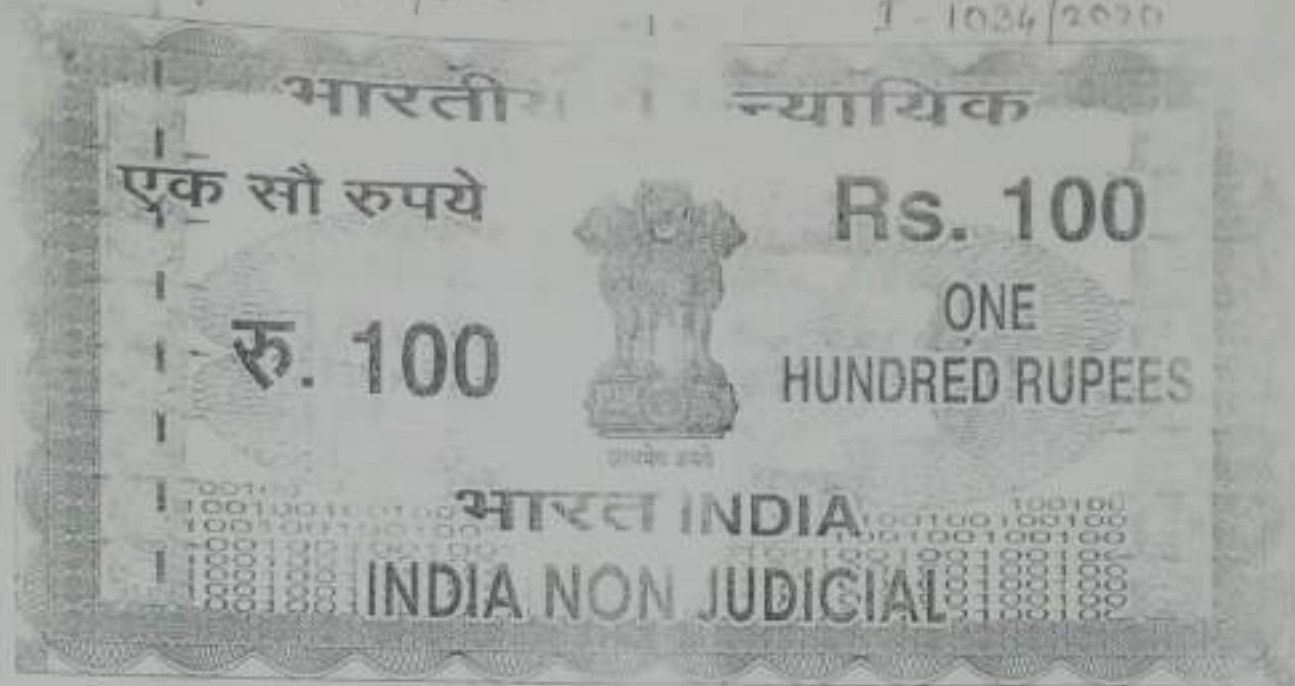


1065/2020

I - 1034/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 297950

6/2  
2-037  
1065/1/2020/1090/2020

Certified that the document is genuine  
is a genuine. The Signature Sheet and  
management Sheet attached to the  
document are the part of the document.

*[Signature]*  
Assistant District Sub Registrar  
Calcutta, Dist. North 24 Parganas

06 FEB 2020

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED  
DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that We, 1. MISS. SIPRA NANDY, (PAN: ACXPN1630Q), daughter of Late Gouri Sanikar Nandy(Father) & Late Radha Rani Nandy(Mother) by occupation Profession, Permanent residing at 11, Kali Prasanna Nayratna Lane, Kolkata- 700036, P.S Baranagar, District North 24 Parganas 2. SRI SANJOY KUMAR NANDY,

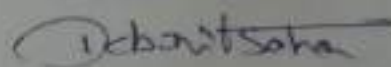
BUDDHAJIT IMPEX  
*[Signature]*  
Proprietor

(PAN: AODPN3785L) Son of Late Gouri Bankar Nandy(Father) & Late Radha Rani Nandy(Mother), by occupation Business, Permanent residing at 11, Kali Prasanna Nayratna Lane, Kolkata- 700036, P.S. Baranagar, District North 24-Parganas 3. **SMT. SHAMPA PAUL**, (PAN: ALHPP4570E) Wife of Sri Bijoy Kumar Paul, by occupation Housewife, residing at 303, Kabi Nabin Sen Road, Ashirbad Apartment, Kolkata- 700028, 4. **SMT. SUKLA SAMANTA**, (PAN: DMQPS7406P) Wife of Sri Samir Samanta, by occupation Housewife, residing at 30/2, Dr. Nilmoni Sarkar Street, Kolkata- 700090, 5. **MR PARTHA PROTIM NANDY**, (PAN: AOPPN2646L) by occupation Business, Son of Late Gouri Bankar Nandy(Father) & Late Radha Rani Nandy(Mother) Permanent, residing at 11, Kali Prasanna Nayratna Lane, Kolkata- 700036, P.S. Baranagar, District North 24-Parganas, All by faith Hindu, All Indian Citizen, do hereby SEND GREETINGS.

We are owner of **ALL THAT** piece and parcel of Bastu land, measuring about 2( Two) cottahs 0( Zero) Chittaks 0( Zero) 5q Feet along with 10 year old 500 sq ft cement flooring one storied building lying and situated in Mouza - Baranagar, J.L. No.5, R.S. 6, comprised in R.S. Dag No.6424 under R.S. Khatian No. 641, Police Station - Baranagar, District : North 24 Parganas(North), in the local limits of Baranagar Municipality, Ward No. 34 . Holding No. 612 and municipal premises No. 11, Kali Prasanna Nayratna Lane, Kolkata- 700036, P.S. Baranagar, District North 24-Parganas, under revenue jurisdiction of A.D.S.R Cossipore, DumDum, North 24-Parganas, with right to take electric line, tap water line, Gas line, Telephone line, drains etc connections through under and above common passage together with all sorts of easement rights and amenities attached hereto, as morefully and particularly described in the schedule hereunder written

**AND WHEREAS** as the owners are not getting any time due to personal problems desires to construct over property stated in the schedule hereunder given where the owners and their family can live under roof and the developer(**BUDDHAJIT IMPEX**, a sole proprietor ship firm, office at 28/3, Joy Narayan Banerjee Lane, Kolkata- 700036, P.S. Baranagar, District North 24-Parganas) herein is a well established & reputed building contractor having practical knowledge & experience of construction of multi-storied building and sound financial position to build multi-storied building

**BUDDHAJIT IMPEX**



Proprietor

BUDDHAJIT IMPEX

Debit Saha

Proprietor

having self sufficient and/or self contained residential flats/apartments, as such the owners and the developer hereto have been mutually settled to build a multi storied building over the schedule property and enter into registered development agreement which registered at A.D.S.R, Cossipore Dumdum and recorded in Book No. 1, Volume No.1506-2020. Being/ Deed no. 1506 o | o | o for the year 2020.

**AND WHEREAS** We are personally unable to attend day to day affairs of the old house and land as and when necessary for the purposes herein after mentioned, hence We do nominate, appoint and constitute **MR. DEBJIT SAHA** (PAN: ARBPS5945G) Son of Sri Basudev Saha, by Faith Hindu, By Occupation Business, by Nationality Indian, Residing at 39, Joy Narayan Banerjee Lane, P.S. & P.O. Baranagar, Kolkata-700 036, ( Sole Proprietor of **BUDDHAJIT IMPEX** ) as our true and lawful Attorney (hereinafter referred to as the said Attorney).

Our Said attorney shall do the following acts, deeds and things on our behalf and in our name, that is to say:-

1. To enter into the land and defend possession of the said property to manage and administer the said property and every part thereof.
2. To manage, control and supervise the said property belonging to us.
3. To prepare, sign, apply and execute all plan, papers and documents and represent us before the Baranagar Municipal Authority, Building Deptt., Assessment Deptt., and Collection Deptt. Water Deptt, Drainage Deptt etc in connection with the aforesaid and below scheduled land and property at premises No. 11, Kali Prasanna Nayratna Lane, Kolkata-700036, P.S. Baranagar, District North 24 Parganas.
4. To submit or deposit necessary fees or charges to the Baranagar Municipality, C.E.S.C., Fire Brigade authorities, police authorities, competent authorities, under Urban Land (ceiling & Regulation) Act 1976, and other competent authorities having jurisdiction over the said property as required for securing any permit, certificate, consent, licence or all claims as may be deemed fit by our said Attorney.

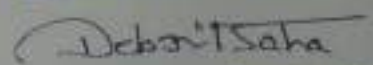
BUDDHAJIT IMPEX

Debit Saha

Proprietor

5. To negotiate on all terms and to agree to and enter into and conclude any agreement or agreements for transfer and conveyance deed viz. sale in respect of the said Developer's allocation property which is more fully and particularly described in the Third Schedule in the Registered Development Agreement dated 06.02. 2020, to any person/transferee at such price which said Attorney in their absolute discretion thinks proper and/or to cancel or repudiate the same.
6. To receive from such intending person/transferee any earnest money and/or advance or advances and also balance of purchase money and to give good, valid receipt and discharge for the same which will protect the transferee from Developer's Allocation.
7. To present any such conveyance or conveyances for registration to admit execute and receipt or consideration before the Registration Authority for and to have the said conveyance registered and to do all act, deeds, and things which our said attorney shall consider necessary for conveying the said property (Developer's Allocation only) to the said purchaser or purchasers as fully and effectually in all respects which We could do ourselves.
8. To give possession of the said property to the purchaser or purchasers by handing over vacant possession and execute possession certificate in favour of the purchaser or purchasers.
9. Upon such receipt as aforesaid in our names and as our act and deed to sign execute and deliver any conveyance or conveyances of the said immovable property in favour of such transferee or his/her nominee or assignee except Owner's Allocation.
10. To sign and execute all other deeds/instruments and assurances before registering Authority which our said attorney shall consider necessary and to enter into and/or agree to such covenant and condition as may be required fully and effectually conveying the said property (Developer's Allocation only) as we could do if personally present.
11. To appear before Notary Public, Registrar of Assurances, District Registrar and Sub-Registrar of Assurances, Magistrate and other Offices Authority/ies having jurisdiction over the property and to acknowledge

**BUDDHAJIT IMPEX**

  
Proprietor

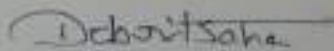
and present for registration except owner's Allocation which is more fully and particularly described in the Second Schedule in the Registered Development Agreement dated 06.02. 2020 before Registrar/Assurances and do and perform all deeds, documents, instruments and writings, executed or signed by our Attorney on our behalf in respect of the said property or part of it by virtue of these Power herein conferred upon and received consideration money as more fully and effectually in all respect we could do the same ourselves.

12. To institute any suit and/or proceeding, prosecute enforce or resist any suit or other action or proceeding, appeal in any court having jurisdiction over the said property in its Civil, Criminal, Revenue or before Tribunal or Arbitration, Income Tax whether be and on our behalf against us for that our said Attorney is also empowered and/or authorised to execute Vakalatnama, sign, verify, plaints, written statements, petitions, applications affidavits and other pleadings and also to present any memorandum of appeal, stabular statement, to accept service of summons, notice or other legal processes and to enforce judgement either executing decree or other that may be required for protecting our said property.

That this Power of Attorney is being granted in favour of the said Attorney who should hereby obtain or have Power to make Construction, Development work on the said property.

AND We do hereby agree to ratify and confirm all and whatever all act or acts our said Attorney shall lawfully do execute or perform or cause to be done executed or performed in connection with the transfer of the said property under and by virtue of this deed notwithstanding no express power on that behalf is hereunder provided.

**BUDDHAJIT IMPEX**

  
Proprietor

**THE SCHEDULE ABOVE REFERRED TO**

(Description of entire existing property)

**ALL THAT** piece and parcel of Bastu land, measuring about 2( Two) cottahs 0( Zero) Chittaks 0( Zero) Sq Feet along with 10 year old 500 sq ft cement flooring one storied building lying and situated in Mouza - Baranagar, J.L. No.5, R.S. 6, comprised in R.S. Dag No.6424, L.R. Dag No. 9534 under R.S. Khatian No. 641, Police Station - Baranagar, District : North 24 Parganas(North), in the local limits of Baranagar Municipality, Ward No. 34 , Holding No. 612 and municipal premises No. 11, Kali Prasanna Nayratna Lane, Kolkata- 700036, P.S. Baranagar, District North 24-Parganas, under revenue jurisdiction of A.D.S.R Cossipore, DumDum, North 24-Parganas, with right to take electric line, tap water line, Gas line, Telephone line, drains etc connections through under and above common passage together with all sorts of easement rights and amenities attached hereto and which is butted and bounded in the manner as follows :

ON THE NORTH : Flat;

ON THE SOUTH : 10, K.P.N.Lane ;

ON THE EAST : 8, K.P.N.Lane( Flat) ;

ON THE WEST : Municipal Road(On Road);

**BUDDHAJIT IMPEX**

*Debnit Saha*

*Proprietor*

IN WITNESS WHEREOF We, the executants hereto put our hand and seal this 06<sup>th</sup> day of February, 2020 in present of Witnesses.

**SIGNED AND DELIVERED**

In the presence of :

1. Banalata Sutar  
Excl. Pat. al. &  
Vol-1.

- ① Subhojit Nandy
- ② Sanjay Kumar Nandy
- ③ Dipa Nandy
- ④ Shampa Paul
- ⑤ Sukla Samanta

2. Debit Saha  
C.A./R.II, S.B.N.C. Law.  
Vol-26.

**EXECUTANTS**

**BUDDHAJIT IMPEX**

Debit Saha  
Proprietor

Drafted By.

Signature of power of  
Attorney holder.

*Goutam Chakraborty*

**Goutam Chakraborty**  
Advocate  
High Court, Calcutta.  
WB/1415/1999

**BUDDHAJIT IMPEX**

Debit Saha  
Proprietor



Signature of the  
Contractor/Vendor  
(Developer)  
Presentants

Sukla Saravanta



					L H
Little	Ring	Middle (Left hand)	Fore	Thumb	
					R H
Thumb	Fore	Middle (Right hand)	Ring	Little	

Arjun Babu Nandy



Little	Ring	Middle (Left hand)	Fore	Thumb	
Thumb	Fore	Middle (Right hand)	Ring	Little	

Sangay Kumar Nandy



Little	Ring	Middle (Left hand)	Fore	Thumb	
Thumb	Fore	Middle (Right hand)	Ring	Little	

**BUDDHAJIT IMPEX**

*Debasita*  
Proprietor



Signature of the  
enrolment holder  
(Overseas)  
Personnel

Shreemba Paul



Little



Ring



Middle  
(Left hand)



Fore



Thumb

L  
H



Thumb



Fore



Middle  
(Right Hand)



Ring



Little

R  
H

Sipra Mondy



Little



Ring



Middle  
(Left hand)



Fore



Thumb



Thumb



Fore



Middle  
(Right Hand)



Ring



Little

Debasit Saha



Little



Ring



Middle  
(Left hand)



Fore



Thumb



Thumb



Fore



Middle  
(Right hand)



Ring



Little

BUDDHAJIT IMPEX

Debasit Saha

Proprietor

Telex: 300000 (1950) / 300000 (1950) / 300000 (1950)  
Address: THE PAN SERVICE LTD. (PVT.) LTD.  
Plot No. 1, Sector 11, C.I.D. Building  
New Delhi - 400 411  
एक से अधिक भागों में कृपया भेजिए / भेजिए :  
सम्बन्धित पते पर :  
पता :  
कोड सं. : 400 411

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SIPRA NANDY  
GOURI SANKAR NANDY  
10/12/1950  
Permanent Account Number  
ACXPN1630Q



Sipra Nandy  
Signature

BUDDHAJIT IMPEX

Debit Saha

Proprietor

आयकर विभाग  
INCOME TAX DEPARTMENT

SANJOY KUMAR NANDY  
BOURE SANKAR NANDY

13/02/1955

ADPN3785L

*Sanjoy Kumar Nandy*

भारत सरकार  
GOVT. OF INDIA



**BUDDHAJIT IMPEX**

*Debnit Saha*

*Proprietor*

In case this card is lost / found, kindly report to  
Income Tax PAN Services Unit, UTTEH  
Plot No. 2, Sector 11, CBD Belapur,  
New Mumbai - 400 614.

यदि यह कार्ड खो जाय तो कृपया सूचना दें, ताकि  
आयकर सेवा केंद्र सूचित, UTTEH,  
प्लॉट नं. 2, सेक्टर 11, सीडीबी बेलपुर,  
नया मुंबई-400 614.

BUDDHAJIT IMPEX

Debitseha

Proprietor

आयकर विभाग  
INCOME TAX DEPARTMENT

SHAMPA PAUL  
GOURI SHANKAR NANDY  
19/02/1966  
Permanent Account Number  
ALHPP4570E

भारत सरकार  
GOV. OF INDIA



Shampa Paul

1/18 Construction

*In case this card is lost / found, kindly report / return to :*

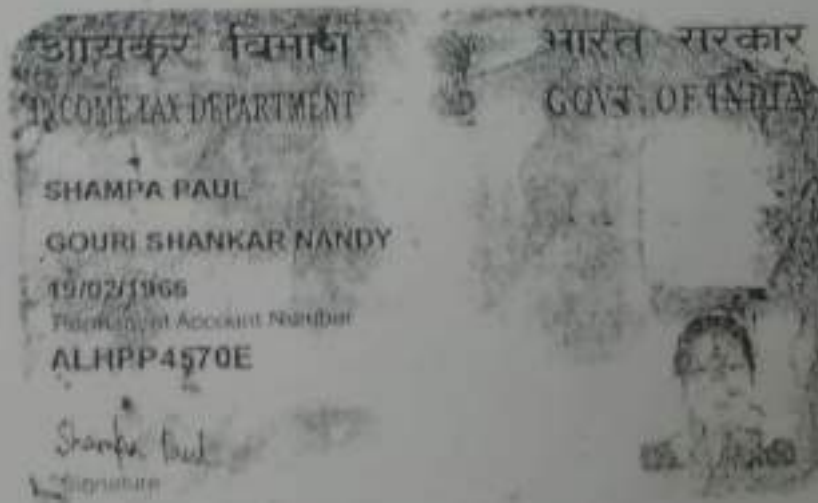
Income Tax PAN Services Unit, UHISI,  
Plot No. 2, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/वापस करें।  
आपका पता: सेवा यूनिट, UHISI,  
प्लॉट नं: 2, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614.

**BUDDHAJIT IMPEX**

*Debnit Saha*

**Proprietor**



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SUKLA SAMANTA  
GOURI SANKAR NANDY  
29/08/1966

DMQPS7406P  
Sukla Samanta



**BUDDHAJIT IMPEX**

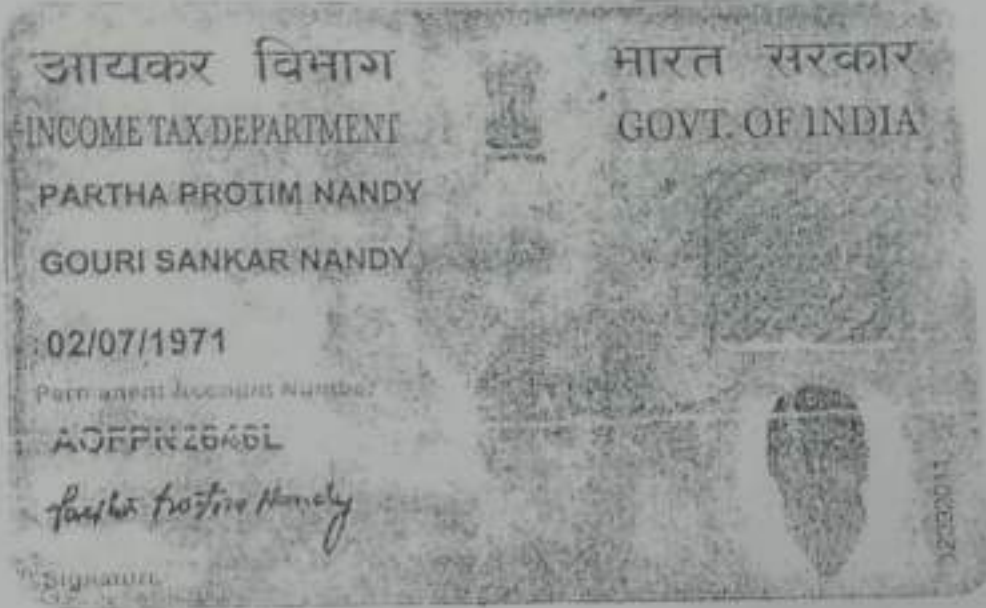
*Debnitsha*

*Proprietor*

इस कार्ड को खोने / जाने पर कृपया सूचित करें / लौटाएं -  
आयकर सेवा कार्ड, एनएसडीएस  
टीकरीम चौक, बांद्रा-4  
वाणिज्य टेलिफोन एक्सचेंज के नजदीक  
बांद्रा, पुणे - 411 045

*If this card is lost / someone's lost card is found,  
please inform / return to  
Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Bander Telephone Exchange,  
Bandra, Pune - 411 045*

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



**BUDDHAJIT IMPEX**

*Debarit Saha*

*Proprietor*



*Debit Saha*  
**BUDDHAJIT IMPEX**  
Proprietor

*Debit Saha*

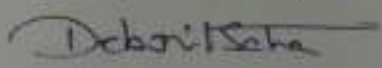


  
 भारत निर्वाचन आयोग  
 भारत  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 WB/16/123/135610



निर्वाचक नाम : बुद्धजित मुखर्जी  
 Voter's Name : Buddhajit Mukherjee  
 पालक नाम : सुधीर मुखर्जी  
 Father's Name : Sudhir Mukherjee  
 लिंग/लिंग : पुरु/म  
 Sex : M  
 जन्म तिथि : 05/01/72  
 Date of Birth :

WB/16/123/135610  
 दिनांक :  
 भारतीय नं० १५० पश्चिम बंगाल राज्य निर्वाचन आयोग, कोलकाता-७०००७४  
 २९/११/२०१४  
 ADDRESS:  
 SUPHERGHAT PACHIM PARA,UTTAM  
 RAJENAGAR,RAIDIGHI,SOUTH 24  
 PARGANAS-743264  
  
 Date: 27/12/2014  
 १।।-अधिकारी द्वारा जारी किया गया है।  
 जारी किया गया है।  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 134-Raidighi Constituency  
 ध्यान दें: यदि आप अपने पते को बदलना चाहते हैं, तो आपको अपने पते को बदलने के लिए नए निर्वाचक कार्ड बनवाने होंगे।  
 In case of change in address, you will have to get a new card for the relevant area for including your name in the roll of the changed address and to obtain the fresh voter card.

**BUDDHAJIT IMPEX**  
  
 Proprietor

## Major Information of the Deed

Deed No :	I-1506-01034/2020	Date of Registration	06/02/2020
Query No / Year	1506-1000221090/2020	Office where deed is registered	
Query Date	06/02/2020 2:15:37 PM	A.D.S.R. COSSIPORE DUMDUM District North 24-Parganas	
Applicant Name, Address & Other Details	Buddhadeb Mukherjee Thana Raidighi District South 24-Parganas, WEST BENGAL, PIN - 743354. Mobile No. 9547231378. Status Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property Declaration [No of Declaration 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 25,65,628/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article: E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 150601010/2020 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip (Urban area)		

### Land Details :

District: North 24-Parganas, P.S. - Baranagar, Municipality: BARANAGAR, Road: Kali Prasanna Nayratna Lane  
Mouza: Baranagar, Premises No. 11, Ward No. 34, Holding No. 612 Pin Code 700036

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-9534	LR-641	Bastu	Bastu	2 Katha	1/-	22,00,001/-	Property is on Road Adjacent to Metal Road, Project Name
<b>Grand Total :</b>					3.3Dec	1/-	22,00,001/-	.

### Structure Details :




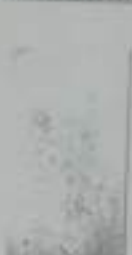


Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft	1/-	3,65,625/-	Structure Type: Structure
Gr. Floor, Area of floor 500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type Pucca, Extent of Completion: Complete					
<b>Total :</b>		500 sq ft	1/-	3,65,625/-	

**BUDDHAJIT IMPEX**

*Debnitsaha*

*Proprietor*



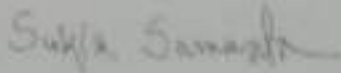


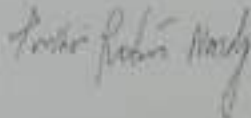
Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	<p><b>Miss SIPRA NANDY</b> Daughter of Late Gouri Sankar Nandy Executed by: Self, Date of Execution: 06/02/2020 Admitted by: Self, Date of Admission: 06/02/2020, Place : Office</p>			<p>Signature <i>Sipra Nandy</i></p>
<p>11, Kali Prasanna Nayratna Lane, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ACXPN1630Q, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 06/02/2020 Admitted by: Self, Date of Admission: 06/02/2020, Place : Office</p>				
2	<p><b>Mr SANJOY KUMAR NANDY</b> Son of Late Gouri Sankar Nandy Executed by: Self, Date of Execution: 06/02/2020 Admitted by: Self, Date of Admission: 06/02/2020, Place : Office</p>			<p>Signature <i>Sanjoy Kumar Nandy</i></p>
<p>11, Kali Prasanna Nayratna Lane, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AODPN3785L, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 06/02/2020 Admitted by: Self, Date of Admission: 06/02/2020, Place : Office</p>				
3	<p><b>Mrs SHAMPA PAUL</b> Wife of Mr Bijoy Kumar Paul Executed by: Self, Date of Execution: 06/02/2020 Admitted by: Self, Date of Admission: 06/02/2020, Place : Office</p>			<p>Signature <i>Shampa Paul</i></p>
<p>303, Kabi Nabin Sen Road, Ashirbad Apartment, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALHPP4570E, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 06/02/2020 Admitted by: Self, Date of Admission: 06/02/2020, Place : Office</p>				

**BUDDHAJIT IMPEX**

*Debasitaha*

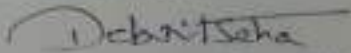
Proprietor

Name	Photo	Finger Print	Signature
<b>Mrs SUKLA SAMANTA</b> Wife of Mr. Samir Samanta Executed by: Self, Date of Execution: 06/02/2020 Admitted by: Self, Date of Admission: 06/02/2020 ,Place : Office			
30/2, Dr. Nilmoni Sarkar Street, P.O:- Nowpara, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700090 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.:: DMQPS7406P,Aadhaar No Not Provided. Status :Individual, Executed by: Self, Date of Execution: 06/02/2020 . Admitted by: Self, Date of Admission: 06/02/2020 ,Place : Office			
Name	Photo	Finger Print	Signature
<b>Mr PARTHA PROTIM NANDY</b> Son of Late Gouri Sankar Nandy Executed by: Self, Date of Execution: 06/02/2020 . Admitted by: Self, Date of Admission: 06/02/2020 ,Place : Office			
11, Kali Prasanna Nayratna Lane, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: ADFPN2646L,Aadhaar No Not Provided. Status :Individual, Executed by: Self, Date of Execution: 06/02/2020 . Admitted by: Self, Date of Admission: 06/02/2020 ,Place : Office			


**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>BUDDHAJIT IMPEX</b> 26/3, Joy Narayan Banerjee Lane, P O:- Baranagar, P S - Baranagar, District-North 24-Parganas, West Bengal India, PIN - 700036 , PAN No : ARBPS5945G,Aadhaar No Not Provided. Status :Organization, Executed by Representative

**BUDDHAJIT IMPEX**

  
 Proprietor

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
	Name Photo Finger Print Signature
1	<p><b>Mr Debjit Saha (Presentant)</b>                      Son of Mr. Basudev Saha                      Date of Execution - 06/02/2020, Admitted by: Self, Date of Admission: 06/02/2020, Place of Admission of Execution: Office</p>   
	<p>39, Joy Narayan Banerjee Lane, P.O - Baranagar, P.S - Baranagar, District -North 24-Parganas, West Bengal, India, PIN - 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No - ARBPS5945G, Aadhaar No Not Provided Status: Representative, Representative of: BUDDHAJIT IMPEX (as SOLE PROPRIETOR)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p><b>Buddhadeb Mukherjee</b>                      Son of Late S K Mukherjee                      Vill Kaitala, P.O- Uttar Lakshmi Narayanpur, P.S.- Raidighi, District -South 24-Parganas, West Bengal, India, PIN - 743354</p>   	06/02/2020	06/02/2020	06/02/2020
Identifier Of Miss SIPRA NANDY, Mr SANJOY KUMAR NANDY, Mrs SHAMPA PAUL, Mrs SUKLA SAMANTA, Mr PARTHA PROTIM NANDY, Mr Debjit Saha			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Miss SIPRA NANDY	BUDDHAJIT IMPEX-0.66 Dec
2	Mr SANJOY KUMAR NANDY	BUDDHAJIT IMPEX-0.66 Dec
3	Mrs SHAMPA PAUL	BUDDHAJIT IMPEX-0.66 Dec
4	Mrs SUKLA SAMANTA	BUDDHAJIT IMPEX-0.66 Dec
5	Mr PARTHA PROTIM NANDY	BUDDHAJIT IMPEX-0.66 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Miss SIPRA NANDY	BUDDHAJIT IMPEX-100.00000000 Sq Ft
2	Mr SANJOY KUMAR NANDY	BUDDHAJIT IMPEX-100.00000000 Sq Ft
3	Mrs SHAMPA PAUL	BUDDHAJIT IMPEX-100.00000000 Sq Ft
4	Mrs SUKLA SAMANTA	BUDDHAJIT IMPEX-100.00000000 Sq Ft
5	Mr PARTHA PROTIM NANDY	BUDDHAJIT IMPEX-100.00000000 Sq Ft

**BUDDHAJIT IMPEX**

*Debjit Saha*

Proprietor

On 06-02-2020

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number 40 (g) of Indian Stamp Act 1899

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

Presented for registration at 14:05 hrs on 06-02-2020, at the Office of the A D S R COSSIPORE DUMDUM by Mr Debjit Saha

**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 25,55,520/-

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

Execution is admitted on 06/02/2020 by 1. Miss SIPRA NANDY, Daughter of Late Gouri Sankar Nandy, 11, Kali Prasanna Nayratna Lane, P.O. Baranagar, Thana: Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Professionals, 2. Mr SANJOY KUMAR NANDY, Son of Late Gouri Sankar Nandy, 11, Kali Prasanna Nayratna Lane, P.O. Baranagar, Thana: Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Business, 3. Mrs SHAMPA PAUL, Wife of Mr Bijoy Kumar Paul, 303, Kabi Nabin Sen Road, Ashirbad Apartment, P.O. Dum Dum, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 4. Mrs SUKLA SAMANTA, Wife of Mr Samir Samanta, 30/2, Dr. Nilmoni Sarkar Street, P.O. Nowpara, Thana: Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by Profession House wife, 5. Mr PARTHA PROTIM NANDY, Son of Late Gouri Sankar Nandy, 11, Kali Prasanna Nayratna Lane, P.O. Baranagar, Thana: Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Business

Identified by Buddhadeb Mukherjee, Son of Late S K Mukherjee, Vill Kalitala, P.O. Uttar Lakshmi Narayanpur, Thana: Raidighi, South 24-Parganas, WEST BENGAL, India, PIN - 743354, by caste Hindu, by profession Others

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

Execution is admitted on 08-02-2020 by Mr Debjit Saha, SOLE PROPRIETOR, BUDDHAJIT IMPEX, 28/3, Joy Narayan Banerjee Lane, P.O. - Baranagar, P.S.- Baranagar, District -North 24-Parganas, West Bengal, India, PIN - 700036

Identified by Buddhadeb Mukherjee, Son of Late S K Mukherjee, Vill Kalitala, P.O. Uttar Lakshmi Narayanpur, Thana: Raidighi, South 24-Parganas, WEST BENGAL, India, PIN - 743354, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

**Description of Stamp**

1. Stamp Type: Impressed, Serial no 37111, Amount: Rs 100/-, Date of Purchase: 31/01/2020, Vendor name: Mousumi Ghosh

Suman Basu  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A D S R COSSIPORE  
DUMDUM  
North 24-Parganas, West Bengal

BUDDHAJIT IMPEX

Proprietor

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2020, Page from 51530 to 51553

being No 150601034 for the year 2020.



Digitally signed by SUMAN BASU  
Date: 2020.02.11 12:13:25 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 2020/02/11 12:13:25 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

**BUDDHAJIT IMPEX**

Proprietor

(This document is digitally signed.)

1041/2020

3-10/10/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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✓  
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 5-212845  
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 15/02/20  
 10/02/20

Certified to be genuine & valid  
 to be used for the purpose for which  
 intended in the instrument to be  
 used in accordance with the  
 provisions of the Stamp Act, 1899  
 Government of West Bengal  
 Calcutta, West Bengal, India

06 FEB 2020

DEVELOPMENT AGREEMENT OR CONSTRUCTION AGREEMENT

THIS AGREEMENT made this 06<sup>th</sup> day of February, in the  
Christian Era Two Thousand Twenty (2020).

**BUDDHAJIT IMPEX**

*Dehajit Saha*

Proprietor



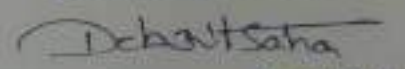
**BETWEEN**

1. **MISS. SIPRA NANDY**, (PAN: ACXPN1630Q), daughter of Late Gouri Sankar Nandy(Father) & Late Radha Rani Nandy(Mother) by occupation Profession, Permanent residing at 11, Kali Prasanna Nayratna Lane, Kolkata- 700036, P.S. Baranagar, District North 24-Parganas 2. **SRI SANJOY KUMAR NANDY**, ( PAN: AODPN3785L) Son of Late Gouri Sankar Nandy(Father) & Late Radha Rani Nandy(Mother), by occupation Business, Permanent residing at 11, Kali Prasanna Nayratna Lane, Kolkata- 700036, P.S. Baranagar, District North 24-Parganas 3. **SMT. SHAMPA PAUL**, ( PAN: ALHPP4570E) Wife of Sri Bijoy Kumar Paul, by occupation Housewife, residing at 303, Kabi Nabin Sen Road, Ashirbad Apartment, Kolkata- 700028, 4. **SMT.SUKLA SAMANTA**, ( PAN: DMQPS7406P) Wife of Sri Samir Samanta, by occupation Housewife, reading at 30/2, Dr. Nilmoni Sarkar Street, Kolkata - 700090,, 5.**MR PARTHA PROTIM NANDY**, ( PAN: AOFPN2646L) by occupation Business, Son of Late Gouri Sankar Nandy(Father) & Late Radha Rani Nandy(Mother) Permanent residing at 11, Kali Prasanna Nayratna Lane, Kolkata- 700036, P.S. Baranagar, District North 24-Parganas, All by faith Hindu, All Indian Citizen, hereinafter jointly referred to as the **"OWNERS"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, legal representatives and nominees) of the **ONE PART**.

**AND**

**BUDDHAJIT IMPEX**, a sole proprietor ship firm office at 28/3, Joy Narayan Banerjee Lane, Kolkata- 700036, P.S. Baranagar, District North 24-Parganas, sole proprietor **MR. DEBJIT SAHA** (PAN: ARBPSS945G) Son of Sri Basudev Saha, by Faith Hindu, By Occupation Business, by Nationality Indian, Residing at 39, Joy Narayan Banerjee Lane, P.S. & P.O. Baranagar, Kolkata-700 036, hereinafter called the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the context or subject to be deemed to mean and include its legal successor in office, executors, representatives, administrators, assigns and nominee) of the **OTHER PART**

**BUDDHAJIT IMPEX**

  
Proprietor

**WHEREAS** one Smt. Kulbala Dasi wife of Late Mani Lal Pal executed a deed of sale ( Bengali Kobala) to sold and transfer **ALL THAT** piece and parcel of homestead land measuring an area 2(Two) Cottaha 0) Zero) Chittak 0(Zero) Sq.ft. along with old building, being Premises No. 11, Kali Prasanna Nayaratra Lane, P.S. & P.O. Baranagar, Kolkata - 700 036, Mouja-Baranagar, J.L.No. 5, R.S. No. 6, Touzi No. 1068/2833, under R. S. Khatian no- 641, R.S.Dag No. 6424, within the limits of Baranagar Municipality, Ward No. -34, Holding No.612, in the District of 24-Parganas, Additional District Sub-Registration Office Cossipore, Dum Dum within the limits of Baranagar Municipality in favour of the Nirmala Sundari Dasi wife of Late Jogindra Nath@ Chandra Nandy on 7<sup>th</sup> Day of May, 1942 where was duly registered in the office of the Sub Registrar Cossipore Dumdum, North 24-Parganas and the same was recorded in Book No.1, Volume No 19, Page 232 to 236 being No. 841 for the year 1942.

**AND WHEREAS** said Nirmala Sundari Dasi wife of Late Jogindra Nath@ Chandra Nandy died intestate in the year 1962 leaving behind her only offspring namely Sri Gouri Sankar Nandy and except none other legal heirs or Successors except him.

**AND WHEREAS** as per Hindu succession Act, 1956, Sri Gouri Sankar Nandy become the absolute owner of **ALL THAT** piece and parcel of homestead land measuring an area 2(Two) Cottaha 0) Zero) Chittak 0(Zero) Sq.ft. along with old building, being Premises No. 11, Kali Prasanna Nayaratra Lane, P.S. & P.O. Baranagar, Kolkata - 700 036, Mouja-Baranagar, J.L.No. 5, R.S. No. 6, Touzi No. 1068/2833, under R. S. Khatian no- 641, R.S.Dag No. 6424, within the limits of Baranagar Municipality, Ward No. -34, Holding No.612, in the District of 24-Parganas, Additional District Sub-Registration Office Cossipore, Dum Dum within the limits of Baranagar Municipality

**AND WHEREAS** thereafter the Sri Gouri Sankar Nandy mutated his name in Baranagar Municipality in respect of the abovesaid land and property as premises No. 11, Kali Prasanna Nayaratra Lane, P.S. & P.O. Baranagar,

**BUDDHAJIT IMPEX**

*Debat Saha*

Proprietor

Kolkata - 700 036 under Baranagar Municipality Holding No.612 of Ward No.34, as well seized and possessed of or otherwise well and sufficiently entitled to the same peacefully, freely, absolutely and forever without any interruptions demand or claim and free and from all encumbrances as whatsoever from any corners with rights to sell, convey and transfer the same to any intending person or persons at any consideration and/or any terms and conditions he will think fit and proper.

**AND WHEREAS** Sri Gouri Sankar Nandy died intestate on 24.09.1995 leaving behind his widow Smt. Radharani Nandy, two sons namely Sri Sanjoy Kumar Nandy & Mr Partha Protim Nandy and three daughters namely Smt.Sukla Samanta, Smt. Sampa Paul & Miss. Sipra Nandy and except none other legal heirs or Successors.

**AND WHEREAS** Smt. Radharani Nandy died intestate on 06.09.2001 leaving behind her two sons namely Sri Sanjoy Kumar Nandy & Mr Partha Protim Nandy and three daughters namely Smt.Sukla Samanta, Smt. Sampa Paul & Miss. Sipra Nandy and except none other legal heirs or Successors

**AND WHEREAS** as per Hindu succession Act, 1956. Sri Sanjoy Kumar Nandy, Mr Partha Protim Nandy, Smt.Sukla Samanta, Smt. Sampa Paul & Miss. Sipra Nandy jointly become the absolute owner of **ALL THAT** piece and parcel of homestead land measuring an area 2(Two) Cottahs 0(Zero) Chittak 0(Zero) Sq.fts. along with old building being Premises No. 11, Kali Prasanna Nayaratna Lane, P.S. & P.O. Baranagar, Kolkata - 700 036, Mouja- Baranagar, J. No. 5, R.S. No. 6, Touzi No. 1068/2833, under R. S. Khatian no- 641, R.S.Dag No. 6424, within the limits of Baranagar Municipality, Ward No. -34, Holding No.612, in the District of 24-Parganas, Additional District Sub-Registration Office Cossipore, Dum Dum within the limits of Baranagar Municipality.

**BUDDHAJIT IMPEX**

*Debnit Saha*  
Proprietor

**AND WHEREAS** Sri Sanjoy Kumar Nandy, Mr Partha Protim Nandy, Smt. Sukla Samanta, Smt. Sampa Paul & Smt. Sipra Nandy jointly mutated their name in Baranagar Municipality in respect of the **ALL THAT** piece and parcel of homestead land measuring an area 2(Two) Cottahs 0(Zero) Chittak 0(Zero) Sq.ft. along with old building, being Premises No. 11, Kali Prasanna Nayaratna Lane, P.S. & P.O. Baranagar, Kolkata - 700 036, Mouja- Baranagar, J.L.No. 5, R.S. No. 6, Touzi No. 1068/2833, under R. S. Khatian NO- 641, R.S.Dag No. 6424, within the limits of Baranagar Municipality, Ward No. -34, Holding No.612, in the District of 24-Parganas, Additional District Sub-Registration Office Cossipore, Dum Dum' within the limits of Baranagar Municipality, as well seized and possessed of or otherwise well and sufficiently entitled to the same peacefully, freely, absolutely and forever without any interruptions demand or claim and free and from all encumbrances as whatsoever from any corners with rights to sell, convey and transfer the same to any intending person or persons at any consideration, and/or any terms and conditions they will think fit and proper.

**AND WHEREAS** the aforesaid present owners are intended to get construction of a multi- storied building making with a plan sanctioned by the Baranagar Municipality at the said land and property comprising of several flats but owing the paucity of fund and lack of experiences and knowledge they fail to materialize the same.

**AND WHEREAS** the aforesaid present owners approached the aforesaid Developer to construct a multi- storied building which contains several self-contained flats on the aforesaid plot of land which is particularly mentioned in the First Schedule below and also materialize their desire for ownership and possession of a portion of the total constructed area of the proposed building for their own residential as absolute owners thereof together with undivided ownership in the land underneath and with the right of user of the common areas and common facilities of the total constructed area of the said building together with undivided proportionate share of interest in the land underneath and also with the right of user of common area and common facilities which belong to the Developer at its disposal for commercial exploitation.

**BUDDHAJIT IMPEX**

*Debasit Saha*

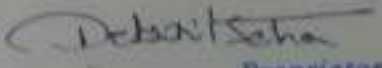
Proprietor

AND WHEREAS after mutual discussions caused between the Present Owners and the Developer, the Developer accepted the proposal to implement the said housing project subject to the terms and conditions as appearing hereunder:-

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:-

1. That the request of the owners, the Developer has agreed to undertake a scheme of Development of the said vastu land and may amalgamated beside plot without any objection of present owners, by raising and constructing multi-storied new residential building thereon containing self-contained flats or apartments or spaces as may be sanctioned by the Baranagar Municipality. After completion of the construction of the proposed new building Owner's Allocation shall mean the constructed area of the said Building so to be constructed in accordance with the plan so to be Sanctioned by Baranagar Municipality receivable by the owner as consideration for the construction and for transferring the constructed area of the said Building receivable by the Developer/Promoter against the construction cost borne by Developer along with the proportionate share of land in favour of Developer and /or their nominee/ nominees and/or intending purchaser nominated by the Developer. It is agreed by and between the parties that the Developer will as consideration to the owners and/or the owner will receive as consideration from the Developer. That the That the owner No. 2 will get as consideration one independent Flat in Second floor, North West side, measuring about 600 sq ft cover area (including proportionate area of Staircase & Lift) consisting of Two Bed Room, Kitchen cum dining, Bath room and Balcony and Owner No.5 will get as consideration one independent Flat in First floor, North West side, measuring about 600 sq ft cover area (including proportionate area of Staircase & Lift) consisting of Two Bed Room, Kitchen cum dining, Bath room and Balcony side by side, Rs.20,02,000/- (Rupees Twenty lacs two thousand only lac only) in different installment, properly mentioned in the Second Schedule

**BUDDHAJIT IMPEX**

  
Proprietor

This is the Owner's Allocation. The Developer ( Developer's Allocation ) shall be entitled to get rest all flats and spaces of the said premises of newly constructed building that will be the Developers' allocation.

2. That the owners shall be liable to deliver vacant peaceful possession of the aforesaid property to the Developer for the construction of the proposed new building to the Developer as and when the Developer will advice to the owners. The owners will not raised any objection for amalgamation with the beside plots of land for multi-storied building.

3. The owners shall supply the original Deeds, Documents, papers in respect of the land and property mentioned in the First Schedule hereunder written at the time of execution of this agreement.

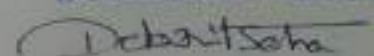
4. That the owners shall always remain liable to execute and register appropriate deeds of conveyance to sale, transfer convey in favour of the intending purchaser alongwith proportionate undivided share of interest in the land beneath the newly constructed building at the costs and expenses of the Developer or intending flat occupiers/purchasers whenever called upon by the Developer without in anyway demanding the price at which the said undivided share in the land of the said constructed premises is sold or any part thereof received by the Developers against such sale in regard to the developer's allocation.

5. That the Owners and the Developers have agreed upon the specifications of constructions of the proposed new building hereafter referred to as "Construction Specifications" as morefully and particularly described in the Second Schedule written hereinbelow.

6. That subject to the provisions of these presents the owners hereby grant to the Developers exclusive rights to build upon and construct a multi-storied building in or upon the vacant land comprised in the said premises in accordance with the plan of the construction as may be permitted and sanctioned by the Baranagar Municipality and/or other competent authorities.

7. That the Developer shall be entitled to vary and/or modify the said plan or construction, subject to sanction of such modified plan.

**BUDDHAJIT IMPEX**



*Proprietor*

8. That all applications, plan and other requisites documents as may be prepared by the Developer for the purpose of sanction of the plan shall be signed and submitted by the owners to the Developer for processing.

9. That the Developer shall remain liable to incur all cost and expenses for the purpose as detailed in clause (5 and 6) hereinabove.

10. That the Owner's part from receiving her allocated portions of the proposed building shall also be entitled to easement rights in common with the other occupiers of the said building in respect of common areas and the facilities provided therein, as setout in Third schedule hereinbelow.

11. That save the area allocated to the owners, the Developer shall have the exclusive rights to deal with the remaining constructed area or portion i.e except owner's Allocation of the proposed building its rights to all common areas and facilities provided in the said building and shall have the right to enter into any agreement with prospective flat occupiers as may be chosen and selected by the Developer, for transfer, sale, grant lease of the portion of the building for or a such price and at such consideration of construction of such terms and conditions as may be agreed upon by and between the Developer and intending purchaser.

12. That with the execution of these present the owners shall remain liable to execute and register Power-of-Attorney in favour of the Developer and/or nominee of the Developer granting due and all requisite authority to the Developer to enter upon the said premises, take measurement and construct the proposed building, procure the sanction of the plan of the construction of the building represents the owners before all authorities for sanction of the plan, submit application on behalf of the owners for procuring the building materials and/or otherwise to pursue to full the above objectives.

13. That the owners shall also authorize by the proposed registered power of Attorney to do all other acts, and things at the instance of the Developer whenever necessary to obtain any other requisite permission of authority of sanction of the Government, public or any statutory body as may be required for the construction of the proposed building Provided that the Developers shall bear all costs and expenses for all such documents.

**BUDDHAJIT IMPEX**

*Debasit Saha*  
Proprietor

letter, papers memorandum etc. small deposit requisite fees, whenever necessary and obtain refund of fees and appropriate the same without any way being answerable to the Vendor for the same.

14. That the owners shall at the request of Developer, execute of such documents, papers memorandum and deeds in furtherance of these presents which the Developer may require from the owners for smooth and expeditious construction of the proposed building use an occupation thereof.

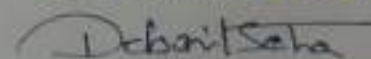
15. That prior to actual construction work is taken up in hand by the Developer, the owners undertake to make put a good and marketable title to the said premises, free from all encumbrances, charges, claims, demands, liabilities, liens and dependence or attachments or whatsoever kind or nature of the building.

16. That the owners hereby agree that they shall not do anything in regard to the said property whereby the Developers to undertake construction of the proposed building and disposal of its share of the said building is prejudicially effected and/or the construction be delayed or impeded in any manner and whatsoever.

17. That regarding question of right title and interest in respect of the aforesaid and below schedule property that it will be liability of the herein mentioned owners to get right title and perfected in any question hereto relating to the schedule mentioned property in relation to owners arises. The developers shall bear the expenses or perfecting of such right title and interest of the owners if at all the question arises and such expenses then will be by the owners or deducted from the owner's allocation as per market price.

18. That the developer shall handover the owner's allocation of the Multi-storied building mentioned before in this Deed on or before the expiry 30 (Thirty months) from the date of Sanction Plan as well as vacant possession mentioned in the First Schedule hereunder written by the owners.

**BUDDHAJIT IMPEX**



*Proprietor*



19. The Developer hereby undertake that if they fail to complete the said project in stipulated time of the 30 (Thirty months) from the date of Sanction Plan of Land mentioned in the first schedule hereunder written by the owners due to natural calamity, Act of God or local disturbances, then the owners may at their option extend six(6) months the time on mutual understanding. In that case the agreed amount which has been settling in favour of owners shall be paid fully.

20. The Developer hereby agrees that it shall keep the owners indemnified and herself against all third party claims or actions arising out of any act or omission on the part of the Developer, it agents, men or labours during the construction of the proposed building.

21. That it is hereby agreed by between the parties that name of the constructed residential building shall be chosen by the Developer.

22. That the owners and developers have entered into this agreement purely on a principal to principal basis and nothing contained in these presents shall be construed as a partnership business or joint venture and/or Developer and the Owners or developer shall constitute an association of persons.

23. That it is also hereby clearly understood by and between the parties hereto that the Owners at any time during the construction of the proposed building, shall have right to oversee the work of construction and/or to inspect the construction and/or the material used in the said construction PROVIDED ALWAYS that the Developer constructs the building as per sanction plan confirming to the construction specifications as set out in the third schedule written hereinbelow.

24. That the Developer shall carry total construction work of the building at their own costs and will take the sale proceeds of Developers' allocation exclusively.

25. Booking from intending Purchaser for Developer's allocation will be taken by the Developer and the agreement with the intending Purchaser will be signed in firm's own name on behalf of the Owners as per Registered Power of Attorney Holder.

**BUDDHAJIT IMPEX**

*DebatSaha*  
Proprietor

The selling rate of the Developer's allocation will be fixed by the Developer without any permission or consultation with the Owners. The Profit and loss, earned from the project will be entirely received or borne by the developer and no amount will be adjusted from the Owner's allocation on accounts or loss or vice versa on account of profit from Developers' allocation.

27. Developer is empowered to collect consideration money from the sale of Developers' allocation from the intending Purchaser/Purchasers and issue money receipt in firm's own name, and moreover take advance and full and final consideration from the intending purchasers for Developers' allocation only.

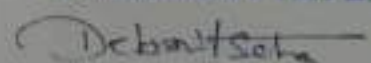
28. In so far as necessary all dealing by the Developer in respect of the building including agreement for sale or any kind of transfer advance money converting Developers' allocation shall be in the name of the Owners for which purpose of the Owners undertake to give the Developers' agent, a Registered General Power of Attorney in a form and manner required by the Developers. It being understood, the such dealing shall not in any manner fasten or create any financial liability upon the Owners.

29. The Developer shall pay and bear the all property, taxes and other dues and outgoings in respect of the said premises according to dues as and from the date of execution of this agreement.

30. That it is hereby declared by the parties to this agreement that, First Schedule refers to the Owner's land and existing building and Premises also and the Second Schedule herein refers to proposed construction to be constructed by the Developer according to the sanctioned plan to be obtained by the Developer. If owners want to do any extra job/install that will be charged. If the measuring of flat more or less then the area will adjusted with Rs. 2000/- per sq ft vice versa.

31. That the Owners shall be liable to deliver vacant peaceful possession of the afo said property to the Developer to demolish the same for the construction of the proposed new building. The Developer will bear the expenses for demolish the building and the Developer will take all old trunks, doors, windows and other old building materials. It is provided that

**BUDDHAJIT IMPEX**



Proprietor

Developer shall arrange dwelling accommodation for owners for Rs. 6500/- Per months for two owners each till handed over the new owner's allocation Flat and Developer also will bear the expenses for the same for till handed over the newly constructed flat and after arrangement of accommodation the vacant possession shall be delivered by owners.

**FIRST SCHEDULE ABOVE REFERRED TO**

(Description of entire existing property)

**ALL THAT** piece and parcel of Bastu land, measuring about 2( Two) cottahs 0( Zero) Chittaks 0( Zero) Sq Feet along with 10 year old 500 sq ft cement flooring one storied building lying and situated in Mouza - Baranagar, J.L. No.5, R.S. 6, comprised in R.S. Dag No.6424, L.R. Dag No. 9534 under R.S. Khatian No. 641, Police Station - Baranagar, District : North 24 Parganas(North), in the local limits of Baranagar Municipality, Ward No. 34 , Holding No. 612 and municipal premises No. 11, Kali Prasanna Nayratna Lane, Kolkata- 700036, P.S. Baranagar, District North 24-Parganas, under revenue jurisdiction of A.D.S.R Cossipore, DumDum, North 24-Parganas, with right to take electric line, tap water line, Gas line, Telephone line, drains etc connections through under and above common passage together with all sorts of easement rights and amenities attached hereto and which is butted and bounded in the manner as follows :

ON THE NORTH : Flat;  
ON THE SOUTH : 10, K.P.N.Lane ;  
ON THE EAST : 8, K.P.N Lane( Flat) ;  
ON THE WEST : Municipal Road(On Road);

**SECOND SCHEDULE ABOVE REFERRED TO**

(Owner's allocation)

That the owner No. 2 will get as consideration one independent Flat in Second floor, North West side, measuring about 600 sq ft cover area (including proportionate area of Staircase & Lift) consisting of Two Bed Room, Kitchen cum dining, Bath room and Balcony and Owner No. 5 will get as consideration one independent Flat in First floor, North West side.

**BUDDHAJIT IMPEX**

*Debarajit Saha*  
Proprietor

measuring about 600 sq ft cover area (including proportionate area of staircase & Lift) consisting of Two Bed Room, Kitchen cum dining, Bath room and Balcony side by side, Rs.20,02,000/- (Rupees Twenty lacs two thousand only) in following installment:-

1. Rs. 9,50,000/- (Rupees nine lacs fifty thousand only) at the time of Development Agreement.
2. Rs. 5,00,000/- (Rupees five lacs only) at the time of end of Brick works.
3. Rs. 5,52,000/- (Rupees five lacs fifty two thousand only) at the time of Possession.

This is the owners Allocation.

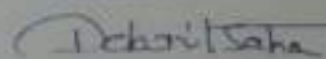
After handing over the possession from the Developer, the Owners will make Partition Deed or Gift Deed among themselves and this Owner's Allocation will take effect from the date of execution of Partition Deed or Gift Deed . .

**THIRD SCHEDULE ABOVE REFERRED TO**

**( Developer's Allocation)**

The developer shall be entitled to remaining total constructed area the new building of the units and/or space along with the remain other spaces of the proposed building, save and except the above mentioned owner's allocation of the newly constructed building in the said premises. It is specifically agree the developer shall be entitled to own, possess, transfer and otherwise dispose of as the absolute owners there of as per the provisions contained to be called "Developer's Allocation", on account of it's ownership right to use, occupy and enjoy their share and/or allocation, either for the residential purpose or commercial purposes in any manner whatsoever save and except any immoral and/or illegal purpose (The roof of the building shall remain common to all)

**BUDDHAJIT IMPEX**



*Proprietor*

FOURTH SCHEDULE ABOVE REFERRED TO

(Building specification)

It is building of R.C.C. frame structure to be constructed with quality materials. Self-contained flats are located in each floor to suit the requirements of individual flat Owner, wide staircase with wide landings situate in the building. Each flat will be designed for ample free flow of light and air.

A. FOUNDATION:

RCC Foundation and framed structure for plain multi-storied with Lift.

B. FLOORS :

All floors and balcony will be finished with Vetified Tiles and with 4" skirting.

C. TOILET:

Floor of the Toilet will be provided anti craft Tiles stone and 6 Ft. height of the all walls will erect by Glaze tiles and also white commode) and one P.V.C. Door and 1 (one) Shower 2 (Two) Tap.

D. KITCHEN:

Kitchen will have one steel sink with tap and one tap under Sink and blackstone table and two side 3 Ft. glaze tiles & floor will be Vetified Tiles

E. WINDOWS :

All windows will be made of Steel, frame with glass fitting pallah Cover with iron grill.

F. DOORS :

Frame and door of good quality Flush Door(Solid).

G. ELECTRICAL WIRING :

All wiring will be concealed and adequate outlet sockets will be provided and Room 5 point, bath Room 2 point, Drawing Room 4 point.

**BUDDHAJIT IMPEX**

*Debanjit Saha*

Proprietor

cony 1 point, will be given in the said flat including two 15 Amp plug  
point

I. INTERIOR WALL COATS :

All the interior walls will be finished with a coat of Putty.

II. BRICK WORKS :

All exterior brick work 8" thick and interior brick work 5"/3" thick  
with bricks of approved quality.

J. ELECTRIC METER :

Installation of Electric Meter will be extra charges.

K. MAINTENANCE :

For over all maintenance of the building the developer advises the  
owner of flats to be a member of Association will in advance against nominal  
subscription. The activity of the said Association will effect after taking  
possession of the flat and it will be controlled by members only.

L. OUTER WALL COATS:

All the outer walls will be finished with a Weather coat of Colour.

M. BOUNDARY WALL:

Boundary wall's height should be 3 Feet and main gate will be 3 Feet .

**FIFTH SCHEDULE ABOVE REFERRED TO**

(Other facilities)

1. Toilet-cum-bath will have one shower one tap and Indian type. All fittings and water pipes will be made up of P.V.C.
2. Kitchen will have one black stone and one tap. Wash basin will be provided in the dining space with a tap.
3. Two light points, one fan, one plug point and one tube point will be at bed room. One light and exhaust Fan points be at toilet. Two light points, one fan point, one refrigerator and one T.V. Plug Point

**BUDDHAJIT IMPEX**

*Debutsoha*

*Proprietor*

(15 Amp) will be at dining space, one light and one Plug point at verandah.

4. The light for top floor, staircase and the open spaces around the ground floor will be given to all flat owner for common use only.

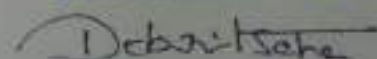
### SIXTH SCHEDULE ABOVE REFERRED

#### (Maintenance)

The flat owner may form an association and the actual maintenance, which include sweepers, electric charges for common areas like staircase light, building external light, common light, pump set motors etc. will be borne by Association.

1. Staircase on all floors.
2. Staircase landing on all floors and roof of the top floor.
3. Water pump, water tank, water pipes and others common pump installation.
4. Electrical Wiring, Meters and Fittings (excluding those as are installed for any particular unit).
5. Drainage and sewerages/septic tank.
6. Boundary walls and main gates.
7. Such other common parts, areas, equipments, installation, fixture, fittings and spaces in or about the said building as are necessary for passage or for the use and occupancy of the flats in common and as specific by the Developers expressing to be the common portions after construction of the proposed building.

**BUDDHAJIT IMPEX**



**Proprietor**

WITNESS WHEREOF the parties hereto put their respective hand and seal on this \_\_\_\_\_ day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the OWNERS at Kolkata in the presence of :

1. Samanta Sanku  
6/10/10 Post Office  
Kolkata-1

- ① Kishor Kumar Nandy
- ② Sanjay Kumar Nandy
- ③ S. P. Nandy
- ④ Shampa Paul
- ⑤ Sujata Samanta

2. Swapan Halder  
6/10/10 Post Office  
Kolkata-1

OWNERS

SIGNED, SEALED AND DELIVERED by the DEVELOPER at Kolkata in the presence of :

1. Goutam Chakraborty

**BUDDHAJIT IMPEX**

Debitsaha  
Proprietor

2. Swapan Halder

DEVELOPER

**BUDDHAJIT IMPEX**

Debitsaha  
Proprietor

Drafted by :-

Goutam Chakraborty

GOUTAM CHAKRABORTY  
Advocate, High Court Calcutta  
Reg No. WB/1415/1999





MEMO OF CONSIDERATION

RECEIVED from the within named Developer the within mentioned earnest money of Rs. 9,50,000/- (Rupees nine lacs fifty thousand only) in the following manner.

1. Paid by Bank Transfer

Through HDFC Bank dated 06.02.2020

7,50,000/-

2. Paid by Cash

2,00,000/-

Total (Rupees nine lacs fifty thousand only)

9,50,000/-

WITNESSES

1. Santan Sankha

① Pulka Prati Nandy

② Shampa Paul

③ Sipro Nandy

④ Sanjoy Kumar Nandy

⑤ Sukla Samanta

2. Sripati Haldar

Signature of the Owners

BUDDHAJIT IMPEX

Debitose

Proprietor

SPECIMEN FORM FOR TEN FINGER PRINTS (I)

Name of the  
 subject/individual  
 (in capital letters)  
 (Print Name)



*Surbha*

					R H
Little	Ring	Middle (Right hand)	Fore	Thumb	
					L H
Thumb	Fore	Middle (Left hand)	Ring	Little	



*Umi-Fachhi Nandy*

					R H
Little	Ring	Middle (Right hand)	Fore	Thumb	
					L H
Thumb	Fore	Middle (Left hand)	Ring	Little	



*Sanjay Kumar Nandy*

					R H
Little	Ring	Middle (Right hand)	Fore	Thumb	
					L H
Thumb	Fore	Middle (Left hand)	Ring	Little	

**BUDDHAJIT IMPEX**

*Debarati Saha*

Proprietor

Signature of the  
 Police/Students  
 Developers/  
 Presenters

Srisankar Paul



					L R
Little	Ring	Middle (Left hand)	Fore	Thumb	
					R L
Thumb	Fore	Middle (Right Hand)	Ring	Little	

Sripa Nandy



					L R
Little	Ring	Middle (Left hand)	Fore	Thumb	
					R L
Thumb	Fore	Middle (Right Hand)	Ring	Little	

Debnit Saha



					L R
Little	Ring	Middle (Left hand)	Fore	Thumb	
					R L
Thumb	Fore	Middle (Right Hand)	Ring	Little	

**BUDDHAJIT IMPEX**

*Debnit Saha*

Proprietor

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

19-201920-017256877-8

Payment Mode : Net Banking-SELF

BRN Date: 05/02/2020 16:10:32

Payment Gateway SBI EPay-IndusInd Bank

BRN : 5952784862903

BRN Date: 05/02/2020 16:14:34

SBI ePay txn No. : GTN

SBI ePay txn Date. 05/02/2020 16:11:30

DEPOSITOR'S DETAILS

Name : Goutam Chakraborty

Id No. : 15060000212845/1/202

Contact No.

E-mail :

Address : h c

User Type : Advocate

Mobile No. +91 9433222175

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	15060000212845/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	8521
2	15060000212845/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	21
			Total Amount	8542

In Words : Rupees Nine Thousand Five Hundred Forty Two Only.

BUDDHAJIT IMPEX

*Debanjit Saha*  
Proprietor

## Major Information of the Deed

	I-1506-01010/2020	Date of Registration	06/02/2020
Year	1506-0000212845/2020	Office where deed is registered	
Date	05/02/2020 4:02:35 PM	A.D.S.R. COSSIPORE DUMDUM District: North 24-Parganas	
Grant Name, Address Grantor Details	GOUTAM CHAKRABORTY 6, OLD POST OFFICE STREET, Thana: Hare Street, District: Kolkata, WEST BENGAL PIN - 700001, Mobile No. 9433222175, Status: Advocate		
Transaction	Additional Transaction		
(10) Sale, Development Agreement or Construction Agreement	[4305] Other than Immovable Property Declaration [No of Declaration : 2] [4311] Other than Immovable Property, Receipt [Rs 9,50,000/-]		
Set Forth value	Market Value		
Rs 2/-	Rs. 25,65,625/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 5,021/- (Article 48(g))	Rs. 9,521/- (Article E, E. B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip (Urban area)		

### Land Details :

District: North 24-Parganas, P.S - Baranagar, Municipality: BARANAGAR, Road: Kali Prasanna Nayratna Lane, Mouza: Baranagar, Premises No: 11, Ward No: 34, Holding No 612 JI No: 5, Pin Code : 700036

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-9534	LR-641	Bastu	Bastu	2 Katha	1/-	22,00,001/-	Property is on Road Adjacent to Metal Road
<b>Grand Total :</b>					3.30 ec	1/-	22,00,001/-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft	1/-	3,65,625/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type Pucca, Extent of Completion: Complete					
<b>Total :</b>		500 sq ft	1/-	3,65,625/-	


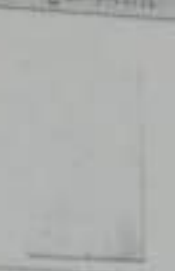
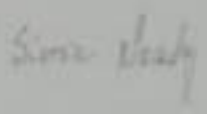
**BUDDHAJIT IMPEX**

*Debnitaha*


Proprietor

Details :

Name Address Photo Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Miss SIPRA NANDY</b> Daughter of Late Gouri Sankar Nandy Executed by: Self, Date of Execution: 06/02/2020 Admitted by: Self, Date of Admission: 06/02/2020 ,Place Office			

11, Kali Prasanna Nayratna Lane, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of India, PAN No.:: ACXPN1630Q, Aadhaar No: 51xxxxxxxx0420, Status :Individual, Executed by: Self, Date of Execution: 06/02/2020 , Admitted by: Self, Date of Admission: 06/02/2020 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mr SANJOY KUMAR NANDY</b> Son of Late Gouri Sankar Nandy Executed by: Self, Date of Execution: 06/02/2020 Admitted by: Self, Date of Admission: 06/02/2020 ,Place Office			

11, Kali Prasanna Nayratna Lane, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: AODPN3785L, Aadhaar No: 58xxxxxxxx6412, Status :Individual, Executed by: Self, Date of Execution: 06/02/2020 , Admitted by: Self, Date of Admission: 06/02/2020 ,Place : Office



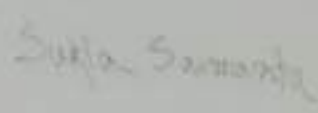
Name	Photo	Finger Print	Signature
<b>Mrs SHAMPA PAUL</b> Wife of Mr Bijoy Kumar Paul Executed by: Self, Date of Execution: 06/02/2020 Admitted by: Self, Date of Admission: 06/02/2020 ,Place Office			

303, Kabi Nabin Sen Road, Ashirbad Apartment, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: Housewife, Citizen of India, PAN No.:: ALHPP4570E, Aadhaar No: 76xxxxxxxx6715, Status :Individual, Executed by: Self, Date of Execution: 06/02/2020 , Admitted by: Self, Date of Admission: 06/02/2020 ,Place : Office

**BUDDHAJIT IMPEX**

*Debit Sena*

Proprietor

Name	Photo	Finger Print	Signature
<b>SUKLA SAMANTA</b> of Mr Samir Samanta Executed by: Self, Date of Execution: 06/02/2020 Admitted by: Self, Date of Admission: 06/02/2020 ,Place : Office	 06/02/2020	 LT 06/02/2020	 06/02/2020

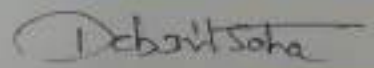
10/2, Dr. Nilmoni Sarkar Street, P.O:- Nowpara, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700090 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DMQP57406P, Aadhaar No: 73xxxxxxxx6745, Status :Individual, Executed by: Self, Date of Execution: 06/02/2020 , Admitted by: Self, Date of Admission: 06/02/2020 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mr PARTHA PROTIM NANDY</b> Son of Late Gouri Sankar Nandy Executed by: Self, Date of Execution: 06/02/2020 Admitted by: Self, Date of Admission: 06/02/2020 ,Place : Office	 06/02/2020	 RT 06/02/2020	 06/02/2020

11, Kali Prasanna Nayratna Lane, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AOFPN2646L, Aadhaar No: 43xxxxxxxx6678, Status :Individual, Executed by: Self, Date of Execution: 06/02/2020 , Admitted by: Self, Date of Admission: 06/02/2020 ,Place : Office


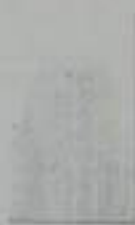
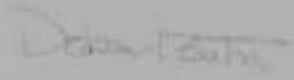
Developer Details :

Name,Address,Photo,Finger print and Signature
<b>BUDDHAJIT IMPEX</b> 28/3, Joy Narayan Banerjee Lane, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036 , PAN No: ARBPS5945G Aadhaar No Not Provided by UIDAI Status :Organization, Executed by Representative

BUDDHAJIT IMPEX  
  
 Proprietor

Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr Debjit Saha (Presentant)</b> Son of Mr Basudev Saha Date of Execution - 06/02/2020, Admitted by: Self, Date of Admission: 06/02/2020, Place of Admission of Execution: Office	 Feb 6 2020 4:21PM	 L1 06/02/2020	 06/02/2020

39, Joy Narayan Banerjee Lane, P.O. - Baranagar, P.S. - Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. - ARBPS5945G, Aadhaar No. 36xxxxxxx9622 Status: Representative, Representative of BUDDHAJIT IMPEX (as SOLE PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Buddhadeb Mukherjee</b> Son of Mr S K Mukherjee Kali Tala, P.O. - U.L. Narayanpur, P.S. - Kadirgha, District:-South 24-Parganas, West Bengal, India, PIN - 743354	 06/02/2020	 06/02/2020	 06/02/2020

Identifier Of Miss SIPRA NANDY, Mr SANJOY KUMAR NANDY, Mrs SHAMPA PAUL, Mrs SUKLA SAMANTA, Mr PARTHA PROTIM NANDY, Mr Debjit Saha

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Miss SIPRA NANDY	BUDDHAJIT IMPEX-0.66 Dec
2	Mr SANJOY KUMAR NANDY	BUDDHAJIT IMPEX-0.66 Dec
3	Mrs SHAMPA PAUL	BUDDHAJIT IMPEX-0.66 Dec
4	Mrs SUKLA SAMANTA	BUDDHAJIT IMPEX-0.66 Dec
5	Mr PARTHA PROTIM NANDY	BUDDHAJIT IMPEX-0.66 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Miss SIPRA NANDY	BUDDHAJIT IMPEX-100.00000000 Sq Ft
2	Mr SANJOY KUMAR NANDY	BUDDHAJIT IMPEX-100.00000000 Sq Ft
3	Mrs SHAMPA PAUL	BUDDHAJIT IMPEX-100.00000000 Sq Ft
4	Mrs SUKLA SAMANTA	BUDDHAJIT IMPEX-100.00000000 Sq Ft
5	Mr PARTHA PROTIM NANDY	BUDDHAJIT IMPEX-100.00000000 Sq Ft

**BUDDHAJIT IMPEX**

*Debjit Saha*

Proprietor



Endorsement For Deed Number : I - 150601010 / 2020

20

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

is under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number 46 of Indian Stamp Act 1899

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

nted for registration at 13:15 hrs on 06-02-2020, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr Saha.

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

ified that the market value of this property which is the subject matter of the deed has been assessed at Rs 65,626/-

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

Execution is admitted on 06/02/2020 by 1. Miss SIPRA NANDY, Daughter of Late Gouri Sankar Nandy, 11, Kali Prasanna Nayratna Lane, P.O. Baranagar, Thana Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Professionals. 2. Mr SANJOY KUMAR NANDY, Son of Late Gouri Sankar Nandy, 11, Kali Prasanna Nayratna Lane, P.O. Baranagar, Thana Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Business. 3. Mrs SHAMPA PAUL, Wife of Mr Bijo Kumar Paul, 303, Kabi Nabin Sen Road, Ashirbad Apartment, P.O. Dum Dum, Thana Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife. 4. Mrs SUKLA SAMANTA, Wife of Mr Samir Samanta, 30/2, Dr. Nilmoni Sarkar Street, P.O. Nowpara, Thana Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by Profession House wife. 5. Mr PARTHA PROTIM NANDY, Son of Late Gouri Sankar Nandy, 11, Kali Prasanna Nayratna Lane, P.O. Baranagar, Thana Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Business.

Identified by Mr Buddhadeb Mukherjee, Son of Mr S K Mukherjee, Kali Tala, P.O. U L Narayanpur, Thana Raidighi, South 24-Parganas, WEST BENGAL, India, PIN - 743354, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 06-02-2020 by Mr Debjit Saha, SOLE PROPRIETOR, BUDDHAJIT IMPEX (Sole Proprietorship), 28/3, Joy Narayan Banerjee Lane, P.O. Baranagar, P.S. Baranagar, District-North 24-Parganas, West Bengal, India, PIN - 700036

Identified by Mr Buddhadeb Mukherjee, Son of Mr S K Mukherjee, Kali Tala, P.O. U L Narayanpur, Thana Raidighi, South 24-Parganas, WEST BENGAL, India, PIN - 743354, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document = Rs 9,521/- ( B = Rs 9,500/- E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 9,521/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/02/2020 4:14PM with Govt. Ref. No: 192019200172568778 on 05-02-2020, Amount Rs 9,521/-, Bank SBI EPay ( SBIEPay), Ref. No: 5952784862903 on 05-02-2020, Head of Account 0030-03-104-001-16

**BUDDHAJIT IMPEX**

*Debjit Saha*

Proprietor

Stamp Duty

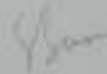
Required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 5,000/-  
Rs 21/-

Type of Stamp

Type: Impressed, Serial no 35551, Amount: Rs 5,000/- Date of Purchase: 20/01/2020, Vendor name:

Ghosh

Mode of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
on 05/02/2020 4:14PM with Govt. Ref. No: 192019200172568778 on 05-02-2020, Amount Rs. 21/- Bank: SBI  
(SBIPay), Ref. No. 5952764862903 on 05-02-2020, Head of Account 0030-02-103-003-02

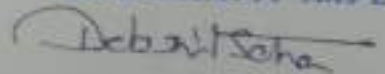


Suman Basu

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE  
DUMDUM

North 24-Parganas, West Bengal

**BUDDHAJIT IMPEX**



Proprietor

ate of Registration under section 60 and Rule 69.  
ered in Book - I  
me number 1506-2020, Page from 50609 to 50651  
g No 150601010 for the year 2020.



Digitally signed by SUMAN BASU  
Date: 2020.02.10 14:40:06 +05.30  
Reason: Digital Signing of Deed.

*Suman*

**BUDDHAJIT IMPEX**

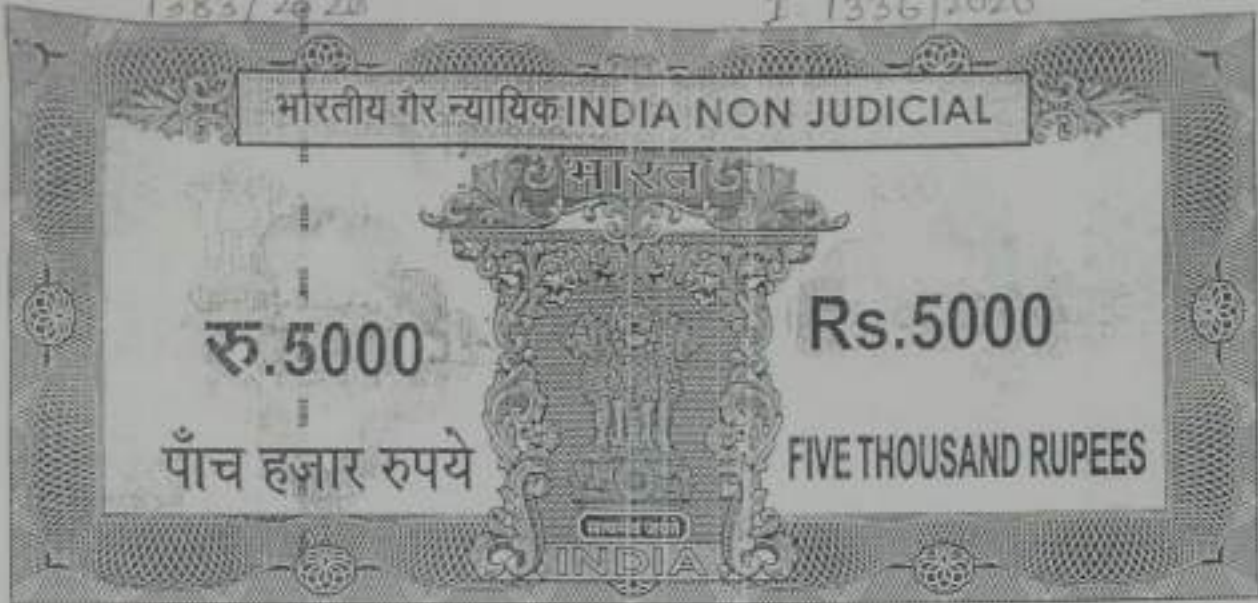
*DebitSaha*

*Proprietor*

(Suman Basu) 2020/02/10 02:40:08 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

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Carillon for the document is essential  
a registration. The Registrar shall not  
issue any Stamp intended to be  
used for any other purpose.

Additional Deputy Sub-Registrar  
Comptrol. Dist. Dum. 24 Feb. 2020

13 FEB 2020

DEVELOPMENT AGREEMENT OR CONSTRUCTION AGREEMENT

THIS AGREEMENT made this 11<sup>th</sup> day of February, in the  
Christian Era Two Thousand Twenty (2020).

**BUDDHAJIT IMPEX**

*Debanit Saha*

Proprietor

185172  
 Gautam Chandra  
 Count  
 Calcutta

NAME \_\_\_\_\_  
 ADD. \_\_\_\_\_  
 No. \_\_\_\_\_  
 7 FEB 2020  
 SURANJAN MISHRA  
 LICEN. NO. 10000000000000000000  
 C.C. 1-18  
 2 & J. N. S. Road, Koda

- 7 FEB 2020

Debari Saha

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Debari Saha

 957 20

Arun Kumar Ganguly

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Arun Kumar Ganguly



Sub-District Sub-Registrar  
 11 FEB 2020

GUDDHAIL IMPR  
 11 FEB 2020

BETWEEN

1. **SRI ARUN KUMAR GANGULY**, (PAN: AALPG9731H) by occupation Retired, 2. **SRI AMAR KUMAR GANGULI**, (PAN: ADOPG5069N) by occupation Retired, 3. **SRI ASHIM KUMAR GANGULY** (PAN: AKLPG8417C), by occupation Retired, 4. **SRI ARUP KUMAR GANGULY**, (PAN: ATEPG5320P) by occupation Retired. All son of Late Ajit Kumar Ganguly (Father) & Late Binapani Ganguly (Mother), 5. **SMT. REBA GANGULI**, (PAN: DAJPG8244Q) Wife of Late Rabindranath Ganguly, by occupation Housewife, All by faith Hindu, All Indian Citizen, All Permanent residing at 9 & 10, Kali Prasanna Nayratna Lane, Kolkata-700036, P.S. Baranagar, District North 24-Parganas, hereinafter jointly referred to as the "**OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, legal representatives and nominees) of the **ONE PART**.

AND

**BUDDHAJIT IMPEX**, sole proprietor ship firm, office at 28/3, Joy Narayan Banerjee Lane, Kolkata-700036, P.S. Baranagar, District North 24-Parganas, proprietor **MR. DEBJIT SAHA** (PAN: ARBPS5945G) Son of Sri Basudev Saha, by Faith Hindu, By Occupation Business, by Nationality Indian, Residing at 39, Joy Narayan Banerjee Lane, P.S. & P.O. Baranagar, Kolkata-700 036, he inafter called the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context or subject to be deemed to mean and include its legal successor in office, executors, representatives, administrators, assigns and nominee) of the **OTHER PART**.

**WHEREAS** One Khetra Mohon Adhikari son of Late Amulya Charan Adikari sold and transfer **ALL THAT** piece and parcel of homestead land measuring an area 11| eleven| Chittak 0|Zero| Sq.ft. along with old building, being Premises No. 9, Kali Prasanna Nayaratna Lane, P.S. & P.O. Baranagar, Kolkata - 700 036, Mouja- Baranagar, J.L.No. 5, R.S. No. 6, Touzi No. 1068/2833, under R. S. Khata No- 7887, R.S.Dag No. 6427, within the limits of Baranagar Municipality, Ward No. 34, Holding No.

**BUDDHAJIT IMPEX**

*Debit Saha*

Proprietor

In the District of 24-Parganas, Additional District Sub-Registration Office, Cossipore, Dum Dum within the limits of Baranagar Municipality in favour of Arun Kumar Ganguly, Amar Kumar Ganguli, Asit Kumar Ganguly, Ashim Kumar Ganguly, Aloke Kumar Ganguly and Arup Kumar Ganguly, All son of Late Ajit Kumar Ganguly(Father) And Hina Pani Debi(Mother) on 13.12.1965 which was duly registered in the office of the Sub Registrar Cossipore Dum Dum, North 24-Parganas and the same was recorded in Book No.1, Volume No.140, Page 122 to 131 being No. 9898 for the year 1965.

**AND WHEREAS** thereafter Arun Kumar Ganguly, Amar Kumar Ganguli, Asit Kumar Ganguly, Ashim Kumar Ganguly, Aloke Kumar Ganguly and Arup Kumar Ganguly have mutated their name in the record of Baranagar Municipality as 9, Kali Prasanna Nayaratra Lane, P.S. & P.O. Baranagar, Kolkata - 700 036, Ward No. -34, Holding No. 609.

**AND WHEREAS** Aloke Kumar Ganguly (Unmarried) died intestate on 18.09.1988 leaving behind his Mother Smt. Binapani Debi and five brothers namely Arun Kumar Ganguly, Amar Kumar Ganguli, Asit Kumar Ganguly, Ashim Kumar Ganguly and Arup Kumar Ganguly and except none other legal heirs or Successors.

**AND WHEREAS** Smt. Binapani Debi died intestate on 09.04.1999 leaving behind her five sons namely Arun Kumar Ganguly, Amar Kumar Ganguli, Asit Kumar Ganguly, Ashim Kumar Ganguly and Arup Kumar Ganguly and except none other legal heirs or Successors.

**AND WHEREAS** Asit Kumar Ganguly (Unmarried) and died intestate on 16.12.2013 leaving behind his four brothers namely Arun Kumar Ganguly, Amar Kumar Ganguli, Ashim Kumar Ganguly and Arup Kumar Ganguly and except none other legal heirs or Successors.

**AND WHEREAS** as per above stated fact and as per Hindu succession Act, 1956 Arun Kumar Ganguly, Amar Kumar Ganguli, Ashim Kumar Ganguly, and Arup Kumar Ganguly become absolute owner of **ALL THAT** piece and parcel of homestead land measuring an area 11( eleven) Chittak 0(Zero) Sq.ft. | Physically 10 chittaks) more or less along with old building, being Premises No. 9, Kali Prasanna Nayaratra Lane, P.S. & P.O. Baranagar, Kolkata - 700 036, Mouja- Baranagar, J.L.No. 5, R.S. No. 6, Touza No.

**BUDDHAJIT IMPEX**

*Deboni Saha*

Proprietor

1068/2833, under R. S. Khatian no- 7887. R.S.Dag No. 6427, within the limits of Baranagar Municipality, Ward No. -34, Holding No. 609, in the District of 24-Parganas, Additional District Sub-Registration Office Cossipore, Dum Dum'-within the limits of Baranagar Municipality.

**AND**

**AND WHEREAS** Ajit Kuamr Ganguly, Sunil Kumar Ganguly, Prafulla Kumar Ganguly, Rabindra Nath Ganguly and Nemaï Kumar Ganguly all son of Late Ram Gopal Gangopadhyay have mutated their name as joint Owner of **ALL THAT** piece and parcel of homestead land measuring an area 2(Two) Cottahs 3(three) Chittak 0(Zero) Sq.fts. along with old building, being Premises No. 10, Kali Prasanna Nayaratna Lane, P.S. & P.O. Baranagar, Kolkata - 700 036, Mouja- Baranagar, J.L.No. 5, R.S. No. 6, Touzi No. 1068/2833, under P. S. Khatian no- 1596, 2144, and 641, R.S.Dag No. 6431,6426 and 6425, within the limits of Baranagar Municipality, Ward No. -34, Holding No. 611, in the District of 24-Parganas, Additional District Sub-Registration Office Cossipore, Dum Dum'-within the limits of Baranagar Municipality.

**AND WHEREAS** thereafter by virtue of Three Deed of Sale ( Bengali Kobala Dalil) being No. 4977 of 1958, being No. 5120 of 1958 and being No. 6261 of 1959, Nemaï Kumar Ganguly @ Gangopadhyay, Prafulla Kumar Ganguly @ Gangopadhyay and Sunil Kumar Ganguly @ Gangopadhyay have sold their respective portion of **ALL THAT** piece and parcel of homestead land measuring an area 2(Two) Cottahs 3(three) Chittak 0(Zero) Sq.fts. along with old building, being Premises No. 10, Kali Prasanna Nayaratna Lane, P.S. & P.O. Baranagar, Kolkata - 700 036, Mouja- Baranagar, J.L.No. 5, R.S. No. 6, Touzi No. 1068/2833, under R. S. Khatian no- 1596, 2144, and 641, R.S.Dag No. 6431,6426 and 6425, within the limits of Baranagar Municipality, Ward No. -34, Holding No. 611, in the District of 24-Parganas, Additional District Sub-Registration Office Cossipore, Dum Dum'-within the limits of Baranagar Municipality in favour of the Ajit Kumar Ganguly @Gangopadhyay son of Late Ram Gopal Gangopadhyay.

**BUDDHAJIT IMPEX**

*Debojit Saha*  
Proprietor



**AND WHEREAS** by the above sale deed Ajit Kumar Ganguly @Gangopadhyay and Rabindra Nath Ganguly@ Gangopadhyay, became the joint owners in different share of **ALL THAT** piece and parcel of homestead land measuring an area 2(Two) Cottahs 3( three) Chittak 0(Zero) Sq.fta along with old building, being Premises No. 10, Kali Prasanna Nayaratna Lane, P.S. & P.O. Baranagar, Kolkata - 700 036, Mouja- Baranagar, J.L.No. 5, R.S. No. 6, Touzi No. 1068/2833, under R. S. Khatian no- 1596,2144, and 641, R.S.Dag No. 6431,6426 and 6425, within the limits of Baranagar Municipality, Ward No. -34, Holding No. 611, in the District of 24-Parganas, Additional District Sub-Registration Office Cossipore, Dum Dum- within the limits of Baranagar Municipality .

**AND WHEREAS** Rabindra Nath Ganguly@ Gangopadhyay died intestate on 13.03.2006 leaving behind his only widow Smt. Reba Ganguli and except none other legal heirs or Successors.

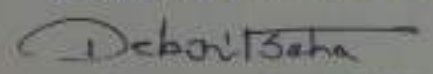
**AND WHEREAS** That Ajit Kumar Ganguly@ Gangopadhyay died intestate on 28.01.1960 leaving behind his widow Smt. Binapani Debi and six sons namely Arun Kumar Ganguly, Amar Kumar Ganguli, Asit Kumar Ganguly, Ashim Kumar Ganguly Alope Kumar Ganguly and Arup Kumar Ganguly and except none other legal heirs or Successors.

**AND WHEREAS** Alope Kumar ganguly (Unmarried) died intestate on 18.09.1988 leaving behind his Mother Smt. Binapani Debi and five brothers namely Arun Kumar Ganguly, Amar Kumar Ganguli, Asit Kumar Ganguly, Ashim Kumar Ganguly and Arup Kumar Ganguly and except none other legal heirs or Successors.

**AND WHEREAS** Smt. Binapani Debi died intestate on 09.04.1999 leaving behind her five sons namely Arun Kumar Ganguly, Amar Kumar Ganguli, Asit Kumar Ganguly, Ashim Kumar Ganguly and Arup Kumar Ganguly and except none other legal heirs or Successors.

**AND WHEREAS** That Asit Kumar Ganguly(Unmarried) and died intestate on 16.12.2013 leaving behind his four brothers namely Arun Kumar Ganguly, Amar Kumar Ganguli, Ashim Kumar Ganguly and Arup Kumar Ganguly and except none other legal heirs or Successors.

**BUDDHAJIT IMPEX**

  
Proprietor

**AND WHEREAS** That as per above stated fact and as per Hindu succession Act, 1956 Arun Kumar Ganguly, Amar Kumar Ganguli, Ashim Kumar Ganguly, Arup Kumar Ganguly and Smt. Reba Ganguly become absolute owner of **ALL THAT** piece and parcel of homestead land measuring an area 2(Two) Cottahs 3(three) Chittak 0(Zero) Sq.fts. along with old building, being Premises No. 10, Kali Prasanna Nayaratna Lane, P.S. & P.O. Baranagar, Kolkata - 700 036, Mouja- Baranagar, J.L.No. 5, R.S. No. 6, Touzi No. 1068/2833, under R. S. Khatian no- 1596,2144, and 641, R.S.Dag No. 6431,6426 and 6425, within the limits of Baranagar Municipality, Ward No. -34, Holding No. 611, in the District of 24-Parganas, Additional District Sub-Registration Office Cossipore, Dum Dum'-within the limits of Baranagar Municipality.

**AND WHEREAS** Arun Kumar Ganguly, Amar Kumar Ganguli, Ashim Kumar Ganguly, Arup Kumar Ganguly and Smt. Reba Ganguly jointly owners in their existing ratio in respect of the **ALL THAT** piece and parcel of homestead land measuring an area **2 ( Two) cottahs 14 ( fourteen) Chittaks 0( Zero) Sq Feet** along with old building, being Premises No. 9 &10, Kali Prasanna Nayaratna Lane, P.S. & P.O. Baranagar, Kolkata - 700 036, Mouja- Baranagar, J.L.No. 5, R.S. No. 6, Touzi No. 1068/2833, under R. S. Khatian no- 641,1596,2144, and 7887 , R.S.Dag No. 6425,6426, 6427 and 6431 within the limits of Baranagar Municipality, Ward No. -34, Holding No.609 & 611, in the District of 24-Parganas, Additional District Sub-Registration Office Cossipore, Dum Dum'-within the limits of Baranagar Municipality, as well seized and possessed of or otherwise well and sufficiently entitled to the same peacefully, freely, absolutely and forever without any interruptions demand or claim and free and from all encumbrances as whatsoever from any corners with rights to sell, convey and transfer the same to any intending person or persons at any consideration and/or any terms and conditions they will think fit and proper.

**BUDDHAJIT IMPEX**

*Debojit Sena*

*Proprietor*

AND WHEREAS the aforesaid present owners are intended to get construction of a multi- storied building making with a plan sanctioned by the Baranagar Municipality at the said land and property comprising of several flats but owing the paucity of fund and lack of experiences and knowledge they fail to materials the same.

AND WHEREAS the aforesaid present owners approached the aforesaid Developer to construct a multi- storied building which contents several self-contained flats on the aforesaid plot of land which is particularly mentioned in the First Schedule below and also materialize their desire for ownership and possession of a portion of the total constructed area of the proposed building for their own residential as absolute owners thereof together with undivided ownership in the land underneath and with the right of user of the common areas and common facilities of the total constructed area of the said building together with undivided proportionate share of interest in the land underneath and also with the right of user of common area and common facilities with belong to the Developer at its disposal for commercial exploitation.

AND WHEREAS after mutual discussions caused between the Present Owners and the Developer, the Developer accepted the proposal to implement the said housing project subject to the terms and conditions as appearing hereunder:-

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:-

1. That the request of the owners, the Developer has agreed to undertake a scheme of Development of the said hastu land and may amalgamated beside plot without any objection of present owners, by rising and constructing multi- three storied new residential building thereon containing self-contained flats or apartments or spaces as may be sanctioned by the Baranagar Municipality. After completion of the construction of the proposed new building Owner's Allocation shall mean the constructed area of the said Building so to be constructed in accordance with the plan so to be Sanctioned by Baranagar Municipality receivable by the owner as consideration for the construction and for transferring the constructed area of the said Building receivable by the

**BUDDHAJIT IMPEX**

*Debojit Saha*

Proprietor

Developer/Promoter against the construction cost borne by Developer along with the proportionate share of land in favour of Developer and /or their nominee/ nominees and /or intending purchaser nominated by the Developer. It is agreed by and between the parties that the Developer will as consideration to the owners and/or the owner will receive as consideration from the Developer. That the owner No. 1 will get as consideration one independent Flat in Second floor, West side, measuring about 540 sq ft cover area (including proportionate area of Staircase & Lift) consisting of Two Bed rooms, Kitchen cum dining, bath room and Balcony, Owner No.2 will get as consideration one independent Flat in Third floor, South-West side, measuring about 677 sq ft cover area (including proportionate area of Staircase & Lift) consisting of Two Bed rooms, Kitchen cum dining, bath room and Balcony, , owner No. 3 will get as consideration one independent Flat in First floor, South-West side, measuring about 517 sq ft cover area (including proportionate area of Staircase & Lift) consisting of Two Bed rooms, Kitchen cum dining, bath room and Balcony, and one cover garage measuring about 160 sq ft , south -west side in the Ground floor, owner No. 4 will get as consideration one independent Flat in First floor, Western side, measuring about 540 sq ft cover area (including proportionate area of Staircase & Lift) consisting of Two Bed rooms, Kitchen cum dining, bath room and Balcony, and owner No. 5 will get as consideration one independent Flat in Ground floor, Western side, measuring about 265 sq ft cover area (including proportionate area of Staircase & Lift) consisting of one Bed rooms, Kitchen cum dining and bath room side by side, Rs.9,04,200/- ( Rupees nine lacs four thousand and two hundred only ) in different installment, properly mentioned in the Second Schedule

This is the Owner's Allocation. The Developer ( Developer's Allocation ) shall be entitled to get rest all flats and spaces of the said premises of newly constructed building that will be the Developers' allocation.

2. That the owners shall be liable to deliver vacant peaceful possession of the aforesaid property to the Developer for the construction of the proposed new building to the Developer as and when the Developer will advice to the owners. The owners will not raised any objection for amalgamation with the beside plots of land for multi-storied building.

**BUDDHAJIT IMPEX**

*Debojit Saha*

Proprietor

3. The owners shall supply the original Deeds, Documents, papers in respect of the land and property mentioned in the First Schedule hereunder written at the time of execution of this agreement.

4. That the owners shall always remain liable to execute and register appropriate deeds of conveyance to sale, transfer convey in favour of the intending purchaser alongwith proportionate undivided share of interest in the land beneath the newly constructed building at the costs and expenses of the Developer or intending flat occupiers/purchasers whenever called upon by the Developer without in anyway demanding the price at which the said undivided share in the land of the said constructed premises is sold or any part thereof received by the Developers against such sale in regard to the developer's allocation.

5. That the Owners and the Developers have agreed upon the specifications of constructions of the proposed new building hereafter referred to as "Construction Specifications" as morefully and particularly described in the Second Schedule written hereinbelow.

6. That subject to the provisions of these presents the owners hereby grant to the Developers exclusive rights to build upon and construct a multi-storied building in or upon the vacant land comprised in the said premises in accordance with the plan of the construction as may be permitted and sanctioned by the Baranagar Municipality and/or other competent authorities.

7. That the Developer shall be entitled to vary and/or modify the said plan or construction, subject to sanction of such modified plan.

8. That all applications, plan and other requisites documents as may be prepared by the Developer for the purpose of sanction of the plan shall be signed and submitted by the owners to the Developer for processing.

9. That the Developer shall remain liable to incur all cost and expenses for the purpose as detailed in clause (5 and 6) hereinabove.

10. That the Owner's part from receiving her allocated portions of the proposed building shall also be entitled to easement rights in connection with

**BUDDHAJIT IMPEX**

*Debol Saha*

Proprietor

what occupiers of the said building in respect of common areas and the facilities provided therein, as set out in Third schedule hereto.

11. That save the area allocated to the owners, the Developer shall have the exclusive rights to deal with the remaining constructed area or portion i.e. except owner's Allocation of the proposed building its rights to all common areas and facilities provided in the said building and shall have the right to enter into any agreement with prospective flat occupiers as may be chosen and selected by the Developer, for transfer, sale, grant lease of the portion of the building for or a such price and at such consideration of construction of such terms and conditions as may be agreed upon by and between the Developer and intending purchaser.

12. That with the execution of these present the owners shall remain liable to execute and register Power-of-Attorney in favour of the Developer and/or nominee of the Developer granting due and all requisite authority to the Developer to enter upon the said premises, take measurement and construct the proposed building, pursue the sanction of the plan of the construction of the building represents the owners before all authorities for sanction of the plan, submit application on behalf of the owners for procuring the building materials and/or otherwise in pursue to full the above objectives.

13. That the owners shall also authorize by the proposed registered power of Attorney to in all other acts, and things at the instance of the Developer whenever necessary to obtain any other requisite permission of authority of sanction of the Government, public or any statutory body as may be required for the construction of the proposed building Provided that the Developers shall bear all costs and expenses for all such documents, letter, papers memorandum etc. small deposit requisite fees, whenever necessary and obtain refund of fees and appropriate the same without any way being answerable to the Vendor for the same.

14. That the owners shall at the request of Developer, execute of such documents, papers memorandum and deeds in furtherance of these presents which the Developer may require from the owners for smooth and expeditious construction of the proposed building, use an occupation thereof.

**BUDDHAJIT IMPEX**  
*Debojit Saha*  
Proprietor

15. That prior to actual construction work is taken up in hand by the Developer, the owners undertake to make put a good and marketable title to the said premises, free from all encumbrances, charges, claims, demands, liabilities, liens and lispendence or attachments or whatsoever kind or nature of the building

16. That the owners hereby agree that they shall not do anything in regard to the said property whereby the Developers to undertake construction of the proposed building and disposal of its share of the said building is prejudicially effected and/or the construction be delayed or impeded in any manner and whatsoever.

17. That regarding question of right title and interest in respect of the aforesaid and below schedule property that it will be liability of the herein mentioned owners to get right title and perfected in any question hereto relating to the schedule mentioned property in relation to owners arises. The developers shall bear the expenses or perfecting of such right title and interest of the owners if at all the question arises and such expenses then will be by the owners or deducted from the owner's allocation as per market price.

18. That the developer shall handover the owner's allocation of the Multi- storied building mentioned before in this Deed on or before the expiry 30 (Thirty months) from the date of Sanction Plan as well as vacant possession mentioned in the First Schedule hereunder written by the owners.

19. The Developer hereby undertake that if they fail to complete the said project in stipulated time of the 30 (Thirty months) from the date of Sanction Plan of Land mentioned in the first schedule hereunder written by the owners due to natural calamity, Act of God or local disturbances, then the owners may at their option extend six(6) months the time on mutual understanding. In that case the agreed amount which has been settle in favour of owners shall be paid fully.

20. The Developer hereby agrees that it shall keep the owners indemnified and herself against all third party claims or actions arising out

**BUDDHAJIT IMPEX**

*Debarit Saha*

**Proprietor**

of any act or omission on the part of the Developer, its agents, men or labours during the construction of the proposed building.

21. That it is hereby agreed by between the parties that name of the constructed residential building shall be chosen by the Developer.

22. That the owners and developers have entered into this agreement purely on a principal to principal basis and nothing contained in these presents shall be construed as a partnership business or joint venture and/or Developer and the Owners or developer shall constitute an association of persons.

23. That it is also hereby clearly understood by and between the parties hereto that the Owners at any time during the construction of the proposed building, shall have right to oversee the work of construction and/or to inspect the construction and/or the material used in the said construction PROVIDED ALWAYS that the Developer constructs the building as per sanction plan confirming to the construction specifications as set out in the third schedule written hereinbelow.

24. That the Developer shall carry total construction work of the building at their own costs and will take the sale proceeds of Developers' allocation exclusively.

25. Booking from intending Purchaser for Developer's allocation will be taken by the Developer and the agreement with the intending Purchaser will be signed in firm's own name on behalf of the Owners as per Registered Power of Attorney Holder.

26. The selling rate of the Developer's allocation will be fixed by the Developer without any permission or consultation with the Owners. The Profit and loss, earned from the project will be entirely received or borne by the developer and no amount will be adjusted from the Owner's allocation on accounts or loss or vice versa on account of profit from Developers' allocation.

27. Developer is empowered to collect consideration money from the sale of Developers' allocation from the intending Purchaser/Purchasers and issue money receipt in firm's own name, and moreover take advance and full

**BUDDHAJIT IMPEX**

*Debojit Saha*

**Proprietor**



and final consideration from the intending purchasers for Developers' allocation only.

28. In so far as necessary all dealing by the Developer in respect of the building including agreement for sale or any kind of transfer advance money converting Developers' allocation shall be in the name of the Owners for which purpose of the Owners undertake to give the Developers' agent, a Registered General Power of Attorney in a form and manner required by the Developers. It being understood, the such dealing shall not in any manner fasten or create any financial liability upon the Owners.

29. The Developer shall pay and bear the all property, taxes and other dues and outgoings in respect of the said premises according to dues as and from the date of execution of this agreement.

30. That it is hereby declared by the parties to this agreement that, First Schedule refers to the Owner's land and existing building and Premises also and the Second Schedule herein refers to proposed construction to be constructed by the Developer according to the sanctioned plan to be obtained by the Developer. If owners want to do any extra job/install that will be charged. If the measuring of flat more or less then the area will adjusted with Ra. 2000/- per sq ft vice versa.

31. That the Owners shall be liable to deliver vacant peaceful possession of the aforesaid property to the Developer to demolish the same for the construction of the proposed new building. The Developer will bear the expenses for demolish the building and the Developer will take all old bricks, doors, windows and other old building materials. It is provided that the Developer shall arrange dwelling accommodation for five(5) owners till handed over the new owner's allocation Flat and Developer also will bear the expenses for the same for till handed over the newly constructed flat and after arrangement of accommodation the vacant possession shall be delivered by owners.

SUDDHAJIT IMPEX

Debit Saha

Proprietor

FIRST SCHEDULE ABOVE REFERRED TO

( Land & Building )

ALL THAT piece and parcel of homestead land measuring an area 2 ( Two ) cottahs 14 ( fourteen ) Chittaks 0 ( Zero ) Sq Feet along with 10 years old cement flooring one storied building measuring about 500 sq ft , being Premises No. 9 & 10, Kali Prasanna Nayaratna Lane, P.S. & P.O. Baranagar, Kolkata - 700 036, Mouja- Baranagar, J.L.No. 5, R.S. No. 6, Touzi No. 1068/2833, under R. S. Khatian no- 641,1596,2144, and 7887 . R.S.Dag No. 6435, 6426, 6427 and 6431 within the limits of Baranagar Municipality, Ward No. -34, Holding No. 609 & 611, in the District of 24- Parganas, Additional District Sub-Registration Office Cossipore, Dum Dum' within the limits of Baranagar Municipality, with right to take electric line, tap water line, Gas line, Telephone line, drains etc connections through under and above common passage together with all sorts of easement rights and amenities attached hereto and which is butted and bounded in the manner as follows :

ON THE NORTH : 11, K.P.N Lane ;  
ON THE SOUTH : 4 feet common Passage ;  
ON THE EAST : Flat ;  
ON THE WEST : Municipal Road( On Road) ;

SECOND SCHEDULE ABOVE REFERRED TO

(Owner's allocation )

That the owner No. 1 will get as consideration one independent Flat in Second floor, West side, measuring about 540 sq ft cover area (including proportionate area of Staircase & Lift) consisting of Two Bed rooms, Kitchen cum dining, bath room and Balcony, Owner No.2 will get as consideration one independent Flat in Third floor, South-West side, measuring about 677 sq ft cover area (including proportionate area of Staircase & Lift) consisting of Two Bed rooms, Kitchen cum dining, bath room and Balcony, owner No. 3 will get as consideration one independent Flat in First floor, South-West side, measuring about 517 sq ft cover area (including proportionate

**BUDDHAJIT IMPEX**

*Debi Prasad*  
Proprietor

(of Staircase & Lift) consisting of Two Bed rooms, Kitchen cum dining, bath room and Balcony, and one cover garage measuring about 160 sq ft, south-west side in the Ground floor, owner No. 4 will get as consideration one independent Flat in First floor, Western side, measuring about 540 sq ft cover area (including proportionate area of Staircase & Lift) consisting of Two Bed rooms, Kitchen cum dining, bath room and Balcony, and owner No. 5 will get as consideration one independent Flat in Ground floor, Western side, measuring about 265 sq ft cover area (including proportionate area of Staircase & Lift consisting of one Bed rooms, Kitchen cum dining and bath room side by side, non refundable Rs.9,04,200/- (Rupees nine lacs four thousand and two hundred only) in following installment:-

1. Rs. 3,00,000/- (Rupees three lacs) at the time of Development Agreement.
2. Rs.6,04,200/- (Rupees six lacs four thousand and two hundred only) at the time of Possession. **This is the owners Allocation.**

After handing over the possession from the Developer, the Owners will make Partition Deed or Gift Deed among themselves and this Owner's Allocation will take effect from the date of execution of Partition Deed or Gift Deed.

### THIRD SCHEDULE ABOVE REFERRED TO

#### ( Developer's Allocation)

The developer shall be entitled to remaining total constructed area the new building of the units and/or space along with the remain other spaces of the proposed building, save and except the above mentioned owner's allocation of the newly constructed building in the said premises. It is specifically agree the developer shall be entitled to own, possess, transfer and otherwise dispose of as the absolute owners there of as per the provisions contained to be called "Developer's Allocation", on account of it's ownership right to use, occupy and enjoy their share and/or allocation, either for the residential purpose or commercial purposes in any manner whatsoever save and except any immoral and/or illegal purpose. (The roof of the building shall remain common to all).

JUDDHAJIT IMPEX  
*Debit Saha*  
Proprietor

**FOURTH SCHEDULE ABOVE REFERRED TO**

(Building specification)

It is building of R.C.C. frame structure to be constructed with quality materials. Self-contained flats are located in each floor to suit the requirements of individual flat Owner, wide staircase with wide landings situate in the building. Each flat will be designed for ample free flow of light and air.

A. FOUNDATION:

RCC Foundation and framed structure for plain multi-storied with Lift.

B. FLOORS :

All floors and balcony will be finished with Vetified Tiles and with 4" skirting.

C. TOILET:

Floor of the Toilet will be provided anti craft Tiles stone and 6 Ft. height of the all walls will erect by Glaze tiles and also white commode) and one P.V.C. Door and 1 (one) Shower 2 (Two) Tap .

D. KITCHEN:

Kitchen will have one steel sink with tap and one tap under Sink and blackstone table and two side 3 Ft. glaze tiles & floor will be Vetified Tiles

E. WINDOWS :

All windows will be made of Alumilium sliding with glass fitting pallab Cover with iron grill.

F. DOORS :

Frame and door of good quality Flush Door(Solid).

G. ELECTRICAL WIRING :

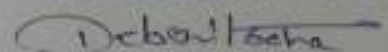
All wiring will be concealed and adequate outlet sockets will be provided and Room 5 point, bath Room 2 point, Drawing Room 4 point, balcony 1 point, will be given in the said flat including two 15 Amp plug point.

H. INTERIOR WALL COATS :

All the interior walls will be finished with a coat of Putty

I. BRICK WORKS :

**BUDDHAJIT IMPEX**



*Proprietor*

\* All exterior brick work 8" thick and interior brick work 5"/3" thick with bricks of approved quality.

J. ELECTRIC METER :

Installation of Extra Electric Meter will be extra charges.

K. MAINTENANCE :

For over all maintenance of the building the developer advises the owner of flats to be a member of Association will in advance against nominal subscription. The activity of the said Association will effect after taking possession of the flat and it will be controlled by members only.

L. OUTER WALL COATS :

All the outer walls will be finished with a Weather coat of Colour.

M. BOUNDARY WALL :

Boundary wall's height should be 3 Feet and main gate will be 3 Feet .

FIFTH SCHEDULE ABOVE REFERRED TO

(Other facilities)

1. Toilet-cum-bath will have one shower one tap and Indian type. All fittings and water pipes will be made up of P.V.C.
2. Kitchen will have one black stone and one tap. Wash basin will be provided in the dining space with a tap.
3. Two light points, one fan, one plug point and one tube point will be at bed room. One light and exhaust Fan points be at toilet. Two light points, one fan point, one refrigerator and one T.V. Plug Point (15 Amp) will be at dining space, one light and one Plug point at verandah.
4. The light for top floor, staircase and the open spaces around the ground floor will be given to all flat owner for common use only.

**BUDDHAJIT IMPEX**

*Debnit Saha*  
Proprietor

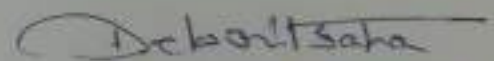
SIXTH SCHEDULE ABOVE REFERRED

(Maintenance)

The flat owner may form an association and the actual maintenance, which include sweepers, electric charges for common areas like staircase light, building external light, common light, pump set motors etc. will be borne by Association.

1. Staircase on all floors.
2. Staircase landing on all floors and roof of the top floor.
3. Water pump, water tank, water pipes and others common pump installation.
4. Electrical Wiring, Meters and Fittings (excluding those as are installed for any particular unit).
5. Drainage and sewerages/septic tank.
6. Boundary walls and main gates.
7. Such other common parts, areas, equipments, installation, fixture, fittings and spaces in or about the said building as are necessary for passage or for the use and occupancy of the flats in common and as specified by the Developers expressing to be the common portions after construction of the proposed building.

**BUDDHAJIT IMPEX**



**Proprietor**

IN WITNESS WHEREOF the parties hereto put their respective hand and seal on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the OWNERS at Kolkata in the presence of :

- 1. Swapan Halder
- 6 old post office Kat-70001

✓ Arun K. Ganguly  
 ✓ L.F. of Arun Kumar Ganguly by the Pur of Buddhajit Impey  
 ✓ Ashwin Kumar Ganguly  
 ✓ Arup Kumar Ganguly  
 ✓ L.F. of Reba Ganguly by the Pur of Buddhajit Impey  
 OWNERS

SIGNED, SEALED AND DELIVERED by the DEVELOPER at Kolkata in the presence of :

- 1. ✓ Jayita Ganguly
- 2. ✓ Anirudh Saha

**BUDDHAJIT IMPEX**  
Debit Saha  
Proprietor

DEVELOPER

Drafted by :-

Goutam Chakraborty  
GOUTAM CHAKRABORTY

**BUDDHAJIT IMPEX**  
Debit Saha  
Proprietor

Advocate, High Court Calcutta  
Reg No. WB/1415/1999



MEMO OF CONSIDERATION

RECEIVED from the within named Developer the within mentioned earnest money of Rs. 3,00,000/- (Rupees three lacs only) in the following manner.

1. Paid by A/c Payee cheque vide no.000002  
Drawn on HDFC Bank, dt.11.02.2020

1,00,000/-

2. Paid by A/c Payee cheque vide no.000003  
Drawn on HDFC Bank, dt.11.02.2020

1,00,000/-

3. Paid by A/c Payee cheque vide no.000004  
Drawn on HDFC Bank, dt.11.02.2020


1,00,000/-

Total (Rupees three lacs only)


3,00,000/-

WITNESSES

1. Gita Pan Mahanta

✓ Arun K. Ganguly  
✓  L.F. of Arun Kumar Ganguly  
by the pen of Bishal Kumar Singh

✓ Ashwin Kumar Ganguly  
✓ Arup Kumar Ganguly

✓  L.F. of Robin Ganguly  
by the pen of Bishal Kumar Singh  
Signature of the Owners

2. ✓ Jayita Ganguly  
10, Kali Prasanna Naya  
Ratna lane. Kol-36

**BUDDHAJIT IMPEX**

Debit Saha  
Proprietor



Number of the  
 Fingers / Fingers  
 (Digits)  
 Present

*Asim K. Ganguly*



					L H
Little	Ring	Middle (Left Hand)	Fore	Thumb	
					R H
Thumb	Fore	Middle (Right Hand)	Ring	Little	

*Asim K. Ganguly*  
 11.11.11



Little	Ring	Middle (Left Hand)	Fore	Thumb	
Thumb	Fore	Middle (Right Hand)	Ring	Little	

*Asim K. Ganguly*



Little	Ring	Middle (Left Hand)	Fore	Thumb	
Thumb	Fore	Middle (Right Hand)	Ring	Little	

**BUDDHAJIT IMPEX**

*Debonit Saha*  
 Proprietor

Signature of the  
Contractor/Vendors  
/ Developers/  
Presentants

Debitsaha



					L H
Little	Ring	Middle (Left hand)	Fore	Thumb	
					R H
Thumb	Fore	Middle (Right Hand)	Ring	Little	

Arap Kumar Ganguly



Little	Ring	Middle (Left hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little

REBA GANGULI



Little	Ring	Middle (Left hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little

LT-1 of Reba  
Ganguli by the Perm  
of Buddhajit  
Mukherjee

BUDDHAJIT IMPEX

Debitsaha  
Proprietor



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

GRN: 19-201920-017839767-8  
GRN Date: 11/02/2020 08:54:25  
BRN : 0575828896815  
SBI ePay txn No. : GTN

Payment Mode : Net Banking-SELF  
Payment Gateway SBI EPay-State Bank of India  
BRN Date: 11/02/2020 08:57:01  
SBI ePay txn Date. 11/02/2020 08:55:32

DEPOSITOR'S DETAILS

Name : Goutam Chakraborty Id No. 15060000235215/2/2020  
Contact No.   
E-mail :   
Address : h c Mobile No. +91 9433222175  
User Type : Advocate  
Query Year -

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	15060000235215/2/2020	Property Registration- Registration Fees	0030-03-104-001-1E	1021
2	15060000235215/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	2021
Total Amount				5042

In Words : Rupees Five Thousand Forty Two Only.

BUDDHAJIT IMPEX

*Debojit Saha*  
Proprietor



Arun K. Ganguly

**BUDDHAJIT IMPEX**

*Debit Seha*

**Proprietor**

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER

ADOPG5069N



नाम / NAME

AMAR KUMAR GANGULI

पिता का नाम / FATHER'S NAME

AJIT KUMAR GANGULI

जनम तिथि / DATE OF BIRTH

21-05-1943

स्वीकारकर्ता / SIGNATURE

अमर कुमार, पं. ४-४१

COMMISSIONER OF INCOME-TAX, WCB - XI

इस कार्ड को खो / मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें।  
संयुक्त आयकर आयुक्त (भद्रति एवं तकनीकी),  
पी-७,  
शोरंगी स्क्वायर,  
कलकत्ता - ७०० ०६९।

In case this card is lost/found, kindly inform/return to the issuing authority :  
Joint Commissioner of Income-tax (Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.


**BUDDHAJIT IMPEX**

Proprietor

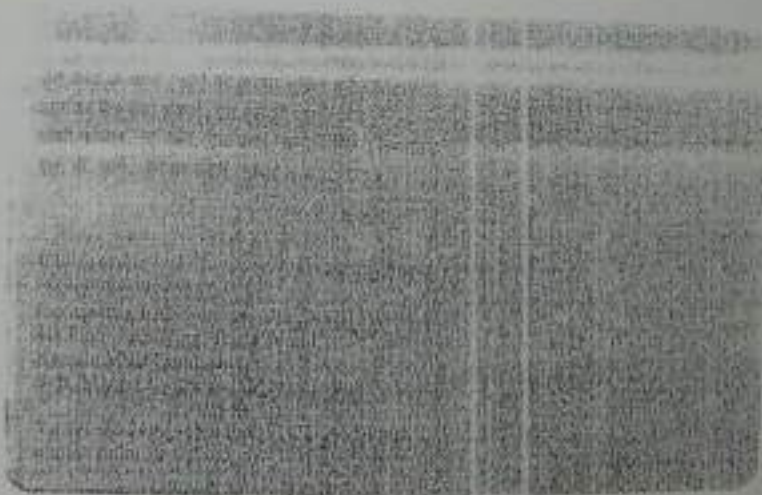
आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT OF INDIA

ASHIM KUMAR GANGULY  
AJIT KUMAR GANGULY  
10/05/1945  
Permanent Account Number  
AKLPG8417C

*Ashim Kumar Ganguly*  
Signature



*Ashim Kumar Ganguly*



**BUDDHAJIT IMPEX**  
*Debojit Saha*  
Proprietor









Government of West Bengal

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

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15060000235215/2020







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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr ARUN KUMAR GANGULY 9,10, Kali Prasanna Nayratna Lane, P.O.- Baranagar, P.S - Baranagar, District-North 24-Parganas, West Bengal, India, PIN - 700036	Land Lord			<i>Arun Kumar Ganguly</i> 11/02/2020
2	Mr AMAR KUMAR GANGULI 9, 10, Kali Prasanna Nayratna Lane, P.O - Baranagar, P.S - Baranagar, District-North 24-Parganas, West Bengal, India, PIN - 700036	Land Lord			<i>LTI of Amar Kumar Ganguli by the pen of Buddhajit Mukherjee</i> 11/02/2020
3	Mr ASHIM KUMAR GANGULY 9.10, Kali Prasanna Nayratna Lane, P.O - Baranagar, P.S - Baranagar, District-North 24-Parganas, West Bengal, India, PIN - 700036	Land Lord			<i>Ashim Kumar Ganguly</i> Dt: 11/02/2020

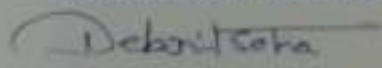
BUDDHAJIT IMPEX

*Buddhajit*  
Proprietor



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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr ARUP KUMAR GANGULY 9, 10, Kali Prasanna Nayratna Lane, P.O - Baranagar, P.S - Baranagar, District -North 24- Parganas, West Bengal, India, PIN - 700036	Land Lord			Arup Kumar Ganguly 11/2/2020
5	Mrs REBA GANGULI 9, 10, Kali Prasanna Nayratna Lane, P.O - Baranagar, P.S - Baranagar, District - North 24-Parganas, West Bengal, India, PIN - 700036	Land Lord			G.T.J. of Reba Ganguli by the way of Buddhajit ImpeX 11/02/2020
6	Mr DEBJIT SAHA 39, Joy Narayan Banerjee Lane, P.O - BARANAGAR, P.S - Baranagar, District - North 24-Parganas, West Bengal, India, PIN - 700036	Represent ative of Developer [BUDDHA JIT IMPEX ]			Debjit Saha 11/02/2020

BUDDHAJIT IMPEX

  
Proprietor



Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1 Mr Buddhadeb Mukherjee Son of Mr S K Mukherjee KALI TALA P O - U I Narayanpur P S - Rainghe District - South 24 Parganas, West Bengal, India, PIN - 743354	Mr ARUN KUMAR GANGULY, Mr AMAR KUMAR GANGULI, Mr ASHIM KUMAR GANGULY, Mr ARUP KLIMAR GANGULY, Mrs REBA GANGULI, Mr DEBJIT SAHA			Buddhadeb Mukherjee 11/02/2020

(Suman Basu)

ADDITIONAL DISTRICT  
 SUB-REGISTRAR  
 OFFICE OF THE A.D.S.R.  
 COSSIPORE DUMDUM  
 North 24 Parganas, West  
 Bengal

East District Judge  
 Cossipore Dum-Dum

**BUDDHAJIT IMPEX**

Debit Saha


Proprietor

आयकर विभाग  
INCOME TAX DEPARTMENT  
ARUP KUMAR GANGULY  
AJIT KUMAR GANGULY  
23/04/1955  
Permanent Account Number  
ATBPG5320P  
Signature  
भारत सरकार  
GOVT. OF INDIA  
06/01/2015

Arup Kumar Ganguly

**BUDDHAJIT IMPEX**  
*Debit Saha*  
Proprietor

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ARBPS5945G



पिता का नाम / FATHER'S NAME  
BASUDEV SARA

जन्म तिथि / DATE OF BIRTH  
20-07-1979

हस्ताक्षर / SIGNATURE  
Debit Saha

Signature of the Officer  
Ch. Das  
COMMISSIONER OF INCOME-TAX, W.B.

**BUDDHAJIT IMPEX**  
*Debit Saha*  
Proprietor

*Debit Saha*

### Major Information of the Deed

Deed No :	I-1506-01336/2020	Date of Registration	13/02/2020
Deed No / Year	1506-0000235215/2020	Office where deed is registered	
Deed Date	09/02/2020 10:31:18 PM	A.D.S.R. COSSIPORE DUMDUM District North 24-Parganas	
Applicant Name, Address Other Details	GOUTAM CHAKRABORTY 6 OLD POST OFFICE STREET Thana Hare Street District Kolkata WEST BENGAL PIN - 700001, Mobile No. 9433222175 Status Advocate		
Transaction	Additional Transaction		
[110] Sale, Development Agreement or Construction Agreement	[4305] Other than Immovable Property Declaration [No of Declaration: 2] [4311] Other than Immovable Property, Receipt [Rs 3,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 35,28,127/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,621/- (Article 48(g))	Rs. 3,021/- (Article E, F, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assessment slip (Urban area)		

#### Land Details :

District North 24-Parganas, P.S - Baranagar, Municipality: BARANAGAR, Road Kali Prasanna Nayratna Lane, Mouza: Baranagar, Premises No: 9-10, Holding No: 609-611 JI No: 5, Pin Code: 700036

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-6425 (RS - )	LR-641	Bastu	Bastu	2 Katha 14 Chatak	1/-	31,62,502/-	Property is on Road Adjacent to Metal Road.
<b>Grand Total :</b>					4.7438 Dec	1/-	31,62,502/-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft	1/-	3,65,625/-	Structure Type: Structure

Gr. Floor, Area of floor: 500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete

<b>Total :</b>	500 sq ft	1/-	3,65,625/-
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**BUDDHAJIT IMPEX**

*Debit Saha*  
Proprietor

**Lord Details :**

Name, Address, Photo, Finger print and Signature

**Mr ARUN KUMAR GANGULY**

Son of Late Ajit Kumar Ganguly 9,10, Kali Prasanna Nayratna Lane, P.O - Baranagar, P.S - Baranagar, District - North 24-Parganas, West Bengal, India, PIN - 700036 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No : AALPG9731H, Aadhaar No: 42xxxxxxxx7694, Status: Individual, Executed by: Self, Date of Execution: 11/02/2020

, Admitted by: Self, Date of Admission: 11/02/2020, Place: Pvt. Residence, Executed by: Self, Date of Execution: 11/02/2020

, Admitted by: Self, Date of Admission: 11/02/2020, Place: Pvt. Residence

**Mr AMAR KUMAR GANGULI**

Son of Late Ajit Kumar Ganguli 9, 10, Kali Prasanna Nayratna Lane, P.O - Baranagar, P.S - Baranagar, District - North 24-Parganas, West Bengal, India, PIN - 700036 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No : ADOPG5069N, Aadhaar No: 50xxxxxxx9200, Status: Individual, Executed by: Self, Date of Execution: 11/02/2020

, Admitted by: Self, Date of Admission: 11/02/2020, Place: Pvt. Residence, Executed by: Self, Date of Execution: 11/02/2020

, Admitted by: Self, Date of Admission: 11/02/2020, Place: Pvt. Residence

**Mr ASHIM KUMAR GANGULY**

Son of Late Ajit Kumar Ganguly 9,10, Kali Prasanna Nayratna Lane, P.O - Baranagar, P.S - Baranagar, District - North 24-Parganas, West Bengal, India, PIN - 700036 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No : AKLPG8417C, Aadhaar No: 30xxxxxxx1882, Status: Individual, Executed by: Self, Date of Execution: 11/02/2020

, Admitted by: Self, Date of Admission: 11/02/2020, Place: Pvt. Residence, Executed by: Self, Date of Execution: 11/02/2020

, Admitted by: Self, Date of Admission: 11/02/2020, Place: Pvt. Residence

**4 Mr ARUP KUMAR GANGULY**

Son of Late Ajit Kumar Ganguly 9,10, Kali Prasanna Nayratna Lane, P.O - Baranagar, P.S - Baranagar, District - North 24-Parganas, West Bengal, India, PIN - 700036 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No : ATBPG5320P, Aadhaar No: 36xxxxxxx9189, Status: Individual, Executed by: Self, Date of Execution: 11/02/2020

, Admitted by: Self, Date of Admission: 11/02/2020, Place: Pvt. Residence, Executed by: Self, Date of Execution: 11/02/2020

, Admitted by: Self, Date of Admission: 11/02/2020, Place: Pvt. Residence

**5 Mrs REBA GANGULI**

Wife of Late Rabindranath Ganguli 9,10, Kali Prasanna Nayratna Lane, P.O - Baranagar, P.S - Baranagar, District - North 24-Parganas, West Bengal, India, PIN - 700036 Sex: Female, By Caste: Hindu, Occupation: Housewife, Citizen of India, PAN No : DAJPG8244Q, Aadhaar No: 58xxxxxxx4588, Status: Individual, Executed by: Self, Date of Execution: 11/02/2020

, Admitted by: Self, Date of Admission: 11/02/2020, Place: Pvt. Residence, Executed by: Self, Date of Execution: 11/02/2020

, Admitted by: Self, Date of Admission: 11/02/2020, Place: Pvt. Residence

**Developer Details :**

Sl No Name, Address, Photo, Finger print and Signature

1 **BUDDHAJIT IMPEX**  
28/3, Joy Narayan Banerjee Lane, P.O - BARANAGAR, P.S - Baranagar, District - North 24-Parganas, West Bengal, India, PIN - 700036, PAN No : ARBPS5945G, Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative

**BUDDHAJIT IMPEX**

*Debit Saha*

Proprietor

**Representative Details :**

Name, Address, Photo, Finger print and Signature

**Mr DEBJIT SAHA (Presentant)**

Son of Mr. Basudev Saha 39, Joy Narayan Banerjee Lane, P O - BARANAGAR, P S.- Baranagar, District - North 24-Parganas, West Bengal, India, PIN - 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No - ARBPS5945G, Aadhaar No: 35xxxxxxxx9622 Status Representative, Representative of BUDDHAJIT IMPEX (as SOLE PROPRIETOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Buddhadeb Mukherjee</b> Son of Mr. S K Mukherjee KALI TALA, P.O.- U L Narayanpur, P.S.- Raidighi, District, South 24-Parganas, West Bengal, India, PIN - 743354			

Identifier Of Mr ARUN KUMAR GANGULY, Mr AMAR KUMAR GANGULI, Mr ASHIM KUMAR GANGULY, Mr ARUP KUMAR GANGULY, Mrs REBA GANGULI, Mr DEBJIT SAHA

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr ARUN KUMAR GANGULY	BUDDHAJIT IMPEX-0.94875 Dec
2	Mr AMAR KUMAR GANGULI	BUDDHAJIT IMPEX-0.94875 Dec
3	Mr ASHIM KUMAR GANGULY	BUDDHAJIT IMPEX-0.94875 Dec
4	Mr ARUP KUMAR GANGULY	BUDDHAJIT IMPEX-0.94875 Dec
5	Mrs REBA GANGULI	BUDDHAJIT IMPEX-0.94875 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr ARUN KUMAR GANGULY	BUDDHAJIT IMPEX-100.00000000 Sq Ft
2	Mr AMAR KUMAR GANGULI	BUDDHAJIT IMPEX-100.00000000 Sq Ft
3	Mr ASHIM KUMAR GANGULY	BUDDHAJIT IMPEX-100.00000000 Sq Ft
4	Mr ARUP KUMAR GANGULY	BUDDHAJIT IMPEX-100.00000000 Sq Ft
5	Mrs REBA GANGULI	BUDDHAJIT IMPEX-100.00000000 Sq Ft

**BUDDHAJIT IMPEX**

*Debjit Saha*  
Proprietor

11-02-2020

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

presented for registration at 19:00 hrs on 11-02-2020, at the Private residence by Mr DEBJIT SAHA.

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 28,127/-

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

Execution is admitted on 11/02/2020 by 1. Mr ARUN KUMAR GANGULY, Son of Late Ajit Kumar Ganguly, 9, 10, Kali Prasanna Nayratna Lane, P.O. Baranagar, Thana Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Retired Person, 2. Mr AMAR KUMAR GANGULI, Son of Late Ajit Kumar Ganguly, 9, 10, Kali Prasanna Nayratna Lane, P.O. Baranagar, Thana Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Retired Person, 3. Mr ASHIM KUMAR GANGULY, Son of Late Ajit Kumar Ganguly, 9, 10, Kali Prasanna Nayratna Lane, P.O. Baranagar, Thana Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Retired Person, 4. Mr ARUP KUMAR GANGULY, Son of Late Ajit Kumar Ganguly, 9, 10, Kali Prasanna Nayratna Lane, P.O. Baranagar, Thana Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Retired Person, 5. Mrs REBA GANGULI, Wife of Late Rabindranath Ganguly, 9, 10, Kali Prasanna Nayratna Lane, P.O. Baranagar, Thana Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession House wife

Identified by Mr Buddhadeb Mukherjee, Son of Mr S K Mukherjee, KALI TALA, P.O. U L Narayanpur, Thana Raidighi, South 24-Parganas, WEST BENGAL, India, PIN - 743354 by caste Hindu, by profession Law Clerk

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

Execution is admitted on 11-02-2020 by Mr DEBJIT SAHA, SOLE PROPRIETOR, BUDDHAJIT IMPEX (Sole Proprietorship), 28/3, Joy Narayan Banerjee Lane, P.O. BARANAGAR, P.S. - Baranagar, District - North 24-Parganas, West Bengal, India, PIN - 700036

Identified by Mr Buddhadeb Mukherjee, Son of Mr S K Mukherjee, KALI TALA, P.O. U L Narayanpur, Thana Raidighi, South 24-Parganas, WEST BENGAL, India, PIN - 743354, by caste Hindu, by profession Law Clerk

Suman Basu

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE  
DUMDUM

North 24-Parganas, West Bengal

On 13-02-2020

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

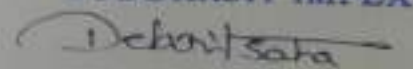
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number 48 (g) of Indian Stamp Act 1899

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,021/- ( B = Rs 3,000/-, E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/02/2020 8:57AM with Govt. Ref. No 192019200178397678 on 11-02-2020, Amount Rs 3,021/- Bank SBI EPay ( SBIEPay), Ref. No. 0575828896815 on 11-02-2020, Head of Account 0030-03-104-001-16

BUDDHAJIT IMPEX

  
Proprietor

Amount of Stamp Duty

Amount that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000/-  
in advance = Rs 2,021/-

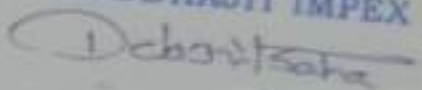
Description of Stamp

Stamp Type: Impressed, Serial no 185172, Amount: Rs 5,000/-, Date of Purchase: 07/02/2020, Vendor name: Sunjari Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/02/2020 @ STAM with Govt Ref No: 192019200178397678 on 11-02-2020, Amount Rs: 2,021/-, Bank SBI EPay (SBIPay), Ref. No: 0575328896815 on 11-02-2020, Head of Account 0030-02-103-003-02



Suman Basu  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE  
DUMDUM  
North 24-Parganas, West Bengal

BUDDHAJIT IMPEX  
  
Proprietor



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2020, Page from 65076 to 65122  
being No 150601336 for the year 2020.



*Suman*

Digitally signed by SUMAN BASU  
Date: 2020.02.17 15:22:47 +05:30  
Reason: Digital Signing of Deed

**JUDDHAJIT IMPEX**

*Debanjit Saha*  
Proprietor

(Suman Basu) 2020/02/17 03:22:47 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

(This document is digitally signed.)

14/24/2020

1-1487/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 323353

13/20  
7-15  
C.E. NO. 315/2020

Certified that the document is valid  
in accordance with the provisions of the  
Registration Act, 1908 and the  
Registration Rules, 1908.

*[Signature]*  
A. K. Ghosh, Joint Registrar  
Cantonment, Lucknow, U.P., India.

7 FEB 2020

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED  
DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that We, 1. SRI ARUN KUMAR GANGULY, ( PAN: AALPG9731H) by occupation Retired, 2. SRI AMAR KUMAR GANGULI, ( PAN: ADOPG5069N) by occupation Retired, 3. SRI ASHIM KUMAR GANGULY ( PAN: AKLPG8417C), by occupation Retired, 4. SRI ARUP KUMAR GANGULY, ( PAN: ATBPG5320P) by occupation.

**BUDDHAJIT IMPEX**

*[Signature]*

Proprietor

185173

Debasit Saha



1045

Debasit Saha



1046 NO

Arun Kumar Ganguly



1047 NO

Ashim Kumar Ganguly



1048 NO

Arup Kumar Ganguly



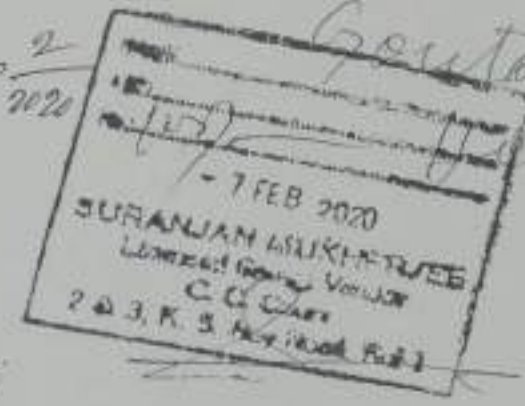
1049 NO

L.T.I of Arun Kumar Ganguly by the son of Buddhadeb Mukherjee



1050 NO

L.T.I of Rabi Ganguly by the son of Buddhadeb Mukherjee



7 FEB 2020  
7 FEB 2020



North District Sub Registrar  
Chandernagar Division St. No. 10  
13 FEB 2020



1051 13/2/20

Buddhadeb Mukherjee

So. Sik. Mukherjee  
Vill. Kalitara  
P.O. U.L. Narayan Pura  
P.S. Rajdighi  
Dist - 24 Pgs (S)  
Pin - 74 9354

Retired, All son of Late Ajit Kumar Ganguly(Father) & Late Binapani Ganguly(Mother), 5. **SMT.REBA GANGULI**, ( PAN:DAJPG8244Q) Wife of Late Rabindranath Ganguli, by occupation Housewife . All by faith Hindu, All Indian Citizen, All Permanent residing at 9 & 10, Kali Prasanna Nayratna Lane, Kolkata- 700036, P.S. Baranagar, District North 24-Parganas, do hereby SEND GREETINGS.

We are owner of **ALL THAT** piece and parcel of homestead land measuring an area **2 ( Two) cottahs 14 ( fourteen) Chittaks 0( Zero) Sq Feet** along with old building, being Premises No. 9 &10, Kali Prasanna Nayaratna Lane, P.S. & P.O. Baranagar, Kolkata - 700 036, Mouja-Baranagar, J.L.No. 5, R.S. No. 6, Touzi No. 1068/2833, under R. S. Khatian no- 641,1596,2144, and 7887, R.S.Dag No. 6425, 6426, 6427 and 6431 within the limits of Baranagar Municipality, Ward No. -34, Holding No. 609 & 611, in the District of 24-Parganas, Additional District Sub-Registration Office Cossipore, Dum Dum-within the limits of Baranagar Municipality, with right to take electric line, tap water line, Gas line, Telephone line, drains etc connections through under and above common passage together with all sorts of easement rights and amenities attached hereto, as morefully and particularly described in the schedule hereunder written

**AND WHEREAS** as the owners are not getting any time due to personal problems desires to construct over property stated in the schedule hereunder given where the owners and their family can live under roof and the developer(**BUDDHAJIT IMPEX**, a sole proprietor ship firm, office at 28/3, Joy Narayan Banerjee Lane, Kolkata- 700036, P.S. Baranagar, District North 24-Parganas) herein is a well established & reputed building contractor having practical knowledge & experience of construction of multi-storied building and sound financial position to build multi-storied building having self sufficient and/or self contained residential flats/apartments, as such the owners and the developer hereto have been mutually settled to build a multi storied building over the schedule property and enter into registered developme... agreement which registered at A.D.S.R. Cossipore Dumdum and recorded in Book No. 1, Volume No.1506-2020, Being/ Deed no. 15060/336 for the year 2020.

*Debita*  
**BUDDHAJIT IMPEX**  
Proprietor

**BUDDHAJIT IMPEX**  
*Debita*  
Proprietor

AND WHEREAS We are personally unable to attend day to day affairs of the old house and land as and when necessary for the purposes herein after mentioned, hence We do nominate, appoint and constitute MR. DEBJIT SAHA (PAN: ARBPS5945G) Son of Sri Basudev Saha, by Faith Hindu, By Occupation Business, by Nationality Indian, Residing at 39, Joy Narayan Banerjee Lane, P.S. & P.O. Baranagar, Kolkata-700 036. | Sole Proprietor of BUDDHAJIT IMPEX | as our true and lawful Attorney (hereinafter referred to as the said Attorney).

Our Said attorney shall do the following acts, deeds and things on our behalf and in our name, that is to say:-

1. To enter into the land and defend possession of the said property to manage and administer the said property and every part thereof.
2. To manage, control and supervise the said property belonging to us.
3. To prepare, sign, apply and execute all plan, papers and documents and represent us before the Baranagar Municipal Authority, Building Deptt, Assessment Deptt., and Collection Deptt. Water Deptt, Drainage Deptt etc in connection with the aforesaid and below scheduled land and property at premises No. 9 & 10, Kali Prasanna Nayratna Lane, Kolkata-700036, P.S. Baranagar, District North 24-Parganas.
4. To submit or deposit necessary fees or charges to the Baranagar Municipality, C.E.&C., Fire Brigade authorities, police authorities, competent authorities, under Urban Land (ceiling & Regulation) Act 1976, and other competent authorities having jurisdiction over the said property as required for securing any permit, certificate, consent, licence or all claims as may be deemed fit by our said Attorney.
5. To negotiate on all terms and to agree to and enter into and conclude any agreement or agreements for transfer and conveyance deed viz. sale in respect of the said Developer's allocation property which is more fully and particularly described in the Third Schedule in the Registered Development Agreement dated 11.02.2020, to any person/transferee at such price which said Attorney in their absolute discretion thinks proper and/or to cancel or repudiate the same.

**BUDDHAJIT IMPEX**

*Debjit Saha*

**Proprietor**

- To receive from such intending person/transferee any earnest money and/or advance or advances and also balance of purchase money and to give good, valid receipt and discharge for the same which will protect the transferee from Developer's Allocation.
7. To present any such conveyance or conveyances for registration to admit execute and receipt or consideration before the Registration Authority for and to have the said conveyance registered and to do all act, deeds, and things which our said attorney shall consider necessary for conveying the said property (Developer's Allocation only) to the said purchaser or purchasers as fully and effectually in all respects which We could do ourselves.
  8. To give possession of the said property to the purchaser or purchasers by handing over vacant possession and execute possession certificate in favour of the purchaser or purchasers.
  9. Upon such receipt as aforesaid in our names and as our act and deed to sign execute and deliver any conveyance or conveyances of the said immovable property in favour of such transferee or his/her nominee or assignee except Owner's Allocation.
  10. To sign and execute all other deeds/instruments and assurances before registering Authority which our said attorney shall consider necessary and to enter into and/or agree to such covenant and condition as may be required fully and effectually conveying the said property (Developer's Allocation only) as we could do if personally present.
  11. To appear before Notary Public, Registrar of Assurances, District Registrar and Sub-Registrar of Assurances, Magistrate and other Offices Authority/ies having jurisdiction over the property and to acknowledge and present for registration except owner's Allocation which is more fully and particularly described in the Second Schedule in the Registered Development Agreement dated 11.02. 2020 before Registrar/Assurances and do and perform all deeds, documents, instruments and writings, executed or signed by our Attorney on our behalf in respect of the said property or part of it by virtue of these Power herein conferred upon and

**BUDDHAJIT IMPEX**

*Debasit Seha*

*Proprietor*

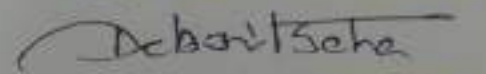
received consideration money as more fully and effectually in all respect we could do the same ourselves.

12. To institute any suit and/or proceeding, prosecute enforce or resist any suit or other action or proceeding, appeal in any court having jurisdiction over the said property in its Civil, Criminal, Revenue or before Tribunal or Arbitration, Income Tax whether be and on our behalf against us for that our said Attorney is also empowered and/or authorised to execute Vakalatnama, sign, verify, plaints, written statements, petitions, applications affidavits and other pleadings and also to present any memorandum of appeal, stabular statement, to accept service of summons, notice or other legal processes and to enforce judgement either executing decree or other that may be required for protecting our said property.

That this Power of Attorney is being granted in favour of the said Attorney who should hereby obtain or have Power to make Construction, Development work on the said property.

AND We do hereby agree to ratify and confirm all and whatever all act or acts our said Attorney shall lawfully do execute or perform or cause to be done executed or performed in connection with the transfer of the said property under and by virtue of this deed notwithstanding no express power on that behalf is hereunder provided.

**BUDDHAJIT IMPEX**

  
Proprietor

IN WITNESS WHEREOF We, the executants hereto put our hand and seal

this 13<sup>th</sup> February 2020m present of Witnesses.

**BUDDHAJIT IMPEX**

*Debit Saha*  
Proprietor

SIGNED AND DELIVERED

In the presence of:

- 1. Swapan Halder  
6. old Post Office st  
KOL-1

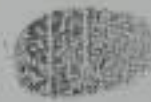
*Arum K. Ganguly*



LTI of Arum Kumar Ganguly  
by the pen of Buddhajit Impey

*Ashwin Kumar Ganguly*

*Arup Kumar Ganguly*



LTI of Ashwin Kumar Ganguly  
by the pen of Buddhajit Impey

**EXECUTANTS**

- 2. Sonalini Sanyal  
6. old Post Office st  
KOL-700003

**BUDDHAJIT IMPEX**

*Debit Saha*  
Proprietor

Drafted By

*Goutam Chakraborty*

Goutam Chakraborty  
Advocate  
High Court, Calcutta  
WB/1415/1999



Signature of power of

Attorney holder.

**BUDDHAJIT IMPEX**

*Debit Saha*  
Proprietor



*मम क्र. Gauguly*



					R. H.
Little	Ring	Middle (Left hand)	Face	Thumb	
					L. H.
Thumb	Fore	Middle (Right Hand)	Ring	Little	



*L.F.I. of Ashwin Kumar Gauguly by the person of Budhshilok maha...*

					R. H.
Little	Ring	Middle (Left hand)	Face	Thumb	
					L. H.
Thumb	Fore	Middle (Right Hand)	Ring	Little	

*Ashwin Kumar Gauguly*



					R. H.
Little	Ring	Middle (Left hand)	Face	Thumb	
					L. H.
Thumb	Fore	Middle (Right Hand)	Ring	Little	

**BUDDHAJIT IMPEX**

*Debitische*

*Proprietor*

Signature of the  
Owner/Visitor/  
Developer/  
Presentator



Anup Kumar Singh, Debaitsaha

					L H
Little	Ring	Middle (Left hand)	Index	Thumb	
					R H
Thumb	Index	Middle (Right hand)	Ring	Little	



					L H
Little	Ring	Middle (Left hand)	Index	Thumb	
					R H
Thumb	Index	Middle (Right hand)	Ring	Little	



REBA SINGH

					L H
Little	Ring	Middle (Left hand)	Index	Thumb	
					R H
Thumb	Index	Middle (Right hand)	Ring	Little	

LTI of Reba Singh  
by the friend Buddha Jit  
Mukherjee

BUDDHAJIT IMPEX

Debaitsaha

Proprietor









Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 1506100273593/2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr ARUN KUMAR GANGULY 9,10, Kali Prasanna Nayratna Lane, P.O - Baranagar, P.S - Baranagar, District -North 24- Parganas, West Bengal, India, PIN - 700036	Principal			Arun Kumar Ganguly 13/02/2020
2	Mr AMAR KUMAR GANGULY 9, 10, Kali Prasanna Nayratna Lane, P.O - Baranagar, P.S - Baranagar, District -North 24- Parganas, West Bengal, India, PIN - 700036	Principal			L.T.I. of Amar Kumar Ganguly of Baranagar 13/02/2020
3	Mr ASHIM KUMAR GANGULY 9,10, Kali Prasanna Nayratna Lane, P.O - Baranagar, P.S - Baranagar, District -North 24- Parganas, West Bengal, India, PIN - 700036	Principal			Ashim Kumar Ganguly 13/02/2020







BUDDHAJIT IMPEX

Debit Saha

Proprietor

Query No.: 1506100273593/2020, 13/02/2020 03:46:42 PM COSSIPORE DUMDUM (D.A.R.)



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


No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr ARUP KUMAR GANGULY 9,10, Kali Prasanna Nayratna Lane, P.O - Baranagar, P.S - Baranagar, District - North 24-Parganas, West Bengal, India, PIN - 700036	Principal			Arup Kumar Ganguly 13/02/2020
5	Mrs REBA GANGULI 9,10, Kali Prasanna Nayratna Lane, P.O - Baranagar, P.S - Baranagar, District - North 24-Parganas, West Bengal, India, PIN - 700036	Principal			L. T. S. Reba Ganguly by the P. M. S. Buddhajit Mukherjee 13/02/2020
6	Mr DEBJIT SAHA 39, Joy Narayan Banerjee Lane, P.O - BARANAGAR, P.S - Baranagar, District - North 24-Parganas, West Bengal, India, PIN - 700036	Representative of Attorney [BUDDHAJIT IMPEX			Debjit Saha 13/02/2020

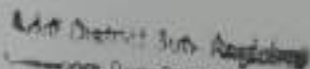
**BUDDHAJIT IMPEX**

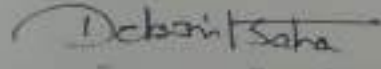
*Debjit Saha*

Proprietor

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Buddhadeb Mukherjee Son of S K Mukherjee Vil Kaitala, P O - Uttar Lawmharayanpur, P S - Raidighi District - South 24-Parganas, West Bengal, India, PIN - 743354	Mr ARUN KUMAR GANGULY, Mr AMAR KUMAR GANGULI, Mr ASHIM KUMAR GANGULY, Mr ARUP KUMAR GANGULY, Mrs REBA GANGULI, Mr DEBJIT SAHA			Buddhadeb Mukherjee 13/02/2020

  
 (Suman Basu)  
 ADDITIONAL DISTRICT  
 SUB-REGISTRAR  
 OFFICE OF THE A.D.S.R  
 COSSIPORE DUMDUM  
 North 24-Parganas, West  
 Bengal

  
 Add District Sub Registrar  
 Office Dum Dum 24 Parganas

**BUDDHAJIT IMPEX**  
  
 Proprietor

  
 राज्य निर्वाचन आयोग  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 WB/16/123/1356/12



नाम (Name) : सुधीर कुमार  
 पिता/पति का नाम (Father's Name) : सुधीर कुमार  
 पता (Address) : सुधीर कुमार  
 जिला (District) : सुधीर कुमार  
 जन्म तिथि (Date of Birth) : 05/07/1982

*Buddhajit Impex*

WB/16/123/1356/12  
 State  
 05042-4554 987325  
 Address  
 SUDHIRGHAT PASCHIM PRINA JILSA  
 KASHINADARAKADICHI SOUTH BK  
 FARGANAD 742234



Date: 20/12/2014  
 I, the undersigned being the Registration Officer for the 124-Raizighi Constituency, do hereby certify that the above mentioned person is entitled to vote in the said constituency.

I, the undersigned being the Registration Officer for the 124-Raizighi Constituency, do hereby certify that the above mentioned person is entitled to vote in the said constituency.

**BUDDHAJIT IMPEX**  
*Debarit Saha*  
 Proprietor

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ARUN KUMAR GANGULY

AJIT KUMAR GANGULY

07/11/1934

TANSHARED Account Number

AALPG9731H

Signature



Arun Kr. Ganguly

BUDDHAJIT IMPEX

Debnit Saha

Proprietor

धार्मिक लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ADORG5069N



नाम / NAME  
AMAR KUMAR GANGULI

पिता का नाम / FATHER'S NAME  
AJIT KUMAR GANGULI

जन्म तिथि / DATE OF BIRTH  
21-06-1943

हस्ताक्षर / SIGNATURE

आयकर अधिकारी, ए. ए. - XI

COMMISSIONER OF INCOME TAX, W.B. - XI

**BUDDHAJIT IMPEX**

*Proprietor*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

ASHIM KUMAR GANGULY

AJIT KUMAR GANGULY

10/06/1948

Permanent Account Number  
AKLPG8417C

*Ashim Kumar Ganguly*

Signature



**BUDDHAJIT IMPEX**

*Debit Seha*

*Proprietor*

आयकर विभाग  
INCOME TAX DEPARTMENT

ARUP KUMAR GANGULY

AJIT KUMAR GANGULY

23/04/1955

Permanent Account Number

ATBPG5320P

*Arup Kumar Ganguly*  
Signature



भारत सरकार  
GOVT. OF INDIA



*Arup Kumar Ganguly*

BUDDHAJIT IMPEX

*Debnit Saha*

Proprietor

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

DAJPG6244Q



श्री/श्रीमती  
DESA GANGULI

पिता/पति/पति/पति का नाम  
KISHORE MOHAN BARDHOLIA

जन्म तिथि  
Date of Birth  
25/01/1943



1202218

For Application/Queries/Complaints Call Helpline  
1800-120-2218

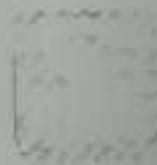
इस कार्ड के खोने/पाने पर कृपया सूचित करें/कीजिए।  
आपके/आपकी कार्ड, एक एक ही बार  
पीछी पहिना, कोई बदलाव,  
संशोधन, 24x7, सप्ते 8, 997/8,  
संशोधन कार्यालय, वीर बंगला चौक के पास,  
पुणे - 411 014.

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

Income Tax PAN Services Unit, NSDL,  
4th Floor, Main Building,  
Plot No. 844, Survey No. 997 B,  
Model Colony Near Deep Bungalow Chowk,  
Pune - 411 014.

Tel: 020-2721 8081 Fax: 020-2721 8081

e-mail: [pan@nsdl.com](mailto:pan@nsdl.com)



BUDDHAJIT IMPEX

Debnit Saha  
Proprietor



Debit Saha

**BUDDHAJIT IMPEX**

Debit Saha

Proprietor

## Major Information of the Deed

No	I-1506-01489/2020	Date of Registration	17/02/2020
Deed No/Year	1506-1000273593/2020	Office where deed is registered	
Deed Date	13/02/2020 3:25:28 PM	A.D.S.R. COSSIPORE DUMDUM District North 24-Parganas	
Applicant Name, Address & Other Details	Goutam Chakraborty Thana Hare Street District Kolkata WEST BENGAL PIN - 700001. Mobile No 9433222175. Status Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property Declaration [No of Declaration 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 35,28,127/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article 48(g))	Rs. 21/- (Article E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 150601336/2020 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S. - Baranagar, Municipality: BARANAGAR, Road: Kali Prasanna Nayratna Lane, Mouza: Baranagar, Premises No: 9 10, Holding No:609 611 Pin Code: 700035

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-6425	LR-641	Bastu	Bastu	2 Katha 14 Chatak	1/-	31,62,502/-	Property is on Road Adjacent to Metal Road, Project Name
<b>Grand Total :</b>					4.7438Dec	1/-	31,62,502/-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,65,625/-	Structure Type: Structure
Gr. Floor, Area of floor - 500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type Pucca, Extent of Completion: Complete					
<b>Total :</b>		500 sq ft	1/-	3,65,625/-	

**BUDDHAJIT IMPEX**

*Debanit Saha*

Proprietor

**Details :**

Name, Address, Photo, Finger print and Signature

**1 Mr ARUN KUMAR GANGULY**

Son of Late Ajit Kumar Ganguly 9,10, Kali Prasanna Nayratna Lane, P.O - Baranagar, P.S - Baranagar, District - North 24-Parganas, West Bengal, India, PIN - 700036 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No. : AALPG9731H, Aadhaar No Not Provided, Status: Individual, Executed by: Self, Date of Execution: 13/02/2020  
 Admitted by: Self, Date of Admission: 13/02/2020, Place: Pvt. Residence, Executed by: Self, Date of Execution: 13/02/2020  
 Admitted by: Self, Date of Admission: 13/02/2020, Place: Pvt. Residence

**2 Mr AMAR KUMAR GANGULI**

Son of Late Ajit Kumar Ganguli 9, 10, Kali Prasanna Nayratna Lane, P.O - Baranagar, P.S - Baranagar, District - North 24-Parganas, West Bengal, India, PIN - 700036 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No. : ADOPG5069N, Aadhaar No Not Provided, Status: Individual, Executed by: Self, Date of Execution: 13/02/2020  
 Admitted by: Self, Date of Admission: 13/02/2020, Place: Pvt. Residence, Executed by: Self, Date of Execution: 13/02/2020  
 Admitted by: Self, Date of Admission: 13/02/2020, Place: Pvt. Residence

**3 Mr ASHIM KUMAR GANGULY**

Son of Late Ajit Kumar Ganguly 9,10, Kali Prasanna Nayratna Lane, P.O - Baranagar, P.S - Baranagar, District - North 24-Parganas, West Bengal, India, PIN - 700036 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No. : AKLPG8417C, Aadhaar No Not Provided, Status: Individual, Executed by: Self, Date of Execution: 13/02/2020  
 Admitted by: Self, Date of Admission: 13/02/2020, Place: Pvt. Residence, Executed by: Self, Date of Execution: 13/02/2020  
 Admitted by: Self, Date of Admission: 13/02/2020, Place: Pvt. Residence

**4 Mr ARUP KUMAR GANGULY**

Son of Late Ajit Kumar Ganguly 9,10, Kali Prasanna Nayratna Lane, P.O - Baranagar, P.S - Baranagar, District - North 24-Parganas, West Bengal, India, PIN - 700036 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No. : ATBPG5320P, Aadhaar No Not Provided, Status: Individual, Executed by: Self, Date of Execution: 13/02/2020  
 Admitted by: Self, Date of Admission: 13/02/2020, Place: Pvt. Residence, Executed by: Self, Date of Execution: 13/02/2020  
 Admitted by: Self, Date of Admission: 13/02/2020, Place: Pvt. Residence

**5 Mrs REBA GANGULI**

Wife of Late Rabindranath Ganguli 9,10, Kali Prasanna Nayratna Lane, P.O - Baranagar, P.S - Baranagar, District - North 24-Parganas, West Bengal, India, PIN - 700036 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. : DAJPG8244Q, Aadhaar No Not Provided, Status: Individual, Executed by: Self, Date of Execution: 13/02/2020  
 Admitted by: Self, Date of Admission: 13/02/2020, Place: Pvt. Residence, Executed by: Self, Date of Execution: 13/02/2020  
 Admitted by: Self, Date of Admission: 13/02/2020, Place: Pvt. Residence

**Attorney Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>BUDDHAJIT IMPEX</b> 28/3, Joy Narayan Banerjee Lane, P.O - BARANAGAR, P.S - Baranagar, District - North 24-Parganas, West Bengal, India, PIN - 700036 PAN No. : ARBP55945G, Aadhaar No Not Provided, Status: Organization, Executed by Representative

**BUDDHAJIT IMPEX**

*Debit Soha*

**Proprietor**

ative Details :

me, Address, Photo, Finger print, and Signature

**DEBJIT SAHA (Presentant )**

Son of Mr. Basudev Saha 39, Joy Narayan Banerjee Lane, P.O - BARANAGAR, P.S.- Baranagar, District - North 24-Parganas, West Bengal, India, PIN - 700036. Sex: Male. By Caste: Hindu, Occupation: Business, Citizen of India. PAN No.: ARBPS5945G, Aadhaar No Not Provided Status Representative, Representative of : BUDDHAJIT IMPEX (as SOLE PROPRIETOR)

ntifier Details :

ne	Photo	Finger Print	Signature
ddhadeb Mukherjee of S K Mukherjee Kalitola, P.O:- Uttar Lakshminarayanpur, - Raidighi, District:-South 24- ganas, West Bengal, India, PIN - 354			

ntifier Of Mr ARUN KUMAR GANGULY, Mr AMAR KUMAR GANGULI, Mr ASHIM KUMAR GANGULY, Mr ARUP KUMAR GANGULY, Mrs REBA GANGULI, Mr DEBJIT SAHA

ansfer of property for L1

No	From	To. with area (Name-Area)
	Mr ARUN KUMAR GANGULY	BUDDHAJIT IMPEX-0.94675 Dec
	Mr AMAR KUMAR GANGULI	BUDDHAJIT IMPEX-0.94875 Dec
	Mr ASHIM KUMAR GANGULY	BUDDHAJIT IMPEX-0.94875 Dec
	Mr ARUP KUMAR GANGULY	BUDDHAJIT IMPEX-0.94875 Dec
	Mrs REBA GANGULI	BUDDHAJIT IMPEX-0.94875 Dec

ansfer of property for S1

No	From	To. with area (Name-Area)
	Mr ARUN KUMAR GANGULY	BUDDHAJIT IMPEX-100.00000000 Sq Ft
	Mr AMAR KUMAR GANGULI	BUDDHAJIT IMPEX-100.00000000 Sq Ft
	Mr ASHIM KUMAR GANGULY	BUDDHAJIT IMPEX-100.00000000 Sq Ft
	Mr ARUP KUMAR GANGULY	BUDDHAJIT IMPEX-100.00000000 Sq Ft
	Mrs REBA GANGULI	BUDDHAJIT IMPEX-100.00000000 Sq Ft

**BUDDHAJIT IMPEX**

*Debjit Saha*

Proprietor

Endorsement For Deed Number - I - 150601489 / 2020

2020

Registration (Under Section 52 & Rule 22A(3) 49(1), W.B. Registration Rules, 1962)

Presented for registration at 21:15 hrs on 13-02-2020, at the Private residence by Mr DEBJIT SAHA

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 5,26,127/-

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

Execution is admitted on 13/02/2020 by 1. Mr ARUN KUMAR GANGULY Son of Late Ajit Kumar Ganguly, 9, 10, Kali Prasanna Nayratna Lane, P.O. Baranagar, Thana Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Retired Person, 2. Mr AMAR KUMAR GANGULI, Son of Late Ajit Kumar Ganguly, 9, 10, Kali Prasanna Nayratna Lane, P.O. Baranagar, Thana Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Retired Person, 3. Mr ASHIM KUMAR GANGULY, Son of Late Ajit Kumar Ganguly, 9, 10, Kali Prasanna Nayratna Lane, P.O. Baranagar, Thana Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Retired Person, 4. Mr ARUP KUMAR GANGULY, Son of Late Ajit Kumar Ganguly, 9, 10, Kali Prasanna Nayratna Lane, P.O. Baranagar, Thana Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Retired Person, 5. Mrs REBA GANGULI, Wife of Late Rabindranath Ganguly, 9, 10, Kali Prasanna Nayratna Lane, P.O. Baranagar, Thana Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession House wife

Identified by Buddhadeb Mukherjee, Son of S K Mukherjee, Vill Kalitola, P.O. Uttar Laxminarayanpur, Thana Raidighi, South 24-Parganas, WEST BENGAL, India, PIN - 743354, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 13-02-2020 by Mr DEBJIT SAHA, SOLE PROPRIETOR, BUDDHAJIT IMPEX, 28/3, Joy Varayan Banerjee Lane, P.O. - BARANAGAR, P.S. - Baranagar, District - North 24-Parganas, West Bengal, India, PIN - 700036

Identified by Buddhadeb Mukherjee, Son of S K Mukherjee, Vill Kalitola, P.O. Uttar Laxminarayanpur, Thana Raidighi, South 24-Parganas, WEST BENGAL, India, PIN - 743354, by caste Hindu, by profession Law Clerk



Suman Basu

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE  
DUMDUM

North 24-Parganas, West Bengal

On 17-02-2020

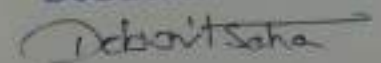
Certificate of Admissibility (Rule 43, W.B. Registration Rules-1962)

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-

BUDDHAJIT IMPEX



Proprietor



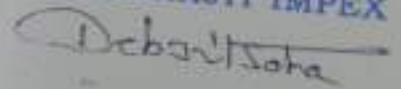
Stamp Duty

that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp  
Stamp Type: Impressed, Serial no 185173, Amount: Rs 100/-, Date of Purchase: 07/02/2020, Vendor name  
Suman Mukherjee



Suman Basu  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE  
DUMDUM  
North 24-Parganas, West Bengal

BUDDHAJIT IMPEX



Proprietor

State of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1506-2020, Page from 73380 to 73405  
being No 150601489 for the year 2020.



*Suman*

Digitally signed by SUMAN BASU  
Date: 2020.02.20 14:14:46 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 2020/02/20 02:14:46 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

**BUDDHAJIT IMPEX**  
*Debit Saha*  
Proprietor

(This document is digitally signed.)