भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL D 892641

8NO. 133831/2018.

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

District Sub-Registrar-I
Alipore South 24 Pargan

25 JUN 2018

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this the 25th day of June 2018 (Two Thousand Eighteen)

BETWEEN

Kusum H. Mody

Swapan Kumar Mukherjee

Sl. No. 8252 Dt. ..... Rupees - 5000/-

M/s. Sri / Smt. Partha Pratim Mazumder (Adv)

Address- Alipore Judges Court.

P.S. Kol 27.

Vendor

Santosh Kr. Dey
ALIPORE POLICE COURT
Kolkata-27

Identified by
Dipendranath Jana
Son of Late B.C. Jana
47A, Balaram Bose 1st
Lane, P.S. + P.O. Bhowanipore
Kolkata - 700020

District Sub-Registrar-I
Alipore, South 24 Parganas

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(1) **SRI SWAPAN KUMAR MUKHERJEE**, having PAN : AEYPM2998F, son of Late Sankar Kumar Mukherjee, by occupation : Business, (2) **SMT. LALITA MUKHERJEE**, having PAN : ESYPM7264Q, wife of Late Sankar Kumar Mukherjee, by occupation : House-wife, both by faith : Hindu, both nationality : Indian, both are residing at 11/1A, Justice Dwarka Nath Road, Post Office & Police Station : Bhowanipore, Kolkata : 700020, hereinafter called and referred to as "the **OWNERS/FIRST PARTIES**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

MR. KIRAN H. MODY, having PAN : AEZPM8232K, son of Late Himmat Lal Mody, by occupation : Business, by faith : Hindu, by nationality : Indian, are residing at 9, Justice Dwarka Nath Road, Post Office & Police Station : Bhowanipore, Kolkata : 700020, being the sole proprietor of "**M/S. PRATIK DEVELOPERS**", having its registered Office at 13A, Justice Dwarka Nath Road, Kolkata : 700020, hereinafter called and referred to as "the **DEVELOPER/SECOND PARTY**" (which term or expression shall

Kiran H. mody
Swapan Kumar Mukherjee

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unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS :-

A. By virtue of a Deed of Family Settlement dated 21/05/1971 executed in between the heirs of erstwhile Owner PhanindraBhusanMukhapadhyay, one Sankar Mukherjee and his son Swapan Kumar Mukherjee, being the son and grandson of said PhanindraBhusanMukhapadhyay were jointly entitled to ALL THAT land measuring about 1 (One) Cottahs 8 (Eight) Chittacks 29 (Twenty-Nine) Square Feet more or less together with two storied Building thereon at Premises No.11/1A, Justice Dwarka Nath Road, Post Office and Police Station : Bhowanipore, Kolkata : 700020, to be held, enjoyed and possessed by them as absolute Owners without any interference from others. Said Deed was registered in the Office of the Joint Sub-Registrar of Alipore at Alipore and recorded in Book No.I, Volume No.55, Pages 174 to 185, Being No.2271, for the year 1971. Allotment of said Sankar Kumar Mukherjee and Swapan Kumar Mukherjee

Kisan.H. Mody

Swapan Kumar Mukherjee

District Sub-Registrar-1
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has been specifically described in **SCHEDULE – "KA"** and depicted by **"RED"** border in the **PLAN** annexed to the said Deed.

B. Being the Owners in the manner stated above said Sankar Kumar Mukherjee and Swapan Kumar Mukherjee mutated their names in respect of their said specific allotment in the Office of the Kolkata Municipal Corporation upon payment of all rent and taxes thereof being Assessee No.11-070-21-00525.

C. While in possession of the said property said Sankar Kumar Mukhapadhyay died intestate on 19/05/1990 leaving behind his wife and one son the Owner/First Party herein as his only heirs who jointly inherited the undivided half share of the said deceased at the said premises.

D. The Owners herein with a view to develop the said property by raising Building thereon approached the Developer to carry out the said project and considering the proposal the Developer has agreed and Parties hereto enter into this Agreement for Development under the following terms and conditions :-

-::**TERMS & CONDITIONS** ::-

1. The Developer shall construct Building on the land of the Owner at Premises No.11/1A, Justice Dwarka Nath Road,

Kiran H. Mody
Swapan Kumar Mukherjee

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Post Office & Police Station: Bhowanipore, Kolkata : 700020, as per PLAN to be approved by the Office of Kolkata Municipal Corporation after demolishing the existing structure thereon at his cost and initiative. Said property has been morefully described in **SCHEDULE – "A"** below.

2. Within 10 (Ten) days from the date of execution of this Agreement the Owners shall deliver the Xerox Copy of Title Deed, Mutation Certificate, up to date paid up tax bill and other documents relating to their good and marketable title to the property to the Developer against receipt.

3. Upon receipt of the said documents the Developer shall cause necessary searches and enquiry in respect of the said property at his cost and upon such searches if any defect of title or that of possession ever transpires then the Owners shall remove such defects at their cost.

4. The Developer shall thereafter prepare the Plan of proposed Building and obtain the sanction from the Office of the Kolkata Municipal Corporation at his cost. Within one

Kiran H. Mody
Swapan Kumar Mukherjee

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month from the date of intimation of such sanction of the Plan the Owners shall vacate the premises and handover the possession of their said property, described in **SCHEDULE** – **"A"** below to the Developer, free from all encumbrances.

5. Upon receipt of the vacant possession of the said premises the Developer shall demolish the existing structure thereat at his cost and appropriate the sale proceeds of the debris to which the Owners shall have no claim in any manner whatsoever.

6. Developer shall pay a sum of Rs25,000/- (Rupees Twenty-Five Thousand) only per month to the Owners for their alternative accommodation during the period of construction till the actual possession of Owners' Allocation is delivered to them as per terms of this Agreement which shall be on priority basis before delivering possession of developer's allocation.

7. Out of the total constructed area of the new Building the Developer shall handover two self-contained Flat having

Kiran H. Mody
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1000 (One Thousand) Square Feet built up area each one Car Parking Space having a minimum area of 120 (One Hundred Twenty) Square Feet more or less and a sum of Rs.5,00,000/- (Rupees Five Lac) only by cheque to the Owners towards consideration for the proportionate share in the land which are herein after referred to as the Owners' Allocation and described in **SCHEDULE – "B"** below. Said Owners Allocation should be shown by **"RED"** colour on a Photo Copy of the sanctioned plan and to be signed by both the Parties which will be treated as part of this Agreement.

8. Said Owners' Allocation should be constructed as per specification morefully described in **SCHEDULE – "D"** below. The Owners' shall have to pay the cost for any additional work beyond such specification before taking possession of said Owners' Allocation. No additional work would be carried out without written instruction of the Owner.

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Swapan Kumar Mukherjee.

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9. Out of the said consideration money as mentioned above the Developer shall pay a sum of Rs.5,00,000/- (Rupees Five Lac) only at the time of execution of this Agreement.

10. Remaining portion of the said Building comprising of Flats and Car Parking Spaces together with undivided proportionate share in the land and right to use the common areas and facilities morefully described in **SCHEDULE – "C"** below shall absolutely belong to the Developer in lieu of his investment with all rights transfer for consideration at his own discretion and choice. Said portion is hereinafter referred to as "the Developer's Allocation".

11. For the purpose of transferring the Developer's Allocation the Developer shall have right to advertise in the newspaper, make negotiations and enter into Agreement for such transfer with the intending Purchaser upon receipt of entire consideration or part thereof. The Owners shall have no claim over such sale proceeds so far the same relates to Developer's Allocation likewise the Owners also shall have right to enter into Agreement for their

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Swapan Kumar Mukherjee

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allotted portion with any Third Party to which the Developer shall have no claim in any manner whatsoever.

12. Subject to good and marketable title of the Owners and delivery of possession of the premises free from all encumbrances, the Developer shall deliver the possession of the said Owners' Allocation to the Owners' within 24 (Twenty-Four) months form the date of sanction of Building plan by Kolkata Municipal Corporation or getting the possession of premises whichever is later.

13. The Developer has purchased the Premises No.11/1B, Justice Dwarka Nath Road, which is contiguous to Premises No.11/1A, Justice Dwarka Nath Road, Post Office & Police Station : Bhowanipore, Kolkata : 700020. Developer shall have right to amalgamate the said two premises i.e. 11/1A and 11/1B, Justice Dwarka Nath Road, at his cost and the Owners herein shall remain bound to execute and present for registration of all deeds and documents which will be required for such amalgamation.

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Swapan Kumar Mukherjee

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14. It is agreed by and between the Parties hereto that after amalgamation even the number of the premises changes the terms of this Agreement and the Owners' Allocation shall remain unaltered and the Owners shall not claim any additional floor area or money consideration for the same.

15. The Developer shall deliver the Owners' Allocation at first before handing over possession of Developers' Allocation in good and habitable condition having permanent electric, water and drainage and sewerage connections thereat within the stipulated period mentioned herein above failing which the Developer shall remain liable to pay Rs.10,000/- (Rupees Ten Thousand) only per month to the Owners towards compensation apart from the monthly rent as stated above till actual possession is delivered. Copy of completion Certificate shall be delivered to the Owners as and when same will be issued by Kolkata Municipal Corporation.

16. Within 7 (Seven) days from the dated of intimation the Owners shall take possession of the said Owners' Allocation and from the said date the Owners shall remain

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liable to pay the proportionate share of Municipal Taxes and expenses for maintenance of the common areas and facilities thereat. The Owners shall remain liable to pay Kolkata Municipal Corporation Taxes including all arrears and mutation fees till the possession is delivered to the Owners.

17. Simultaneously with the execution of this Agreement the Owners shall appoint the Developer as their attorney by executing one registered Development Power of Attorney for smooth execution of the said project as well as to deal with Developer's Allocation at the said premises at the cost of the Developer.

18. The Owner shall not remain liable to the supplies of the materials, quality of construction and money to be received by Developer from the intending Purchaser/s which will be liability of the Developer. The Owners shall only remain liable to bring separate electric meters for Owners' Allocation.

Kisom H. Mondy

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possession of the property free from all encumbrances on settlement of local disputes or encroachment, if any.

20. Upon getting the intimation to receive the Owners' Allocation, the Owners shall remain liable to execute the Deed of Conveyance/s in favour of the Developer or its Purchaser/s through their Attorney. The Developer shall have right to raise additional Floor, if permitted by the Kolkata Municipal Corporation and the Owners shall have no objection in this regard.

21. Parties hereto alongwith their respective heirs and legal representatives shall remain bound by the terms of the Agreement.

THE SCHEDULE – "A" ABOVE REFERRED TO

(DESCRIPTION OF THE PREMISES)

ALL THAT piece or parcel of residential land measuring about 1 (One) Cottahs 8 (Eight) Chittacks 29 (Twenty-Nine) Square Feet more or less with old two storied Building standing thereon having a super built-up area of 500 (Five Hundred) Square Feet

Kiran H. Mody

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in each floor lying within the local limits of the Kolkata Municipal Corporation Ward No.70, being Premises No.11/1A, Justice Dwarka Nath Road, Post Office and Police Station : Bhowanipore, Kolkata : 700020, Assessee No.11-070-21-0052-5, being butted and bounded by :-

ON THE NORTH : 4' wide passage ;

ON THE SOUTH : Premises of DebKumar Chatterjee &Ors;

ON THE EAST : Premises No.11/1B, Justice Dwarka Nath Road ;

ON THE WEST : ..... Feet wide K.M.C. Road.

THE SCHEDULE – "B" ABOVE REFERRED TO
(DESCRIPTION OF THE OWNERS' ALLOCATION)

❖ **FLOOR AREA** :-

Two self-contained Flats each having a built-up area of 1000 (One Thousand) Square Feet more or less on the Third Floor of the proposed Building to be constructed as per Specification mentioned below and one Car Parking Space of 120 (One Hundred Twenty) Square Feet more or less with right to use the common areas and facilities to be provided thereat.

❖ **CASH CONSIDERATION** :

Kiran. H. mody
Swapan Kumar Mukherjee

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THE SCHEDULE – "C" ABOVE REFERRED TO
(DESCRIPTION OF THE DEVELOPER'S ALLOCATION)

Total Rs. 5,00,000/- (Rupees Five Lac) by cheque No: 000445 Dated 11/05/2018 drawn on HDFC Bank only upon the execution of this Agreement.

ALL THAT entire constructed area of the Building comprising of Flats and Car Parking Spaces except the Owners' Allocation as stated in **SCHEDULE – "B"** above, together with undivided proportionate share in the land and right to use the common areas and facilities at the said premises described in **SCHEDULE – "A"** above with right to transfer the same as per his discretion.

THE SCHEDULE – "D" ABOVE REFERRED TO
(DESCRIPTION OF THE COMMON AREAS AND FACILITIES)

1. Land underneath the Building and passage for egress and ingress.

2. Super structure of the Building, boundary walls main entrance, underground reservoir, overhear tank, septic tank, drainage and sewerage.

3. Main supply of electricity and water at the premises, all electrical, plumbing fittings and distribution pipes in the common areas.

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Swapan Kumar Mukherjee

District Sub-Registrar-I
Alipore, South 24 Parganas

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4. Caretaker room, space for housing motor pump and meter room, motor pump, toilet in the Ground Floor, if any stairs landings and roof.

THE SCHEDULE – "E" ABOVE REFERRED TO

(DESCRIPTION OF THE SPECIFICATION)

1. **FOUNDATION** : R. C. Foundation and framed structure.

2. **BRICK WORK** : Brick work 8", 5" & 3" specified plaster.

3. **WINDOWS PAN** : Alluminium with glass and with iron grill.

4. **DOORS** : All doors framed will be flash door with sal wood framed. All doors will be hot-pressed flush door with both side commercial finished with synthetic enamel paint. Main door will be provided with Night Latch and eye piece rest have aluminium tower bolts and hands.

5. **FLOORING** : Marble or Vetrified Tiles.

6. **KITCHEN** : Kitchen will have R. C. C. Cooking platform with cast-in-situ grey mosaic top finish 18" skirting of cast in situe grey mosaic on the back of the cooking platform to protect the wall from oil spots. One Mosaic sink with top will be provided. The Flooring of kitchen will be grey cast in citu mosaic with 6" skirting.

Kiran.H. mody
Swapan Kumar Mukherjee

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7. **TOILET** : Grey mosaic flooring with 5'-0" M. T. dado with grey mosaic. All fittings are concealed with GI pipe or PVC pipes. Basin and commode, Low down cistern and wash basin of white porcelain in addition to one C. P. Bib Cock and Shower.

8. **ELECTRIC** : Concealed electric wiring in all flats, 1 Fan, 2 Lights and 1 Plug Point in each bed room, drawing/dining rooms will have 1 Fan, 1 Light and 1 plug point, kitchen will have 1 light, power (15 Amps.) and 1 Exhaust fan point, Toilets and Verandahs will have light point only.

9. **INTERIOR WALL COAT** : All the interior walls will be finished with a coat of plaster of paris.

All out side walls will be finished with suitable shades of water proof cement paint. Roof top finished with 1" to 1½" thick patens stone floor.

10. **WATER SUPPLY** : Connection of Corporation Tap line up to toilet and kitchen through reservoir and overhead.

11. **EXTRA WORKS** : Any extra work other than the standard specification shall be charged extra and such amount shall be deposited before the Execution of work.

Kiran. H. mady

Swapan Kumar Mukherjee

District Sub-Registrar-1
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IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed his respective hands on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata

in the presence of :-

WITNESSES :-

1. Akash Rajak
10, Justice Dwarka Nath Road Kol-20.

2. Madhali Mukherjee.
11/1A Justice Dwarka Nath Road Kolkata 20

Swapan Kumar Mukherjee

Lalita Mukherjee

SIGNATURE OF THE OWNERS

For PRATIK DEVELOPERS
Kiran. H. Mody
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by me:

Partha Pratim Mazumder

Partha Pratim Mazumder
Advocate
Enrollment No.WB/743/84
Alipore Judges Court,
Kolkata 7000027

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MEMO OF CONSIDERATION

RECEIVED from the within named Developer the sum of Rs. 5,00,000/- (Rupees Five Lakh) only as non-adjustable amount as per Memo below :-

DATE	CHEQUE NO.	BANK/BRANCH	AMOUNT (RS)
11-5-2018	000445	HDFC BANK	500000=00
		TOTAL	5,00,000/-

(RUPEES FIVE LAKH) ONLY

WITNESSES :-

1. Akash Rajak
10, Justice Dwarka nath Road Kol-20.

Swapan Kumar Mukherjee

Lalita Mukherjee

SIGNATURE OF THE OWNERS

2. Madhabi Mukherjee

(ILM)

District Sub-Registrar-1
Alipore, South 24 Parganas

25 JUN 2018

PHOTO		Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name .....

Signature .....

	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name KIRAN H. MODY

Signature Kiran H. mody

	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SWAPAN KUMAR MUKHERJEE

Signature Swapan Kumar Mukherjee

	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SMT. LALITA MUKHERJEE

Signature Lalita Mukherjee

District Sub-Registrar-1
Alipore, South 24 Parganas

25 JUN 2018

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/23/148/276243

নির্বাচকের নাম : কিরণ মোদী

Elector's Name : Kiran Mody

পিতার নাম : হিমতলাল মোদী

Father's Name : Himatlal Mody

লিঙ্গ/Sex : পু/ M

জন্ম তারিখ
Date of Birth : 25/01/1959

WB/23/148/276243

ঠিকানা:
FL-4A,5, [illegible] ROAD , [illegible],
[illegible]-700020

Address:
FL-4A,5, JUSTICE DWARKANATH ROAD,
SHOBHABAZAR, KOLKATA-700020

Date: [illegible]

159-ভবানীপুর নির্বাচক নিবন্ধন আধিকারিক [illegible]
Facsimile Signature of the Electoral
Registration Officer for
159-Bhabanipur Constituency

In case of change in address mention this Card No. in the relevant Form for including your name in the roll in the changed address and to retain the card with same number.

Kiran. H. mody (Kmody)

Sub-Registrar -1, South 24 Parganas, Alipore, Kolkata-700 027


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
KIRAN H MODY
HIMATI AL MODY
23/01/1959
Permanent Account Number
AEZPM8222K
Signature

Kmody

Sub-Registrar -1, South 24 Parganas, Alipore

ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

WB/23/146/ 276249

Elector's Name : LALITA MUKHERJEE
নির্বাচকের নাম : ললিতা মুখার্জী
Father/Mother/ Husband's name : SHANKAR
পিতা/মাতা/ স্বামীর নাম : শ কর
Sex : FEMALE
লিঙ্গ : মহিলা
Age as on 1.1.1995 : 58
১.১.১৯৯৫এ বয়স : ৫৯

Address : 11/1A JUSTICE DWARKANATH ROAD
1ST FLOOR
ঠিকানা : ১১/১এ জাস্টিস দ্বারকানাথ রোড
ফ্লোর-১

Fascimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক
For CHOWRINGHEE Assembly Constituency
চৌরঙ্গী বিধানসভা নির্বাচন ক্ষেত্র

Place : CALCUTTA
স্থান : কলিকাতা
Date : 1.1.1995
তারিখ : ১.১.১৯৯৫

Lalita Mukherjee

Sub-Registrar-1, Sonarpur, Alipore, South 24 Parganas, West Bengal, India

PAN Application Acknowledgement Receipt (Form 49A)

Received Rs.110.00/- (incl.of taxes) from:	SMT LALITA MUKHERJEE
Application No./Coupon No.:	U-G004858861
Name as to be printed on PAN card:	LALITA MUKHERJEE
Gender:	FEMALE
Date of Birth/Incorporation:	22/01/1936
Father's Name:	BHABENDRA MOHAN CHATTERJEE
Aadhaar number:	xxxx-xxxx-1099 (MENTIONED, MATCHED)*
Name as per Aadhaar:	LALITA MUKHERJEE
Applicant's Contact details:	9831013501
Communication Address:	RESIDENCE
Residence State:	WEST BENGAL
Office State:	Not Mentioned
Proof of Identity:	AADHAAR Card issued by UIDAI (In Copy)
Proof of Address:	AADHAAR Card issued by UIDAI (In Copy)
Proof of DOB:	AADHAAR Card issued by UIDAI (In Copy)
Date of Receipt:	15/06/2018

G004858861

AADHAAR matched using Demographic details - will be linked with PAN.

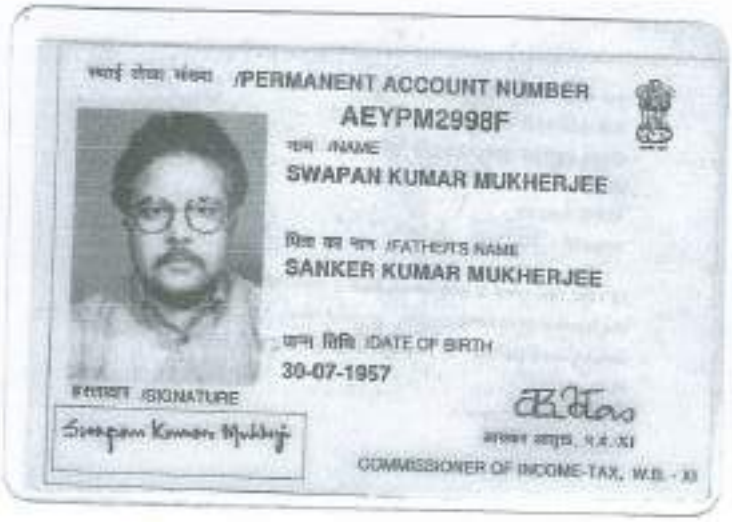
[ISW-KOL] UTIITSL BRANCHES (Branch Online)- ISW - KOLKATA
Centre Contact Details: 033 - 22435258 / 22424783 / 97 /
isw.kolkata@uttiisl.co.in

(Sign/Stamp)
Received for submission to UTIITSL

To know your PAN Application status, you may visit our website: http://www.utiitsl.com.

Applicant's Copy

Lalita Mukherjee



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEYPM2998F

नाम /NAME

SWAPAN KUMAR MUKHERJEE

पिता का नाम /FATHER'S NAME

SANKER KUMAR MUKHERJEE

जन्म तिथि /DATE OF BIRTH

30-07-1957

हस्ताक्षर /SIGNATURE

Swapan Kumar Mukherjee

आयकर आयुक्त, प.ब.-XI

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

Swapan Kumar Mukherjee

ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/23/146/ 276247
পরিচয় পত্র

Elector's Name : SWAPAN KUMAR MUKHERJEE
নির্বাচকের নাম : স্বপন কুমার মুখার্জী
Father/Mother/ Husband's name : SHANKAR
পিতা/মাতা/ স্বামীর নাম : শ কর
Sex : MALE
লিঙ্গ : পুরুষ
Age as on 1.1.1995 : 38
১.১.১৯৯৫এ বয়স : ৩৮

Address : 11/1A JUSTICE DWARKANATH ROAD
1ST FLOOR
ঠিকানা : ১১/১এ জাস্টিস দ্বারকানাথ রোড
ফ্লোর-১

Fascimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক
For CHOWRINGHEE Assembly Constituency
চৌরঙ্গী বিধানসভা নির্বাচন ক্ষেত্র

Place : CALCUTTA
স্থান : কলিকাতা
Date : 1.1.1995
তারিখ : ১.১.১৯৯৫

Swapan Kumar Mukherjee

UTI Infrastructure Technology And Services Limited

Your PAN Card Application Status

Application Coupon number	U - G004858861
Application Type	For new PAN Card (Form 49A) as a Resident Indian
Applicant Name	LALITA MUKHERJEE
Status	YOUR APPLICATION IS PROCESSED SUCCESSFULLY PAN [ESYPM7264Q] IS ALLOTTED.
Region	EASTERN REGION

Back

Lalita Mukherjee

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

GRN: 19-201819-023893889-2 | Payment Mode: Counter Payment

GRN Date: 16/05/2018 12:52:45 | Bank : HDFC Bank

BRN : 190518008 | BRN Date: 19/05/2018 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16011000133831/4/2018
[Query No./Query Year]

Name : PRATIK DEVELOPERS

Contact No. : | Mobile No. : +91 9830518699

E-mail :

Address : 13A JUSTICE DWARKA NATH ROAD KOL20

Applicant Name : Mr DIPENDRA NATH JANA

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement Payment No 4

PAID

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16011000133831/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	16011000133831/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	5053
		Total		10074

In Words : Rupees Ten Thousand Seventy Four only

Sub-Registrar, Sonarpur, South 24 Parganas, Alipore, Kolkata, West Bengal

Major Information of the Deed

Deed No :	I-1601-02075/2018	Date of Registration	25/06/2018
Query No / Year	1601-1000133831/2018	Office where deed is registered	
Query Date	16/05/2018 11:51:56 AM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	DIPENDRA NATH JANA ALIPORE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830518699, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]	
Set Forth value		Market Value	
Rs. 3/-		Rs. 74,76,001/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,021/- (Article:48(g))		Rs. 5,053/- (Article:E, E, B, M(b), H)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Justice Dwaraka Nath Road, , Premises No. 11/1A, Ward No: 70

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		1 Katha 8 Chatak 29 Sq Ft	1/-	66,54,001/-	Width of Approach Road: 4 FL.
	Grand Total :				2.5415Dec	1 /-	66,54,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	7,50,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
S2	On Land L1	120 Sq Ft.	1/-	72,000/-	Structure Type: Covered Garage
	Gr. Floor, Area of floor : 120 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	1120 sq ft	2 /-	8,22,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fringerprint	Signature
1	**Mr SWAPAN KUMAR MUKHERJEE** Son of Late SANKAR KUMAR MUKHERJEE Executed by: Self, Date of Execution: 25/06/2018 , Admitted by: Self, Date of Admission: 25/06/2018 ,Place : Office	 25/06/2018	 LTI 25/06/2018	25/06/2018
	11/1A, JUSTICE DWARKA NATH ROAD, P.O:- BHOWANIPORE, P.S:- Bhawanipore, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEYPM2998F, Status :Individual, Executed by: Self, Date of Execution: 25/06/2018 , Admitted by: Self, Date of Admission: 25/06/2018 ,Place : Office			
	Name	Photo	Fringerprint	Signature
2	**Smt LALITA MUKHERJEE** Wife of Late SANKAR KUMAR MUKHERJEE Executed by: Self, Date of Execution: 25/06/2018 , Admitted by: Self, Date of Admission: 25/06/2018 ,Place : Office	 25/06/2018	 LTI 25/06/2018	25/06/2018
	11/1A, JUSTICE DWARKA NATH ROAD, P.O:- BHOWANIPORE, P.S:- Bhawanipore, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ESYPM7264Q, Status :Individual, Executed by: Self, Date of Execution: 25/06/2018 , Admitted by: Self, Date of Admission: 25/06/2018 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**M/S PRATIK DEVELOPERS** 13A, JUSTICE DWARKA NATH ROAD, P.O:- BHOWANIPORE, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AEZPM8232K, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1601-02075/2018-25/06/2018

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	**Mr KIRAN H MODY (Presentant)** Son of Late HIMMAT LAL MODY Date of Execution - 25/06/2018, , Admitted by: Self, Date of Admission: 25/06/2018, Place of Admission of Execution: Office	 Jun 25 2018 2:18PM	 LTI 25/06/2018	Kiran H. mody 25/06/2018
	9, JUSTICE DWARKA NATH ROAD, P.O:- BHAWANIPORE, P.S:- Bhawanipore, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEZPM8232K Status : Representative, Representative of : M/S PRATIK DEVELOPERS (as PROPRIETOR)			

Identifier Details :

Name & address	
Mr DIPENDRA NATH JANA Son of Late B C JANA 47A, B B LANE, P.O:- BHOWANIPORE, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr SWAPAN KUMAR MUKHERJEE, Smt LALITA MUKHERJEE, Mr KIRAN H MODY	
Dr. Dipendra nath Jana	25/06/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN KUMAR MUKHERJEE	M/S PRATIK DEVELOPERS-1.27073 Dec
2	Smt LALITA MUKHERJEE	M/S PRATIK DEVELOPERS-1.27073 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN KUMAR MUKHERJEE	M/S PRATIK DEVELOPERS-500.00000000 Sq Ft
2	Smt LALITA MUKHERJEE	M/S PRATIK DEVELOPERS-500.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN KUMAR MUKHERJEE	M/S PRATIK DEVELOPERS-60.00000000 Sq Ft
2	Smt LALITA MUKHERJEE	M/S PRATIK DEVELOPERS-60.00000000 Sq Ft

Major Information of the Deed :- I-1601-02075/2018-25/06/2018

Endorsement For Deed Number : I - 160102075 / 2018

On 16-05-2018

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 74,76,001/-

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

On 25-06-2018

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

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

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

Presented for registration at 13:50 hrs on 25-06-2018, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr KIRAN H MODY .

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

Execution is admitted on 25/06/2018 by 1. Mr SWAPAN KUMAR MUKHERJEE, Son of Late SANKAR KUMAR MUKHERJEE, 11/1A, JUSTICE DWARKA NATH ROAD, P.O: BHOWANIPORE, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 2. Smt LALITA MUKHERJEE, Wife of Late SANKAR KUMAR MUKHERJEE, 11/1A, JUSTICE DWARKA NATH ROAD, P.O: BHOWANIPORE, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession House wife

Indetified by Mr DIPENDRA NATH JANA, , , Son of Late B C JANA, 47A, B B LANE, P.O: BHOWANIPORE, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Others

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

Execution is admitted on 25-06-2018 by Mr KIRAN H MODY, PROPRIETOR, M/S PRATIK DEVELOPERS (Sole Proprietoship), 13A, JUSTICE DWARKA NATH ROAD, P.O:- BHOWANIPORE, P.S:- Bhawanipore, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr DIPENDRA NATH JANA, , , Son of Late B C JANA, 47A, B B LANE, P.O: BHOWANIPORE, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,053/- (B = Rs 5,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,053/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/05/2018 12:00AM with Govt. Ref. No: 192018190238938892 on 16-05-2018, Amount Rs: 5,053/-, Bank HDFC Bank (HDFC0000014), Ref. No. 190518008 on 19-05-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1601-02075/2018-25/06/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3255, Amount: Rs.5,000/-, Date of Purchase: 17/05/2018, Vendor name: Santosh Kr Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/05/2018 12:00AM with Govt. Ref. No: 192018190238938892 on 16-05-2018, Amount Rs: 5,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 190518008 on 19-05-2018, Head of Account 0030-02-103-003-02

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

Major Information of the Deed :- I-1601-02075/2018-25/06/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2018, Page from 72316 to 72351

being No 160102075 for the year 2018.

Seal of the District Sub-Registrar 1, South 24 Parganas, South 24 Parganas

Digitally signed by DEBASIS PATRA
Date: 2018.06.29 16:22:59 +05:30
Reason: Digital Signing of Deed.

(Debasis Patra) 29/06/2018 16:22:10

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)