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certified that the document is admitted  
to registration. The Signature sheet and  
the endorsement sheets attached with  
this document are the part of this  
document.

✓  
Addl. District Sub-Registrar  
Behala, South 24 Parganas

13 DEC 2019

**DEVELOPMENT AGREEMENT WITH  
GENERAL POWER OF ATTORNEY**

**THIS INDENTURE** is made on this the 13<sup>th</sup> day of  
December., Two Thousand Nineteen (2019) A.D.

- formerly Benaia presently rarnusree, Kolkata - 700000,

নং ২৫৫ তাং ২২/১১/১৯ মূল্য বহন  
ক্রেতার নাম... Sivapam Acharyya এন.  
সাং ৪/৪৭/এ. মহেন্দ্রা বাবাজী রোড কল ৬০  
ভেণ্ডার স্বাক্ষর সুনীল কুমার দাস ১৮/১১/১৯  
বেহালা এ. ডি. এস. আর. অফিস



Sunil Kumar Das

S/047705

S/OET Ananta Kumar Das

2/80 Mahendra Babarjee Road

Koh - 700060

P.O Patnasree

P.S. Bhula

Business



**BETWEEN** (1) **MR. ARUN KUMAR MUKHOPADHYAY @ MUKHERJEE**, PAN - AFDPM9499K, Aadhar No. 754295586906, son of Late Anil Kumar Mukherjee @ Mukhopadhyay, by Nationality - Indian, by faith - Hindu, by occupation - Retired, residing at "Abhipro Apartment", 1st Floor, 48, Biren Roy Road (East), Monmohan Park, Post Office - Barisha, Police Station - formerly Thakurpukur presently **Haridevpur**, Kolkata - 700008, (2) **MR. NIRMALYA CHAKRABORTY**, PAN - AVQPC9464P, Aadhar No. 604822152555, son of Mr. Nirjhar Chakraborty, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 15/1, Natun Path, 290, Modern Park, Post Office - Santoshpur, Police Station - Santoshpur, Kolkata - 700075, hereinafter called and referred to as the "**OWNERS**" (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include **their** heirs, executors, administrators, legal representatives and/ or assigns) of the **FIRST PART**.

**AND**

**M/S. GANAPATI ABASAN**, PAN - AAUFG4929N, a Partnership Firm, having its Regd. Office at 2/87A, Mahendra Banerjee Road, Post Office - **Parnasree Pally**, Police Station - formerly Behala presently **Parnasree**, Kolkata - 700060,



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represented by its Partners namely (1) **MR. SWAPAN ACHARYYA**, PAN - AKWPA1030C, Aadhar No. 287990692431, son of Late Bhabesh Chandra Acharyya, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 2/87A, Mahendra Banerjee Road, Post Office - **Parnasree Pally**, Police Station - formerly Behala presently **Parnasree**, Kolkata - 700060, (2) **MRS. ARCHANA PAUL**, PAN - ANTPP9438K, Aadhar No. 586730563101, wife of Sri Ganesh Ch. Paul, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 2/58, Mahendra Banerjee Road, Rabindra Nagar, Post Office - **Parnasree Pally**, Police Station - formerly Behala presently **Parnasree**, Kolkata - 700060, (3) **MR. KARTICK CHANDRA PAUL**, PAN - CQTPP8456N, Aadhar No. 339772858905, son of Late Kamal Krishna Paul, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 2/41, Rabindra Nagar, Mahendra Banerjee Road, Post Office - **Parnasree Pally**, Police Station - formerly Behala presently **Parnasree**, Kolkata - 700060, hereinafter called and referred to as the **"DEVELOPER"** (which expression shall unless excluded by or repugnant to the context hereto be deemed to include their executors, administrators, legal representatives and/or assigns and/or nominee or nominees) of the **SECOND PART**.

**WHEREAS** (1) BIJOY KUMAR MONDAL alias BIJOY CHANDRA MONDAL, (2) GUIRAM MONDAL (now deceased), both sons of Late Jadunath Mondal of Joyrampur, Behala, District - South 24 Parganas along with their co-sharer namely RAJENDRA NATH MONDAL were the joint owners of land measuring 45 Decimals more or less comprised in Dag No. 3471 and land measuring 15 Decimals more or less comprised in Dag No. 3472, both under Khatian No. 876, lying and situated at Mouza - Gopalpur, Pargana - Balia, J.L. No. 1, Revenue Survey No. 83, Touzi No. 346, presently within the limits of the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 129 under Police Station - formerly Behala presently **Parnasree**, Additinoal District Sub-Registrar Office - Behala, District - South 24 Parganas which they got by way of inheritance and said BIJOY KUMAR MONDAL alias BIJOY CHANDRA MONDAL was the owner of 1/4th share said GUIRAM MONDAL was the owner of 1/4th share and RAJENDRA NATH MONDAL was the owner of 1/2th share of the said property.

**AND WHEREAS** during their possession over their said property free from all sorts of encumbrances, said RAJENDRA

*NATH MONDAL died intestate leaving behind his legal heirs namely MANIK LAL MONDAL and others to inherit his said property and after demise of said RAJENDRA NATH MONDAL, his said legal heirs namely MANIK LAL MONDAL and other became the joint owners of the said share in the said property and during their possession over the same, said MANIK LAL MONDAL and other jointly sold, conveyed and transferred their 1/2th share in the said property to and in favour of the wife of said Guiram Mondal namely SMT. CHARU BALA DASI by virtue of a registered Deed of Conveyance which was duly registered on 27.05.1944.*

**AND WHEREAS** *thus said BIJOY KUMAR MONDAL alias BIJOY CHANDRA MONDAL, GUIRAM MONDAL and SMT. CHARU BALA DASI became the joint owners of the said property and during their possession over the same, said GUIRAM MONDAL died intestate as "issueless" leaving behind his said wife namely SMT. CHARU BALA DASI as his only legal heir and successor to inherit his share in the said property.*

**AND WHEREAS** *after demise of said GUIRAM MONDAL,*

his said wife namely SMT. CHARU BALA DASI became the owner of the share of said Guiram Mondal as well as her said own share and during possession over the same, in need of money said SMT. CHARU BALA DASI sold, conveyed and transferred her said share in the said property to and in favour of said BIJOY KUMAR MONDAL alias BIJOY CHANDRA MONDAL by virtue of a registered Deed of Conveyance which was duly registered on 05.07.1958.

**AND WHEREAS** thus said BIJOY KUMAR MONDAL alias BIJOY CHANDRA MONDAL became the sole and absolute owner of said land measuring 15 Decimals more or less comprised in Dag No. 3472 under Khatian No. 876 together with said other land, lying and situated at Mouza - Gopalpur, Pargana - Balia, J.L. No. 1, Revenue Survey No. 83, Touzi No. 346, presently within the limits of the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 129 under Police Station - formerly Behala presently **Parnasree**, Additinoal District Sub-Registrar Office - Behala, District - South 24 Parganas and during his possession over his said property free from all sorts of encumbrances, in need of money said BIJOY KUMAR MONDAL alias BIJOY CHANDRA MONDAL



*sold, conveyed and transferred ALL THAT piece and parcel of land measuring 4 (four) Cottahs more or less out of his said land comprised in Dag No. 3472 under Khatian No. 876, lying and situated at Mouza - Gopalpur, Pargana - Balia, J.L. No. 1, Revenue Survey No. 83, Touzi No. 346, presently within the limits of the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 129 under Police Station - formerly Behala presently **Parnasree**, Additinoal District Sub-Registrar Office - Behala, District - South 24 Parganas to and in favour of one ANIL KUMAR MUKHERJEE (now deceased) son of Late Upendra Nath Mukherjee of 36/1, Patayee Road, Police Station - Entaly, District - South 24 Parganas by virtue of a registered Deed of Conveyance which was duly registered at the Office of S.R. Alipore, South 24 Parganas and recorded at Book No. I, Volume No. 120, Pages 236 to 239, Deed No. 7528 for the year 1959.*

**AND WHEREAS** *thus saidf ANIL KUMAR MUKHERJEE became the sole and absolute owner of said land measuring 4 (four) Cottahs more or less lying and situated at Mouza - Gopalpur, Pargana - Balia, J.L. No. 1, Revenue Survey No. 83, Touzi No. 346, comprised in Dag No. 3472 under Khatian*

No. 876, presently within the limits of the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 129 under Police Station - formerly Behala presently **Parnasree**, Additinoal District Sub-Registrar Office - Behala, District - South 24 Parganas and thereafter said ANIL KUMAR MUKHERJEE erected structure upon his said land and during his possession over his said property free from all sorts of encumbrances, said ANIL KUMAR MUKHERJEE died on 19.12.1995 intestate leaving behind his wife namely BELA RANI MUKHERJEE (now deceased), one son namely **SRI ARUN KUMAR MUKHOPADHYAY @ MUKHERJEE** (the **Owner No. 1** herein) and daughter namely KANIKA CHAKRABORTY (now deceased) wife of Mr. Nirjhar Chakraborty as his only legal heirs and successors to inherit his said property.

**AND WHEREAS** after demise of said ANIL KUMAR MUKHERJEE, his said legal heirs i.e. BELA RANI MUKHERJEE, **SRI ARUN KUMAR MUKHOPADHYAY @ MUKHERJEE** (the **Owner No. 1** herein) and KANIKA CHAKRABORTY became the joint owners (having each undivided 1/3rd share) of the said land measuring 4 (four) Cottahs more or less together with structure standing thereon,



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lying and situated at Mouza - Gopalpur, Pargana - Balia, J.L. No. 1, Revenue Survey No. 83, Touzi No. 346, comprised in Dag No. 3472 under Khatian No. 876, presently within the limits of the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 129 under Police Station - formerly Behala presently **Parnasree**, Additinoal District Sub-Registrar Office - Behala, District - South 24 Parganas and during their possession over their said property free from all sorts of encumbrances, said BELA RANI MUKHERJEE died on 12.12.2007 intestate leaving behind her said son namely **SRI ARUN KUMAR MUKHOPADHYAY @ MUKHERJEE** (the **Owner No. 1** herein) and daughter namely KANIKA CHAKRABORTY as her only legal heirs and successors to inherit her said property.

**AND WHEREAS** after demise of said BELA RANI MUKHERJEE, her said legal heirs i.e. **SRI ARUN KUMAR MUKHOPADHYAY @ MUKHERJEE** (the **Owner No. 1** herein) and KANIKA CHAKRABORTY became the joint owners (having **each undivided 1/2th share**) of the said land measuring **4 (four) Cottahs** more or less together with structure standing thereon, lying and situated at Mouza -

Gopalpur, Pargana - Balia, J.L. No. 1, Revenue Survey No. 83, Touzi No. 346, comprised in Dag No. 3472 under Khatian No. 876, presently within the limits of the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 129 under Police Station - formerly Behala presently **Parnasree**, Additinoal District Sub-Registrar Office - Behala, District - South 24 Parganas by way of inheritance as per the HINDU SUCCESSION ACT, 1956 and during their possession over their said property free from all sorts of encumbrances, said KANIKA CHAKRABORTY died on 09.05.2017 intestate leaving behind her only son namely **MR. NIRMALYA CHAKRABORTY** (the **Owner No. 2** herein) as her only legal heir and successor to inherit her said share in the said property.

**AND WHEREAS** thus said **SRI ARUN KUMAR MUKHOPADHYAY @ MUKHERJEE** and **MR. NIRMALYA CHAKRABORTY** (the **Owners/First Party** herein) became the joint owners of the said land measuring **4 (four) Cottahs** more or less together with structure standing thereon, lying and situated at Mouza - Gopalpur, Pargana - Balia, J.L. No. 1, Revenue Survey No. 83, Touzi No. 346, comprised in Dag

No. 3472 under Khatian No. 876, presently within the limits of the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 129 under Police Station - formerly Behala presently **Parnasree**, Additinoal District Sub-Registrar Office - Behala, District - South 24 Parganas and thereafter the names of the Owners/First Party herein has been recorded as the owners of the said property before the Kolkata Municipal Corporation as K.M.C. Premises No. **G8, Mahendra Banerjee Road (West)** vide Assessee No. 411291300083 and thereafter the names of said **MR. ARUN KUMAR MUKHOPADHYAY @ MUKHERJEE** and **MR. NIRMALYA CHAKRABORTY** have been published as the recorded owner of land measuring 0.033 Acres **each** in the L.R. Settlement Record in **L.R. Dag No. 2858** under **L.R. Khatian Nos. 9297 & 9298** respectively and since then the Owners/First Party herein have been jointly possessing and enjoying their said **ALL THAT** piece and parcel of land measuring **4 (four) Cottahs** more or less together with a **100 Sft. R.T. shed structure** standing thereon, lying and situated at Mouza - Gopalpur, Pargana - Balia, J.L. No. 1, Revenue Survey No. 83, Touzi No. 346, comprised in Dag No. 3472 under Khatian No. 876, presently within the limits of the limits of the Kolkata Municipal Corporation (S.S. Unit),

Ward No. 129, K.M.C. Premises No. **G8, Mahendra Banerjee Road (West)**, Assessee No. 411291300083, Kolkata - 700060 under Police Station - formerly Behala presently **Parnasree**, Additinoal District Sub-Registrar Office - Behala, District - South 24 Parganas by paying the relevant rents/taxes to the appropriate authority concerned free from all sorts of encumbrances.

It is noted that the husband name of said KANIKA CHAKRABORTY namely **MR. NIRJHAR CHAKRABORTY** has been **wrongly** recorded in the record of the Kolkata Municipal Corporation with the names of original owners of said premises i.e. **SRI ARUN KUMAR MUKHOPADHYAY @ MUKHERJEE** and **MR. NIRMALYA CHAKRABORTY** in K.M.C. Premises No. **G8, Mahendra Banerjee Road (West)**, Assessee No. 411291300083, Kolkata - 700060 but as per the Law of our Country, said **MR. NIRJHAR CHAKRABORTY** **does not** entitle to get the share in the said premises.

**AND WHEREAS** the Owners/First Party herein intend to raise a **Multi storeyed** building on the said land but they are unable to construct the building. So the Owners/First

Party were in search of an experienced and financially sound Developer/Confirming Party for the said Development Agreement.

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

**NOW THIS AGREEMENT WITNESSETH as follows:-**

**ARTICLE (I) : DEFINITION :**

Unless in this present there is something in this subject or context consistent therewith.

- a) **PREMISES** shall mean the K.M.C. Premises No. **G8, Mahendra Banerjee Road (West)**, Assessee No. 411291300083, Kolkata - 700060 under Police Station



*- formerly Behala presently **Parnasree**, District - South 24 Parganas (morefully and particularly described in the First hereunder written).*

- b) **LAND** shall mean and include the land comprised in the said premises whereupon the parties hereto proposed to erect the said building at the costs of the Developer.
- c) **BUILDING** shall mean the proposed **Multi storeyed** building consisting of various residential flats and other structures as may be sanctioned by the Kolkata Municipal Corporation and other appropriate authorities thereto and or modification thereon.
- e) **OWNERS** shall include **their** heirs, executors, administrators, legal representatives and/or assigns.
- f) **THE DEVELOPER** shall include its successors-in-interest and/or assigns.
- g) **COMMON AREA AND FACILITIES** shall mean the common areas and facilities to be provided in the building for the use of the occupiers of the flats/units.

- h) **OWNERS' ALLOCATION** : The Owners/First Party herein will get one self contained residential **flat** having a super built-up area **500 Sft.** more or less on the **Top** floor, **Back** side of the said proposed Building along with **non-refundable** amount of Rs. **40,00,000/-** (Rupees **Forty Lakhs** only) which will be paid by the Developer/ Second Party herein to the Owners/ First Party herein as per the **PAYMENT SCHEDULE** as mentioned herein below along with the undivided impartible proportionate share of the said land together with common easement of the common areas and facilities of the said K.M.C. Premises No. **G8, Mahendra Banerjee Road (West),** Kolkata - 700060.

**PAYMENT SCHEDULE**

- # At the time of signing this Indenture Rs. 40,00,000/-

**Total 40,00,000/-**

- i) **DEVELOPER'S ALLOCATION** shall mean **remaining F.A.R.** of the proposed Building (**save and except the owners' allocation**) together with undivided

proportionate share of land and along with all other common facilities and amenities of the said K.M.C. Premises No. **G8, Mahendra Banerjee Road (West)**, Assessee No. 411291300083, Kolkata - 700060 under Police Station - formerly Behala presently **Parnasree**, District - South 24 Parganas

In future, if the Developer/ Second Party herein get any further sanction for construction from the competent authority, then the Developer/ Second Party herein will construct the same at his own costs/ expenses and the said extra F.A.R./ constructed area will exclusively be taken the Developer/ Second Party herein as the "Developer's Allocation", the Owners/ First Party herein will not demand/ claim for the same.

- j) **ARCHITECT** shall mean any qualified person or persons or firms appointed or nominated by the Developer for construction purpose of the said premises.
- k) **AREA RATIO** shall mean the top floor entire flat area and ratio available for the purpose of getting sanction of

the building plan from the **Kolkata Municipal Corporation** for the construction purpose of the said premises as per the **Kolkata Municipal Corporation's** Rules then prevailing.

- l) **ROOF** shall mean and include the entire open space on the roof and/or top of the building.
- m) **ENCUMBRANCES** shall mean charges, liens, lispense, claims, liabilities, trust, demands, acquisition and requisitions.
- n) **SINGULAR NUMBER** shall include the plural and vice-versa.

**ARTICLE (II) : DEVELOPER :**

The Developer herein shall develop the premises on the terms herein agreed and in the manner as follows:-

- a) By obtaining necessary sanction and the permission of the building plan from the K.M.C. and/or other appropriate Govt. Authorities or departments.
- b) By erecting and constructing the said proposed multi-

storeyed building on the said land consisting of various residential flats.

- c) *The Developer shall obtain sanction of the Building Plan from the Kolkata Municipal Corporation in the name of the Owners herein and the total cost and expenses relating to sanction of the said Building Plan will be solely and exclusively borne by the Developer herein. The Developer shall construct, erect and complete the Owners' Allocation as well as the said entire Building in accordance with the sanctioned plan and shall be bound to hand over the **Owners' Allocation** in complete habitable condition within **18 (eighteen) months** from the **date of sanction of the Building Plan** with common facilities, amenities on the land unless prevented by natural calamities or disturbances like flood, earthquake, riot and legal dispute. The Owners' Allocation will be constructed and completed by the Developer with the materials as mentioned in the Schedule - "E" hereunder written.*
- d) *By allotting the Owners' Allocation in the manner as stated in this Agreement.*

- e) That by virtue of this Agreement, the Developer herein shall have every right to enter into any Agreement for Sale or Deed of Sale or any kind of Deeds/Indenture for sale, convey and transfer of his exclusive allocation i.e. the Developer's Allocation to and in favour any intending purchaser(s) as per its own choice and the Developer herein shall have right to receive earnest money or entire consideration from the intending purchaser(s) either by Cash or Cheque or any other mode of currency against sale/convey and transfer of its allocation i.e. Developer's Allocation and the said consideration money will exclusively be for the Developer herein. But the Developer herein shall **never sell, convey and transfer** the owners' allocation of the said Premises.
- 3) That by virtue of this Agreement, the Developer herein shall have every right to get sanction of the Building Plan from the Competent Authority in the name of the Owners/ First Party herein and all other applications, papers and documents referred to hereinabove shall be submitted by or in the name of the Owners and the entire cost and liabilities will be borne by the Developer herein, to which



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*the Owners shall have no responsibilities.*

**ARTICLE (III) : TITLE**

- i) The Owners hereby declares that they are the absolute Owners in respect of the said premises and the same is free from all encumbrances, acquisitions and requisitions and has good and marketable title in respect thereof and there is no impediment of any nature in the development of the said premises and/or entrusting of the work of development to the Developer in the manner as herein agreed. Further the Owners also declares that the whole premises is in their possession and there is no tenant/s or occupier/s other than the Owners and their family members at the said premises.*
- ii) The Owners have also represented that the said premises is not affected by the provision of urban land Ceiling and Regulation Act, 1976.*
- iii) The Owners shall handover the Xerox copy of the title deed in respect of the said premises to the Developer on accountable receipt before sanctioning of the plan and the Owners will be bound to produce the original title*



*deeds to the Developer for inspection to the intending buyers of the flats as and when required, at the costs of the Developer with due notice.*

- iv) The Owners agreed that after the execution of this Agreement the Owners will not in any manner encumber, mortgage, sale, transfer, let out or otherwise deal with or dispose of the said premises or portion thereof.*
- v) The Owners hereby also undertake that the Developer shall be entitled to construct and complete the said building on the said premises and to retain and enjoy the Developer's Allocation therein without any interruption or interference from the Owners or any person or persons lawfully claiming through or under the Owners and the Owners undertake to indemnify and keep the Developer indemnified against all loss, damages and costs charges and expenses incurred as a result of any breach of this undertaking.*
- vii) The Developer undertake to construct the building strictly in accordance with the sanctioned plan and undertake to pay any damages, penalties and/or compounding fees*

payable to the authority or authorities concerned relating to any deviation, without making liable the Owners.

- ix) In carrying out the said Development work and/or construction of the said building herein agreed that the Developer undertake to indemnify and keep the Owners indemnified from and against all Third Party's claims or compensations and action due to any act or commission of the Developer or any accident in or related to the construction of the Building.

**ARTICLE (IV) : EXPLORATION RIGHT :**

- i) The Developer shall prepare the plan for the construction of the building in consultation with and approval of the Owners and shall submit the same to the Kolkata Municipal Corporation for the necessary sanction and/or permission and/or clearance and/or approval as may or shall be required for the construction of the said multi-storeyed building in the said premises and also to get the same duly sanctioned and/or approved. The Developer in consultation with the Owners shall be entitled to cause all such changes from time to time or

modification to be made in the plan as shall be required by the K.M.C. or the Govt. or any authority as aforesaid or to comply with such sanction, permission, clearance and approval as aforesaid. All costs, expenses and payment and liabilities required for the preparation and sanction of the plan as stated herein above shall be paid and borne by the Developer herein provided always that the Developer shall be entitled to all refunds and/or deposits made by the Developer in connection with obtaining sanctioned plan and other allied work done for the construction.

- ii) The Owners shall sign such paper or papers including the swearing of affidavits as may be required for the sanction of the plan of the building, without prejudice to her interest.
- iii) The Owners shall make over the vacant and peaceful possession of the aforesaid premises to the Developer after the sanction of the building plan, for materializing the Building Project.
- iv) The Developer shall abide by all the laws, bye-laws, rules and regulations of the Government, local bodies as the

case may be and shall attend to any complication and be responsible for any deviation, violation and the breach of any of the laws, by-laws, rules and regulations, to which the Owners shall have not liabilities.

**ARTICLE (V) : BUILDING :**

- i) *The Developer shall at its own costs and risks construct the building in or upon the said land strictly in accordance with the sanctioned plan without any hindrance or disturbance by or on behalf of the Owners or any person claiming under her. Developer shall ensure that the building conforms to class I standard building, met with the best available materials and provided with facilities as specified in the Third Schedule hereunder written.*
- ii) *The Developer shall be entitled at its own costs to apply for and obtain temporary connection of water and electricity for construction of the building and other public utilities and facilities to the said premises and/or the said building in its own name or in the name of the Owners as it shall think proper. The Owners shall sign, execute and deliver all papers and application signifying her consent and approval to enable the Developer to*

obtain such public utility services and facilities. Cost for permanent connection of sewerage, electricity and water will be borne by the flat Owners of the newly constructed building.

- iii) The Developer hereby undertake to start construction of the building within **1 (one) month** from the date of the sanctioned plan from K.M.C. and after getting vacant possession of the existing building from the Owners whichever is later. In case of any unavoidable circumstances of happening beyond the control of the Developer then the time to start the construction work shall be extended. The Developer also undertake to complete the construction of the building diligently and expeditiously and to offer the owners' allocation to the Owners, complete in all respect, within **18 (eighteen) months** from the **date of Sanction of Building Plan** unless prevented by the circumstances beyond the control of the Developer, provided however, that the construction work should be started within **01 (one) month** from the date of sanction of the Building Plan.
- iv) Simultaneously to the execution of this present the

*Developer herein shall have the right to construct the building, appoint architects, engineers, contractors, agent etc. and to represent the Owners before K.M.C., Kolkata Municipal Corporation Trust, Kolkata Metropolitan Development Authority, Kolkata Police, Fire Brigade or any other appropriate authority or authorities concerned in connection with the said development and to sign any application, scheme maps, drawing or any other writings in this behalf and to appear before the authority or authorities and to undertake the construction of the building.*

**ARTICLE (VI) : CONSIDERATION AND SPACE ALLOCATION :**

- i) In consideration of the premises the Developer shall allot to the Owners, the owners' allocation free of all costs and it is agreed and made clear that the Developer shall be entitled to the Developer's allocation. It is made clear that the Owners will be provided first to take possession of the owners' allocation in the newly constructed building in finished habitable condition and she will sign power*

*of Attorney in favour of the Developer or its nominee or nominees for the purposes of Registration of the Developer's allocation in favour of itself or in favour of the buyer or buyers of the Developer's allocation.*

- ii) *The Owners shall be entitled to transfer, mortgage, sell, assign their share (owners' allocation) without affecting the right or interest of the Developer in respect of its allocation (share) after taking possession of their share from the Developer.*
  
- iii) *After the construction is over and after the Owners have received the owners' allocation in full and satisfactorily, the Owners shall sign the registered deed of sales in respect of undivided proportionate share of land of the premises of the flats and common areas of the Developer's Allocation and if the Owners fails to do so, the Developer shall be at liberty to execute the Registration of the Deeds of Conveyance or Conveyances of the Developer's allocation in favour of the intending buyer or buyers of the Developer's allocation by utilising the Power of Attorney, which is to be issued in favour of the Developer*

or its nominee or nominees and in that event the Owners shall not be in a position to object to such registration of deed of conveyance under any circumstances.

- iv) The roof of the building shall be the common property of all the flat Owners and each flat Owners shall have the equal right to hold, possess and enjoy the said roof as common parts.
- v) It is agreed by and between the parties hereof that the roof of the building shall not be used by the flat Owners and Developer for commercial purpose in any manner and no further construction of any nature shall be erected.

**ARTICLE (VII) : COMMON FACILITIES :**

- i) The Owners shall bear and pay all rates and taxes and other outgoings in respect of the said premises till possession of the said premises is offered by the Owners to the Developer for construction. After the vacant possession of the said premises is handed over to the Developer, the Developer shall bear and pay all rates and taxes and other outgoings in respect of the said premises.



ii) *As soon as the said building is completed in all respects, the Developer shall give written notice to the Owners to take possession of the owners' allocation in the said building (within 15 days) and from the date of service of such notice and at all time thereafter the Owners shall be exclusively responsible for payment of municipal property taxes, rates, taxes, duties and other statutory outgoings and imposition whatsoever (hereinafter for the sake of the brevity, collectively referred to as "the said rates") payable in respect of the said owners' allocation. Similarly as and from the said date, the Developer or its nominee/nominees shall pay the same in respect of the Developer's allocation only. The said rates will be levied on the building as a whole then and in such an event it shall be divided proportionately.*

iii) *Within one month from the date of Developer servicing notice to the Owners, the Owners shall complete the transfer of the Developer's allocation in favour of the Developer or its nominee or nominees by executing or registering appropriate/deed/deeds of transfer at the cost*

*of the Developer or its nominee/nominees within two months from the date of Owners accepting the owners' allocation.*

- iv) The Developer shall bear all the costs for registration of this agreement and the Owners shall not in any way be liable and responsible.*
- v) The Owners not in any way be liable and responsible for any mishappening with regard to construction of the building or any local disputes.*
- vi) The Developer shall be liable and responsible for regular payment of Electric Bill per month from the date of taking vacant possession of the land till the building is completed and install separate meters in each flat at the cost of the owners' of the respective flats.*

**ARTICLE (VIII) : MISCELLANEOUS :**

- i) The Owners and the Developer have entered into this agreement purely on a principle to principle basis and nothing stated herein shall be deemed to construe as a*

*joint venture or joint adventure between the Owners and the Developer in any manner that constitutes an association of persons. Each party shall keep the other party indemnified from and against the same.*

- ii) The Owners or Developer as the case may be shall not be considered to have caused any breach of any obligation hereunder written.*
- iii) Performance of the relative obligation is prevented by the existence of force majeure with the a view that obligation of the party affected by the Force Majeure shall mean any irregistrable compulsion or coercion recognised as irregistrable and shall include flood, riot work, several abnormal storm, tempest, civil commotion, state wide strike and any other act beyond the reasonable control of the party affected thereby, but shall not include normal bad weather or procession etc.*
- iv) All disputes and differences between the parties relating to this Agreement shall be resolved according to law. The District Judge Court, Alipore, South 24 Parganas shall have only jurisdiction to settle the dispute.*

- v) *The roof of the building shall be the property of all the flat Owners and each flat Owners shall have the equal right to hold, possess and enjoy the said roof as common parts.*

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**(Description of the entire land)**

**ALL THAT** piece and parcel of bastu land measuring **4 (four) Cottahs** more or less together with a **100 Sft. R.T. shed structure** standing thereon, lying and situated at Mouza - Gopalpur, Pargana - Balia, J.L. No. 1, Revenue Survey No. 83, Touzi No. 346, comprised in R.S. Dag No. 3472 under R.S. Khatian No. 876, **L.R. Dag No. 2858** under **L.R. Khatian Nos. 9297 & 9298**, presently within the limits of the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 129, K.M.C. Premises No. **G8, Mahendra Banerjee Road (West)**, Assessee No. 411291300083, Kolkata - 700060 under Police Station - formerly Behala presently **Parnasree**, Additinoal District Sub-Registrar Office - Behala, District - South 24 Parganas.

It is butted and bounded in the manner following :-

- On the North** :- Property of Swapan Nandy.
- On the South** :- Property of Samarendra Nath  
Biswas.
- On the East** :- Mahendra Banerjee Road.
- On the West** :- Property of Bhagirath Shaw.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**PART - I : OWNERS' ALLOCATION :**

The Owners/First Party herein will get one self contained residential **flat** having a super built-up area **500 Sft.** more or less on the **Top** floor, **Back** side of the said proposed Building along with **non-refundable** amount of Rs. **40,00,000/-** (Rupees **Forty Lakhs** only) which will be paid by the Developer/Second Party herein to the Owners/First Party herein as per the **PAYMENT SCHEDULE** as mentioned herein before together with undivided proportionate share of land and along with all other common facilities and amenities of the said K.M.C. Premises No. **G8, Mahendra Banerjee Road (West)**, Kolkata - 700060 under Police Station - formerly Behala presently **Parnasree**, District - South 24 Parganas.

## PART - II : DEVELOPER'S ALLOCATION -

The Developer herein will get the **remaining F.A.R.** of the said proposed building (**save and except the Owner's Allocation**) together with undivided proportionate share of land and along with all other common facilities and amenities of the said K.M.C. Premises No. **G8, Mahendra Banerjee Road (West)**, Kolkata - 700060 under Police Station - formerly Behala presently **Parnasree**, District - South 24 Parganas.

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

#### TECHNICAL SPECIFICATION OF CONSTRUCTION OF THE BUILDING

1. General : The building shall be of R.C.C. (1:½:3) framed structure as per drawing and specification.
2. Brick Wall : All exterior brick wall shall be 0'.8"/0' thick with brick in sand cement mortar 1:4. All partition wall shall be 0'-3" thick with brick with sand cement Mortar 1:4.  
All dividing walls shall be 5" inch thick.
3. Inside & Outside wall plaster : 1/2" thick plaster with sand cement

*Mortar 1:6.*

4. *Ceiling Plaster* : *1/4" thick plaster with sand cement Mortar 1:4.*
5. *Flooring* : *Entire floor will be **marble** flooring.*
6. *Toilet Dado* : *The dado of toilet shall be glazed tiles upto 6'-0" height.*
7. *Kitchen* : *Cooking table top will be of polished green marble size 6'-0" x 21" dado will be of glazed tiles above table top upto 3'-6" height (one side).*
9. *Door Frame* : *All door frame will be of Swal wood (4" x 2½").*
10. *Door Shutter* : *Main Door shutter will be of 35 mm wooden and partition door will be of 35 mm flush door shutter.*
11. *Window* : *All windows will be of steel windows with M.S. Grill with 3mm. glass.*
12. *Electric wiring* : *Concealed wiring with make copper wire KDK will be provided in PVS conduit pipe.*
13. *Internal Water Line* : *Concealed 1/2" G.I. Pipe (medium) ISI*

mark (N. Tata).

14. *Painting Work* :

a) *Internal wall*

*finishing* : All inside wall will be finished with putty.

b) *Outside wall* : 2 Coats Snowcem cement base paint.

c) *Door/Window* : 2 Coats of Synthetic enamel paint over one coat of primer.

15. a) *In Toilets.*

*Sanitary fittings will be provided with the following fittings and of standard quality.*

i) *One commode/Indian type pan (colour).*

ii) *One low down Cistern (P.V.C.) white.*

iii) *One 18"x 22" Basin (Porcelain white)*

iv) *One Geyser point.*

v) *One Shower and three taps will be provided in each toilet.*

b) *In W.C.*

i) *One Commode.*

ii) *One low down cistern (PVC).*

iii) *Two Taps.*

iv) *One Shower.*

16. *Kitchen :*

*One stainless steel sink 24"x 16" and 2 Nos. Tap.*



17. *Sanitary and Plumbing :*

*4" HOPE PULLY soil pipe.*

*4" DIA PULLY pipe for R.W.P.*

18. *SCHEDULE OF ELECTRICAL POINT.*

*In each flat will be provided with the following Electrical point.*

- 1) *Bed room each : 1 No. Single bracket point, 1 No. tube light point, 1 No. Fan point, 1 No. 5 Amps plug point on switch board.*
2. *Drawing/Dining Room : 1 No. Fan point, 1 No. Jhar point, 1 No. tube light point, 1 No. single bracket point, 1 No. 5 Amps Plug Point on switch board, 1 No. 15 Amp Plug Point for Freeze, 1 No. Telephone point in drawing room, 1 No. 5 Amp for TV/VCR point.*
3. *Kitchen : 1 No. light point, 1 No. Exhaust Fan Point, 1 No. 5 Amp Plug Point for Mixy and others.*
4. *Toilet (Common) : 1 No. light point, 1 No. 5 Amp plug point, 1 no. Exhaust Fan point.*
5. *Toilet attached : 1 No. light point, 1 no. Exhaust Fan point, 1 No. 5 amp. plug point.*
6. *Verandah : 1 No. light point, 1 No. 5 Amp plug*

on Switch board.

7. Door Entrance : 1 No. Calling bell point.

Wire as per following specification

1.

- i) Wire : All wire copper single core make KDK.
- ii) Point : 1/18 (1.044) gauge switch board to point.
- iii) Light Sub-Main : 3/22 (3.029) gauge (DB to Switch Board)
- iv) Power Sub-Main : 3/20 (3.036) gauge (DB to Power Board)
- v) Main Line : 7/20 (7.038) main switch to DB.

#### HARD WIRES

- 1. All hinges will be iron to doors and windows.
- 2. All doors will be provided Hardware fittings as follows :-
  - i) Tower Bolt : 8" long x 10mm - 2 Nos. (Aluminium).
  - ii) Hasp Bolt : 10" x 16 mm (Alum) 1 No.
  - iii) D (Handle) : 6" long (Aluminium) 2 Nos.
  - iv) Door Stopper : 1 No.

#### MAIN DOOR.

- i) Godrej Night Latch : 1 No. (Each Flat)
- ii) Eye view : 1 No.

We, the **OWNERS/FIRST PARTY** herein namely (1) **MR. ARUN KUMAR MUKHOPADHYAY @ MUKHERJEE**, PAN - AFDPM9499K, Aadhar No. 754295586906, son of Late Anil Kumar Mukherjee @ Mukhopadhyay, by Nationality - Indian, by faith - Hindu, by occupation - Retired, residing at "Abhipro Apartment", 1st Floor, 48, Biren Roy Road (East), Monmohan Park, Post Office - Barisha, Police Station - formerly Thakurpukur presently **Haridevpur**, Kolkata - 700008, (2) **MR. NIRMALYA CHAKRABORTY**, PAN - AVQPC9464P, Aadhar No. 604822152555, son of Mr. Nirjhar Chakraborty, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 15/1, Natun Path, 290, Modern Park, Post Office - Santoshpur, Police Station - Santoshpur, Kolkata - 700075, do hereby constitute and appoint the **DEVELOPER/SECOND PARTY** herein namely **M/S. GANAPATI ABASAN**, PAN - AAUFG4929N, a Partnership Firm, having its Regd. Office at 2/87A, Mahendra Banerjee Road, Post Office - **Parnasree Pally**, Police Station - formerly Behala presently **Parnasree**, Kolkata - 700060, represented by its Partners namely (1) **MR. SWAPAN ACHARYYA**, PAN - AKWPA1030C, Aadhar No. 287990692431, son of Late Bhabesh Chandra Acharyya, by Nationality - Indian, by faith - Hindu, by

occupation - Business, residing at 2/87A, Mahendra Banerjee Road, Post Office - **Parnasree Pally**, Police Station - formerly Behala presently **Parnasree**, Kolkata - 700060, (2) **MRS. ARCHANA PAUL**, PAN - ANTPP9438K, Aadhar No.586730563101, wife of Sri Ganesh Ch. Paul, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 2/58, Mahendra Banerjee Road, Rabindra Nagar, Post Office - **Parnasree Pally**, Police Station - formerly Behala presently **Parnasree**, Kolkata - 700060, (3) **MR. KARTICK CHANDRA PAUL**, PAN - CQTPP8456N, Aadhar No. 339772858905, son of Late Kamal Krishna Paul, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 2/41, Rabindra Nagar, Mahendra Banerjee Road, Post Office - **Parnasree Pally**, Police Station - formerly Behala presently **Parnasree**, Kolkata - 700060 as our **ATTORNEY** for and on behalf of **us** in respect of our said **ALL THAT** piece and parcel of land measuring **4 (four) Cottahs** more or less together with a **100 Sft. R.T. shed structure** standing thereon, lying and situated at Mouza - Gopalpur, Pargana - Balia, J.L. No. 1, Revenue Survey No. 83, Touzi No. 346, comprised in R.S. Dag No. 3472 under R.S. Khatian No. 876, **L.R. Dag No. 2858** under **L.R. Khatian Nos. 9297 & 9298**, presently within the limits of the limits of the Kolkata Municipal

Corporation (S.S. Unit), Ward No. 129, K.M.C. Premises No. **G8, Mahendra Banerjee Road (West)**, Assessee No. 411291300083, Kolkata - 700060 under Police Station - formerly Behala presently **Parnasree**, Additinoal District Sub-Registrar Office - Behala, District - South 24 Parganas for the acts, deeds and things as mentioned herein below :

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

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

- 5) To prepare and/or submit the plan or any revision plan or altered building plans by the said Attorney on our behalf.
- 6) To apply for and obtain all necessary sanction clearances of the said building for and on our behalf.
- 7) To engage, appoint any draftsman, engineer, architect, surveyor, assessor, valuer, building contractor, subcontractor etc. for the purpose of completion of the same.
- 8) To appear for and represent us before any competent authorities Tribunal Arbitrator or Revenue, Administrative, Civil or Criminal Jurisdiction relating to any matters, concerning the said property as per

mentioned and written in the schedule below on our behalf.

- 9) To institute any case or defend any suit, proceedings, appeal, revision, injunction proceedings, enquiry, claim etc. relating to the said property on our behalf.
- 10) To appoint and/or engage any legal practitioner, solicitor, auditor, valuer, assessor, arbitrators and/or any legal practitioner or any Advocate or other person or persons and to sign, execute and deliver all Vakalatnamas, Ekrarnamas, Show-causes petitions etc. for the aforesaid purposes on our behalf.
- 11) To sign, execute, submit or deliver all complaints, written statement, objections, memorandum of appeals, applications, revisions, injunctions, petitions and all other appeals and papers, documents and exhibits for the aforesaid purposes.
- 12) To visit and represent us before all the West Bengal Government Office or Offices and/or Central Government, Office or Offices concerned and all other office or offices concerned for smooth management of our said property as stated and written in the schedule hereunder on our behalf.

- 13) *To apply and also to pay all rates, taxes and revenues, charges, expenses outgoings payable for and on the account of the said property or any part thereof and similarly to receive any of such money and discharge receipt thereof as income, rents, awards, compensation etc. receivable for and on account of the said property as per mentioned and written in the Schedule below.*
- 14) *To apply for and obtain electricity, gas, water, sewerage/ drainages or any other civil commotion, amenities, telephone and other utilities in the said property and/or make alteration thereof and to close down or to disconnect the same on our behalf.*
- 15) *To sign and execute all other deeds, instruments and assurances which will be necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying several properties upon the said premises on our behalf.*
- 16) *To make and present any Deed of Conveyance or Conveyances or other documents for registration of **Developer's Allocation** when to be executed by our said Attorney and to admit, execution and registration thereof before as the registering authority or authorities concerned like as such Registrar of District Registrar and/or*



Assurance at Kolkata or any other such like registering office or offices concerned on our behalf.

- 17) To make any kind of agreement or agreements with any purchaser or purchasers in respect **Developer's allocation** arising out of the schedule below property on our behalf and to register the deed of conveyance/s on our behalf, in favour of the intending purchaser's or purchasers' name/names and to receive all the consideration money, part consideration money thereof.
- 18) To sign all the receipt or receipts which to be registered by our said Attorney in favour of the intending purchaser or purchasers in respect of our said property on our behalf and also to hand over the same to the said purchaser or purchasers on our behalf.

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

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

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

**SIGNED, SEALED &  
DELIVERED** at Kolkata  
in the presence of  
**WITNESSES :-**

1. Sunil Kumar Das  
2/80 Mahendra Banerjee  
Road  
KOL - 700060

Arun Kumar Mukherjee  
alias Mukherjee

2.

Raj Das

Nirmalya Chakrabarty

2/105c. Mahendra  
Banerjee Rd  
KOL - 60

**SIGNATURE OF THE OWNERS/  
PRINCIPALS/FIRST PARTY HEREIN**

M/S GANAPATI ABASAN

Sreeram Acharya Anshana Paul.  
Partner Partner

M/S GANAPATI ABASAN

Koushik Chandra Paul  
Partner Partner

**SIGNATURE OF THE DEVELOPER/  
ATTORNEY/SECOND PARTY HEREIN**

**MEMO OF CONSIDERATION**

**RECEIVED** of and from within named PURCHASERS the within mentioned a sum of **Rs. 40,00,000/-** (Rupees **Forty Lakhs only** as per memo below:-

**MEMO**

<u>DATE</u>	<u>CHEQUE NO./ CASH</u>	<u>BANK &amp; BRANCH</u>	<u>AMOUNT RS.</u>
23.09.2019.	000011	Bank of Baroda Behala	500000
23.09.2019	000012	"	500000
21.09.2019	822738	SBI Rabindranagar	500000
24.11.2019.	822739.	"	810000
16.09.2019.	000016	Bank of Baroda Behala	500000
16.09.2019	187409.	SBI Behala	500000
21.09.2019.	187410	"	190000
13.12.2019.	Cash		
<b>Total Rs</b>			<b>40,00,000/-</b>

(Rupees **Forty Lakhs only**)

**WITNESSES :**

1. Sunil Kumar Das  
2/80 Mahendra  
Banerjee road  
Kot - 700060

Arun Kumar Mukhopadhyay  
alias Mukherjee  
Nirmalya Chakraverty

Rajendra  
2/105C, Mahendra  
Banerjee Rd. Kot-60

**SIGNATURE OF THE OWNERS/  
FIRST PARTY HEREIN**

**Drafted by me,**  
Deblina Banerjee

**DEBLINA BANERJEE**

Advocate

WB NO. F/2154/1860 of 2016

B.A. (HONS) LLM

Alipore Police Court, Kpi-27

Mobile:- 9830381134

Computer printed at :-  
Panchanantala Lane,  
Kolkata - 700034.

By : *[Signature]*

(S. S. Sarkar)

Sl. No.

Signature



Arun Kumar  
Mukhopadhyay  
alias Mukherjee



Small Finger



Ring Finger



Middle Finger



1st Finger



Thumb

Left hand



Thumb



1st Finger



Middle Finger



Ring Finger



Small Finger

Right hand



Nirmalya Chakrabarty



Small Finger



Ring Finger



Middle Finger



1st Finger



Thumb

Left hand



Thumb



1st Finger



Middle Finger



Ring Finger



Small Finger

Right hand



Shekhar Acharyya



Small Finger



Ring Finger



Middle Finger



1st Finger



Thumb

Left hand



Thumb



1st Finger



Middle Finger



Ring Finger



Small Finger

Right hand

S. No.

Signature



Anchara Paul



Small Finger



Ring Finger



Middle Finger



1st Finger



Thumb

Left hand



Thumb



1st Finger



Middle Finger



Ring Finger



Small Finger

Right hand



Kartikey Chandra Paul



Small Finger



Ring Finger



Middle Finger



1st Finger



Thumb

Left hand



Thumb



1st Finger



Middle Finger



Ring Finger



Small Finger

Right hand



A.D.S.R. Behala

12 DEC 2019

Dist.- South 24 Pgs.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AFDPM9499K



नाम / Name

ARUN KUMAR MUKHOPADHYAY

पिता का नाम / Father's Name

ANIL KUMAR MUKHOPADHYAY

जन्म की तारीख / Date of Birth

10/11/1950

A.K. Mukhopadhyay

हस्ताक्षर / Signature



70023018

A.K. Mukhopadhyay

आयकर विभाग

INCOME TAX DEPARTMENT

NIRMALYA CHAKRABORTY

NIRJHAR CHAKRABORTY



सरकार  
भारत  
GOVT. OF INDIA

30/12/1992

परिवहन विभाग

AVQPC9464P

N. Chakraborty

Signature



N. Chakraborty

In case this card is lost / found, kindly inform nearest  
 Income Tax PAN Service Centre, LT1175E  
 Plot No. 3, Sector 11, CBD Belapur,  
 Navi Mumbai - 400 614.  
 ईसके बिना कृपया केंद्र पर सूचना देकर  
 नवी मुंबई में नवी सेवा केंद्र, ए.टी.ए.सी.  
 प्लॉट नंबर 3, सेक्टर 11, सी.डी.बी. बेलपुर  
 नवी मुंबई - 400 614 पर सूचना दें।



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SWAPAN ACHARYYA

BHABESH CHANDRA ACHARYYA

16/01/1973

Permanent Account Number

AKWPA1030C

*Swapan Acharyya*

*Swapan Acharyya.*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ANTPP9438K



नाम / Name  
ARCHANA PAUL

पिता का नाम / Father's Name  
AMAL CHANDRA MAJUMDER

जन्म की तिथि /  
Date of Birth  
12/04/1964

Archana Paul  
स्थायी हस्ताक्षर  
Permanent Signature

Archana Paul

12042014

**इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटन:**

आयकर, पैन सेवा एकाई, एन एस सी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.



*If this card is lost / someone's lost card is found,  
please inform / return to :*

Income Tax PAN Services Unit, NSDL  
5th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [tininfo@nsdlco.in](mailto:tininfo@nsdlco.in)

आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT

GOVT. OF INDIA

KARTICK CHANDRA PAUL

KAMAL KRISHONA PAUL

07/11/1971

Payment Account Number

COTPP8456N

Kamal

Signature



Enrollment No. : 1178/49493/02567

To  
Sunil Kumar Das

11/02/2017

S/O: Ananta Kumar Das  
2/80 MAHENDRA BANERJEE ROAD  
BEHALA  
Parnasree Pally  
Mahendra Banerjee Road,Circus Avenue,Kolkata,  
West Bengal - 700060  
9830495232



KA110814988FH

11081498



आपका आधार क्रमांक / Your Aadhaar No. :

**2148 2787 7478**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India

Sunil Kumar Das



DOB: 14/05/1971

Male

**2148 2787 7478**



मेरा आधार, मेरी पहचान



## 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.

- 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.



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

Address: S/O: Ananta Kumar  
Das, 2/80 MAHENDRA  
BANERJEE ROAD, BEHALA,  
Parnasree Pally, Kolkata,  
Mahendra Banerjee Road, West  
Bengal, 700060

2148 2787 7478



1947



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www.uidai.gov.in

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

192019200117366361  
 Date: 12/12/2019 23:29:43  
 308623102

Payment Mode

Online Payment

Bank :

AXIS Bank

BRN Date:

12/12/2019 23:32:04

DEPOSITOR'S DETAILS

Id No. : 16070001791991/5/2019

[Query No./Query Year]

Deblina Banerjee

Mobile No. :

+91 9830381134

subhendubanerjee556@gmail.co

23Parui Das Para Road ss pally kol 61

Miss Deblina Banerjee

Applicant Name :

Address Name :

Address :

Status of Depositor :

Advocate

Purpose of payment / Remarks :

Sale, Development Power of Attorney Payment No 5

PAYMENT DETAILS

S. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
	16070001791991/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	5071
	16070001791991/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	40028

Total

45099

Words : Rupees Forty Five Thousand Ninety Nine only



**Government of West Bengal  
Directorate of Registration & Stamp Revenue**

**e-Assessment Slip**

Query No / Year	1607-0001791991/2019	Office where deed will be registered
Query Date	22/11/2019 2:05:14 AM	A D S R. BEHALA, District South 24-Parganas
Applicant Name, Address & Other Details	Deblina Banerjee 23.Parui Das Para Road S s Pally Kol 61,Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700061, Mobile No : 9674801772, Status Advocate	
Transaction	Additional Transaction	
239 Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 40,00,000/-]	
Set Forth value	Market Value	
Rs. 40,00,000/-	Rs. 64,30,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,07,11/- (Article 48(g))	Rs. 40,028/- (Article E. E. E. B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip (Urban area)	

**and Details :**  
District: South 24-Parganas, P.S.- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahendra Banerjee Road, Road Zone : (Rabindranagar Mini Bus Stand -- Rest) , Premises No: G8, Ward No: 129 Pin Code 700060

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1			Bastu	4 Katha	39,70,000/-	64,00,000/-	Property is on Road
<b>Grand Total :</b>				<b>6.6Dec</b>	<b>39,70,000 /-</b>	<b>64,00,000 /-</b>	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure

Gr Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

<b>Total :</b>	<b>100 sq ft</b>	<b>30,000 /-</b>	<b>30,000 /-</b>
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Name & address	Status	Execution Admission Details :
<p>Mr Arun Kumar Mukhopadhyay, (Alias: Mr Arun Kumar Mukherjee)            Son of Late Anil Kumar Mukherjee, 48, Biren Roy Road (east),            P.O.- Bansha, P.S.- Thakurpukur, District:-South 24-Parganas,            West Bengal, India, PIN - 700008            Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen            of India, PAN No. AFDPM9499K, Aadhaar No.:            XXXXXXXX6906            Status : Individual, Executed by: Self            To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
<p>Mr Nirmalya Chakraborty            Son of Mr Nihar Chakraborty, 15/1, Natun Path 290 Modern Park,            P.O.- Santoshpur, P.S.- Behala, District:-South 24-Parganas,            West Bengal, India, PIN - 700075            Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of:            India, PAN No. AVQPC9464P, Aadhaar No.:            XXXXXXXX2555            Status : Individual, Executed by: Self            To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self

Name & address	Status	Execution Admission Details :
<p>GANAPATI ABASAN ( Partnership Firm )            15/1, Mahendra Banerjee Road, P.O:- Pamasree, P.S:- Behala,            District:-South 24-Parganas, West Bengal, India, PIN - 700060            PAN No. AAUFG4929N, Aadhaar No Not Provided by            ICAI            Status : Organization, Executed by: Representative</p>	Organization	Executed by: Representative

Representative Details :

Name & Address	Representative of
<p>Mr Swapan Acharyya            Son of Late Bhabesh Chandra Acharya 2/87A, Mahendra Banerjee Road, P.O:-            Pamasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN -            700060            Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.            MWYPA1030C, Aadhaar No.: 28XXXXXXXX2431</p>	GANAPATI ABASAN (as Partner)
<p>Mrs Archana Paul            Wife of Mr Ganesh Chandra Paul 2/58 Rabindranagar, Mahendra Banerjee            Road, P.O:- Pamasree, P.S:- Behala, District:-South 24-Parganas, West Bengal,            India, PIN - 700060            Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.            MTPP9438K, Aadhaar No.: 58XXXXXXXX3101</p>	GANAPATI ABASAN (as Partner)
<p>Mr Kartick Chandra Paul            Son of Late Kamal Krishna Paul 2/41 Rabindranagar, Mahendra Banerjee Road,            P.O:- Pamasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India,            PIN - 700060            Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.            CUTPP8456N, Aadhaar No.: 33XXXXXXXX8905</p>	GANAPATI ABASAN (as Partner)

Partner Details :

Name & address
<p>Mr Ananta Kumar Das            Son of Late Ananta Kumar Das            15/1, Mahendra Banerjee Road, P.O:- Pamasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN -            700060            Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mr Arun Kumar            Mukhopadhyay, Mr Nirmalya Chakraborty, Mr Swapan Acharyya, Mrs Archana Paul, Mr Kartick Chandra Paul</p>





If the given information are found incorrect, then the assessment made stands invalid.

Query is valid for 30 days (i.e. upto 22-12-2019) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 22-12-2019)

Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.

e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.

e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.

Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.

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

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

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



## Major Information of the Deed

Deed No. : 1-1607-12974/2019	Date of Registration 13/12/2019	Office where deed is registered A D S.R. BEHALA, District: South 24-Parganas
Deed No / Year 1607-0001791991/2019	Office where deed is registered A D S.R. BEHALA, District: South 24-Parganas	
Deed Date 22/11/2019 2:05:14 AM	Office where deed is registered A D S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address Deblina Banerjee 23, Parui Das Para Road S.s Pally Kol 61, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700061, Mobile No. : 9674801772, Status: Advocate		
Transaction Sale, Development Power of Attorney		Additional Transaction [4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2] [4311] Other than Immovable Property, Receipt [Rs : 40,00,000/-]
Setforth value 40,00,000/-	Market Value Rs. 64,30,000/-	
Stamp Duty Paid(SD) 10,071/- (Article:48(g))	Registration Fee Paid Rs. 40,028/- (Article E, E, E, B)	
Stamp Duty Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip (Urban area)	Registration Fee Paid Rs. 40,028/- (Article E, E, E, B)	

**Additional Details :**  
 District: South 24-Parganas, P.S.- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahendra  
 Road, Road Zone : (Rabindranagar Mini Bus Stand -- Rest) , Premises No. G8 , Ward No. 129 Pin Code

Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
		Bastu	4 Katha	39,70,000/-	64,00,000/-	Property is on Road
<b>Grand Total :</b>			<b>6.6Dec</b>	<b>39,70,000 /-</b>	<b>64,00,000 /-</b>	

**Structure Details :**

Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure

Gr Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure : 0Year, Roof Type: Tiles  
 Shed, Extent of Completion: Complete

<b>Total :</b>	<b>100 sq ft</b>	<b>30,000 /-</b>	<b>30,000 /-</b>	
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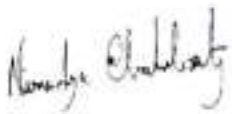


Dist. - South 24 Pgs.

**Principal Details :**

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
<b>Mr Arun Kumar Mukhopadhyay, (Alias: Mr Arun Kumar Mukherjee)</b> Presentant ) Son of Late Anil Kumar Mukherjee Executed by: Self, Date of Execution: 13/12/2019 Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Office	 13/12/2019	 LTI 13/12/2019	 13/12/2019

48, Biren Roy Road(east), P.O:- Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFDPM9499K, Aadhaar No: 75xxxxxxxx6906, Status :Individual, Executed by: Self, Date of Execution: 13/12/2019  
 Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mr Nirmalya Chakraborty</b> Son of Mr Nirjhar Chakraborty Executed by: Self, Date of Execution: 13/12/2019 Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Office	 13/12/2019	 LTI 13/12/2019	 13/12/2019



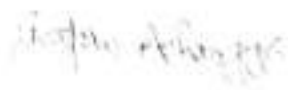
15/1,Natun Path 290 Modern Park, P.O:- Santoshpur, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVQPC9464P, Aadhaar No: 60xxxxxxxx2555, Status :Individual, Executed by: Self, Date of Execution: 13/12/2019  
 Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Office

**Trustee Details :**

Name,Address,Photo,Finger print and Signature			
<b>GANAPATI ABASAN</b> 287A, Mahendra Banerjee Road, P.O:- Parnasree, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 , PAN No.:: AAUFG4929N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**




Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr Swapan Acharyya</b> Son of Late Bhabesh Chandra Acharyya Date of Execution - 13/12/2019, Admitted by: Self, Date of Admission: 13/12/2019, Place of Admission of Execution: Office	 Dec 13 2019 2:13PM	 LTI 13/12/2019	 13/12/2019

207A, Mahendra Banerjee Road, P.O:- Parnasree, P.S:- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Male, By Caste: Hindu, Occupation Business, Citizen of India, PAN No:- AKVPA1030C, Aadhaar No: 28xxxxxxxx2431 Status : Representative, Representative of GANAPATI ABASAN (as Partner)



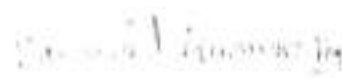
Name	Photo	Finger Print	Signature
<b>Mrs Archana Paul</b> Wife of Mr Ganesh Chandra Paul Date of Execution - 13/12/2019, Admitted by: Self, Date of Admission: 13/12/2019, Place of Admission of Execution: Office	 Dec 13 2019 2:14PM	 LTI 13/12/2019	 13/12/2019

205B Rabindranagar, Mahendra Banerjee Road, P.O:- Parnasree, P.S:- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Female, By Caste: Hindu, Occupation Business, Citizen of India, PAN No.:: ANTPP9438K, Aadhaar No: 58xxxxxxxx3101 Status : Representative, Representative of : GANAPATI ABASAN (as Partner)

Name	Photo	Finger Print	Signature
<b>Mr Kartick Chandra Paul</b> Son of Late Kamal Krishna Paul Date of Execution - 13/12/2019, Admitted by: Self, Date of Admission: 13/12/2019, Place of Admission of Execution: Office	 Dec 13 2019 2:12PM	 LTI 13/12/2019	 13/12/2019

2041 Rabindranagar, Mahendra Banerjee Road, P.O:- Parnasree, P.S:- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Male, By Caste: Hindu, Occupation Business, Citizen of India, PAN No.:: CQTPP8456N, Aadhaar No: 33xxxxxxxx8905 Status : Representative, Representative of : GANAPATI ABASAN (as Partner)

**Other Details :**

Name	Photo	Finger Print	Signature
<b>Mr Kumar Das</b> Son of Late Ananta Kumar Das Mahendra Banerjee Road, P.O - Behala, District - South 24 Parganas, West Bengal, India, PIN -			

13/12/2019

13/12/2019

13/12/2019

Of Mr Arun Kumar Mukhopadhyay, Mr Nirmalya Chakraborty, Mr Swapan Acharyya, Mrs Archana Paul, Mr  
Chandra Paul

**Endorsement For Deed Number : I - 160712974 / 2019**

13-12-2019

**Statement of Market Value(WB PUVI rules of 2001)**

That the market value of this property which is the subject matter of the deed has been assessed at Rs  
2000/-

**Sandip Biswas**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. BEHALA**

**South 24-Parganas, West Bengal**

13-12-2019

**Statement 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  
of Indian Stamp Act 1899.

**Statement of Execution(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 14:07 hrs on 13-12-2019, at the Office of the A.D.S.R. BEHALA by Mr Arun Kumar  
Mukhopadhyay Alias Mr Arun Kumar Mukherjee, one of the Executants.

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

Execution is admitted on 13/12/2019 by 1. Mr Arun Kumar Mukhopadhyay, Alias Mr Arun Kumar Mukherjee, Son of  
Arun Kumar Mukherjee, 48,Biren Roy Road(east), P.O: Barisha, Thana: Thakurpukur, . South 24-Parganas, WEST  
BENGAL, India, PIN - 700008, by caste Hindu, by Profession Retired Person, 2. Mr Nirmalya Chakraborty, Son of Mr  
Nirmalya Chakraborty, 15/1,Natun Path 290 Modern Park, P.O: Santoshpur, Thana: Behala, . South 24-Parganas, WEST  
BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business

Witnessed by Mr Sunil Kumar Das, . . Son of Late Ananta Kumar Das, 2/80 Mahendra Banerjee Road, P O Parnasree,  
Behala, . South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Business

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

Execution is admitted on 13-12-2019 by Mr Swapan Acharyya, Partner, GANAPATI ABASAN (Partnership Firm),  
2/87A Mahendra Banerjee Road, P.O - Parnasree, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN -  
700060

Witnessed by Mr Sunil Kumar Das, . . Son of Late Ananta Kumar Das, 2/80 Mahendra Banerjee Road, P O Parnasree,  
Behala, . South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Business

Execution is admitted on 13-12-2019 by Mrs Archana Paul, Partner, GANAPATI ABASAN (Partnership Firm), 2/87A,  
Mahendra Banerjee Road, P O - Parnasree, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN -  
700060

Witnessed by Mr Sunil Kumar Das, . . Son of Late Ananta Kumar Das, 2/80 Mahendra Banerjee Road, P O Parnasree,  
Behala, . South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Business







... is admitted on 13-12-2019 by Mr Kartick Chandra Paul, Partner, GANAPATI ABASAN (Partnership Firm), Mahendra Banerjee Road, P.O. - Parnasree, P.S - Behala, District -South 24-Parganas, West Bengal, India, PIN

... by Mr Sunil Kumar Das. . . Son of Late Ananta Kumar Das, 2/80 Mahendra Banerjee Road, P.O: Parnasree, Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Business

**Payment of Fees**  
... that required Registration Fees payable for this document is Rs 40,028/- ( B = Rs 40,000/- , E = Rs 28/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 40,028/-

... of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB on 12/12/2019 11:32PM with Govt. Ref. No: 192019200117366361 on 12-12-2019, Amount Rs: 40,028/-, AXIS Bank ( UTIB0000005), Ref. No. 308623102 on 12-12-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**  
... that required Stamp Duty payable for this document is Rs. 10,071/- and Stamp Duty paid by Stamp Rs 5,000/-, online = Rs 5,071/-

... of Stamp  
Stamp Type: Impressed, Serial no 227623, Amount: Rs.5,000/-, Date of Purchase: 21/11/2019, Vendor name: Ananta Sekhar Roychowdhury  
... of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB on 12/12/2019 11:32PM with Govt. Ref. No: 192019200117366361 on 12-12-2019, Amount Rs: 5,071/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 308623102 on 12-12-2019, Head of Account 0030-02-103-003-02

*Sandip Biswas*

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

ate of Registration under section 60 and Rule 69.  
ed in Book - I  
o number 1607-2019, Page from 412545 to 412610  
No 160712974 for the year 2019.



Digitally signed by SANDIP BISWAS  
Date: 2019.12.16 17:14:35 +05:30  
Reason: Digital Signing of Deed.

*Sandip Biswas*  
Sandip Biswas) 2019/12/16 05:14:35 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

(This document is digitally signed.)



DATE :- - 13/ 12/ 2019

**DEVELOPMENT AGREEMENT WITH  
GENERAL POWER OF ATTORNEY**

**BETWEEN**

**"OWNERS"**

**1) MR. ARUN KUMAR MUKHOPADHYAY**

**@ MUKHERJEE**

**2) MR. NIRMALYA CHAKRABORTY**

**"DEVELOPER"**

**M/S. GANAPATI ABASAN**

**Drafted by :**

**DEBLINA BANERJEE**

**Advocate,**

**Alipore Police Court,  
Kolkata - 700027.**