

the occupier/purchaser in common as aforesaid and keeping the adjoining side spaces in good and repaired condition.

1. **OPERATIONAL:** All expenses for running and operating all machines, equipment's and installations comprised in the common parts and the common portions (including lift, water pump with Deep Tube-well and also the costs of repairing , renovating and replacing the same.
2. **STAFF:** The Salaries and other expenses of the staffs to be employed for the common purposes (e.g. electrification caretaker, plumber, administrative persons, etc.) and other emoluments and benefits. However the caretaker should be appointed only by mutual consent of Owners and Developer.
3. **ASSOCIATION:** Establishment and all other expenses of the Association and also similar expenses of the Vendor or any agency looking after the common purposes, until handing over the same to the Association.

**SEHEDULE-E, ABOVE REFERRED TO**

(Fittings and fixtures to be provided in the unit)

**A) GENERAL:** The building shall be constructed with RCC frame in accordance with the plan and drawing prepared by the Architects appointed by the Developer and sanctioned by the Kolkata Municipal Corporation.

**B) UNIT**

1. **FLOORING:** Flooring in the room of the Units shall be made Marble or Vitrified Tiles of standard quality.

2. **WALL:** Inside walls will be finished with putty outside surface on the walls of the building will be painted with cement based weather coat paints.
3. **DOORS/WINDOWS:** Wooden frame Mush/doors painted with wood primer finish and windows will be finishes with Aluminum Sliding window with Iron grill for the outside windows, in the Owners Allocation.
4. **TOILETS:** Flooring will be of marble and walls to be cladded with glazed tiles upto 6 feet height. All white sanitary ware of standard make, exhaust fan, WC in all bathrooms, cistern with angular Cock, 3 hole miser with one shower and one Tap and all standard quality fixtures preferably Jaguar make in all owners allocation.
5. **KITCHEN:-** modular kitchen in the Owners Allocation in addition to granite stone slab for cooking, one appropriate basin, one sink, complimenting such modular kitchen and one exhaust fan including marble tiles fitting of 5: ft. height in the kitchen.
6. **LOFT:** On any bath of Giry **K.C.C.** finish.
7. **DINING HALL:** One basin with a Tap line with Normal water with one Angular Cock and one washing machine point (input & output).
8. **BALCONY:** Iron Grill at Normal height.
9. **BUILDING ENTRANCE:** Iron Collapsible gate.

10. **SANITARY WORK:** Contrast dark colour porcelain fittings.
11. **PAINTING:** Outside portion of the building will be of weather coat snowcem of a branded company preferable Asian Paints or Berger Paints.
12. **PLUMBING WORK:** All concealed plumbing work will be of ISI certified P.V.C Pipe fitting.
13. **ELECTRIC:** Concealed wiring with standard quality Copper Wire preferable (Havels, ISI Certified) as per required points and installation of required numbers of PCBs inside the flat.
14. **WATER:** required number of overhead tanks will be installed for providing 24 hours water supply from Corporation to all flat owners.

\*\*\*\*

**IN WITNESS WHEREOF** these presents have been executed by the Parties herein on the day month and year first above written.

**SIGNED AND DELIVERED**

In presence of:-

1. Bijoy Patra  
vill - P.D.Kumila  
P.O. - Begunia  
Dist - Paschim Medinipur

2. Ramchandra Nandi  
2002 S.P. Nandi & Co  
Calcutta 2 B

3.

Drafted by:



**Mr. Sachidananda Panda,**  
Advocate

High Court at Calcutta  
6, Old Post Office Street,  
3<sup>rd</sup> Floor, Room No. 75,  
Kolkata - 700001.  
Enrolment No. F/145/92.

Sudipto Panda  
for & on behalf of Amitava Mukherjee  
as his constituted Attorney

Manju Mukherjee

Sudipto

Sombudha Mukherjee

Gopa Mukherjee

SIGNATURE OF THE PARTY

UNDER FIRST PART,

J. N. S.  
TARAK NATH SHAW  
Surya Kumar Shaw

Manish Shaw

SIGNATURE OF THE PARTY

UNDER SECOND PART,

**MEMO OF CONSIDERATION**

**RECEIVED** from the within named **Developer** the aforementioned sums **Rs.35,00,000/- (Rupees Thirty Five Lac) only**, as per memo below.

Date	Particulars	Amount
18-07-2019	Paid by A/c Payee Cheque being No.000557, Drawn on Karur Vysya Bank, Salt Lake, Branch Kolkata.	Rs.10,00,000/-
15-09-2019	Paid by Cash and Cheques on different dates.	Rs.25,0,0000/-
	<b>Total</b>	<b>Rs.35,00,000/-</b>

(Rupees Thirty Five Lac) only

सिद्धि पावले  
 Paavale  
 Paavale in behalf of  
 Anubha Mukherjee  
 as Constable King  
 .  
 .  
 .

**WITNESSES :**

1. Bijoy Patra
2. Ramchandra Nandi

Gopa Mukherjee  
 Manju Mukherjee  
 Sambuddha Mukherjee

\_\_\_\_\_  
 SIGNATURE OF THE RECIPIENT

**SPECIMEN FORM FOR TENINGER PRINTS**



LEFT HAND

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

RIGHT HAND

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

Name SUDIPTO PANDA.

Signature Sudipto Panda



LEFT HAND

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

RIGHT HAND

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

Name MANJU MUKERJI

Signature Manju Mukerji



LEFT HAND

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

RIGHT HAND

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

Name MAHASWETA PANDA

Signature Mahashweta Panda

SPECIMEN FORM FOR TEN FINGER PRINTS



LEFT HAND

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

RIGHT HAND

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

Name \_\_\_\_\_

Signature Sombuchha  
Mulhrajee

LEFT HAND



Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

RIGHT HAND

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

Name GOPAMUKHERJEE

Signature Gopa Mukherjee

LEFT HAND



Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

RIGHT HAND

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

Name \_\_\_\_\_

Signature \_\_\_\_\_

**SPECIMEN FORM FOR TEN FINGER PRINTS**



LEFT HAND

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

RIGHT HAND

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

Name JARAK NATH  
Signature Jarak Nath

LEFT HAND



Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

RIGHT HAND

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

Name SURAJ KUMAR SHAW  
Signature Suraj Kumar Shaw

LEFT HAND



Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

RIGHT HAND

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

Name MANISH SHAW  
Signature Manish Shaw



STAMP AFFIXED BY  
12/08/19  
STAMP SUPERINTENDENT  
KOLKATA COLLECTORATE



GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT, I, AMITAVA MUKERJI (PAN NO.CQNPM1861J) son of Late Satya Niranjan Mukerji, by faith-Hindu, by occupation-Retired Person, presently residing at 115 Lesdon Avenue, Cranbourne 3977 Victoria, Australia and also having residence at 20/12/2/2A, Iswar Ganguly Street, P.O. & P.S. Kalighat Kolkata 700026 having permanent address 20/12/2/2A, Iswar Ganguly Street, P.O. Kalighat & P.S. Kalighat, Kolkata-700026.

**WHEREAS** I have some immovable properties within the City of Kolkata formerly known as Calcutta, and for which it is necessary and also expedient for me to appoint an agent to look after all my affairs during my absence in regards to administration of my said properties and premises.

Now Know Ye by these Presents that I said **Amitava Mukerji** do hereby and hereunder nominate, appoint and constitute **Mr. Sudipto Panda** son of Late D.K. Panda residing at 200/E, S.P. Mukherji Road, P.O.-Kalighat, P.S.-Tollygunge, Kolkata-700026, as my true and lawful attorney, for me, in my name and on my behalf to do and execute all or any of the following acts, deeds and things in regards to the property and premises morefully described in the **SCHEDULE** written hereunder.

*Amitava Mukerji*

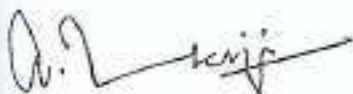
STEVO BEZBRADICA  
NOTARY PUBLIC  
1/173 Lonsdale Street, Dandenong  
Victoria Australia

*Stevo Bezbradica*

AND WHEREAS it is made clear that I am one of the co-sharer of ALL THAT the property and premises mentioned in the schedule hereunder written and enjoying the same jointly with the other co-sharers in the said property.

AND WHEREAS now the other co-sharers as in the said property are interested to develop the said property by construction of multi-storied building thereon the said land and accordingly to cause such development work certain documents such as Agreements, Contracts etc. are required to be executed and signed by me, but since now I am staying outside India, hence it is not possible for me to make myself present and execute required documents. Under these circumstances, it is necessary for me to appoint my agent to look after all my affairs during my absence and for which I do hereby nominate and appoint said **Mr. Sudipto Panda** as my lawful agent/attorney to do all or any of the following works.

1. To execute all agreements, contracts entered into by me with any other person or persons as my own act and deed or to cancel or repudiate the same or any earlier deed/ agreement without making me liable for any loss or damage by reason thereof.
2. To concur in doing any one or more of the acts deeds and things hereinbefore mentioned in conjunction with any other company, partnership



STEVO BEZBRADICA  
NOTARY PUBLIC  
1/173 Lonsdale Street, Dandenong  
Victoria Australia



firm, proprietorship firm or person or persons without making me liable on that account under any circumstances.

3. To enter into any agreement for sale, to sell or exchange or otherwise dispose of my portion as in the said property and premises on such price as my said attorney shall think deem fit and proper for me including execution and registration of any Deed of Cancellation of any prior development agreement and / or cancellation of any Development power of attorney in that behalf.
4. To delegate all the powers, authorities and liberties hereunder vested and to appoint any substitute or substitutes limited to anyone or more purposes as he shall from time to time desire in that behalf.
5. And I hereby agree to ratify and confirm all and whatsoever my said attorney shall lawfully do or cause to be done by virtue of this power, authorities, liberties hereby conferred upon him, under and by virtue of this Presents.

THE SCHEDULE REFERRED TO ABOVE

ALL THAT the piece and parcel of a land measuring an area more or less 9 Cottahs, together two storied 40 years dilapidated building of 1000 Sq. ft. at Ground Floor and 761 Sq. ft. at First Floor totaling 1761 Sq. ft. cemented flooring comprised in at Premises No.11, Ratan Babu Road, P.S.-Cossipore,

*[Handwritten signature]*

STEVO BEZBRADICA  
 NOTARY PUBLIC  
 1/173 Lonsdale Street, Dandenong  
 Victoria Australia

*[Handwritten signature]*

KMC Ward No.1, Kolkata-700002, lying under Holding No.77 & 78A, old Holding No.10, Touzi No.2833/1298, Division-1, Sub-Division-4, Mouza-Cossipore, Dihi Panchanna Gram, Additional District Sub-Registry office Cossipore Dum Dum, District-24, Parganas North, which is butted and bounded as follows:-

ON THE NORTH :- By Ratan Babu Road, Kolkata-700002;

ON THE EAST :- By Private passage of Patkol,

ON THE SOUTH :- By Boundary of Patkol,


ON THE WEST :- 12, Ratan Babu Road, Kolkata-700002;


IN WITNESS WHEREOF, We the above named have hereunto set and subscribed our hands and seals on this power of attorney on this the 25<sup>th</sup> day of July, 2019.

Signed, Sealed by the parties

in the presence of:-

WITNESS

1.   
 1. IVAN BEGRADICA  
 1/173 Lonsdale St, Dandenong 3175

2.   
 MICHELLE NGUYEN  
 1/173 LONSDALE ST DANDENONG 3175

STEVO BEZBRADICA  
 NOTARY PUBLIC  
 1/173 Lonsdale Street, Dandenong  
 Victoria Australia

SIGNATURE OF THE EXECUTANT

*[Handwritten signature]*

Signature of Notary Public



I, STEVO BEZBRADICA  
Notary Public  
of 1/173 Lonsdale Street  
in the City of Dandenong  
in the State of VICTORIA  
in the Commonwealth of AUSTRALIA  
CERTIFY

that I was present in Dandenong  
on this day and saw the signatory  
who provided satisfactory identification  
execute this document.

In witness of which I have subscribed  
my name and affixed my seal of office.  
My appointment is not limited by time.

*[Handwritten signature]*

DANDENONG, 25.07.2015



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

GRN: 19-201920-008153939-1

Payment Mode Online Payment

GRN Date: 03/10/2019 16:23:26

Bank : State Bank of India

BRN : IK0AGJXQB7

BRN Date: 03/10/2019 16:24:44

DEPOSITOR'S DETAILS

Id No. : 19030001551858/6/2019

[Query No./Query Year]

Name : Sachidananda Panda

Contact No. :

Mobile No. : +91 9830613796

E-mail :

Address : 15 Kartick Bose Lane Kolkata700006

Applicant Name : Mr S N Panda

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement  
Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	19030001551858/6/2019	Property Registration- Stamp duty	0030-02-103-003-02	21
2	19030001551858/6/2019	Property Registration- Registration Fees	0030-03-104-001-16	35032
<b>Total</b>				<b>35053</b>

in Words : Rupees Thirty Five Thousand Fifty Three only

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

BRN: 19-201920-007959427-2 Payment Mode Counter Payment  
BRN Date: 27/09/2019 14:34:12 Bank: State Bank of India  
BRN: 90056309 BRN Date: 27/09/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 19030001551858/2/2019

[Query No./Query Year]

Name : Tarak Nath Shaw  
Contact No. : Mobile No. : +91 9836457072  
Email :  
Address : 157A APC Road  
Applicant Name : Mr S N Panda  
Office Name :  
Office Address :  
Status of Depositor : Others  
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	19030001551858/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	38600
2	19030001551858/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	73

Total

39973

In Words : Rupees Thirty Nine Thousand Nine Hundred Seventy Three only



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUDIPTO PANDA  
DIPENDRA KUMAR PANDA  
02/01/1969

Permanent Account Number  
AFCPP0523J

*Sudipto Panda*

Signature



*Sudipto Panda*

आयकर विभाग  
INCOME TAX DEPARTMENT



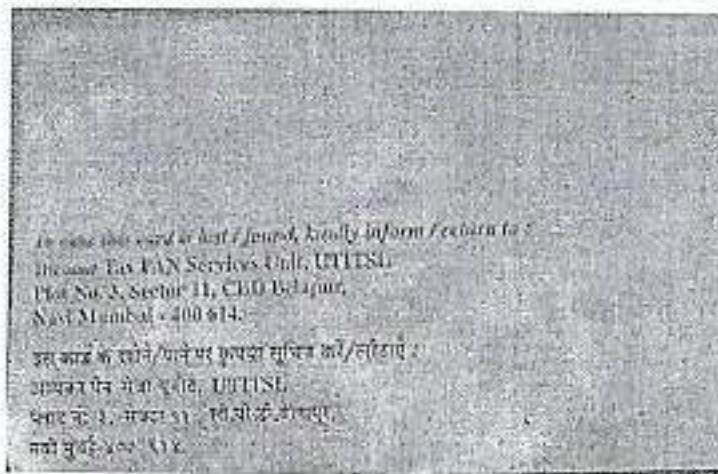
भारत सरकार  
GOVT. OF INDIA

AMITAVA MUKERJI  
SATAYA NIRANJAN MUKERJI  
05/11/1939

Non-savings Account Number  
CONPM1881J

  
Signature





*M. Panda*

PERMANENT ACCOUNT NUMBER  
ASCS180574

SURAJ KUMAR SHAW

FATHER'S NAME  
TARAK NATH SHAW

DATE OF BIRTH  
13-05-1974

SIGNATURE  
*Suraj Kumar Shaw*

COMMISSIONER OF INCOME TAX, KOLKATA

*Suraj Kumar Shaw*

आयकर विभाग  
INCOME TAX DEPARTMENT  
TARAK NATH SHAW  
PACHU GOPAL SHAW  
05/01/1954  
Permanent Account Number  
AXBPS7044J  
Signature  
भारत सरकार  
GOVT. OF INDIA  
  
  
13127031

T. N. S.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SOMBUDDHA MUKHERJEE

MUKHERJEE

28/07/1948

Permanent Account Number

AJDFM4764H



Signature



*Sombuddha Mukherjee.*

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AEXPM7446K

नाम / NAME  
GOPA MUKHERJEE

पिता का नाम / FATHER'S NAME  
RAGHUNATH BANERJEE

जन्म तिथि / DATE OF BIRTH  
14-10-1952

हस्ताक्षर / SIGNATURE  
*Gopa Mukherjee*

*B. Das*  
अधीक्षक, व. व. वि.  
COMMISSIONER OF INCOME TAX W. V. XI



*Gopa Mukherjee*  
*Gopa Mukherjee*



TIRUPATI BALAJI CONSTRUCTION

*P. N. S.*  
PARTNER



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MANISH SHAW

TARAK NATH SHAW

07/11/1979

Permanent Account Number  
BD/PS/808E

*Manish Shaw*  
Signature



29018006

यस कार्ड के साथ साथ ही / साथ ही साथ साथ मिलने पर  
कृपया ध्यान दें / ध्यान दें  
आयकर का सेवा इकाई, 3rd फ्लोर एन  
कॉम्प्लेक्स, 24-25, ए.बी. रोड, कानडा हिल्स कंप्लेक्स  
एन.बी. मार्ग, लोवर पार्ल, मुंबई - 400 015

If this card is lost / someone has cardly found  
Please inform / inform to  
Income Tax PAN Services Unit, NSDL  
3rd Floor, Trade World, A Wing,  
Kamala Hills Complex  
S. B. Marg, Lower Parel, Mumbai - 400 015

Tel: 91-22-26174000 Fax: 91-22-26174004  
email: pan@nsdl.com

*Manish Shaw*

  
**ELECTION COMMISSION OF INDIA**  
 ভাৰতের নির্বাচন কমিশন  
**IDENTITY CARD**      GJT1389709  
 পরিচয় পত্র




Elector's Name    Bijoy Patra  
 নির্বাচক নাম      বিজয় পত্র  
 Father's Name    Manoranjan  
 পিতার নাম      মনোরঞ্জন  
 Sex                    M  
 Age                    19  
 Age as on 1.1.2000    19  
 ১.১.২০০০ এ বয়স      ১৯



17

Address  
 Purna JI, No-427 Sec. 7anga  
 Mohampur Kanchrapore 72146

Date: 02/01/2000  
 ০২/০১/২০০০

Signature  


Election Registrar Officer  
 Purna JI, Sec. 7anga  
 Mohampur Kanchrapore 72146

For 228-Durban  
 Assembly Constituency  
 ১১৭-ধরন  
 Purna JI, Sec. 7anga  
 Mohampur Kanchrapore 72146

Date: 02/01/2000  
 ০২/০১/২০০০

Bijoy Patra

### Major Information of the Deed

Deed No :	I-1903-05592/2019	Date of Registration	03/10/2019
Query No / Year	1903-0001551858/2019	Office where deed is registered	
Query Date	25/09/2019 11:53:30 AM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	S N Panda 15, Kartick Bose Lane, District : Kolkata, WEST BENGAL, PIN - 700006, Mobile No. : 9830613796, 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 : 35,00,000/-]		
Set Forth value	Market Value		
Rs. 35,00,000/-	Rs. 1,55,85,760/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 35,105/- (Article:E, E, B, M(a), M(b), I)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- Cossipur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ratanbabu Road, , Premises No: 11, , Ward No: 011 Pin Code : 700002

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	9 Katha	25,00,000/-	1,45,62,179/-	Property is on Road
<b>Grand Total :</b>				<b>14.85Dec</b>	<b>25,00,000 /-</b>	<b>145,62,179 /-</b>	



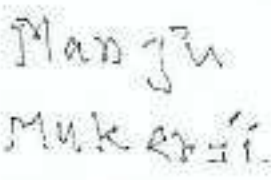
#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1761 Sq Ft.	10,00,000/-	10,23,581/-	Structure Type: Structure
<p>Floor No: 1, Area of floor : 1000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 761 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>1761 sq ft</b>	<b>10,00,000 /-</b>	<b>10,23,581 /-</b>	

#### Land Lord Details :


Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Amitava Mukerji</b> Son of Late Satya Niranjan Mukerji 20/12/2/2A, Iswar Ganguly Street, P.O:- Kalighat, P.S:- Kalighat, District:- South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, NRI/OCI/PIO.Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

2

Name	Photo	Finger Print	Signature
<b>Smt Manju Mukerji</b> Wife of Late Debabrata Mukerji Executed by: Self, Date of Execution: 03/09/2019 , Admitted by: Self, Date of Admission: 03/10/2019 ,Place : Office			
	03/10/2019	LTI 03/10/2019	03/10/2019



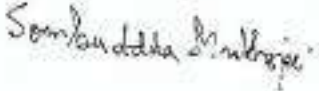
P.O:- Kallghat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026  
 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Applied for Form 60,  
 Aadhaar No: 29xxxxxxxx4931, Status :Individual, Executed by: Self, Date of Execution:  
 03/09/2019  
 , Admitted by: Self, Date of Admission: 03/10/2019 ,Place : Office

3

Name	Photo	Finger Print	Signature
<b>Smt Mahasweta Panda</b> Wife of Mr Sudipto Panda Executed by: Self, Date of Execution: 03/09/2019 , Admitted by: Self, Date of Admission: 03/10/2019 ,Place : Office			
	03/10/2019	LTI 03/10/2019	03/10/2019


200/E, S.P. Mukherjee Road, P.O:- Kallghat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India,  
 PAN No.:: AQZPP2253K, Aadhaar No: 84xxxxxxxx6093, Status :Individual, Executed by: Self, Date of Execution: 03/09/2019  
 , Admitted by: Self, Date of Admission: 03/10/2019 ,Place : Office

4

Name	Photo	Finger Print	Signature
<b>Mr Sombuddha Mukherjee</b> Son of Late Satya Kinkar Mukerji Executed by: Self, Date of Execution: 03/09/2019 , Admitted by: Self, Date of Admission: 03/10/2019 ,Place : Office			
	03/10/2019	LTI 03/10/2019	03/10/2019

11, Ratan Babu Road, P.O:- Cossipur, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AJDPM4764H, Aadhaar No: 75xxxxxxxx6153, Status :Individual, Executed by: Self, Date of Execution: 03/09/2019  
 , Admitted by: Self, Date of Admission: 03/10/2019 ,Place : Office

5



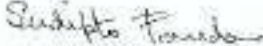
Name	Photo	Finger Print	Signature
<b>Smt Gopa Mukherjee</b> Wife of Late Bodhisatya Mukerji Executed by: Self, Date of Execution: 03/09/2019 , Admitted by: Self, Date of Admission: 03/10/2019 ,Place : Office			
	03/10/2019	LTI 03/10/2019	03/10/2019

A-4, Flat-B, 35, Lawrence Street, Uttarpara, Kotra, P.O:- Uttarpara, P.S:- Uttarpara, District:- Hooghly, West Bengal, India, PIN - 712258 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AEXPM7446K, Aadhaar No: 66xxxxxxx0253, Status :Individual, Executed by: Self, Date of Execution: 03/09/2019 , Admitted by: Self, Date of Admission: 03/10/2019 ,Place : Office




**Developer Details :**



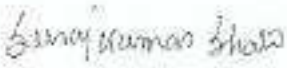


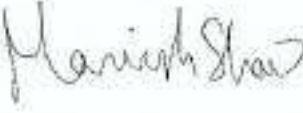
SI No	Name,Address,Photo,Finger print and Signature
1	<b>TIRUPATI BALAJI CONSTRUCTION</b> 157/A, A.P.C. Road, P.O:- Beadon Street, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 , PAN No.:: AAKFT7290B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Attorney Details :**



SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Sudipto Panda</b> Son of Late D K Panda Date of Execution - 03/09/2019, , Admitted by: Self, Date of Admission: 03/10/2019, Place of Admission of Execution: Office			
		Oct 3 2019 4:56PM	LTI 03/10/2019	03/10/2019
200/E, S.P. Mukherjee Road, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , PAN No.:: AFCPP0523J, Aadhaar No: 89xxxxxxx9532 Status : Attorney, Attorney of : Mr Amitava Mukerji				

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Tarak Nath Shaw (Presentant)</b> Son of Late Panchu Gopal Shaw Date of Execution - 03/09/2019, , Admitted by: Self, Date of Admission: 03/10/2019, Place of Admission of Execution: Office			
		Oct 3 2019 5:01PM	LTI 03/10/2019	03/10/2019
156/2, Acharya Prafulla Chandra Road, P.O:- Beadon Street, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXBPS7044J, Aadhaar No: 95xxxxxxx2956 Status : Representative, Representative of : TIRUPATI BALAJI CONSTRUCTION (as PARTNER)				

2	Name	Photo	Finger Print	Signature
	<b>Mr SURAJ KUMAR SHAW</b> Son of Mr TARAKNATH SHAW Date of Execution - 03/10/2019, , Admitted by: Self, Date of Admission: 03/10/2019, Place of Admission of Execution: Office			
		Oct 3 2019 6:08PM	LT 03/10/2019	03/10/2019
156/2 A P C ROAD, P.O:- BIDAN STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006. Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXBPS7044J, Aadhaar No: 63xxxxxxx1777 Status : Representative, Representative of : TIRUPATI BALAJI CONSTRUCTION (as PARTNER)				
3	Name	Photo	Finger Print	Signature
	<b>Mr MANISH KUMAR SHAW</b> Son of Mr TARAKNATH SHAW Date of Execution - 03/10/2019, , Admitted by: Self, Date of Admission: 03/10/2019, Place of Admission of Execution: Office			
		Oct 3 2019 6:07PM	LT 03/10/2019	03/10/2019
156/2 A P C ROAD, P.O:- BIDAN STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006. Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BDIPS7808E, Aadhaar No: 56xxxxxxx6167 Status : Representative, Representative of : TIRUPATI BALAJI CONSTRUCTION (as PARTNER)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Bijoy Patra</b> Son of Mr Manoranjan Patra Vill-Purulia, P.O:- Begunia, P.S:- Mohanpur, District:-Paschim Midnapore, West Bengal, India, PIN - 721436			
	03/10/2019	03/10/2019	03/10/2019

Identifier Of Smt Manju Mukerji, Smt Mahasweta Panda, Mr Sombuddha Mukherjee, Smt Gopa Mukherjee, Mr Sudipto Panda, Mr Tarak Nath Shaw, Mr SURAJ KUMAR SHAW, Mr MANISH KUMAR SHAW

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Amitava Mukerji	TIRUPATI BALAJI CONSTRUCTION-2.97 Dec
2	Smt Manju Mukerji	TIRUPATI BALAJI CONSTRUCTION-2.97 Dec
3	Smt Mahasweta Panda	TIRUPATI BALAJI CONSTRUCTION-2.97 Dec
4	Mr Sombuddha Mukherjee	TIRUPATI BALAJI CONSTRUCTION-2.97 Dec
5	Smt Gopa Mukherjee	TIRUPATI BALAJI CONSTRUCTION-2.97 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Amitava Mukerji	TIRUPATI BALAJI CONSTRUCTION-352.20000000 Sq Ft
2	Smt Manju Mukerji	TIRUPATI BALAJI CONSTRUCTION-352.20000000 Sq Ft
3	Smt Mahasweta Panda	TIRUPATI BALAJI CONSTRUCTION-352.20000000 Sq Ft
4	Mr Sombuddha Mukherjee	TIRUPATI BALAJI CONSTRUCTION-352.20000000 Sq Ft
5	Smt Gopa Mukherjee	TIRUPATI BALAJI CONSTRUCTION-352.20000000 Sq Ft

**Endorsement For Deed Number : I - 190305592 / 2019**

On 03-10-2019

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

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

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

Presented for registration at 15:58 hrs on 03-10-2019, at the Office of the A.R.A. - III KOLKATA by Mr. Tarak Nath Shaw .

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,55,85,760/-

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

Execution is admitted on 03/10/2019 by 1. Smt Manju Mukerji, Wife of Late Debabrata Mukerji, P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 2. Smt Mahasweta Panda, Wife of Mr Sudipto Panda, 200/E, S.P. Mukherjee Road, P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service, 3. Mr Sombuddha Mukherjee, Son of Late Satya Kinkar Mukerji, 11, Ratan Babu Road, P.O: Cossipur, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Retired Person, 4. Smt Gopa Mukherjee, Wife of Late Bodhisatya Mukerji, A-4, Flat-B, 35, Lawrence Street, Uttarpara, Kotra, P.O: Uttarpara, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712258, by caste Hindu, by Profession House wife

Indetified by Mr Bijoy Patra, , Son of Mr Manoranjan Patra, Vill-Purunia, P.O: Begunia, Thana: Mohanpur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721436, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 03-10-2019 by Mr SURAJ KUMAR SHAW, PARTNER, TIRUPATI BALAJI CONSTRUCTION (Partnership Firm), 157/A, A.P.C. Road, P.O:- Beadon Street, P.S:- Burtola, Kolkata, District-Kolkata, West Bengal, India. PIN - 700006

Indetified by Mr Bijoy Patra, , Son of Mr Manoranjan Patra, Vill-Purunia, P.O: Begunia, Thana: Mohanpur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721436, by caste Hindu, by profession Law Clerk

Execution is admitted on 03-10-2019 by Mr MANISH KUMAR SHAW, PARTNER, TIRUPATI BALAJI CONSTRUCTION (Partnership Firm), 157/A, A.P.C. Road, P.O:- Beadon Street, P.S:- Burtola, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700006

Identified by Mr Bijoy Patra, , Son of Mr Manoranjan Patra, Vill-Purunia, P.O: Begunia, Thana: Mohanpur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721436, by caste Hindu, by profession Law Clerk

Execution is admitted on 03-10-2019 by Mr Tarak Nath Shaw, PARTNER, TIRUPATI BALAJI CONSTRUCTION (Partnership Firm), 157/A, A.P.C. Road, P.O:- Beadon Street, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006

Identified by Mr Bijoy Patra, , Son of Mr Manoranjan Patra, Vill-Purunia, P.O: Begunia, Thana: Mohanpur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721436, by caste Hindu, by profession Law Clerk

#### Executed by Attorney

Execution by Mr Sudipto Panda, , Son of Late D K Panda, 200/E, S.P. Mukherjee Road, P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Advocate as the constituted attorney of Mr Amitava Mukerji 20/12/2/2A, Iswar Ganguly Street, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026 is admitted by him

Identified by Mr Bijoy Patra, , Son of Mr Manoranjan Patra, Vill-Purunia, P.O: Begunia, Thana: Mohanpur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721436, by caste Hindu, by profession Law Clerk

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35,105/- ( B = Rs 35,000/- , E = Rs 21/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 35,105/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 27/09/2019 12:00AM with Govt. Ref. No: 192019200079594272 on 27-09-2019, Amount Rs: 73/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90056309 on 27-09-2019, Head of Account 0030-03-104-001-16  
Online on 03/10/2019 4:24PM with Govt. Ref. No: 192019200081539391 on 03-10-2019, Amount Rs: 35,032/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AGJXQB7 on 03-10-2019, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 39,921/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 047855, Amount: Rs. 100/-, Date of Purchase: 29/08/2019, Vendor name: Soumitra Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 27/09/2019 12:00AM with Govt. Ref. No: 192019200079594272 on 27-09-2019, Amount Rs: 39,900/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90056309 on 27-09-2019, Head of Account 0030-02-103-003-02  
Online on 03/10/2019 4:24PM with Govt. Ref. No: 192019200081539391 on 03-10-2019, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AGJXQB7 on 03-10-2019, Head of Account 0030-02-103-003-02

Probir Kumar Golder  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2019, Page from 233298 to 233380

being No 190305592 for the year 2019.



Digitally signed by PROBIR KUMAR  
GOLDER

Date: 2019.10.24 14:30:06 +05:30

Reason: Digital Signing of Deed.

(Probir Kumar Golder) 10/24/2019 2:29:46 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - III KOLKATA

West Bengal.

(This document is digitally signed.)

DATED THIS THE 3rd DAY OF SEPTEMBER, 2019

**DEVELOPMENT AGREEMENT**

**BETWEEN**

**SRI AMITAVA MUKERJI & ORS.**

**...Landowners**

**-AND-**

**M/S. TIRUPATI BALAJI CONSTRUCTION,**

**... Developer**

**Drafted by:**

**MR. SACHIDANANDA PANDA, Advocate,  
High Court, Calcutta,  
6, Old Post Office Street,  
3<sup>rd</sup> Floor, Room No.75,  
Kolkata - 700001  
Phone: 9830613796**