

Title Deed / Dev a Power

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 204338

16/01/20
 11/12/16
 MV = 42083888/-

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-III
 Alipore, South 24-parganas

16 JAN 2020

SUPPLEMENTARY AGREEMENT TO THE DEVELOPMENT AGREEMENT
DATED 06TH DECEMBER, 2016 WITH DEVELOPMENT POWER OF ATTORNEY

THIS SUPPLEMENTARY AGREEMENT FOR DEVELOPMENT is made this the day 16th of January, Two Thousand Twenty (2020), A.D;

BETWEEN

Manash Bhattacharya
 Bhattacharya
 Loma Bhattacharya
 Bhattacharya
 For RAJ CONSTRUCTION,
 Alok K. ROY,
 Alok K. ROY

Jagan Mohan Bhattacharya

07 JAN 2020

83309

DATE _____
 SOLD TO _____
 ADDRESS _____
 RS. _____

RATANPAL Advocate
 High Court, Calcutta
 6, One-Road, Office Street
 Room No. 35 Kolkata-1

CODE NO. (1067)
 LICENCED. NO.
 70 & 20A / 1873

ANJUSHREE BANERJEE
 MILIT GOVERNOR (O.S.)
 HIGH COURT, KOLKATA

07 JAN 2020



District Sub-Registrar-II
 Alipore, South 24 Parganas

16 JAN 2020

Ratan Pal
 Advocate
 High Court
 Calcutta

[1] **SRI TARUNENDU BHATTACHARYA**, (PAN No. ACZPB7079D), (Aadhaar No.832765584238) son of Late Sibendra Nath Bhattacharya, by Nationality-Indian, by faith-Hindu, by occupation-Retired, residing at 32/1, K. P. Roy Lane, P.O Dhakuria, P.S. Garfa, Kolkata - 700 031, in the District of South 24-Parganas; hereinafter called and referred to as the "**OWNER-1**" [2] **SRI TAPAN JYOTI BHATTACHARYA**, (PAN No. AAAPB8557F), (Aadhaar No.326045958580) son of Late Sibendra Nath Bhattacharya, by Nationality-Indian, by faith-Hindu, by occupation-Retired, residing at 32/1, K. P. Roy Lane, P.O Dhakuria, P.S. Garfa, Kolkata - 700 031, in the District of South 24-Parganas but presently residing at B-13, Jalvidyut Apartment, Sector -21C, Faridabad, Haryana-121001; hereinafter called and referred to as the "**OWNER-2**" [3A] **SMT SOMA BHATTACHARJYA**, (PAN No. AGLPB0831F), (Aadhaar No.275207101393) daughter of Late Manindra Bhattacharya @ Manish Bhattacharya and Late Jaya Bhattacharya, by Nationality-Indian, by faith-Hindu, residing at Flat No. 253 Windsor Green, F-28, Sector-50, Noida, P.O & P. S-Gautam Buddha Nagar, Uttar Pradesh-201301, (3B) **SMT RHEEMA BHATTACHARYA**, (PAN No. AJKPB6126H), (Aadhaar No.586934871731) daughter of Late Manindra Bhattacharya @ Manish Bhattacharya and Late Jaya Bhattacharya, by Nationality-Indian, by faith-Hindu, residing at G4/1, Bipasha Apartment, 143, Shankar Ghosh Road Extension, P.O Alipore, P.S. Chetla, Kolkata - 700 027, (3C) **SRI MANASH BHATTACHARYA**, (PAN No. BBQPB5253E), (Aadhaar No.823591409170) son of Late Manindra Bhattacharya @ Manish Bhattacharya and Late Jaya Bahattacharya, by faith Hindu, Indian Citizen, residing at Flat No. G4/1 CIT Scheme, Bipasha Apartment, 143, Shankar Ghosh Road Extension, P.O Alipore, P.S. Chetla, Kolkata - 700 027, hereinafter collectively called and referred to as the "**OWNERS-3**" and [4] **SRI ALOKESH ROY**, (PAN No. AEKPR8370N), (Aadhaar No.658604600156) son of Late Amiya Kumar Roy, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 1/40, Sahid Nagar, P.O Dhakuria, P.S. Garfa, Kolkata-700 031, in the District of South 24-Parganas, hereinafter called and referred to as the "**OWNERS-4**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective legal

Bhattacharya

FOR RAJ CONSTRUCTION

Alokesh Roy
Alokesh Roy Proprietor

Tapan Jyoti Bhattacharya

S.B. R.B.

M.B.

Tapan Jyoti Bhattacharya

AND WHEREAS by an indenture written in Bengali language dated 25.09.1961, the erstwhile owner, Sri Paritosh Kumar Bandopadhyay, son of Late Nirmal Chandra Bandopadhyay, being vendor therein, against valuable consideration mentioned therein, sold, granted, assured, conveyed and transferred ALL THAT piece and parcel of land measuring more or less 3 (Three) Cottah 0 (Zero) Chittack 0 (Zero) Sq. ft together with structure therein together with all right of easement on 3'-0" wide common passage on the East being northern portion of Pre. No. 32/1/1, Kali Pada Roy Lane, Kolkata - 700 031 lying and situated within the District South 24 Parganas, Police Station - Sadar Tollygunge, Sub Registration Office at Alipore, Mouza- Dhakuria, Pargana - Khaspur, Touji No. 230/233, J. L. No. 18, R. S. No. 5, C. S. Dag No. 1557 recorded in C. S. Khatian No. 105 within the municipal limits of Ward No. 77 of the previously Calcutta Corporation, unto and to the use of Sri Sibendra Nath Bhattacharya, being the Purchaser therein and handed over physically vacant peaceful possession of the same to him forever free from all encumbrance whatsoever. The said Indenture dated 25.09.1961 was duly registered at the office of the Sub Registrar Alipore Sadar, District 24 Parganas and recorded in Book No. I, Volume No. 140 from Pages - 136 to 142 as Being No. 7803 for the year 1961.

AND WHEREAS while seized and possessed of the aforesaid two adjoining properties separated by a 3'-0" wide common passage in between them, said Sibendra Nath Bhattacharya mutated his name in the records of the competent authorities and started paying the rates, taxes and other outgoings to the competent authorities regularly and punctually in fee simple and exercised his right of absolute ownership of the properties free from all encumbrances whatsoever.

AND WHEREAS said Sibendra Nath Bhattacharya died intestate on 09.08.1975 leaving behind him surviving as his legal heirs - [1] Smt Bipadtarini Bhattacharya (Widow), (2) Sri Tarunendu Bhattacharya (Son), (3) Sri Tapan Jyoti Bhattacharya (Son), (4) Smt Jaya Bhattacharya (Daughter) and (5) Miss Maya Bhattacharya (Daughter), who inherited the aforesaid properties jointly each having equal undivided share as per the provisions of the Hindu Succession Act, 1956.

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S.B.
R.B.
R. S. Bhattacharya

FOR RAJ CONSTRUCTION
Alok Nath Roy
Alok Nath Roy - J. L. No. 18

AND WHEREAS said Bipadtarini Bhattacharya died intestate on 25.05.1999 leaving behind her surviving as her legal heirs - (1) Sri Tarunendu Bhattacharya (Son), (2) Sri Tapan Jyoti Bhattacharya (Son), (3) Smt Jaya Bhattacharya (Daughter) and (4) Smt Maya Bhattacharya (Daughter), who inherited the undivided 1/5th share of their demised mother in the aforesaid properties jointly each having equal undivided share as per the provisions of the Hindu Succession Act, 1956.

AND WHEREAS said Maya Bhattacharya who was a spinster died intestate on 03.06.2009 leaving behind her surviving as his legal heirs - (1) Sri Tarunendu Bhattacharya (brother), (2) Sri Tapan Jyoti Bhattacharya (brother) and (3) Smt Jaya Bhattacharya (sister), who inherited the undivided 1/4th share of their demised sister in the aforesaid properties jointly each having equal undivided share as per the provisions of the Hindu Succession Act, 1956.

AND WHEREAS thus in the manner stated above, said Sri Tarunendu Bhattacharya, Sri Tapan Jyoti Bhattacharya and Smt Jaya Bhattacharya became seized and possessed of or otherwise well and sufficiently entitled to as the absolute joint owners each having undivided 1/3rd share in the aforesaid two properties and subsequently mutated their respective names in the records of the competent authorities and the two adjoining properties were amalgamated into a single premises and renumbered as KMC Pre. No. 32/1, K. P. Roy Lane, Kolkata - 700 031 having total land area measuring more or less 5 (Five) Cottah 3 (Three) Chittacks and 10 Sq. fts and they thereafter jointly started paying the rates, taxes and other outgoings to the competent authorities regularly and punctually in fee simple and exercised their joint right of absolute ownership of the amalgamated property free from all encumbrances whatsoever.

AND ALSO WHEREAS after partition of India a large number of residents of former East Pakistan, now known as Bangladesh, crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control.

AND WHEREAS the Government of West Bengal (hereinafter referred to as the

Tapanjyoti Bhattacharya
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 Alokesh Roy
 Alokesh Roy - [Signature]

Government) offered all reasonable facilities to such persons (hereinafter referred to as the "Refugees") for residence of West Bengal.

AND WHEREAS a considerable number of such people was compelled by circumstances to use vacant land in the urban areas for homestead purpose.

AND WHEREAS one Nirupama Chakraborty, wife of Late Jibon Kumar Chakraborty (since deceased), as a refugee displaced from East Pakistan now Bangladesh, was a such refugee who had come to use and occupy a piece of land measuring 2 (Two) cottahs 12 (twelve) chittaks be the same a little more or less in E.P. No. 130, S.P. No.384, C.S. Plot No. 1557P, in Mouja -Dhakuria, J.L.No.18, under P.S.-Kasba, S.R.O. Alipore, now within the limits of the Kolkata Municipal Corporation Ward No.-92, District South 24- Parganas, for her rehabilitation.

AND WHEREAS said Nirupama Chakraborty during her possession of the aforesaid property made and published her last Will and Testament on 19.09.1974, wherein she bequeathed her aforesaid property in favour of her Nephew -Sri Gautam Chaudhuri and Neice - Sipra Chakraborty as legatee and appointed her younger brother - Sri Santosh Kumar Chaudhuri as Executor of the said Will, which was duly registered^A at District Registrar at Alipore, South 24 Parganas and was recorded in Book No. III, Volume No.-8, Pages No. 34 to 36 as Being No. 142 for the year 1974.

AND WHEREAS by virtue of a registered Deed of Gift dated 20.04.1989, the Governor on behalf of the Government of West Bengal donated and/or gifted the said **ALL THAT** piece and parcel of homestead land measuring 2 (Two) cottahs 12 (twelve) chittaks be the same a little more or less in E.P. No. 130, S.P. No.384, C.S. Plot No. 1557P, in Mouja -Dhakuria, J.L.No.18, under P.S.-Kasba, S.R.O. Alipore, within the limits of the Kolkata Municipal Corporation Ward No.-92, District South 24- Parganas, together with all ways paths passages, easement, privileges, appendages and appurtenances whatsoever with all easements thereto and therein unto and to the use of said Nirupama Chakraborty, wife of Late Jibon Kumar Chakraborty (since deceased). The said Deed of Gift was registered at the

Nirupama Chakraborty

DR. RAJ KUMAR CHAKRABORTY
Alok Nath Roy
Alok Nath Roy

Nirupama Chakraborty

M. B. S. B. R. B.

office of the Additional District Registrar at Alipore, South 24 Parganas on the 20th day of April, 1989 and was recorded in Book No. I, Volume No.-32, Pages No. 197 to 200 as Being No. 2375 for the year 1989. And **TO HAVE AND TO HOLD** the said land hereditaments and premises thereby given, granted and transferred unto and to the use of the said Nirupama Chakraborty, wife of Late Jibon Kumar Chakraborty (since deceased), therein forever subject to the condition that the said Nirupama Chakraborty, wife of Late Jibon Kumar Chakraborty (since deceased), shall have no right to alienate or transfer the said plot of land in any manner within a period of ten years from the date of gift as aforesaid without obtaining prior permission of the Government of West Bengal hereinafter referred to as the 'Principal Deed'.

AND WHEREAS after demise of said Nirupama Chakraborty on 13.08.1991, the said Executor - Sri Santosh Kumar Chaudhuri also died on 18.05.1996 before obtaining the Probate of the Last Will of Late Nirupama Chakraborty.

AND WHEREAS the beneficiaries thereafter jointly applied for grant of Letters of Administration of the last Will of Late Nirupama Chakraborty before the Learned Court of District Delegate at Alipore under Act 39 Case No. 201 of 2004 (L.A), which was granted by the Learned Court on the 5th of October, 2005 in favour of the joint applicants - Sri Gautam Chaudhuri and Smt Sipra Chakraborty.

AND WHEREAS by virtue of the said Letters of Administration, said Sri Gautam Chaudhuri and Smt Sipra Chakraborty became seized and possessed of or otherwise well and sufficiently entitled to as absolute lawful joint owners of ALL THAT piece and parcel of land measuring more or less 2 (Two) cottahs 12 (twelve) chittaks together with structure therein at and being Pre. No. 32B, Kali Pada Roy Lane, Kolkata - 700 031 lying and situated within the District South 24 Parganas, Police Station - Kasba, Sub Registration Office at Alipore, Mouza- Dhakuria, Pargana - Khaspur, Touji No. 230/233, J. L. No. 18, R. S. No. 5, E.P. No. 130, S.P. No.384 under C. S. Dag No. 1557(P) within the municipal limits of Ward No. 92 of the Calcutta Municipal Corporation and were enjoying the said property without any interruption from any person or persons free from all encumbrances.

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DR. RAJ CHANDRA
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Jyotsnabati Chakraborty

M. D. S. B. R. B.

AND WHEREAS while seized and possessed of the aforesaid property jointly as absolute owners, by a registered Deed of Conveyance dated 07.08.2006, said Sri Gautam Chaudhuri and Smt Sipra Chakraborty, being vendors therein, against valuable consideration mentioned therein, sold, granted, assured, conveyed and transferred ALL THAT piece and parcel of land measuring more or less 2 (Two) cottahs 12 (twelve) chittaks together with structure therein at and being being Pre. No. 32B, Kali Pada Roy Lane, Kolkata - 700 031 lying and situated within the District South 24 Parganas, Police Station - Kasba, Sub Registration Office at Alipore, Mouza- Dhakuria, Pargana - Khaspur, Touji No. 230/233, J. L. No. 18, R. S. No. 5, E.P. No. 130, S.P. No.384 under C. S. Dag No. 1557(P) now within the municipal limits of Ward No. 92 of the Calcutta Municipal Corporation, unto and to the use of Sri Alokesh Roy, son of Late Amiya Kumar Roy, being the Purchaser therein and handed over physically vacant peaceful possession of the same to him forever free from all encumbrance whatsoever. The said Deed of Conveyance dated 07.08.2006 was duly registered at the office of the District Sub Registrar- III, South 24 Parganas, West Bengal at Alipore and recorded in Book No. I, Volume No. 21 from Pages - 410 to 429 as Being No. 8418 for the year 2006.

AND WHEREAS as the Premises No. 32/1, K. P. Roy Lane, Kolkata - 700 031 under the joint ownership of Sri Tarunendu Bhattacharya, Sri Tapan Jyoti Bhattacharya and Smt Jaya Bhattacharya and Premises No. 32B, K. P. Roy Lane, Kolkata - 700 031 under the absolute ownership of Sri Alokesh Roy, were adjoining and contiguous to each other, the respective owners decided to amalgamate the two adjoining contiguous plots in a single plot by exchanging ownership of 50% of the either plots among each other.

AND WHEREAS by a registered Deed of Amalgamation dated 21.04.2015, between Sri Tarunendu Bhattacharya, Sri Tapan Jyoti Bhattacharya and Smt Jaya Bhattacharya collectively as the First Part therein and Sri Alokesh Roy being the Second Part therein for the purpose of amalgamation of their respective properties into a single plot of land, mutually exchanged, gifted, transferred and conveyed their respective undivided 50% share of lands of Premises No. 32/1, K. P. Roy Lane, Kolkata - 700 031 and Premises No. 32B, K. P. Roy Lane, Kolkata -

Jyoti Bhattacharya

For RAJ CONSTRUCTION
Alokesh Roy
Alokesh Roy

Jyoti Bhattacharya

S.B. R.B.

M.B.

700 031 among each other. The said Deed of Amalgamation was duly registered at the office of the District Sub Registrar- III, South 24 Parganas, West Bengal at Alipore and recorded in Book No. 1, CD Volume No. 7 from Pages - 5551 to 5568 as Being No. 02959 for the year 2015.

AND WHEREAS by virtue of the aforesaid Deed of Amalgamation dated 21.04.2015, the aforesaid two contiguous plots were amalgamated in a single plot of land measuring more or less 7 (Seven) Cottahs 15 (Fifteen) Chittacks 10 (Ten) Sq. Ft and was renumbered as KMC Pre. No. 32/1, K. P. Roy Lane, Kolkata - 700 031 now within the municipal limits of Ward No. 92 of the Kolkata Municipal Corporation, Assessee No. 21-092-14-0126-7, wherein Sri Tarunendu Bhattacharya is now having undivided 1/6th share, Sri Tapan Jyoti Bhattacharya is now having undivided 1/6th share, Smt Jaya Bhattacharya is now having undivided 1/6th share and Sri Alokesh Roy is now having undivided 1/2 (Half) share of the aforesaid land.

AND WHEREAS said Sri Alokesh Roy is a builder cum developer of real estate properties carrying on his proprietorship business in the name and style as **M/s. RAJ CONSTRUCTION**, having its office at 1/40, Sahid Nagar, P.O. Dhakuria, P.S. Garfa, Kolkata-700 031 and is also owner of undivided 1/2 (half) share of ALL THAT piece and parcel of land measuring more or less 7 (Seven) Cottahs 15 (Fifteen) Chittacks 10 (Ten) Sq. Ft at and being Pre. No. 32/1, Kali Pada Roy Lane, Kolkata - 700 031 lying and situated within the District South 24 Parganas, Police Station - Kasba, Sub Registration Office at Alipore, Mouza- Dhakuria, Pargana - Khaspur, Touji No. 230/233, J. L. No. 18, R. S. No. 5, C. S. Dag No. 1557(P), C. S. Khatian No. 105, within the municipal limits of Ward No. 92 of the Kolkata Municipal Corporation, Assessee No. 21-092-14-0126-7, being approached by the other co-owners for developing the aforesaid property agreed to develop the aforesaid property for better residential comforts and also for mutual benefits and entered into an Agreement for Development on 06.12.2016 with the other co-owners namely Sri Tarunendu Bhattacharya, Sri Tapan Jyoti Bhattacharya and Smt Jaya Bhattacharya, who are collectively having undivided 1/2 (Half) share of the aforesaid property. The said Agreement for Development on 06.12.2016 having

Tapan Jyoti Bhattacharya

M/s. RAJ CONSTRUCTION
ALOKESH ROY
 Proprietor

Tapan Jyoti Bhattacharya

N.S.B. A.B.

some agreed terms, conditions and stipulations including their respective allocations was duly registered on the 12th of December, 2016 at the office of the District Sub Registrar- III, South 24 Parganas, West Bengal at Alipore and recorded in Book No. I, CD Volume No. 1603-2016 from Pages - 165310 to 165355 as Being No. 160305650 for the year 2016. Simultaneously, Sri Tarunendu Bhattacharya, Sri Tapan Jyoti Bhattacharya and Smt Jaya Bhattacharya also signed, executed and registered a Development Power of Attorney on the 9th of December, 2016 appointing, nominating and constituting Sri Alokesh Roy proprietor of **M/S. RAJ CONSTRUCTION**, having its office at 1/40, Sahid Nagar, P.O. Dhakuria, P.S. Garfa, Kolkata-700 031 to effective do or cause to be done all acts, deed, things and matters necessary for the development of the aforesaid property. The said Development Power of Attorney dated 09.12.2016 was duly registered on the 9th of December, 2016 at the office of the District Sub Registrar- III, South 24 Parganas, West Bengal at Alipore and recorded in Book No. I, CD Volume No. 1603-2016 from Pages - 167577 to 167591 as Being No. 160305743 for the year 2016.

AND WHEREAS the developer thereafter at his own cost and responsibility prepared, submitted and obtained a proposed building plan sanctioned from the Kolkata Municipal Corporation for Ground plus Four storied building and is under construction the work of construction of multi storied building as per the sanctioned plan and or proposed ground plus five storied building to be sanctioned or revised sanctioned plan from the competent authority at his own and responsibility of the Developer herein.

AND WHEREAS after the registration of the Agreement for Development on 06.12.2016 at the office of the District Sub Registrar- III, South 24 Parganas, West Bengal at Alipore recorded in Book No. I, CD Volume No. 1603-2016 from Pages - 165310 to 165355 as Being No. 160305650 for the year 2016 and Development Power of Attorney dated 09.12.2016 registered on the 9th of December, 2016 at the office of the District Sub Registrar- III, South 24 Parganas, West Bengal at Alipore and recorded in Book No. I, CD Volume No. 1603-2016 from Pages - 167577 to 167591 as Being No. 160305743 for the year 2016

Jayajyoti Bhattacharya

M.B. S.B. R.B.




M/S. RAJ CONSTRUCTION
 Sri Alokesh Roy
 Proprietor

followed by obtainment of the proposed building plan sanctioned by the Kolkata Municipal Corporation authorities vide Building Permit No. 2018100260 dated 22.01.2019 for carrying out the work of construction of a G + IV storied building as per the sanctioned plan, it was found that the Owner No. 4 in the said Agreement for Development dated 06.12.2016 was not provided any constructed area or monetary sum as his allocation by mistake in Page No. 11 in Term No. 8 termed as "Owner's allocation" and also in Page No. 15 under Article -IV termed as "Consideration" and lastly in Page Nos 30 & 31 under Second Schedule termed as "Owner's allocation", which needs to be corrected or rectified for future ambiguity, inconvenience or misunderstanding between the parties.

AND WHEREAS as per the land areas owned by the respective owners prior to the amalgamation vide a registered Deed of Amalgamation dated 21.04.2015, between Sri Tarunendu Bhattacharya, Sri Tapan Jyoti Bhattacharya and Smt Jaya Bhattacharya collectively as the First Part therein and Sri Alokesh Roy being the Second Part therein for the purpose of amalgamation of their respective properties into a single plot of land, the proportion of land held was as follows:-

- (1) Sri Tarunendu Bhattacharya - undivided 1/3rd share of 5 Cottah -3 Chittack -10 Sft= 1248.33Sft.
- (2) Sri Tapan Jyoti Bhattacharya- undivided 1/3rd share of 5 Cottah -3 Chittack -10 Sft= 1248.33Sft.
- (3) Smt Jaya Bhattacharya - undivided 1/3rd share of 5 Cottah -3 Chittack -10 Sft= 1248.33Sft.
- (4) Sri Alokesh Roy - 100% of 2 Co - 12 Ch = 1980 Sft.

AND WHEREAS thereafter as per the land areas owned by the respective owners after the amalgamation vide a registered Deed of Amalgamation dated 21.04.2015, between Sri Tarunendu Bhattacharya, Sri Tapan Jyoti Bhattacharya and Smt Jaya Bhattacharya collectively as the First Part therein and Sri Alokesh Roy being the Second Part therein for the purpose of amalgamation of their respective properties into a single plot of land, the proportion of land held was as follows:-

Tapan Jyoti Bhattacharya


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 Alokesh Roy
 Alokesh Roy

Tapan Jyoti Bhattacharya

M. B. S. B. R. B.

- (1) Sri Tarunendu Bhattacharya - undivided $1/6^{\text{th}}$ share of 7 Cottah -15 Chittack -10 Sft= 954.166Sft. more or less.
- (2) Sri Tapan Jyoti Bhattacharya- undivided $1/6^{\text{th}}$ share of 7 Cottah -15 Chittack -10 Sft= 954.166Sft. more or less.
- (3) Smt Jaya Bhattacharya - undivided $1/6^{\text{th}}$ share of 7 Cottah-15 Chittack - 10 Sft= 954.167Sft. more or less.
- (4) Sri Alokesh Roy - undivided $1/2$ share of 7 Cottah-15 Chittack -10 Sft= 2862.5Sft. more or less.

AND WHEREAS as per the registered Agreement for Development dated 06.12.2016, the Owners therein leaving behind Sri Alokesh Roy as Owner No. 4 were allotted the following allocations:-

- (1) Sri Tarunendu Bhattacharya - Owner No.1 - In lieu of the value of his respective undivided share of aforesaid amalgamated plot of land, he was allotted with a flat measuring more or less 885 Sft of built up area on the South Eastern side of Second Floor consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C. and 1 (One) Balcony along with one covered car parking space measuring 120 Square feet more or less at suitable location on the ground floor including proportionate share in common facilities, utilities and amenities of the proposed ground plus four storied building along with monetary consideration mentioned therein i.e. $1/3^{\text{rd}}$ share of Rs.6,00,000/- (Rupees Six lakhs) only equals to Rs. 2,00,000/- (Rupees Two Lakhs) only out of which he already got $1/3^{\text{rd}}$ of Rs.90,000/- = Rs.30,000/- (Rupees Thirty Thousand) only as his share.
- (2) Sri Tapan Jyoti Bhattacharya - Owner No.2 - In lieu of the value of his respective undivided share of aforesaid amalgamated plot of land, he was allotted with a flat measuring more or less 885 Sft of built up area on the

Jayanjyoti Bhattacharya

M.B

S.B.

R.B.

Alokesh Roy

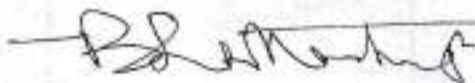
SHRI RAJ CONSTRUCTION

Alokesh Roy
Alokesh Roy, Jun. (Proprietor)

North side of Third Floor consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony along with one covered car parking space measuring 120 Square feet more or less at suitable location on the ground floor including proportionate share in common facilities, utilities and amenities of the proposed ground plus four storied building along with monetary consideration mentioned therein i.e. 1/3rd share of Rs.6,00,000/- (Rupees Six lakhs) only equals to Rs. 2,00,000/- (Rupees Two Lakhs) only out of which he already got 1/3rd of Rs.90,000/- = Rs.30,000/- (Rupees Thirty Thousand) only as his share.

- (3) Smt Jaya Bhattacharya - Owner No.3 - In lieu of the value of her respective undivided share of aforesaid amalgamated plot of land, she was allotted with a flat measuring more or less 885 Sft of built up area on the North side of Second Floor consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony along with one covered car parking space measuring 120 Square feet more or less at suitable location on the ground floor including proportionate share in common facilities, utilities and amenities of the proposed ground plus four storied building along with monetary consideration mentioned therein i.e. 1/3rd share of Rs.6,00,000/- (Rupees Six lakhs) only equals to Rs. 2,00,000/- (Rupees Two Lakhs) only out of which she already got 1/3rd of Rs.90,000/- = Rs.30,000/- (Rupees Thirty Thousand) only as her share.

AND WHEREAS during the pendency of the said agreement one of the owner namely Smt Jaya Bhattacharya died intestate 19.10.2019, and her husband Manindra Bhattacharya @ Manish Bhattacharya died long ago leaving behind her surviving legal heirs only son namely **Manash Bhattacharya (Owner No.3C)** and two married daughter namely **Soma Bhattacharjya (Owner No.3A)** and **Rhecma Bhattacharya (Owner No.3B)** hereinafter collectively called and referred to as the "**OWNERS-3**" as her only legal heirs and successors inherited the aforesaid property under the provision of the Hindu Succession Act 1956.

M.B.S.B.
R.B.


FOR R.S. CONSTRUCTION
Alok K. Roy
Alok K. Roy

AND WHEREAS event so happening said Smt Soma Bhattacharjya, Smt Rheema Bhattacharya, and Sri Manash Bhattacharya, became joint Owners along with other co-owner nos. 1, 2 and 4 herein of the said premises.

AND WHEREAS the Owners herein and Builder/ Developer herein has agreed to execute a Supplementary Development Agreement confirming the terms and conditions of the said agreement dated 06.12.2016 With Development Power Of Attorney for the purpose of smooth progress of the construction works.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. That apart from those agreed earlier vide the agreement for development dated 06.12.2016, by signing and execution of these presents, the Owners' Allocation as written and agreed in the agreement for development dated 06.12.2016 shall henceforth stand amended and modified and shall from now onwards include the Owner No.4 herein also and as his share of the OWNERS' ALLOCATION and all the OWNERS' ALLOCATION shares as follows:-

- (i) one flat measuring more or less 885 Sft of built up area on the South Eastern side of Second Floor consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony (ii) one flat measuring more or less 885 Sft of built up area on the North side of Third Floor consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony (iii) one flat measuring more or less 885 Sft of built up area on the North side of Second Floor consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony (iv) one flat measuring 885 Sft of built up area North side of Fourth Floor, consisting of 3 (Three) Bed Rooms, 1 (One)

Jayangyi B. Bhattacharya

S.B.

M.B.

Bhattacharya

FOR RAJ CONSTRUCTION
Alokish Roy.
Alokish Roy.

Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony (v) one flat measuring more or less 885 Sft of built up area on the South Eastern side of Third Floor consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony (vi) one flat measuring more or less 885 Sft of built up area on the South side of Fourth Floor consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony and also six covered car parking spaces each measuring 120 Square feet more or less at suitable location on the ground floor including undivided proportionate share of land together with right of using common areas, facilities, utilities and amenities of the proposed ground plus four storied building as agreed earlier vide agreement for development dated 06.12.2016 and in addition after completion Developer shall pay non- refundable amount of Rs.12,00,000/- (Rupees Twelve Lacs) only to the Owners proportionately during the period of construction of the aforesaid building out of which Developer time to time paid amount of Rs.1,80,000/- to the owners herein.

2. Save and except the above mentioned Owners' allocation and in addition to non-refundable amount of Rs.18,00,000/- (Rupees Eighteen Lacs) only shall be paid to the owners proportionately after completion of the propose building in lieu of making construction of the building at its own costs and expenses, the Developer/Promoter will be entitled to get rest of the constructed area of the sanctioned area and or proposed G + V storied building to be sanctioned and or revised sanctioned plan of the proposed five storied construction area of the building shall be treated as Developer's allocation share together with undivided and proportionate share of the land including all right of easements, facilities and amenities annexed thereto.

3. All other terms, conditions and stipulations agreed earlier vide agreement for development dated 06.12.2016 signed by and between Owners herein and the Developer herein shall remain unchanged and applicable for both

R. K. Mehta

BY RAJ CONSTRUCTION
Alok Kish Roy
Alok Kish Roy

Jyoti Bhatnagar

M.B. S.R.B.

the parties herein apart from all those existing terms which automatically shall mean to have been changed by these presents.

4. The West Bengal Housing Industry Regulation Act, 2017 has come into operation and the Promoter at its own cost and expenses shall obtain all sorts of necessary registrations and permissions from the concerned regulatory authority/s established under the said act and the promoter shall do, complete and comply with all applicable provisions, rules and regulations of the said Act or any amendment thereof in connection with the development of the said premises and construction of buildings thereat as specified in this development agreement.

Jayrajyoti Bhattacharya

NOW KNOW ALL MEN BY THESE PRESENTS THAT, OWNERS/PRINCIPAL OF THIS DEVELOPMENT POWER OF ATTORNEY BEING THE OWNERS herein do hereby unconditionally and unequivocally nominate, constitute and decided to empower the Developer to carry out the constructional work and appoint, nominate and constitute **M/S. RAJ CONSTRUCTION**, a sole proprietorship firm, having its office at 1/40, Sahid Nagar, Kolkata-700 031, P.O. Dhakuria, P.S. Garfa, represented by its sole proprietor - **SRI ALOKESH ROY**, son of Late Amiya Kumar Roy, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 1/40, Sahid Nagar, Kolkata-700 031, P.O Dhakuria, P.S. Garfa, in the District of South 24-Parganas, to be the true and lawful **ATTORNEY** in the names and on behalf of the Principals/Owners for the purpose of development of the "said premises" as per the terms and conditions of the "Registered Development Agreement" to do and execute all the following acts, deeds and things:-

- M.B. S.R.B.*
- To appoint, from time to time Architect(s), Engineer(s) Consultant/s and/or other personnel and workers for carrying out development of the said land and also for construction of Building thereon for residential use and to pay their fees, charges, salaries and/or wages etc. in terms of the Registered Development Agreement as well as supplementary agreement.

[Signature]

For RAJ CONSTRUCTION
Alokesh Roy.
Alokesh Roy. Proprietor

2. To sign in the Building Plan or Plans and/or Modify Building Plan or Revised Plans of K.M.C. in respect of below schedule property in terms of the Registered Development Agreement as well as supplementary agreement and also to sign in the K.M.C. Declaration and other necessary documents for purpose of Sanction of Building Plan.
3. To construct building in accordance with the plan and to appoint Labour, Masons and other contractor for the purpose of construction of the proposed multi-storied building as per the terms and conditions of the Development Agreement.
4. To carry out correspondences with, give undertaking to and/or make representation before all concerned authorities for obtaining water, sewerage, electricity, gas, telephone or any other service connection, whether temporary or permanent and for obtaining **NO OBJECTION**, permission/sanction, occupancy and/or Completion Certificate from any authority in connection with the development of the said land including construction of Building thereon.
5. To sign in the applications; forms and to submit the same before the concerned Electricity Authority for obtaining Electric Connections and installation of Electric meters in the said land at the costs and expenses of the Developer and to take such other steps as would be required for this purpose.
6. To apply and approach all concerned authorities, such as Fire Brigade, Kolkata Improvement Trust, K.M.D.A., Kolkata Police, Land Acquisition authorities, Urban Land Ceiling Authority or any other authority under different acts in respect of the said land and for that purpose to sign such application, papers, writings, undertaking etc. as may be required.
7. To take possession of the whole or any part of the said land and to hold the same by deployment of Security personnel or by any other means and to enter upon the said land for the purpose of commencing construction work of Building in the said land in accordance with Sanction Building Plan.

M.B. S.B. R.B.
J. Prasad Bhatnagar


For RAS CONSTRUCTION
 Alok K. Roy
 Alok K. Roy. Prop.

8. To make necessary representations including filing of applications, petitions and complaints and appear before the Assessors, Collectors or any other concerned authorities of the Kolkata Municipal Corporation in connection with the fixation and/or reduction of Municipal Taxes on land or Building and also to file the details relating to the newly constructed building in the said land for the purpose of Mutation of the purchaser/s name and fixation of rates and/or taxes thereon.

9. To pay all taxes, rates, charges, dues expenses and other outgoings of whatsoever nature payable for and on account of the said land on any part thereof for the purpose of completing the development of the said land in pursuance of the Agreement.

10. To institute/defend any action(s), suit(s) and/or proceeding or proceedings whether Civil, Criminal or Revenue before any Court of Law in India or any concerned authorities/bodies to any dispute in respect of the Development of the Said Land in pursuance of the said Agreement.

11. To appoint Advocate(s), Lawyer(s), Solicitor(s), agent(s) and/or legal practitioner(s) and for that to execute and sign Vakalatnama(s) relating to any dispute in connection with the development of the said land in pursuance of the said Agreement.

12. To sign and verify plaint/s, petition/s, Memorandum of Appeal/s, application/s, written statement/s, affidavit/s, Warrant of Attorney/ies Objection/s etc. and to file the same in Court/s concerned or any concerned authorities/Bodies relating to any dispute in respect of the development of the said land in pursuance of the said Agreement.

13. To approach purchaser/s, invite buyer/s for the purpose of disposal of Flats/Units in the proposed Building to be constructed in the said land and to negotiate for sale and/or alienate any flat unit for residential use and other

[Handwritten signature]

By RAJ CONSTRUCTION
Alokesh Roy.
Alokesh Roy.
 Proprietor

Tapanjit Bhatnagar

M. B. S. P. R. B.

saleable areas of Developer's Allocation only as mentioned in the said Registered Development Agreement as well as supplementary agreement together with undivided proportionate share of land and common areas, facilities and amenities as mentioned in the Registered Development Agreement as well as supplementary agreement.

14. It is clarified that the said **ATTORNEY** shall not deal with any Flat/Unit and/or other saleable areas reserved for or to be reserved for the Owners allocation as per Registered Development Agreement as well as supplementary agreement

15. To entertain offers, to enter into Agreement/s for Sale, lease, Sale Deed of any Flat/Unit and other Saleable areas of the Developer's Allocation only as mentioned in the said Registered Development Agreement as well as supplementary agreement, in favour of any third party by taking full or final consideration by executing Registered Deed of Conveyance or Conveyances and hand over possession of the same without taking any permission from the Principal, but the final Deed of Conveyance in favour of the third party can only be made after handing over possession of the owner's allocation as mentioned in the Registered Development Agreement as well as supplementary agreement but the developer has every right to enter into any agreement for sale with any third party and can take booking and/or earnest money from the intending purchasers.

THAT the said Attorney shall act lawfully while acting under this **POWER OF ATTORNEY** and shall indemnify the Principal against all claims, losses, damages and/or disputes, if any, arise and/or incur, due to any act of the said **ATTORNEY**.

AND GENERALLY to do all other lawful acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes according to Laws and customs of India.

AND WHEREAS the Principals are the absolute owner, doth hereby agree and

M. S. B. R. B.


BY RAJ CONSTRUCTION
 Alok K. Roy
 Alok K. Roy.

Important job to be done

undertake to ratify and abide, confirm and declare that the acts, deeds and things whatsoever lawfully and faithfully done by the said Attorney in respect of the said land shall be construed as acts deeds and things done by the Attorney.

Be it noted that by this Supplementary Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing Agreement/final Document for transfer of property as per provision laid down in the said documents as a Developer without getting any ownership of any part of the property under Schedule. This Development Agreement and the related Development power of attorney shall never be treated as the Agreement/ final documents for transfer of property between the owners and the Developer in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of homestead land measuring 7 Cottahs 15 Chittaks 10 Square feet be the same a little more or less together with R.T Shed measuring 100 sq.ft more or less lying and situated at Mouza - Dhakuria, J. L. No. 18, in E. P. No. 130, S. P. No. 384, in C. S. Plot No. 1557(P), District Collectorate Touzi No.230/233, R.S. No. 5, Pargana Khaspur, appertaining to R. S. Khatian No. 105, comprising part of R. S. Dag No. 1557, P.S. Garfa, Sub-Registration office at Sealdah, now within the local limits of The Kolkata Municipal Corporation under Ward No. 92, being known as Municipal Premises No. 32/1, K. P. Roy Lane, Kolkata - 700031, in the District of formerly 24 Parganas at present South 24-Parganas, together with all right of easement belonging and appurtenant thereto which is butted and bounded in the manner following :

On the North : By Prince Anwar Shah Road Connector; ✓
 On the South : By 6'-0" wide Road ; ✓
 On the East : By 7'-6" wide Road ; ✓
 On the West : By 3'-7" wide Road and partly Colony Boundary.

[Handwritten signature]

For RAJ CONSTRUCTION
 Alok Kish Roy.

Alok Kish Roy.

Joyangrao B. Khatke

M. B. S. P. R. B.

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

SIGNED SEALED AND DELIVERED

by the within named parties at
Kolkata, in the presence of:
WITNESSES:

1. Bijay Hazra
25/3 Kip Rayhane
Behalukucua
Kat- 31

Alok Roy
~~Pratibha~~
~~Pratibha~~
Sheena Bhattacharya
Anura Bhabji
Harash Bhattacharya
Jaganpreeti Bhattacharya

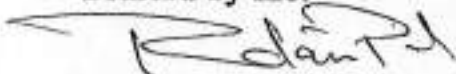
Signature of the OWNERS

2. Ratan Pal
Advocate
High Court
Calcutta

THE RAJ CONSTRUCTION
Alok Roy
Proprietor

Signature of the
DEVELOPER

Drafted by me:



Ratan Pal, Advocate
High Court, Calcutta.

Enrol No. WB/675/1992.

MEMO OF CONSIDERATION

RECEIVED from the within named Developer a sum of **Rs. 1,80,000/-** (Rupees One Lac Eighty Thousand) only towards non- refundable part consideration money as per denomination below:-

MEMO

By Cash and Cheque in different dates

Rs.1,80,000/-

TotalRs. 1,80,000/-

(Rupees One Lac Eighty Thousand only).

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED DEVELOPER
AT KOLKATA IN THE PRESENCE OF:-
WITNESSES:-


















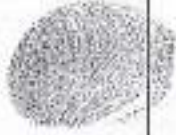















1. *Bijoy Hossain*

2. *Ishai P. Adhikari*


































Alok Roy
[Signature]
Sheena Bhattacharya
Sona Bhatia
Manash Bhattacharya
Jaganmohini Bhattacharya



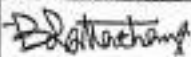

SIGNATURE OF THE OWNERS

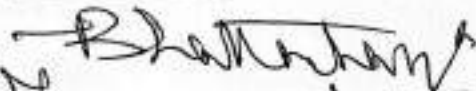
SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Alonzo A. Roy</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
(Right Hand)						
	<i>Robert B. ...</i> <i>(Signature)</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
(Right Hand)						
	<i>Joaquynle Bhattarays</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
(Right Hand)						

SPECIMEN FORM FOR TEN FINGER PRINTS

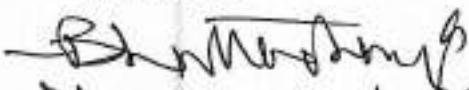
	Snehal Chatterjee					
		(Left Hand)				
						
		(Right Hand)				
	Sonu Bhatnagar					
		(Left Hand)				
						
		(Right Hand)				
	Manesh Bhattacharya					
		(Left Hand)				
						
		(Right Hand)				

	धार्मिक लेखा संख्या / PERMANENT ACCOUNT NUMBER ACZPB7079D	
	नाम / NAME TARUNENDU BHATTACHARYA	
	पिता का नाम / FATHER'S NAME SIBENDRA NATH BHATTACHARYA	
	जन्म तिथि / DATE OF BIRTH 04-01-1942	
हस्ताक्षर / SIGNATURE 	 शुभम संसुत, ए.ए.॥ COMMISSIONER OF INCOME-TAX, W.B. - II	


 Tarunendu Bhattacharya

इस कार्ड के खो / भिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / बतल कर दें
 सहायक आयकर अधिकारी,
 पी-7,
 चौरींग्ला स्क्वायर,
 कलकत्ता - 700 009.

In case this card is lost/found, kindly inform/return to the issuing authority :
 Assistant Commissioner of Income-tax,
 P-7,
 Chowringhee Square,
 Calcutta- 700 009.


 Tarunendu Bhattacharya

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



आयकर प्रत्येक करदाता का
Permanent Account Number Card

AEKPR837DN

नाम Name
ALOKESH ROY

पिता/पति का नाम Father's Name
ANAYA KUMAR ROY

जन्म तिथि Date of Birth
01/11/1991

Alokesh Roy
हस्ताक्षर/Signature



Alokesh Roy.

आयकर विभाग, प्रमुख कार्यालय, दिल्ली
आयकर विभाग, प्रमुख कार्यालय
आयकर विभाग, प्रमुख कार्यालय, दिल्ली
आयकर विभाग, प्रमुख कार्यालय, दिल्ली
आयकर विभाग, प्रमुख कार्यालय, दिल्ली

आयकर विभाग, प्रमुख कार्यालय, दिल्ली
आयकर विभाग, प्रमुख कार्यालय, दिल्ली
आयकर विभाग, प्रमुख कार्यालय, दिल्ली
आयकर विभाग, प्रमुख कार्यालय, दिल्ली
आयकर विभाग, प्रमुख कार्यालय, दिल्ली

आयकर विभाग, प्रमुख कार्यालय, दिल्ली
आयकर विभाग, प्रमुख कार्यालय, दिल्ली
आयकर विभाग, प्रमुख कार्यालय, दिल्ली
आयकर विभाग, प्रमुख कार्यालय, दिल्ली
आयकर विभाग, प्रमुख कार्यालय, दिल्ली

Alokesh Roy.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RHEEMA BHATTACHARYA

MANISH BHATTACHARYA

27/05/1978

Permanent Account Number

AJKPB6126H

Rheema Bhattacharya

Signature



13040010

इस कार्ड के लाने / जाने पर कृपया सुरक्षित रखें / लौटायें।
आयकर पैन सेवा इकाई, एन एस डी यूए
तीसरी मंजिल, सफ़ायर चैंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, 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 Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Rheema Bhattacharya

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

TAPAN JYOTI BHATTACHARYA
SIBENDRA NATH BHATTACHARYA



26/01/1952

Permanent Account Number

AAAPB8557F

Signature



Bhattacharya

Bhattacharya

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

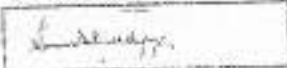
इस कार्ड के खोने/प्राप्त होने पर कृपया सूचित करें/वापस करें :
आयकर पैन सेवा यूनिट, ए.टी.आई.एस.एल.
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AGLPB0831F


नाम / NAME
SOMA BHATTACHARJYA

पिता का नाम / FATHER'S NAME
MANISH BHATTACHARJYA

जन्म तिथि / DATE OF BIRTH
08-04-1970

हस्ताक्षर / SIGNATURE






Pravir M. Bhatnagar
DEPUTY COMMISSIONER

सहायक आयुक्त (कंप्यूटर ऑपरेटिंग)
Commissioner of Income-tax (Computer Operators)

Soma Bhattacharjya

इस कार्ड को खो / गिरा जाने पर कृपया जाही करने वाले प्राधिकारी को सूचित / कानस फर दे अवगत आपुक्त (कंप्यूटर ऑपरेटिंग), पूर्वी ब्लॉक-11, तल संख्या-3, विवेकानन्द मार्ग, रामवृक्ष पुरम, नई दिल्ली-110056.

In case this card is lost/ found, kindly inform/return to the issuing authority :
Commissioner of Income-tax (Computer Operators),
Level III, East Block II,
Vivekananda Marg, R.K. Puram,
New Delhi - 110056.

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4, ITR-5, ITR-6, ITR-7 filed and verified electronically]

Assessment Year
2019-20

PERSONAL INFORMATION AND THE ACKNOWLEDGEMENT NUMBER	Name			PAN		
	TAPAN JYOTI BHATTACHARYA			AAAPB8557F		
	Flat/Door/Block No	Name Of Premises/Building/Village			Form Number	
	B-13, Jal vidyut Apartment					
	Road/Street/Post Office	Area/Locality			Status Individual	
	Sector-21C	Faridabad				
	Town/City/District	State	Pin/Zip Code	Filed u/s		
	FARIDABAD	HARYANA	121001	139(1)-On or before due date		
	Assessing Officer Details (Ward/Circle)			WARD 2(4), FBD		
	e-filing Acknowledgement Number			942155380290819		
COMPUTATION OF INCOME AND TAX THEREON	1	Gross total income			1	1080275
	2	Total Deductions under Chapter-VI-A			2	113578
	3	Total Income			3	966700
	3a	Deemed Total Income under AMT/MAT			3a	0
	3b	Current Year loss, if any			3b	0
	4	Net tax payable			4	107474
	5	Interest and Fee Payable			5	0
	6	Total tax, interest and Fee payable			6	107474
	7	Taxes Paid	a	Advance Tax	7a	0
			b	TDS	7b	72997
c			TCS	7c	0	
d			Self Assessment Tax	7d	36480	
e			Total Taxes Paid (7a+7b+7c +7d)	7e	109477	
8	Tax Payable (6-7e)			8	0	
9	Refund (7e-6)			9	2000	
10	Exempt Income	Agriculture		10	0	
		Others		10	0	

Income Tax Return submitted electronically on 29-08-2019 09:56:18 from IP address 103.7.128.98 and verified byTAPAN JYOTI BHATTACHARYA having PAN AAAPB8557F on 29-08-2019 09:56:19 from IP address103.7.128.98 using Electronic Verification Code PG9TXM6D8I generated through Aadhaar OTP

mode.

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU*Tapanjyoti Bhattacharya*

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANASH BHATTACHARYA
MANISH BHATTACHARYA
25/09/1982

Permanent Account Number

BBQP85253E

Manish Bhattacharya
Signature



Manash Bhattacharya

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलापूर,
नवी मुंबई-४०० ६१४.



ভারত সরকার
Government of India

রতন পাল

Ratan Pal

পিতা, লক্ষ্মন চন্দ্র পাল

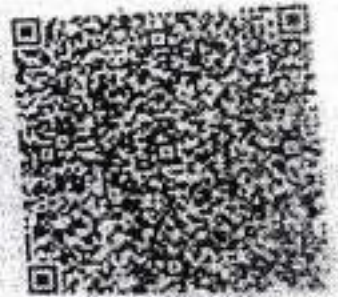
Father - Lakshman Chandra Pal



জন্মতারিখ/DOB: 11/02/1966

লিঙ্গ / Male

6841 0299 0642



আধার - সাধারণ মানুষের অধিকার

Major Information of the Deed

Deed No :	I-1603-00137/2020	Date of Registration	16/01/2020
Query No / Year	1603-1000187360/2019	Office where deed is registered	
Query Date	21/08/2019 1:13:53 PM	D.S.R. - III SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	Ratan Pal Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 8697893055, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,80,000/-]		
Set Forth value	Market Value		
Rs. 1,80,000/-	Rs. 4,30,43,838/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,171/- (Article:48(g))	Rs. 1,860/- (Article:E, E, E, B, M(b), H)		
Remarks	Received Rs. 0/- (only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :









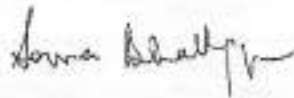
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: K. P. Roy Lane, Road Zone : (On P.A.S Connector -- On P.A.S Connector) , , Premises No: 32/1, , Ward No: 092 Pin Code : 700031




Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		7 Katha 15 Chatak 10 Sq Ft	1,50,000/-	4,30,13,838/-	Width of Approach Road: 80 Ft.,
Grand Total :					13.1198Dec	1,50,000 /-	430,13,838 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Land Lord Details :



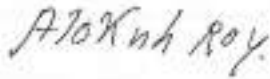
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Tarunendu Bhattacharya Son of Late Sibendra Nath Bhattacharya Executed by: Self, Date of Execution: 16/01/2020 , Admitted by: Self, Date of Admission: 16/01/2020 ,Place : Office	 16/01/2020	 LTI 16/01/2020	 16/01/2020
32/1, K. P. Roy Lane, P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACZPB7079D, Aadhaar No: 83xxxxxxxx4238, Status :Individual, Executed by: Self, Date of Execution: 16/01/2020 , Admitted by: Self, Date of Admission: 16/01/2020 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri Tapan Jyoti Bhattacharya Son of Late Sibendra Nath Bhattacharya Executed by: Self, Date of Execution: 16/01/2020 , Admitted by: Self, Date of Admission: 16/01/2020 ,Place : Office	 16/01/2020	 LTI 16/01/2020	 16/01/2020
32/1, K. P. Roy Lane, P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AAAPB8557F, Aadhaar No: 32xxxxxxxx8580, Status :Individual, Executed by: Self, Date of Execution: 16/01/2020 , Admitted by: Self, Date of Admission: 16/01/2020 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Smt Soma Bhattacharjya Daugther of Late Manish Bhattacharya Executed by: Self, Date of Execution: 16/01/2020 , Admitted by: Self, Date of Admission: 16/01/2020 ,Place : Office	 16/01/2020	 LTI 16/01/2020	 16/01/2020
Windsor Green, F-28, Sector - 50, P.O:- Noida, P.S:- NOIDA SECTOR-49, District:-Gautam Buddha Nagar,Uttar Pradesh, India, PIN - 201301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BBQPB5254D, Aadhaar No: 27xxxxxxxx1393, Status :Individual, Executed by: Self, Date of Execution: 16/01/2020 , Admitted by: Self, Date of Admission: 16/01/2020 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Shri Alokesh Roy (Presentant) Son of Late Amiya Kumar Roy Executed by: Self, Date of Execution: 16/01/2020 , Admitted by: Self, Date of Admission: 16/01/2020 ,Place : Office	 <small>16/01/2020</small>	 <small>LTI 16/01/2020</small>	 <small>16/01/2020</small>
1/40, Sahid Nagar, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEKPR8370N, Aadhaar No: 65xxxxxxxx0156, Status :Individual, Executed by: Self, Date of Execution: 16/01/2020 , Admitted by: Self, Date of Admission: 16/01/2020 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Smt Rheema Bhattacharya Daugther of Late Manindra Bhattacharya Executed by: Self, Date of Execution: 16/01/2020 , Admitted by: Self, Date of Admission: 16/01/2020 ,Place : Office	 <small>16/01/2020</small>	 <small>LTI 16/01/2020</small>	 <small>16/01/2020</small>
Bipasha Apartment, 143, Shankar Ghosh Road Extn., Flat No: G4/1, P.O:- Alipore, P.S:- Chetla, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AJKPB6126H, Aadhaar No: 58xxxxxxxx1731, Status :Individual, Executed by: Self, Date of Execution: 16/01/2020 , Admitted by: Self, Date of Admission: 16/01/2020 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	Shri Manash Bhattacharya Son of Late Manindra Bhattacharya Executed by: Self, Date of Execution: 16/01/2020 , Admitted by: Self, Date of Admission: 16/01/2020 ,Place : Office	 <small>16/01/2020</small>	 <small>LTI 16/01/2020</small>	 <small>16/01/2020</small>
Bipasha Apartment, 143, Shankar Ghosh Road Extn., Flat No: G4/1, P.O:- Alipore, P.S:- Chetla, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BBQP85253E, Aadhaar No: 82xxxxxxxx9170, Status :Individual, Executed by: Self, Date of Execution: 16/01/2020 , Admitted by: Self, Date of Admission: 16/01/2020 ,Place : Office				


Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Raj Construction 1/40, Sahid Nagar, P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031 , PAN No.:: AEKPR8370N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Alokesh Roy Son of Late Amiya Kumar Roy Date of Execution - 16/01/2020, , Admitted by: Self, Date of Admission: 16/01/2020, Place of Admission of Execution: Office			
		Jan 16 2020 12:28PM	LTI 16/01/2020	16/01/2020
1/40, Sahid Nagar, P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEKPR8370N,Aadhaar No Not Provided Status : Representative, Representative of : Raj Construction (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ratan Pal Son of Late Lakshman Chandra Pal 8, Old Post Office Street, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001			
	16/01/2020	16/01/2020	16/01/2020
Identifier Of Shri Tarunendu Bhattacharya, Shri Tapan Jyoti Bhattacharya, Smt Soma Bhattacharjya, Shri Alokesh Roy, Shri Alokesh Roy, Smt Rheema Bhattacharya, Shri Manash Bhattacharya			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Tarunendu Bhattacharya	Raj Construction-2.18663 Dec
2	Shri Tapan Jyoti Bhattacharya	Raj Construction-2.18663 Dec
3	Smt Soma Bhattacharjya	Raj Construction-2.18663 Dec
4	Shri Alokesh Roy	Raj Construction-2.18663 Dec
5	Smt Rheema Bhattacharya	Raj Construction-2.18663 Dec
6	Shri Manash Bhattacharya	Raj Construction-2.18663 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Tarunendu Bhattacharya	Raj Construction-16.66666667 Sq Ft
2	Shri Tapan Jyoti Bhattacharya	Raj Construction-16.66666667 Sq Ft
3	Smt Soma Bhattacharjya	Raj Construction-16.66666667 Sq Ft
4	Shri Alokesh Roy	Raj Construction-16.66666667 Sq Ft
5	Smt Rheema Bhattacharya	Raj Construction-16.66666667 Sq Ft
6	Shri Manash Bhattacharya	Raj Construction-16.66666667 Sq Ft

Endorsement For Deed Number : I - 160300137 / 2020

On 21-08-2019

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 4,30,43,838/-



Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

On 16-01-2020

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.

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

Presented for registration at 12:14 hrs on 16-01-2020, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Alokesh Roy, one of the Executants.

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

Execution is admitted on 16/01/2020 by 1. Shri Tarunendu Bhattacharya, Son of Late Sibendra Nath Bhattacharya, 32/1, K. P. Roy Lane, P.O: Dhakuria, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Retired Person, 2. Shri Tapan Jyoti Bhattacharya, Son of Late Sibendra Nath Bhattacharya, 32/1, K. P. Roy Lane, P.O: Dhakuria, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Retired Person, 3. Smt Soma Bhattacharjya, Daughter of Late Manish Bhattacharya, Windsor Green, F-28, Sector - 50, P.O: Noida, Thana: NOIDA SECTOR-49, Gautam Buddha Nagar, UTTAR PRADESH, India, PIN - 201301, by caste Hindu, by Profession House wife, 4. Shri Alokesh Roy, Son of Late Amiya Kumar Roy, 1/40, Sahid Nagar, P.O: Haltu, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business, 5. Smt Rheema Bhattacharya, Daughter of Late Manindra Bhattacharya, Bipasha Apartment, 143, Shankar Ghosh Road Extn., Flat No: G4/1, P.O: Alipore, Thana: Chetla, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Others, 6. Shri Manash Bhattacharya, Son of Late Manindra Bhattacharya, Bipasha Apartment, 143, Shankar Ghosh Road Extn., Flat No: G4/1, P.O: Alipore, Thana: Chetla, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Others

Identified by Mr Ratan Pal, Son of Late Lakshman Chandra Pal, 6, Old Post Office Street, P.O: G P O, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 16-01-2020 by Shri Alokesh Roy, Proprietor, Raj Construction (Sole Proprietorship), 1/40, Sahid Nagar, P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031

Identified by Mr Ratan Pal, Son of Late Lakshman Chandra Pal, 6, Old Post Office Street, P.O: G P O, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,860/- (B = Rs 1,800/-, E = Rs 28/-, H = Rs 28/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,860/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/08/2019 4:31PM with Govt. Ref. No: 192019200062646361 on 22-08-2019, Amount Rs: 1,853/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AERFRD3 on 22-08-2019, Head of Account 0030-03-104-001-16 Online on 16/01/2020 12:22PM with Govt. Ref. No: 192019200153734761 on 16-01-2020, Amount Rs: 7/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 999479283 on 16-01-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,071/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 75,071/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no AD4338, Amount: Rs.100/-, Date of Purchase: 07/01/2020, Vendor name: Anjushree Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/08/2019 4:31PM with Govt. Ref. No: 192019200062646361 on 22-08-2019, Amount Rs: 40,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AERFRD3 on 22-08-2019, Head of Account 0030-02-103-003-02 Online on 16/01/2020 12:22PM with Govt. Ref. No: 192019200153734761 on 16-01-2020, Amount Rs: 35,050/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 999479283 on 16-01-2020, Head of Account 0030-02-103-003-02



Asish Goswami

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2020, Page from 6148 to 6187

being No 160300137 for the year 2020.



Digitally signed by ASISH GOSWAMI
Date: 2020.01.17 15:32:15 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 2020/01/17 03:32:15 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)