

14038/2022

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12752/22

एक सौ रुपये

Rs. 100

₹. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ দক্ষিণ বঙ্গাল WEST BENGAL

8  
11/10/22  
7:11pm

2/2735021/22



স্বাক্ষরিত: ...  
স্বাক্ষর: ...  
অনুমোদিত: ...  
সহকারী সচিব

20 OCT 2022

### DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 17<sup>th</sup> day of  
October 2022 (Two Thousand and Twenty Two);

BETWEEN

V. 22137/22  
K1 50  
K2 250

2/10 13/10  
ESD  
200  
20/10/22



Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192022230137651968

GRN Details

GRN:	192022230137651968	Payment Mode:	SBI Epay
GRN Date:	13/10/2022 12:13:11	Bank/Gateway:	SBIPay Payment Gateway
BRN :	7297321170720	BRN Date:	13/10/2022 12:13:28
Gateway Ref ID:	IGAOLWQVB8	Method:	State Bank of India NB
GRIPS Payment ID:	131020222013765193	Payment Init. Date:	13/10/2022 12:13:11
Payment Status:	Successful	Payment Ref. No:	2002785021/3/2022

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	Sandip Mondal
Address:	10, Old Post Office Street
Mobile:	9564224625
Email:	sandiptc6@gmail.com
Depositor Status:	Others
Query No:	2002785021
Applicant's Name:	Mr Nema Chandra Saha
Identification No:	2002785021/3/2022
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	13/10/2022
Period To (dd/mm/yyyy):	13/10/2022

Payment Details

L. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002785021/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	19920
2	2002785021/3/2022	Property Registration-Registration Fees	0030-03-104-001-16	21
Total				19941

IN WORDS: NINETEEN THOUSAND NINE HUNDRED FORTY ONE ONLY.



Government of West Bengal

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

OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19022002785021/2022

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 PRONOTH KUMAR CHATTERJEE 6, Dixon Lane, City:- Not Specified, P.O:- Entally, P.S:-Muchipara, District:- Kolkata, West Bengal, India. PIN:- 700014	Land Lord		5789 	 19/10/22
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr GEORGE DEBBASU Son of Late KHAGENDRA NATH DEBBASU 4, Kalidas Dutta Lane, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012	Mr ABIR CHATTERJEE, Mr PRONOTH KUMAR CHATTERJEE, Mr SANAT KUMAR CHATTERJEE, Mr CHANDAN CHATTERJEE, Mrs ANITA BANERJEE, Mrs SARBANI CHATTERJEE, Mrs ARPITA GHOSHAL, Mrs AMRITA CHATTERJEE, Mr BISWARUP BANERJEE			 19/10/2022

(Sensanti Sikhar)

ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. -  
II KOLKATA  
Kolkata, West Bengal



e-2110






Government of West Bengal

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









OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19022002785021/2022







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 ABIR CHATTERJEE 6, Dixon Lane, City:- Not Specified, P.O:- Entally, P.S:-Muchipara, District:- Kolkata, West Bengal, India, PIN:- 700014	Land Lord		5712 	Abir Chatterjee 17-10-22
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr PRONOTH KUMAR CHATTERJEE 6, Dixon Lane, City:- Not Specified, P.O:- Entally, P.S:-Muchipara, District:- Kolkata, West Bengal, India, PIN:- 700014	Land Lord			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr SANAT KUMAR CHATTERJEE 6, Dixon Lane, City:- Not Specified, P.O:- Entally, P.S:-Muchipara, District:- Kolkata, West Bengal, India, PIN:- 700014	Land Lord		5713 	Sanat Kumar 17/10/22

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
4	Mr CHANDAN CHATTERJEE 6, Dixon Lane, City:- Not Specified, P.O:- Entally, P.S:-Muchipara, District:- Kolkata, West Bengal, India, PIN:- 700014	Land Lord		5714 	Chandan Chatterjee 17.10.2022
5	Mrs ANITA BANERJEE Alias Mrs ANITA CHATTERJEE 6, Dixon Lane, City:- Not Specified, P.O:- Entally, P.S:-Muchipara, District:- Kolkata, West Bengal, India, PIN:- 700014	Land Lord		5715 	Anita Banerjee Alias Chatterjee 17.10.22
6	Mrs SARBANI CHATTERJEE 6, Dixon Lane, City:- Not Specified, P.O:- Entally, P.S:-Muchipara, District:- Kolkata, West Bengal, India, PIN:- 700014	Land Lord		5716 	Sarbani Chatterjee 17/10/2022
7	Mrs ARPITA GHOSHAL 6, Dixon Lane, City:- Not Specified, P.O:- Entally, P.S:-Muchipara, District:- Kolkata, West Bengal, India, PIN:- 700014	Land Lord		5717 	Arpita Ghoshal 17-10-22

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
8	Mrs AMRITA CHATTERJEE 6, Dixon Lane, City:- Not Specified, P.O:- Entally, P.S:-Muchipara, District:- Kolkata, West Bengal, India, PIN:- 700014	Land Lord		5718 	Amrita Chatterjee 17/10/2022
9	Mr BISWARUP BANERJEE 3, Golap Shastri Lane, City:- Not Specified, P.O:- Entally, P.S:-Muchipara, District:- Kolkata, West Bengal, India, PIN:- 700014	Represent ative of Developer [CHIRAG HOUSING ]	 M.B.D	5711 	Biswarup Banerjee 17/10/2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr GEORGE DEBBASU Son of Late KHAGENDRA NATH DEBBASU 4, Kalidas Dutta Lane, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012	Mr ABIR CHATTERJEE, Mr PRONOTH KUMAR CHATTERJEE, Mr SANAT KUMAR CHATTERJEE, Mr CHANDAN CHATTERJEE, Mrs ANITA BANERJEE, Mrs SARBANI CHATTERJEE, Mrs ARPITA GHOSHAL, Mrs AMRITA CHATTERJEE, Mr BISWARUP BANERJEE		5722 	George Debbasu 17/10/2022

(Samanvay Sakdar)

ADDITIONAL REGISTRAR  
OF ASSURANCE

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

Kolkata, West Bengal

(1) SRI ABIR CHATTERJEE (PAN : AUPPC8731M), (Aadhaar No. 3687 8200 4278) (Mob. : 8777613827), son of Late Sovonlal Chatterjee, by occupation -Self Employed, (2) SRI PRONOTH KUMAR CHATTERJEE (PAN - ACQPC7099F), (Aadhaar No. 5323 0355 3466) (Mob. : 9830231551, son of Late Narendranath Chatterjee, by occupation -Retired, (3) SRI SANAT KUMAR CHATTERJEE (PAN : APPPC4619H), (Aadhaar No. 2297 8552 3494) (Mob. : 9831495374), son of Late Narendranath Chatterjee, by occupation - Retired, (4) SRI CHANDAN CHATTERJEE (PAN : AGZPC0590N), (Aadhaar No. 4789 1944 9711) (Mob. : 628927075), son of Late Biswnath Chatterjee, by occupation -Retired, all by faith - Hindu, by Nationality - Indian, all are resident of 6, Dixon Lane, P.O. - Entally, P.S. - Muchipara, Kolkata - 700014, (5) SMT. ANITA BANERJEE @ CHATTERJEE (PAN - BKHPB7933D), (Aadhaar No. 6961 6368 8720) (Mob. : 9230509874), wife of Basudeb Banerjee, daughter of Late Narendranath Chatterjee, by occupation - Housewife, by Nationality - Indian, resident of 6, Dixon Lane, P.O. - Entally, P.S. - Muchipara, Kolkata - 700014, (6) SMT. SARBANI CHATTERJEE (PAN - AOYPC3783N), (Aadhaar No. 2996 5488 9894) (Mob. : 6291794328), wife of Late Sundar Lal Chatterjee, daughter of Sunil Mukherjee, by occupation - Housewife, by Nationality - Indian, residing at 6, Dixon Lane, P.O. - Entally, P.S. - Muchipara, Kolkata - 700014, (6A) SMT. ARPITA GHOSHAL (PAN - AWEPC3983G), (Aadhaar No. 8746 1551 9161) (Mob. : 9836041429), wife of Arindam Ghoshal, daughter of Late Sunda Lal Chatterjee, by

occupation - Housewife, by Nationality - Indian, residing at 6, Dixon Lane, P.O. - Entally, P.S. - Muchipara, Kolkata - 700014, **(6B) SMT. AMRITA CHATTERJEE (PAN - ARLPC7180M), (Aadhaar No. 2315 2757 7491) (Mob. : 9836041474)**, wife of Amit Saha, daughter of Late Sundar Lal Chatterjee, by occupation - Service, by Nationality - Indian, residing at 6, Dixon Lane, P.O. - Entally, P.S. - Muchipara, Kolkata - 700014, hereinafter called the **"LANDOWNERS"** (which terms and expressions unless excluded by or repugnant to the contest shall be deemed to include their respective heirs, executors, administrators, legal successors, representatives and assigns) of the **ONE PART.**

**AND**

**CHIRAG HOUSING**, a proprietorship firm having its principal place of business at 3, Golap Shastri Lane, Post Office - Entally, Police Station - Muchipara, Kolkata - 700014, represented by its sole proprietor **SRI BISWARUP BANERJEE, (PAN : BZJPB7512B), (Aadhar No. 9206 3248 0478), (Mobile No.9874585133)** son of Late Barun Banerjee, by faith - Hindu, by occupation - Business, Nationality - Indian, residing at 3, Golap Shastri Lane, Post Office - Entally, Police Station - Muchipara, Kolkata - 700014, hereinafter referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his heirs, executors, legal representatives and administrators) of the **OTHER PART.**

**WHEREAS** the landowners namely (1) **SRI ABIR CHATTERJEE**, (2) **SRI PRONOTH KUMAR CHATTERJEE**, (3) **SRI SANAT KUMAR CHATTERJEE**, (4) **SRI CHANDAN LAL CHATTERJEE**, (5) **SMT. ANITA BANERJEE @ CHATTERJEE**, (6) **SMT. SARBANI CHATTERJEE**, (6a) **SMT. ARPITA GHOSHAL** and (6b) **SMT. AMRITA CHATTERJEE** are the recorded joint owners in respect of **ALL THAT** the Bastu land measuring 3 Cottah 11 Chittack 15 Sq.ft. be the same a little more or less together with two storied pucca structure measuring about 2800 Sq.ft. (out of which 1400 Sq.ft. in the Ground floor and 1400 Sq.ft. in the First Floor) standing thereon lying and situated at Premises No. 6, Dixon Lane in the Town of Kolkata, Post Office - Entally, Ward No.50 under Kolkata Municipal Corporation, Police Station - Muchipara, Kolkata - 700014.

**AND WHEREAS** after that they have mutated their names in the assessment record of the Kolkata Municipal Corporation vide Assessee No. 110500900118 and enjoying the property peacefully by paying taxes accordingly.

**AND WHEREAS** the party of the first part being the absolutely owners and seized and possessed **ALL THAT** the Bastu land measuring 3 Cottah 11 Chittack 15 Sq.ft. be the same a little more or less together with two storied pucca structure measuring about 2800 Sq.ft. (out of which 1400 Sq.ft. in the Ground floor and 1400 Sq.ft. in the First

Floor) standing thereon lying and situated at Premises No. 6, Dixon Lane in the Town of Kolkata, Post Office - Entally, Ward No.50 of Kolkata Municipal Corporation, Police Station - Muchipara, Kolkata - 700014, which is morefully described in the First Schedule hereunder written (hereinafter referred to as the "**said Property**") and could not maintain the building which is almost at the verge of demolition and decided to develop the said property by creating ownership residential flat or apartment in a multi storied building thereon upon complying the building rules of Kolkata Municipal Corporation with the help of some one who can develop the said property.

**AND WHEREAS** the owners with that object in view approached the party of the other part being termed as builder/developer herein having the experience to undertake such construction and entire into a Development Agreement to construct the said multi storied building contained several residential flats and other garage or space for themselves and also for sale to intending purchaser/purchasers alongwith undivided proportionate share of the land equivalent to construction of individual flats.

**AND WHEREAS** the party of the other part developer herein being the approached by the said party of the first part agreed to exploit and develop the said landed property particularly described in the first

schedule written hereunder by constricting a residential building upon demolition of the existing structure upon arrangement of funds by the said Builder/Developer either from its own source and/or from the intending buyers of the undivided proportionate share of land with flats or apartments to be constructed in the said building hereby proposed to be constructed through the said Builder/Developer the party of the other Part.

**AND WHEREAS** the consideration payable as well as benefits/arrangements to be made for such offer inasmuch as the terms and conditions for such promotion of the building and providing allotted portions and selling the allotted portions of the Developer consisting of flats, parking space and shops of the said building by the Developer to the intending purchaser has been agreed upon by and between the parties.

**AND WHEREAS** the Developer being fully satisfied as to the Owners good and marketable titles of the said premises and being fully satisfied with the terms and conditions and stipulations attached to such promotions of the building/buildings and providing Owners allocation to the Owners and selling the flats of the premises to the intending purchaser by the owner, the Owners and the Developer have entered into an Agreement on the terms and conditions appended hereunder.

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

**ARTICLE-I DEFINITIONS**

In these presents unless contrary and/or repugnant thereto the following expression shall have the following meaning:

- 1.1 OWNERS** shall mean (1) **SRI ABIR CHATTERJEE** (PAN : **AUPPC8731M**), (Aadhaar No. **3687 8200 4278**) (Mob. : **8777613827**), son of Late Sovonlal Chatterjee, by occupation -Self Employed, (2) **SRI PRNOTH KUMAR CHATTERJEE** (PAN - **ACQPC7099F**), (Aadhaar No. **5323 0355 3466**) (Mob. : **9830231551**, son of Late Narendranath Chatterjee, by occupation -Retired, (3) **SRI SANAT KUMAR CHATTERJEE** (PAN : **APPPC4619H**), (Aadhaar No. **2297 8552 3494**) (Mob. : **9831495374**), son of Late Narendranath Chatterjee, by occupation - Retired, (4) **SRI CHANDAN CHATTERJEE** (PAN : **AGZPC0590N**), (Aadhaar No. **4789 1944 9711**) (Mob. : **628927075**), son of Late Biswnath Chatterjee, by occupation -Retired, all by faith - Hindu, by Nationality - Indian, all are resident of 6, Dixon Lane, P.O. - Entally, P.S. - Muchipara, Kolkata - 700014, (5) **SMT. ANITA BANERJEE @ CHATTERJEE** (PAN - **BKHPB7933D**), (Aadhaar No. **6961 6368 8720**) (Mob. : **9230509874**), wife of Basudeb Banerjee, daughter of Late Narendranath Chatterjee, by occupation -

Housewife, by Nationality - Indian, resident of 6, Dixon Lane, P.O. - Entally, P.S. - Muchipara, Kolkata - 700014, (6) **SMT. SARBANI CHATTERJEE** (PAN - AOYPC3783N), (Aadhaar No. 2996 5488 9894) (Mob. : 6291794328), wife of Late Sundar Lal Chatterjee, daughter of Sunil Mukherjee, by occupation - Housewife, by Nationality - Indian, residing at 6, Dixon Lane, P.O. - Entally, P.S. - Muchipara, Kolkata - 700014, (6A) **SMT. ARPITA GHOSHAL** (PAN - AWEPG3983G), (Aadhaar No. 8746 1551 9161) (Mob. : 9836041429), wife of Arindam Ghoshal, daughter of Late Sundar Lal Chatterjee, by occupation - Housewife, by Nationality - Indian, residing at 6, Dixon Lane, P.O. - Entally, P.S. - Muchipara, Kolkata - 700014, (6B) **SMT. AMRITA CHATTERJEE** (PAN - ARLPC7180M), (Aadhaar No. 2315 2757 7491) (Mob. : 9836041474), wife of Amit Saha, daughter of Late Sundar Lal Chatterjee, by occupation - Service, by Nationality - Indian, residing at 6, Dixon Lane, P.O. - Entally, P.S. - Muchipara, Kolkata - 700014, and include their respective heirs, legal representatives, executors administrators and assigns.

- 1.2 **DEVELOPER** shall mean **CHIRAG HOUSING**, a proprietorship firm having its principal place of business at 3, Golap Shastri Lane, Post Office - Entally, Police Station - Muchipara, Kolkata - 700014, represented by its sole proprietor **SRI BISWARUP BANERJEE**, (PAN : BZJPB7512B), (Aadhar No. 9206 3248

0478), (Mobile No. 9874585133) son of Late Barun Banerjee, by faith - Hindu, by occupation - Business, Nationality - Indian, residing at 3, Golap Shastri Lane, Post Office - Entally, Police Station - Muchipara, Kolkata - 700014, and its successor-in-interest or assignee.

- 1.3 **TITLE DEEDS** shall mean - all previous deeds.
- 1.4 **PREMISES** shall mean the Premises No. 6, Dixon Lane, Post Office - Entally, Ward No.50, Police Station -Muchipara, Kolkata - 700014, fully and particularly mentioned and described in the First Schedule hereunder.
- 1.5 **NEW BUILDING/BUILDINGS** shall mean and include the proposed building or buildings to be constructed erected and completed by the Developer in accordance with the map or plan to be sanctioned by Kolkata Municipal Corporation on the said premises with or without any modification thereof.
- 1.6 **COMMON FACILITIES AND AMENITIES** shall mean and include all areas and utilities in the said Project which has not been specifically allotted or sold and shall be common for all the Unit holders and all its expenses including those in maintenance, operation, repairing, renovating, painting, rebuilding, reconstructing, decorating, replacing and

administration shall be borne by the Owners of each individual unit in the complex proportionately.

- 1.7 **SALEABLE SPACE** shall mean the all constructed and/or space of the entire area which can fetch revenue and rights in size, location advantage and market value of the said Project and/or Buildings forming part of the said premises available in such part or size or dimension for independent use and occupation and will include the undivided impartible proportionate share in all common parts, portions, lands areas and facilities after making due provisions for the space required for common facilities and amenities.
- 1.8 **OWNER'S ALLOCATION** shall mean out of the total constructed area the Owners shall get entire Second Floor and entire Third Floor consisting of 6 (six) flats measuring about 450 Sq.ft. built up area each flat and also 40% constructed area in the Fourth Floor back side of the proposed G+4 storied new building consisting of one flat measuring about 500 sq.ft. built-up area together with undivided proportionate share of the land and right of user of all the common areas, facilities and amenities attached therewith morefully particular described in the Second Schedule hereunder written as Owner's allocation.
- 1.9 **DEVELOPER'S ALLOCATION** shall mean out of the total constructed area of the proposed G+4 storied new building

consisting of the entire Ground Floor and entire First Floor and partly 60% of the constructed area on the Fourth Floor Front site of the Building together with the undivided proportionate share in the land comprising in the said premises and attributable thereto **AND TOGETHER WITH** the undivided proportionate share in all common parts, portions, areas and facilities attached therewith, which is more fully describe in the Third Schedule hereunder written.

- 1.10 **ARCHITECT/L.B.S.** shall mean the person or persons who may be appointed by the Developer for designing and planning of the said Project.
- 1.11 **BUILDING PLAN** would mean such plan or plans prepared by the Architect/L.B.S. for the construction of the said project to be sanctioned by the Kolkata Municipal Corporation together with new modifications sanctioned plan and/or alterations which may be necessary and/or required.
- 1.12 **PROJECT** shall mean the Project undertaken by the Developer on the said premises to be constructed erected and completed in the buildings to have various self-contained flats, apartments parking space and spaces capable of being held and/or enjoyed independently of each other.

- 1.13 **SPECIFICATION** shall mean the specifications required for the purpose of construction of the said New Buildings as may be decided by the Architect/L.B.S. described in the FIFTH SCHEDULE hereunder written.
- 1.14 **TRANSFER** with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what understood as a transfer of space in a multi storied building to the intending purchasers/Lessee/ in Tenants.
- 1.15 **TRANSFeree** shall mean a person, firm, limited company association of persons to whom any space in the Project has been transferred.
- 1.16 **WORDS** imparting singular shall include plural and vice versa.
- 1.17 **WORDS** imparting masculine gender shall include Feminine and Neuter genders like wise words imparting feminine general shall include masculine and neuter genders and similarly words imparting Neuter gender shall include masculine and feminine genders.
- 1.18 **TIME** shall mean the construction shall be completed within 48 months from the date of signing of this agreement. If the proposed building shall not be completed within 48 months from the date of signing of this agreement then the completion

time will be extended for next 6 months except natural calamity.

- 1.19 Complete the said Project and/or New Buildings within the Completion date as herein before recited or after a grace period of six months then and, event without prejudice to any of the rights claims contentions which the Owners may have against the Developer and will be treated as breach of contract all 54 months.

#### ARTICLE - II (COMMENCEMENT)

- 2.1 This Agreement has commenced and/or shall be deemed to have commenced on and with effect from the date of execution hereof.
- 2.2 Unless terminated in the manner as hereinafter appearing or by mutual consent this agreement shall remain in full force till 54 months.

#### ARTICLE - III ; OWNERS RIGHT AND REPRESENTATION

- 3.1 At or before entering into this Agreement the Owners have assured and represented the developer as follows :-
- i) That the Owners are the absolute Owners having a clear marketable title of the entirety of the said Premises more fully described in the First Schedule hereunder written.

- ii) That the Owners are in uninterrupted and peaceful possession of the said premises without any interruption or disturbance and/or claim from any person and/or persons in any part or portion thereof.
- iii) That the Owners have not entered into any agreement for sale transfer lease and/or development nor has created any interest of a third party into or upon the said premises or any part or portion thereof either singly or jointly.
- iv) That the Owners do not hold any excess vacant land within the meaning of the Urban Land Ceiling and Regulation Act, 1976.
- v) That all Municipal rates taxes and other outgoings payable in respect of the said premises upto the date of plan sanction of this agreement have been paid and/or shall be paid by the Owners and the Owners have agreed to keep the developer its successor and/or successors saved harmless and fully indemnified from all costs charges claims actions suits and proceedings.
- vi) The said property will be hand over to the Developer for development as is where is basis.

**ARTICLE - IV : DEVELOPER'S RIGHTS**

- 4.1 In pursuance of the mutual obligations and also subject to the various terms and conditions herein contained and on the part of the Developer to be paid performed and observed the Owners have agreed to grant the exclusive right of development and commercial exploitation in respect of the said premises unto and in favour of the Developer to undertake development of the said premises whereby the Developer shall be entitled to undertake the said project and construct erect and complete the buildings.
- 4.2 NOTHING in this presents shall be constructed as a demise or assignment or conveyance in law by the Owners of the premises or any part thereof to the Developer or as treating of any right, title or interest in respect thereof of the Developer other than an exclusive license to the Developer to commercially develop the same in terms hereof and to deal with the Developer's allocation in the new building in the manner hereinafter contained.
- 4.3 That the Developer shall arrange for shifting of the four landowners namely, 1) Abir Chatterjee, No.2) Sanat Kumar Chatterjee, No. 3) Chandan Chatterjee, No. 4) Sarbani Chatterjee, in his own cost and after completion of the project,

the Developer shall give clear notice to the owner to take possession of owners allocation till owners allocation is provided by developer, the cost of the monthly occupation charges of Rs-10,000/(Rupees- Ten Thousand)only per month shall be borne by the developer.

- 4.4 That the Developer shall take all the Debris and/or wooden Door or frame after demolition of the building and the 'owners will not have any claim on them.

#### ARTICLE - V PLAN/PERMISSIONS

- 5.1 For the purpose of undertaking development of the said premises the Developer will caused a modified or revised or new map or plan to be prepared initially consisting of Ground and various upper floor and will submit the same to Kolkata Municipal Corporation for sanction and make construction of new building and/or buildings on the said premises as per the sanction building plan with such modification in accordance with law and the Developer shall engage, and/or appoint Architect/L.B.S., Engineers and other agents for the said purpose and shall make payment of their fees and/or charges. The Developer shall undertakes that all future fees or other amounts payable in this connection will be paid by the Developer.

- 5.2 The developer will take all steps to obtain all permissions approvals and/or sanctions as may be necessary and/or required and the Owners hereby agree and undertake to sign all papers and/or documents as may be necessary and/or required.

**ARTICLE - VI ; SPACE ALLOCATION**

- 6.1 That the Developer shall deliver the owner's allocated area as described in Clause 1.8 herein above within 48 months from the date of Sanction of building plan and after getting C form the K.M.C. whichever is later subject to natural calamities, stop work notice from K.M.C., Civil injunction. Then the time specified in this agreement may extend upto 6 (six) months.
- 6.2 That the developer shall be entitled to transfer or otherwise deal with the developer's allocated area as mentioned in Clause 1.9 hereinbefore in the new building, before, after or in course of completion of the building.
- 6.3 That the Developer shall be entitled to registered or transfer or assign his allocated portion to any third party before, after or in course of completion of the building and the Developer is entitled to enter into agreement for sale in respect of its allocation and further shall be entitled to receive all advances and full consideration from the said Developer's allocated area.

The Owners will be vendor to such Deed of Transfer by the developer. Be in mentioned herein that the Owners shall have no financial liability and obligation as regard agreement for sale to be executed by and between the developer and intending purchasers.

- 6.4 That in so far as necessary all dealings by the Developer in respect of the new building shall be in the name of the Owners 'for which purpose the Owners undertake to give the developer the registered power of attorney in a form and manner as is reasonably required. It being however agreed that such dealing shall not in any manner fasten or create any financial liability upon the Owners or effect right, title or interest of the Owners property or Owners allocation in the new building over the Second Schedule of property.
- 6.5 That the Owners undertake as per demand of Developer the Owners shall execute the deed of Conveyance or Conveyances or any other deed of the nature of transfer in favour of the developer or its nominee or nominee at the cost of the Developer or its nominee or nominees and the Owners agree to join a Vendor in the said deed of Conveyance to be executed in respect of the transfer of the undivided proportionate share of the land underneath attributable to the Developer allocation in

confirming party in the said deed of Conveyance. The developer shall be entitled to sale his allocation before, after or in course of completion of the building. However the liability of obtaining the completion certificate from the authority shall be of the developer, by the Power of Attorney to be conferred and executed by the Owners to the Developer. It is hereby agreed that the developer shall part with possession of such spaces and or such apartments in their allocation as described in the Third Schedule to the intending purchasers and also deliver possession of the Owners allocation as fully described in the Second Schedule herein below complete in full.

#### ARTICLE - VII : NEW BUILDING

- 7.1 That the Owners shall deliver the vacant possession of the First Schedule property to the developer within one month from the date of the signing of the Development Agreement. After getting vacant possession of the First Schedule Property, the Developer demolish the structure standing thereon and will apply for sanction the building plan before the Authority concerned within two months thereafter. After sanctioned of the building plan the Developer shall construct the new building on the First Schedule mentioned property in accordance with the building plan with good and standard materials including the portion of the

mentioned in Schedule of property written hereunder. If the Owners fail or neglect to deliver the vacant possession of the First Schedule property to the Developer within one month from the signing of the Development Agreement, in that event the stipulated period of 48 months under this agreement may vary and the developer shall not be responsible for the said delay.

- 7.2 That the Developer shall be authorized to apply for and obtain temporary connection of water, electricity to the new building for the purpose of construction or enjoyment of the building.

**ARTICLE - VIII OBLIGATION OF THE DEVELOPER**  
**AND INDEMNITY**

- 8.1 The Developer shall :
- i) Take such steps as are necessary to divert all pipes, wires, cables or other conducting media in, under or above the project or any adjoining or neighbouring premises and which need to be diverted as a result of the development.
  - ii) Install all electricity, water, and surface soil water drainage to the premises and shall ensure that the same connect directly to the mains.

- iii) Serve such notices and enter into such agreements with statutory undertakings or other companies as may be necessary to install the services.
- iv) Give all necessary or usual notices under any statute affecting the demolition and clearance of the premises and the development, give notices to all water, electricity and other statutory authorities as may be necessary in respect of development of the said premises and pay all costs, fees and outgoings incidental to or consequential, on any such notice and indemnified the Owners from and against all costs charges claims actions suits and proceedings.
- v) Remain responsible for due compliance with all statutory requirements whether local, state or central and shall also remain responsible for any deviation in constructions which may not be in accordance with the plan (Unless done at the instructions of the Owners) and has agreed to keep the Owners saved harmless and fully indemnified from and against all costs charges actions suits and proceedings.
- vi) Remain responsible for any accident and/or mishap taking place while undertaking demolition and/or clearance of the site and also while constructing erecting and completing the said project and/or new Building and/or buildings in

accordance with the said plan and has agreed to keep the Owners save harmless and fully indemnified from and against all costs charges claims actions suit and proceedings.

- vii) Incur all costs charges and expenses for the purpose of constructing erected and completing the said new buildings in accordance with the said plan.
- viii) Not allow any person to encroach nor permit any encroachment by any person and/or persons into or upon the said premises or any part or portion thereof.
- ix) Not expose the Owners to any liability and shall regularly and particularly make payment of the fees and/or charges of the Architect, Engineer and other agents as may be necessary and/or required for the purpose of construction erection and completion of the said project.

#### INDEMNITY:

- i) That the developer hereby undertakes to provide a suitable rental accommodation in and around locality for the parties of the First Part more particularly for said Owners for their accommodation during the period of the completion of the project or in other words from the date of vacating the existing possession by the owners till the handing over of Owners'

allocation in the proposed multistoried building by the developer. Be it mentioned here that during the period of stay the developer will be solely responsible for making payment of rent, all outgoings etc. for the aforesaid arrangement except the charges of electricity.

- ii) That the developer hereby undertakes to keep the Owners indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in or relative to the construction of the said New Building.
- iii) That the Developer hereby undertakes to keep the Owners indemnified against all actions, suits, costs and proceedings and claims that may arise out of the Developer actions with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect herein. For any matter raised under this clause, only developer will be responsible to solve the matter legally.

#### **ARTICLE - IX ; COMMENCEMENT OF CONSTRUCTION AND REIMBURSEMENT**

- 9.1 For the purpose of determination of the date of commencement of construction, the statutory authority i.e.

K.M.C. the certificate for the time being in respect of the said project shall be final conclusive and binding on the parties.

#### **ARTICLE - X ; COMPLETION**

- 10.1 Unless prevented by circumstances beyond the control of the Developer and/or circumstances amounting, to force majeure as hereinafter appearing the said project shall be constructed erected and completed within and period of 48 month from the date of sanction of the building plan or handing over vacant possession of the premise whichever is later, (hereinafter referred to as the COMPLETION DATE) and time in this regard to be treated as the essence of the contract. For the purpose of completion the certificate of the statutory authority i.e. K.M.C. shall be final conclusive and binding on the parties and similarly the common facilities and/or utilities will also be completed.

#### **ARTICLE XI ; MISCELLANEOUS**

11. The Owners and the Developer shall be entitled to enter into agreements for sale, transfer and/or long term lease in respect of their respective allocation but it shall be the obligation on the part of the Owners and Developer respectively to remain responsible whereby intending purchasers of their respective allocation of the parties hereto shall be liable to contribute

various amounts on account of proportionate share or contribution electric connections, deposits for electric meter, costs for capital cost for equipment and development maintenance deposits and documentation charges and municipal and taxes in the event of the Owners and/or the developer deciding to retain for themselves any of the units, apartments, constructed spaces then and in that event they shall be liable to pay and contribute the proportionate amounts as stated hereinabove.

11.2 The parties hereto will be indemnified their respective allocation. The details of such allocation will appear from the 2<sup>nd</sup> & 3<sup>rd</sup> Schedule hereunder written and hereinafter referred to the Owners' allocation and Developer's allocation respectively.

11.3 In case if the developer can make negotiation with any third party who is interested to take major area in the constructed premises (under the Developer's allocation) in one lot either as lease, tenancy or purchase the same, then in such event the Developer shall alone will finalise such deals and terms and conditions thereof and in case of outright sale after deducting all the expenses including providing space for staircase, meter space etc. the net sale proceeds will be solely appropriated/ taken away by the developer.

11.4 Similarly any intending purchasers can also create a charge or mortgage in respect of area/Unit intending to purchase from Developers allocation to any Bank financial Institution or private financiers to obtain loan and both such cases the Owners will give full cooperation and sign such papers as may be required by the Bank or Financial Institution or Private Financiers. However it is made clear that Owners under no circumstances will be liable to pay such loans or any portion thereof.

11.5 The work of construction will be completed within a period of Forty Eight Months from the commencement of work subject to force measure clause.

**AND IT IS HEREBY EXPRESSLY BY AND BETWEEN** the parties hereto that the developer shall be entitled to enter into agreements for sale, transfer and/or lease in respect of the developer's allocation in its own name and it will not be obligatory for the Owners to be confirming parties and in any event by this Agreement the Owners hereby consent to the same.

11.6 All disputes, and differences arising out of or in relation this agreement shall be referred to arbitration under the provision of arbitration and Conciliation Act, 1996 or any statutory modification thereof for the time being in force.

- 11.7 Courts of Kolkata alone shall have the jurisdiction to entertained try all action, suits, proceedings arising out of this agreement.

**ARTICLE - XII; TITLE DEEDS**

- 12.1 The Developer hereby agree and undertake that they will hold the Deed of Conveyance in respect of the portions forming part of the said Entire Premises and shall keep the same in safe custody and shall offer the same for inspection and production as and when required by the Owners or the intending purchaser of any unit in project or in case of necessarily to deposit with the Bank or Financial Institution.

**ARTICLE - XII OWNERS' OBLIGATIONS**

13. **The Owners have agreed :**
- i) To co-operate with the Developer in all respect for development of the said premises in term of this agreement.
  - ii) To execute all deeds documents and instruments as may be necessary and/or required from time to time.

- iii) For the purpose of obtaining all permissions approvals and/or sanctions to sign and execute all deeds documents and instruments as may be necessary and/or required to enable the Developer undertake construction of the project and/or Buildings in accordance with the said plan.
- iv) To execute a General Power of Attorney and a registered power of attorney in favour of the Developer or its nominee and/or nominees and till valid 54 months from date of agreement.
- v) To execute the Deed of Conveyance/Lease in respect of the developer's allocation in favour of the intending purchaser acquiring units apartments constructed spaces and car parking spaces forming part of the **DEVELOPER'S ALLOCATION.**

#### **ARTICLE - XVI ; DEFAULT AND REMEDIES**

- 14.1 Unless prevented by circumstances beyond its control of the Developer shall commit any default and/or breaches of any of the terms and conditions herein contained and on the part of the Developer to be paid performed and observed or in the event of the Developer failing to.

- 14.2 Complete the said Project and/or New Buildings within the Completion date as hereinbefore recited or after a grace period of six months then and. event without prejudice to any of the rights claims contentions which the Owners may have against the Developer, the developer shall be liable and has agreed to pay to the Owners such compensation as may be decided by the Arbitrator.

#### **ARTICLE XV ; PROCEDURE**

- 15.1 The Owners shall execute a General Power of Attorney and a registered General Power of Attorney in favour of the developer and/or its nominee and/or nominee as any be required for the purpose of obtaining necessary permission approvals and sanctions from different authorities in connection with the construction of the said new buildings and also for pursuing and following up the matter with the Kolkata Municipal Corporation, Urban Land (Ceiling and Regulation) Act, 1976, Fire Department, West Bengal Building (Construction and Transfer) by promoter Act, Pollution and Environment Control Authorities, Directorate of Electricity, for obtaining Lift License, Permission for Generator, for obtaining Sewerage connection, Water, Electricity supply and/or modification and changes of the plan and for obtaining the completion and Occupancy certificates and other Authorities and for booking

and/or entering into agreement for sale of saleable area out of Developer's allocation and till valid 54 months from date of agreement.

#### **ARTICLE XVI : BUILDING**

- 16.1 The Developer shall at its own costs construct erect and complete the Project on the said premises in accordance with the sanctioned plan as per the specifications described in the fourth schedule hereunder written and the common facilities and amenities hereinbefore mentioned with first class materials as may be certified by the Architect of the said Project and the same shall be completed within the said Completion date.
- 16.2 Subject as foresaid the decision of the Architect/LBS regarding the quality of the material shall be final and binding between the parties hereto and the said project will be constructed erected and completed in accordance with the specifications details whereof are mentioned in the Fourth Schedule hereunder written.
- 16.3 It is clear that the Owners and/or all unit buyers thereof shall share in common the proportionate charges for payments, deposits made to W.B.S.E.B./C.E.S.C. for - H. T. /L.T. Line

charges, all cable installations contractor's remuneration, transformer, meters, sub-meters and cables and their installation charges and accessories and payment in respect thereof shall be made to the Developer.

- 16.4 The Developer shall be authorized in the name of the Owners in so far as necessary to apply for and obtain quota entitlement and other allocation of or for cement, iron bricks, sand other building materials allocable to the Owners for the construction of the building and to similar apply for and obtain temporary and permanent connection of water, electricity, power, drainage, sewerage and/or gas to the project and other inputs and facilities required for the construction or for the better enjoyment of the building for which purpose the Owners shall execute in favour of the Developer or its nominee or nominees a power of attorney and other authorities as shall be required by the Developer.
- 16.5 The Developer shall at its own costs and expenses and without creating any financial and other liability on the Owners construct and complete the Project and various units and/or apartments therein in accordance with the sanctioned building plan and any amendment thereto or modification thereof made or caused to be made by the Developer as per specification described in the Fourth Schedule hereunder.

16.6 All costs charges and expenses including Architect's/LBS Structural Engineer's fees shall be discharged by the Developer and the Owners shall bear no responsibility in this context.

16.7 The Owners shall not cause any obstruction or interference in the Developer continuing with the construction erection and completion of the said Project as well as ensure that no one else claiming any right title interest through or behalf of the Owners will obstruct or create any problem or difficulty in such construction

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of Bastu land measuring 3 Cottah 11 Chittack 15 Sq.ft. be the same a little more or less together with two storied pucca structure measuring about 2800 Sq.ft. (out of which 1400 Sq.ft. in the Ground floor and 1400 Sq.ft. in the First Floor) standing thereon lying and situated at Premises No. 6, Dixon Lane in the Town of Kolkata, Post Office - Entally, Ward No.50 of Kolkata Municipal Corporation, Assesse No. 110500900118, Police Station - Muchipara, Kolkata - 700014 and the said property is butted and bounded as follows:-

**ON THE NORTH** :- By 11 Feets common passage ;

**ON THE SOUTH** :- By 3' - 10" common passage ;

**ON THE EAST** :- By Premises No.5 Dixon Lane ;

**ON THE WEST BY** :- By Premises No.7 Dixon Lane ;

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(OWNERS ALLOCATION)**

**OWNER'S ALLOCATION** shall mean out of the total constructed area the Owners shall get entire Second Floor and entire Third Floor consisting of 6 (six) flats measuring about 450 Sq.ft. built up area each flat and also 40% constructed area in the Fourth Floor back side of the proposed G+4 storied new building consisting of one flat measuring about 500 sq.ft. built-up area together with undivided proportionate share of the land and right of user of all the common areas, facilities and amenities attached therewith.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(DEVELOPER'S ALLOCATION)**

**DEVELOPER'S ALLOCATION** shall mean out of the total constructed area of the proposed G+4 storied new building consisting of the entire Ground Floor and entire First Floor and partly 60% of the constructed area on the Fourth Floor Front site of the Building together with the undivided proportionate share in the land comprising in the said premises and attributable thereto **AND TOGETHER WITH** the undivided proportionate share in all common parts, portions, areas and facilities attached therewith.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**(Description of the Construction)**

Structure	:	RCC Structure
Doors Frames	:	Sal Door Frames
Doors	:	Flush Doors
Windows	:	Aluminum Sliding Windows
CP Fittings	:	Good quality
Sanitary-ware	:	P.V.C. Pipe with Pan/commode.
Electric Fittings	:	Copper Wires concealed wiring
Switches	:	Modular Switches of Anchor Make (Max 25 Nos. 2BHK) (MAX 18 - Black)
Kitchen	:	Black granite Counter & Black stone Sink
Wall tiles	:	Glazed tiles upto 5 ft. height
Flooring	:	2/2 ft. Tiles Flooring
Water supply	:	24 hrs. water supply will provided by well through over head tank.
Interior wall	:	Finished with plaster of paris.
Outside Wall	:	Painting in outside the building.

Page No.  
SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the  
executants/  
presentants



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Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



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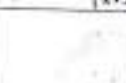
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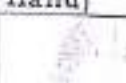
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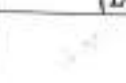
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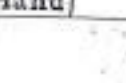
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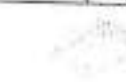
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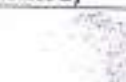
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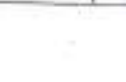
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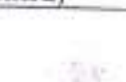
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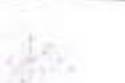


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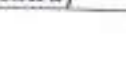
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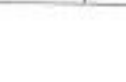
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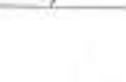
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## SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the  
executants/  
presentants

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



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



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



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

Page No.  
SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the  
executants/  
presentants



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*M B D*

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**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন  
**IDENTITY CARD** KYZ1415789  
 পরিচয় পত্র



Elector's Name Ahir Chatterjee  
 নির্বাচকের নাম অহির চট্টোপাধ্যায়  
 Father's Name Sovan Lai Chatterjee  
 পিতার নাম শোভন লাল চট্টোপাধ্যায়  
 Sex M  
 লিঙ্গ পুং  
 Age as on 1.1.2005 22  
 ১.১.২০০৫-এ বয়স ২২

*Ahir Chatterjee*

Address:  
 6 DIXON LANE 50 MUCHIPARA Kolkata 700014

ঠিকানা:  
 ৬ ডিক্সন লেন ৫০ মুচিপারা কলকাতা ৭০০০১৪

Facsimile Signature  
 Electoral Registration Officer  
 নির্বাচন নিয়ন্ত্রক অফিসার

Assembly Constituency: 156-Sealdah  
 বিধানসভা নির্বাচন কেন্দ্র: ১৫৬-শিৱালয়  
 District: Kolkata জেলা: কলকাতা  
 Date: 20.01.2005 তারিখ: ২০.০১.২০০৫

आयकर विभाग

INCOME TAX DEPARTMENT

ABIR CHATTERJEE

SOVAN LAL CHATTERJEE

09/12/1983

Permanent Account Number

AUPPC8731M

Abir Chatterjee

Signature



भारत सरकार

GOVT. OF INDIA



Abir Chatterjee



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার

Unique Identification Authority of India  
Government of India

ভালিকাঙ্কিত আই ডি/Enrollment No.: 1040/19611/02943

To  
অবির চট্টোপাধ্যায়  
Abir Chatterjee  
9 DIXON LANE  
Intally S.O  
Intally Kolkata  
West Bengal 700014

19/03/14



MN158634859DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**3687 8200 4278**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



অবির চট্টোপাধ্যায়  
Abir Chatterjee  
পিতা : সোভান লাল চট্টোপাধ্যায়  
Father : SOVAN LAL CHATTERJEE  
জন্ম বার্ষিক / Year of Birth : 1983  
লিঙ্গ / Male



**3687 8200 4278**

আধার - সাধারণ মানুষের অধিকার

*Abir Chatterjee*



বিশিষ্ট পরিচয় প্রাপ্তিকরণ

ভারত সরকার

Identification Authority of India  
Government of India

অই ডি / Enrollment No.: 1111/60072/11945

১. প্রদত্ত চ্যালেঞ্জ  
Pranath Kumar Chatterjee  
২. Narendra Nath Chatterjee  
3/2 KARUNAMOYEE HOUSING ESTATE  
SECTOR-2  
Gidhannagar(M)  
North 24 Parganas  
West Bengal 700091  
30231551



MP474805067FT



সংখ্যা / Your Aadhaar No.:

323 0355 3466

- সাধারণ মানুষের অধিকার

ভারত সরকার  
Government of India

প্রদত্ত চ্যালেঞ্জ  
Pranath Kumar Chatterjee  
বিশিষ্ট : নরেন্দ্র নাথ চ্যাটার্জী  
Father : Narendra Nath Chatterjee  
অনুলিপি : DOB : 11/10/1937  
পুরুষ / Male



5323 0355 3466

- সাধারণ মানুষের অধিকার



তথ্য

- অধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করা হয়।

### INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

■ অধার সারা দেশে মান্য।

■ অধার শুধুমাত্র সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।

■ Aadhaar is valid throughout the country.

■ Aadhaar will be helpful in availing Government and Non-Government services in future.



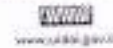
ভারতীয় বিশিষ্ট পরিচয় প্রাপ্তিকরণ

Unique Identification Authority of India

ঠিকানা:  
এম/ও: নরেন্দ্র নাথ চ্যাটার্জী, বি-  
9/2, কারুনামোয়ী হাউসিং এস্টেট,  
সেক্টর-২, গিডহানগর (ওম),  
উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ,  
৭০০০৯১

Address:  
S/O: Narendra Nath Chatterjee, B-  
9/2, KARUNAMOYEE HOUSING  
ESTATE, SECTOR-2,  
Gidhannagar(M), North 24  
Parganas, West Bengal, 700091

5323 0355 3466



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ACQPC7099F



नाम /NAME  
PRNOTH KUMAR CHATTERJEE

पिता का नाम /FATHER'S NAME  
NARENDRA NATH CHATTERJEE

जन्म तिथि /DATE OF BIRTH  
11-10-1937

हस्ताक्षर /SIGNATURE

असहय सचिव, प. व. - XI

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



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1215/80072/02067

To  
অমৃতা চ্যাটার্জী  
Amrita Chatterjee  
8 DIXON LANE  
Erstaly  
Erstaly  
Circus Avenue Kolkata  
West Bengal 700014  
9836041474

208702377



MP887023772FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**2315 2757 7491**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



অমৃতা চ্যাটার্জী  
Amrita Chatterjee  
পিতা : সুন্দর লাল চ্যাটার্জী  
Father : Sundar Lal Chatterjee  
জন্মতারিখ / DOB : 14/07/1987  
সম্পদ / Female



**2315 2757 7491**

আধার - সাধারণ মানুষের অধিকার

Amrita Chatterjee



# ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 20 / 139 / 774511

পরিচয় পত্র



Elector's Name

নির্বাচকের নাম

Chatterjee Pronoth Kumar

ছাটাজী প্রনোথ কুমার

Father/Mother/

Husband's Name

পিতা/মাতা/স্বামীর নাম

Narendra

নারেন্দ্র

Sex

লিঙ্গ

M

পুং

Age as on 1.1.1995

১.১.১৯৯৫-এ বয়স

56

৫৬

Address

B/9 Flat 2 SaltLake,Block ED,Karunamoyee,  
Bidhannagar,N.24Pgs.

ঠিকানা

বি/৯ ফ্ল্যাট ২ সল্টলেক,ব্লক ইডি,করুণাময়ী,  
বিধাননগর,উঃ-২৪পঃ

*(Signature)*

Facsimile Signature

Electoral Registration Officer

নির্যাক্ষরিত স্বাক্ষর

For 139-BELGACHIA EAST

Assembly Constituency

১৩৯-বেলগাচিয়া পূর্ব

বিধানসভা নির্বাচন কেন্দ্র

Place

Calcutta

স্থান

কলিকাতা

Date

18.07.95

তারিখ

১৮.০৭.৯৫



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

ভালিকাঙ্কিত আইডি/Enrollment No.: 1040/19611/02941

To  
সদত কুমার চ্যাটার্জী  
Sanat Kumar Chatterjee  
6 DIXON LANE  
Intally S.O  
Intally Kolkata  
West Bengal 700014

15812507



MN158835077DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**2297 8552 3494**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



সদত কুমার চ্যাটার্জী  
Sanat Kumar Chatterjee  
পিতা : নরেন্দ্র নাথ চ্যাটার্জী  
Father : NARENDRA NATH CHATTERJEE  
জন্ম বার্ষিক / Year of Birth : 1940  
পুরুষ / Male



**2297 8552 3494**

আধার - সাধারণ মানুষের অধিকার

*Sanat*

आयकर विभाग  
INCOME TAX DEPARTMENT



SANAT KUMAR CHATTERJEE  
NARENDRA NATH CHATTERJEE

14/11/1940

Permanent Account Number  
APPPC4619H

*S. N. Chatterjee*

Signature

भारत सरकार  
GOVT OF INDIA



04112010

*S. N. Chatterjee*



ভারতের নির্বাচন কমিশন  
পত্রিকার পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
WB/22/156/264614



নির্বাচকের নাম : সনৎ কুমার চাট্টিজী  
Elector's Name : Sanat Kumar Chatterjee  
নিজের নাম : নরেন্দ্রনাথ চাট্টিজী  
Father's Name : Narendranath Chatterjee  
লিঙ্গ/Sex : পুং M  
জন্ম তারিখ : 14/11/1940  
Date of Birth : 14/11/1940

WB/22/156/264614

ঠিকানা:  
৬, ডিক্সন লেন, ওয়ার্ড নং ৫০, মুচিপারা সিটিমিউনিসিপাল  
কর্পোরেশন, কলকাতা-৭০০০১৪

Address:  
6, DIXON LANE, WARD NO.50,  
KOLKATA MUNICIPAL CORPORATION,  
MUCHIPARA, KOLKATA, 700014

Date: 28/03/2011

162-চৌরঙ্গী বিধান সভার নির্বাচন অফিসারের  
স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral  
Registration Officer for  
162-Chowringhee Constituency

নিম্নে উল্লিখিত ঠিকানা পরিবর্তন করলে নিম্নে উল্লিখিত  
স্বাক্ষর করুন এবং পরিবর্তন করলে স্বাক্ষর করুন  
নিম্নলিখিত নথি সংগ্রহ করুন  
In case of change in address mention the Card No.  
in the relevant Form for including your name in the  
roll in the changed address and to obtain the card  
with new number.

*Signature*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

CHANDAN CHATTERJEE  
BISWANATH CHATTERJEE  
28/08/1958  
Thrift Savings Account Number  
AGZPC0590N



*Ch. Chatterjee*  
Signature



192

*Ch. Chatterjee*



भारत सरकार  
GOVERNMENT OF INDIA



চন্দন চট্টোপাধ্যায়  
Chandan Chatterjee  
পিতা : বিষ্ণুনাথ চট্টোপাধ্যায়  
Father : BISWANATH CHATTERJEE  
জন্ম বার / Year of Birth : 1958  
পুরুষ / Male



4789 1944 9711

- সাধারণ মানুষের অধিকার

1192

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
৬, ডিক্সন লেন, কলকাতা  
কলকাতা-৭০০০১৪

Address:  
6, DIXON LANE, KOLKATA S.O.  
Kolkata, West Bengal  
700014



1947  
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



UID, Bhv No. 1947  
Bengaluru-560 001

10

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ANITA BANERJEE

NARENDRA NATH CHATTERJEE

01/12/1942

Permanent Account Number

BKHPB7933D

*Anita Banerjee*  
Signature





নির্বাচকের নাম : সর্বানী চ্যাটার্জী  
Elector's Name : Sarbani Chatterjee  
স্বামীর নাম : সুন্দরলাল চ্যাটার্জী  
Husband's Name : Sundarlal Chatterjee  
লিঙ্গ/Sex : ফ/ম  
জন্ম তারিখ  
Date of Birth : 17/06/1958

WKJ2619526

ঠিকানা:  
৬, ডিক্সন লেন, মুচপারা, কলকাতা- ৭০০০১৬

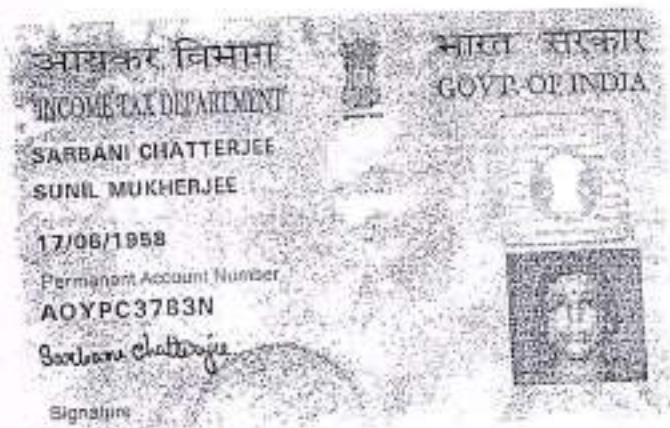
Address:  
6, DIXON LANE, MUCHPARA, KOLKATA-  
700016

Date: 23/12/2014

162-চৌরঙ্গী নির্বাচন কেন্দ্র নির্বাচন পরিচালক  
স্বাক্ষরের অনুমতি  
Facsimile Signature of the Electoral  
Registration Officer for  
162-Chowrangee Constituency

নিম্নলিখিত ক্ষেত্রে লিখিত পত্রটি পূরণ করে এবং এটি  
সঙ্গে সঙ্গে নির্বাচন পরিচালককে প্রদান করে নিম্নে বর্ণিত  
নির্দেশনাগুলি মেনে চলুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

Sarbani Chatterjee



Sarbani Chatterjee

ভারত সরকার  
Government of India

সর্বাঙ্গী চ্যাটার্জী  
Sarbanī Chatterjee

পিতা : সুনীল কুমার মুখার্জী  
Father : Sunil Kumar Mukherjee

জন্মতারিখ / DOB : 17/06/1958

মহিলা / Female

2996 5488 9894

2996 5488 9894

- সাধারণ মানুষের অধিকার



192

ভারত সরকার  
Unique Identification Authority of India

ঠিকানা:  
6, ডিক্সন লেন, এন্টালী, কোলকাতা, ৭০০০১৪  
Address:  
6, DIXON LANE, Entally, Kolkata, West Bengal, 700014

2996 5488 9894

1820 300 1947

help@uidai.gov.in

www.uidai.gov.in

Sarbanī Chatterjee



ZTA1467d1d



সির্বাচকের নাম : অর্পিতা ঘোষাল

Elector's Name : Apita Ghoshal

शरीर : अतिशय दृढ

Husband's Name : Arindam Ghoshal

Ref/Sec : 51/F

জন্ম তারিখ  
Date of Birth : 14/07/1986

ZTA1487414

विद्यमान

**தொலைபேசி:**  
5, இராமநாத் நாயுடு வீதி, தஞ்சை-711003

Address:

6, UPENDRA NATH CHATTERJEE  
LANE, 38, HOWRAH MUNICIPAL CORP.,  
SHIBPUR, HOWRAH-711103

॥५॥

Date: 06/05/2012

173-शिवका सचिव विवेकानंद एनएच सिटीडिड सिटीडिड

परिचालिका वा भारत अनुमति

Facsimile Signature of the Election

Registration Officer for

173-Howrah Dakshin Constituency

[illegible]

In case of change in address, notify the East Ma. in the relevant Form for including your name in the roll at the changed address and so obtain the card with same number.

Aspirate Collected



आधार

ভারত সরকার

Unique Identification Authority of India  
Government of India

प्रातिष्ठानिक संख्या / Unique Ident. No. 20182012400149

To  
অপিতা গোস্বাল  
Aparita Ghoshal  
100, Vardhola Road, 1st floor  
SUNDAR NATION ENTERPRISE  
Bhubaneswar  
Pin-751001  
Odisha  
India  
Mobile No. 98260 11001

100120182012400149



আপনার আধার সংখ্যা / Your Aadhaar No.

8746 1551 9161

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



অপিতা গোস্বাল  
Aparita Ghoshal  
পিতা - সুন্দর ন্যাশনাল  
Father: SUNDAR NATION  
সুখবিল / DOB: 11/01/1986  
মাতা / Mother:



8746 1551 9161

আধার - সাধারণ মানুষের অধিকার

Aparita Ghoshal

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
ARPITA GHOSHAL SUNDAR LAL CHATTERJEE		
14/07/1986		
Permanent Account Number AWEPG3983G		
Arpita Ghoshal Signature		

Arpita Ghoshal



Amrita Chatterjee

ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
WKJ2619534



নির্বাচকের নাম : অমৃতা চ্যাটার্জী  
Elector's Name : Amrita Chatterjee  
বিতার নাম : সুন্দরান চ্যাটার্জী  
Father's Name : Sundaral Chatterjee  
লিঙ্গ/Sex : ঙ্গী/ F  
জন্ম তারিখ  
Date of Birth : 14/07/1967

WKJ2619534

ঠিকানা:  
8, ডিক্সন লেন, মুচিপারা, কলকাতা- 700014

Address:  
8, DIXON LANE, MUCHIPARA, KOLKATA-  
700014

Date: 23/12/2014

162-চৌধুরী নির্বাচন কেন্দ্র নির্বাচন নিয়ন্ত্রণ কমিশনের  
অফিসের অধীনে

Facsimile Signature of the Electoral  
Registration Officer for  
162-Chowdhury Constituency

নিম্নে উল্লিখিত স্থান নতুন ঠিকানা (যদি) দিতে হবে এবং এতে  
নতুন স্থান নতুন ঠিকানায় পরিবর্তন করা হবে এবং  
নিম্নলিখিত নতুন স্থান দিতে হবে।

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

Amrita Chatterjee



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

ভারতীয় পরিচয় আইডি / Enrollment No. 1040/21117/00998

To  
অনিতা বন্দ্যোপাধ্যায়  
Anita Banerjee  
25A DR. DHIREN SEN SARANI  
Beadon Street  
Beadon Street  
Kolkata Kolkata  
West Bengal 700006

61891800  
MN618918007FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**6961 6368 8720**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



অনিতা বন্দ্যোপাধ্যায়  
Anita Banerjee  
পিতা : নরেন্দ্রনাথ চট্টোপাধ্যায়  
Father : Narendranath Chatterjee  
জন্মতারিখ / DOB : 10/06/1942  
মহিলা / Female



**6961 6368 8720**

আধার - সাধারণ মানুষের অধিকার

192

गणेशाय नमः  
शुद्धिस्तु



भारत सरकार  
Government of India



Photo ID: 14033614



George Dab Dasu  
Date of Birth/DOB: 28/04/1959  
Male/ MALE

4799 9494 2029

VID : 9179 1813 5321 7288

मेरा आधार, मेरी पहचान



एनडीए विभिन्न राज्य सरकारें  
Unique Identification Authority of India



Address:  
C/O: Late Shri Ganga Ram Dab Dasu, A, Kailash,  
Das Dab Dasu, Lotus Road, New Delhi,  
New Delhi,  
West Bengal - 700012



4799 9494 2029

VID : 9179 1813 5321 7288

1047

help@uidai.gov.in

www.uidai.gov.in

### Major Information of the Deed

Deed No	I-1902-12752/2022	Date of Registration	20/10/2022
Query No - Year	1902-2002785021/2022	Office where deed is registered	
Query Date	17/09/2022 10:11:40 AM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Nemai Chandra Saha High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831165897, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 1,18,02,375/-		
Stamp duty/Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Kolkata, P.S:- Muchipara, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dixon Lane, Premises No: 6, , Ward No: 050 Pin Code : 700014

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	(RS :-)		Bastu		3 Katha 11 Chatak 15 Sq Ft		99,12,375/-	Width of Approach Road: 12 Ft.,
Grand Total :					6.1188Dec	0 /-	99,12,375 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2800 Sq Ft.	0/-	18,90,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2800 sq ft	0 /-	18,90,000 /-	

# Land Lord Details :

Sl No	Name/Address/Photo/Finger print and Signature
1	<b>Mr ABIR CHATTERJEE</b> Son of Late SOVONLAL CHATTERJEE 6, Dixon Lane, City:- Not Specified, P.O:- Entally, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AUxxxxxx1M, Aadhaar No: 36xxxxxxxx4278, Status :Individual, Executed by: Self, Date of Execution: 17/10/2022 , Admitted by: Self, Date of Admission: 17/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/10/2022 , Admitted by: Self, Date of Admission: 17/10/2022 ,Place : Pvt. Residence
2	<b>Mr PRONOTH KUMAR CHATTERJEE</b> Son of Late NARENDRANATH CHATTERJEE 6, Dixon Lane, City:- Not Specified, P.O:- Entally, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx9F, Aadhaar No: 53xxxxxxxx3466, Status :Individual, Executed by: Self, Date of Execution: 17/10/2022 , Admitted by: Self, Date of Admission: 19/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/10/2022 , Admitted by: Self, Date of Admission: 19/10/2022 ,Place : Pvt. Residence
3	<b>Mr SANAT KUMAR CHATTERJEE</b> Son of Late NARENDRANATH CHATTERJEE 6, Dixon Lane, City:- Not Specified, P.O:- Entally, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: APxxxxxx9H, Aadhaar No: 22xxxxxxxx3494, Status :Individual, Executed by: Self, Date of Execution: 17/10/2022 , Admitted by: Self, Date of Admission: 17/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/10/2022 , Admitted by: Self, Date of Admission: 17/10/2022 ,Place : Pvt. Residence
4	<b>Mr CHANDAN CHATTERJEE</b> Son of Late BISWNATH CHATTERJEE 6, Dixon Lane, City:- Not Specified, P.O:- Entally, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AGxxxxxx0N, Aadhaar No: 47xxxxxxxx9711, Status :Individual, Executed by: Self, Date of Execution: 17/10/2022 , Admitted by: Self, Date of Admission: 17/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/10/2022 , Admitted by: Self, Date of Admission: 17/10/2022 ,Place : Pvt. Residence
5	<b>Mrs ANITA BANERJEE, (Alias: Mrs ANITA CHATTERJEE)</b> Wife of Mr BASUDEB BANERJEE 6, Dixon Lane, City:- Not Specified, P.O:- Entally, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BKxxxxxx3D, Aadhaar No: 69xxxxxxxx8720, Status :Individual, Executed by: Self, Date of Execution: 17/10/2022 , Admitted by: Self, Date of Admission: 17/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/10/2022 , Admitted by: Self, Date of Admission: 17/10/2022 ,Place : Pvt. Residence
6	<b>Mrs SARBANI CHATTERJEE</b> Wife of Mr SUNDAR LAL CHATTERJEE 6, Dixon Lane, City:- Not Specified, P.O:- Entally, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOxxxxxx3N, Aadhaar No: 29xxxxxxxx9894, Status :Individual, Executed by: Self, Date of Execution: 17/10/2022 , Admitted by: Self, Date of Admission: 17/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/10/2022 , Admitted by: Self, Date of Admission: 17/10/2022 ,Place : Pvt. Residence

7 Mrs ARPITA GHOSHAL  
Wife of Mr. ARINDAM GHOSHAL

Wife of Mr ARINDAM GHOSHAL 6, Dixon Lane, City:- Not Specified, P.O:- Entally, P.S:-Muchipara, District:- Kolkata, West Bengal, India, PIN:- 700014 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.:: AWxxxxxx3G, Aadhaar No: 87xxxxxxxx9161, Status :Individual, Executed by: Self, Date of Execution: 17/10/2022  
Admitted by: Self, Date of Admission: 17/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/10/2022  
Admitted by: Self, Date of Admission: 17/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/10/2022

8 Mrs AMRITA CHATTERJEE  
Wife of Mr. AMIT CHATTERJEE

Wife of Mr AMIT SAHA 6, Dixon Lane, City:- Not Specified, P.O:- Entally, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ARxxxxxx0M, Aadhaar No: 23xxxxxxxx7491, Status :Individual, Executed by: Self, Date of Execution: 17/10/2022, Admitted by: Self, Date of Admission: 17/10/2022,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/10/2022, Admitted by: Self, Date of Admission: 17/10/2022,Place : Pvt. Residence

**Developer Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	CHIRAG H...

1 CHIRAG HOUSING

3, Golap Shastri Lane, City:- Not Specified, P.O:- Entally, P.S:- Muchipara, District:-Kolkata, West Bengal, India.  
PIN:- 700014 , PAN No.:: BZxxxxxx2B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by:  
Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr. BISWAS

1 Mr BISWARUP BANERJEE (Presentant )  
Son of Late BARUN BANERJEE

Son of Late BARUN BANERJEE 3, Golap Shastri Lane, City:- Not Specified, P.O:- Entally, P.S:-  
Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014, Sex: Male, By Caste: Hindu,  
Occupation: Business, Citizen of: India, , PAN No.: BZxxxxxx2B, Aadhaar No: 92xxxxxxxx0478 Status :  
Representative, Representative of : CHIRAG HOUSING (as )

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr GEORGE DEBBASU</b> Son of Late KHAGENDRA NATH DEBBASU 4, Kalides Dutta Lane, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:- Kolkata, West Bengal, India, PIN:- 700012			

Identifier Of Mr ABIR CHATTERJEE, Mr PRONOTH KUMAR CHATTERJEE, Mr SANAT KUMAR CHATTERJEE, Mr CHANDAN CHATTERJEE, Mrs ANITA BANERJEE, Mrs SARBANI CHATTERJEE, Mrs ARPITA GHOSHAI, Mrs AMRITA CHATTERJEE, Mr BISWARUP BANERJEE

# Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ABIR CHATTERJEE	CHIRAG HOUSING-0.764844 Dec
2	Mr PRONOTH KUMAR CHATTERJEE	CHIRAG HOUSING-0.764844 Dec
3	Mr SANAT KUMAR CHATTERJEE	CHIRAG HOUSING-0.764844 Dec
4	Mr CHANDAN CHATTERJEE	CHIRAG HOUSING-0.764844 Dec
5	Mrs ANITA BANERJEE	CHIRAG HOUSING-0.764844 Dec
6	Mrs SARBANI CHATTERJEE	CHIRAG HOUSING-0.764844 Dec
7	Mrs ARPITA GHOSHAL	CHIRAG HOUSING-0.764844 Dec
8	Mrs AMRITA CHATTERJEE	CHIRAG HOUSING-0.764844 Dec

# Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr ABIR CHATTERJEE	CHIRAG HOUSING-350.00000000 Sq Ft
2	Mr PRONOTH KUMAR CHATTERJEE	CHIRAG HOUSING-350.00000000 Sq Ft
3	Mr SANAT KUMAR CHATTERJEE	CHIRAG HOUSING-350.00000000 Sq Ft
4	Mr CHANDAN CHATTERJEE	CHIRAG HOUSING-350.00000000 Sq Ft
5	Mrs ANITA BANERJEE	CHIRAG HOUSING-350.00000000 Sq Ft
6	Mrs SARBANI CHATTERJEE	CHIRAG HOUSING-350.00000000 Sq Ft
7	Mrs ARPITA GHOSHAL	CHIRAG HOUSING-350.00000000 Sq Ft
8	Mrs AMRITA CHATTERJEE	CHIRAG HOUSING-350.00000000 Sq Ft

Endorsement For Deed Number : I - 190212752 / 2022

On 17-10-2022

**Presentation (Under Section 52 & Rule 22A(3) 46(1) W.B. Registration Rules, 1962)**  
Presented for registration at 19:11 hrs on 17-10-2022, at the Private residence by Mr BISWARUP BANERJEE.

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

Execution is admitted on 17/10/2022 by 1. Mr ABIR CHATTERJEE, Son of Late SOVONLAL CHATTERJEE, 6, Dixon Lane, P.O: Entally, Thana: Muchipara, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Others, 2. Mr SANAT KUMAR CHATTERJEE, Son of Late NARENDRANATH CHATTERJEE, 6, Dixon Lane, P.O: Entally, Thana: Muchipara, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Retired Person, 3. Mr CHANDAN CHATTERJEE, Son of Late BISWATH CHATTERJEE, 6, Dixon Lane, P.O: Entally, Thana: Muchipara, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Retired Person, 4. Mrs ANITA BANERJEE, Alias Mrs ANITA CHATTERJEE, Wife of Mr BASUDEB BANERJEE, 6, Dixon Lane, P.O: Entally, Thana: Muchipara, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession House wife, 5. Mrs SARBANI CHATTERJEE, Wife of Mr SUNDAR LAL CHATTERJEE, 6, Dixon Lane, P.O: Entally, Thana: Muchipara, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession House wife, 6. Mrs ARPITA GHOSHAL, Wife of Mr ARINDAM GHOSHAL, 6, Dixon Lane, P.O: Entally, Thana: Muchipara, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession House wife, 7. Mrs AMRITA CHATTERJEE, Wife of Mr AMIT SAHA, 6, Dixon Lane, P.O: Entally, Thana: Muchipara, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Service

Indetified by Mr GEORGE DEBBASU, . . . Son of Late KHAGENDRA NATH DEBBASU, 4, Kalidas Dutta Lane, P.O: Bowbazar, Thana: Bowbazar, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by profession Service

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

Execution is admitted on 17-10-2022 by Mr BISWARUP BANERJEE, CHIRAG HOUSING (Sole Proprietorship), 3, Golap Shastri Lane, City:- Not Specified, P.O:- Entally, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014

Indetified by Mr GEORGE DEBBASU, . . . Son of Late KHAGENDRA NATH DEBBASU, 4, Kalidas Dutta Lane, P.O: Bowbazar, Thana: Bowbazar, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by profession Service

Semanti Sikdar

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 18-10-2022

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,18,02,375/-

**Endorsement for issuing commission Case No:- 002137 of 2022**

A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to BAPPADITYA PURKAIT, Head Clerk for the purpose of enquiring whether this document has been executed by Mr PRONOTH KUMAR CHATTERJEE, . . . Son of Late NARENDRANATH CHATTERJEE, 6, Dixon Lane, P.O: Entally, Thana: Muchipara, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Retired Person by whom it purports to have been executed

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by by online = Rs 21/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/10/2022 12:13PM with Govt. Ref. No: 192022230137651968 on 13-10-2022, Amount Rs: 21/-, Bank: SBI EPay ( SBIPay), Ref. No. 7297321170720 on 13-10-2022, Head of Account 0030-03-104-001-16

**Endorsement by Commissioner after execution of Visit Commission Case No:-002137 of 2022**

Having visited the residence of Mr PRONOTH KUMAR CHATTERJEE, Son of Late NARENDRANATH CHATTERJEE, 6, Dixon Lane, P.O: Entally, Thana: Muchipara, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Retired Person I have this day examined the said Mr PRONOTH KUMAR CHATTERJEE who has been identified to my satisfaction by Mr GEORGE DEBBASU, Son of Late KHAGENDRA NATH DEBBASU, 4, Kalidas Dutta Lane, P.O: Bowbazar, Thana: Bowbazar, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by profession Service AND the said Mr PRONOTH KUMAR CHATTERJEE has admitted the execution of this document

Mr BAPPADITYA PURKAIT  
Head Clerk

A.R.A. - II KOLKATA  
Kolkata, West Bengal

*SS*

Semanti Sikdar  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
Kolkata, West Bengal

**On 20-10-2022**

**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.

**Endorsement by a Registering Officer ON receipt of Commissioner's report Case No:- 002137 of 2022**

From the above report I am satisfied that this document has been executed by the said Mr PRONOTH KUMAR CHATTERJEE AND I accordingly admit it to registration

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 100.00/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 13313, Amount: Rs.100.00/-, Date of Purchase: 28/09/2022, Vendor name: A K MAITY



Semanti Sikdar  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
Kolkata, West Bengal

