaar No: 86xxxxxxxx0942, Status :Individual, Executed by: Self, Date of Execution: 25/11/2020  , Admitted by: Self, Date of Admission: 25/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/11/2020  , Admitted by: Self, Date of Admission: 25/11/2020 ,Place : Pvt. Residence</p>

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>G. K. Associates</b>  P-59, Sector- A, Metropolitan Co-operative Housing, Canal South Rd, P.O:- Dhapa, P.S:- Tiljala, District:-South 24 -Parganas, West Bengal, India, PIN - 700105 , PAN No.:: AAxxxxxx6M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Shri Sanjib Podder (Presentant )</b>  Son of Late Sukhendra Lal Podder P-57, Sector - B, Metropolitan Co-operative Housing Society Ltd., Canal South Rd, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx6N, Aadhaar No: 25xxxxxxxx1523 Status : Representative, Representative of : G. K. Associates (as Partner)</p>

2 **Shri Suvankar Dhar**

Son of Late Sitanshu Dhar P-179, Sector - A, Metropolitan Co-operative Housing Society Ltd., Canal South Rd, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx2K, Aadhaar No: 66xxxxxxxx7197 Status : Representative, Representative of : G. K. Associates (as Partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Arindam Chatterjee</b> Son of Late Ranjit Chatterjee Sealdah Civil Court, P.O:- Entaly, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700014			

Identifier Of Smt Mandakini Banerjee, Shri Jayanta Banerjee, Rama Banerjee, Smt Shelly Chowdhury, Shri Sanjib Podder, Shri Suvankar Dhar



On 23-11-2020

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 1,92,74,999/-



Kaushik Ray

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

South 24-Parganas, West Bengal

On 25-11-2020

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

Presented for registration at 18:34 hrs on 25-11-2020, at the Private residence by Shri Sanjib Podder .

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

Execution is admitted on 25/11/2020 by 1. Smt Mandakini Banerjee, Wife of Late Bireswar Banerjee, 65, Road: K. G. Bose Sarani, , P.O: K G Bose Sarani, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession House wife, 2. Shri Jayanta Banerjee, Son of Late Bireswar Banerjee, 65, Road: K. G. Bose Sarani, , P.O: K G Bose Sarani, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession Service, 3. Rama Banerjee, Daughter of Late Bireswar Banerjee, 65, Road: K. G. Bose Sarani, , P.O: K G Bose Sarani, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession House wife, 4. Smt Shelly Chowdhury, Daughter of Late Bireswar Banerjee, 10, Debnarayan Bas Larie, Shyambazar Mall, P.O: Shyambazar, Thana: Ultadanga, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession House wife

Identified by Arindam Chatterjee, . . Son of Late Ranjit Chatterjee, Sealdah Civil Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 25-11-2020 by Shri Sanjib Podder, Partner, G. K. Associates (Partnership Firm), P-59, Sector- A, Metropolitan Co-operative Housing, Canal South Rd, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105

Identified by Arindam Chatterjee, . . Son of Late Ranjit Chatterjee, Sealdah Civil Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 25-11-2020 by Shri Suvankar Dhar, Partner, G. K. Associates (Partnership Firm), P-59, Sector- A, Metropolitan Co-operative Housing, Canal South Rd, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105

Identified by Arindam Chatterjee, . . Son of Late Ranjit Chatterjee, Sealdah Civil Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate



Kaushik Ray

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

South 24-Parganas, West Bengal

On 27-11-2020

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 Registrar Fees payable for this document is Rs 5,028/- ( B = Rs 5,000/- , E = Rs 28/- ) and Registration Fees paid by Cash Rs 5/- by online = Rs 5,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/11/2020 5:41PM with Govt. Ref. No: 192020210144780841 on 24-11-2020, Amount Rs: 5,028/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AUZPIT3 on 24-11-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,071/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 39,971/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 21896, Amount: Rs.100/-, Date of Purchase: 06/10/2020, Vendor name: ABHIJIT SARKAR

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/11/2020 5:41PM with Govt. Ref. No: 192020210144780841 on 24-11-2020, Amount Rs: 39,971/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AUZPIT3 on 24-11-2020, Head of Account 0030-02-103-003-02



**Kaushik Ray**

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

Registration under section 60 and Rule 69.

Book - I

Number 1606-2020, Page from 128232 to 128283

No 160603011 for the year 2020.



Digitally signed by KAUSHIK ROY  
Date: 2020.12.01 15:31:16 +05:30  
Reason: Digital Signing of Deed.

(Kaushik Ray) 2020/12/01 03:31:16 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.

(This document is digitally signed.)