

15453/21

I-15448/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 302015

11.30AM  
8/12/21  
2002526697

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

Addl. District Sub-Registrar  
Bahala, South 24 Parganas

9 DEC 2021

DEVELOPMENT AGREEMENT

WITH

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT is made this the 9th day of

December, Two Thousand Twenty One (2021) A.D

BETWEEN

- 3 DEC 2021

1 8614

No.....Rs. 1000/ Date.....

Name:.....

Address:.....

Vendor: Subhankar Das  
Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Kol-27

Advocate  
Alipur Police Court  
Kolkata - 27



8614 = 1000/-



নাম - ডাঃ মহাস্বামীদাস  
ঠানা - বৃহস্পতি জামিন  
ঠিকানা - দক্ষিণ বেহালা জোড়  
বুরগাড়া - জোন ৯৮৮-৬১  
থানা - হুগলি জুজুড়  
ওয়ার্ড - ১০৩  
বেঙ্গাল - বঙ্গদেশ

A.D.S.R Behala  
DEC 2021  
Dist.- South: 24 Pgs.

### Major Information of the Deed

Deed No :	I-1607-15448/2021	Date of Registration	09/12/2021
Query No / Year	1607-2002526697/2021	Office where deed is registered	
Query Date	05/12/2021 11:23:44 AM	1607-2002526697/2021	
<b>Applicant Name, Address &amp; Other Details</b>	Shyamal Baran Ghosal 166, Talpukur Road, Sarsuna, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700061, Mobile No. : 8334951712, Status : Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 38,42,502/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,071/- (Article:48(g))	Rs. 1,028/- (Article:E, E, E,)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :










District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: K. K. Roy Chowdhury Road, Road Zone : (Jagat Roy Chowdhury Road -- Rest (Ward 126)) , , Premises No: 45, , Ward No: 126 Pin Code : 700008










Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	3 Katha 14 Chatak 14 Sq Ft	8,00,000/-	35,05,002/-	Width of Approach Road: 16 Ft..
<b>Grand Total :</b>				6.4258Dec	8,00,000 /-	35,05,002 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	2,00,000/-	3,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		500 sq ft	2,00,000 /-	3,37,500 /-	

## Principal Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Jayanta Roy Chowdhury, (Alias: Shri Jayanta Kumar Roy Chowdhury)</b> Son of Late Bhupal Chandra Roy Chowdhury Executed by: Self, Date of Execution: 09/12/2021 , Admitted by: Self, Date of Admission: 09/12/2021 ,Place : Office			
	09/12/2021	LTI 09/12/2021	09/12/2021	
103, K.K. Roy Chowdhury Road, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AMxxxxxx7L, Aadhaar No: 34xxxxxxxx8472, Status :Individual, Executed by: Self, Date of Execution: 09/12/2021 , Admitted by: Self, Date of Admission: 09/12/2021 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	<b>Chandrani Roy Chowdhury</b> Daughter of Late Prasanta Kumar Roy Chowdhury Executed by: Self, Date of Execution: 09/12/2021 , Admitted by: Self, Date of Admission: 09/12/2021 ,Place : Office			
	09/12/2021	LTI 09/12/2021	09/12/2021	
103, K.K. Roy Chowdhury, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BPxxxxxx9G, Aadhaar No: 98xxxxxxxx2452, Status :Individual, Executed by: Self, Date of Execution: 09/12/2021 , Admitted by: Self, Date of Admission: 09/12/2021 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	<b>Shri Arijit Roy Chowdhury</b> Son of Late Prasanta Kumar Roy Chowdhury Executed by: Self, Date of Execution: 09/12/2021 , Admitted by: Self, Date of Admission: 09/12/2021 ,Place : Office			
	09/12/2021	LTI 09/12/2021	09/12/2021	
103, K.K. Roy Chowdhury, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BBxxxxxx8E, Aadhaar No: 93xxxxxxxx4875, Status :Individual, Executed by: Self, Date of Execution: 09/12/2021 , Admitted by: Self, Date of Admission: 09/12/2021 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	<b>Jayanti Mukherjee</b> Daughter of Shri Sitapati Mukherjee Executed by: Self, Date of Execution: 09/12/2021 , Admitted by: Self, Date of Admission: 09/12/2021 ,Place : Office			
	09/12/2021	LTI 09/12/2021	09/12/2021	
45, K.K. Roy Chowdhury, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AYxxxxxx7L, Aadhaar No: 45xxxxxxxx5776, Status :Individual, Executed by: Self, Date of Execution: 09/12/2021 , Admitted by: Self, Date of Admission: 09/12/2021 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	<b>Smt Debjani Chakraborty</b> Wife of Shri Swapan Chakraborty Executed by: Self, Date of Execution: 09/12/2021 , Admitted by: Self, Date of Admission: 09/12/2021 ,Place : Office			
	09/12/2021	LTI 09/12/2021	09/12/2021	
45, K.K. Roy Chowdhury, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AMxxxxxx9N, Aadhaar No: 91xxxxxxxx0602, Status :Individual, Executed by: Self, Date of Execution: 09/12/2021 , Admitted by: Self, Date of Admission: 09/12/2021 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	<b>Smt Tara Bhattacharjee</b> Wife of Shri Laxman Bhattacharjee Executed by: Self, Date of Execution: 09/12/2021 , Admitted by: Self, Date of Admission: 09/12/2021 ,Place : Office			
	09/12/2021	LTI 09/12/2021	09/12/2021	
45, K.K. Roy Chowdhury, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx4C, Aadhaar No: 49xxxxxxxx5574, Status :Individual, Executed by: Self, Date of Execution: 09/12/2021 , Admitted by: Self, Date of Admission: 09/12/2021 ,Place : Office				



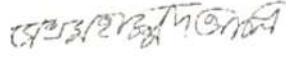
**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>M S Shivalok Construction</b> 204, Sarsuna Main Road, City:- Not Specified, P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 , PAN No.:: AGxxxxxx0A, Aadhaar No: 64xxxxxxxx6728, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Kalpa Das (Presentant)</b> Son of Late Shyam Lal Das Date of Execution - 09/12/2021, , Admitted by: Self, Date of Admission: 09/12/2021, Place of Admission of Execution: Office	 <small>Dec 9 2021 11:43AM</small>	 <small>LTI 09/12/2021</small>	 <small>09/12/2021</small>
204, Sarsuna Main Road, City:- Not Specified, P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx0A, Aadhaar No: 64xxxxxxx6728 Status : Representative, Representative of : M S Shivalok-Construction (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Sk Mohammad Ali</b> Son of Late Rahamat Ali Dakshin Behala Road, City:- Not Specified, P.O:- Sarsuna, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061	 <small>09/12/2021</small>	 <small>09/12/2021</small>	 <small>09/12/2021</small>
Identifier Of Shri Jayanta Roy Chowdhury, Chandrani Roy Chowdhury, Shri Arijit Roy Chowdhury, Jayanti Mukherjee, Smt Debjani Chakraborty, Smt Tara Bhattacharjee, Shri Kalpa Das			



Endorsement For Deed Number : I - 160715448 / 2021

On 07-12-2021

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 38,42,502/-

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

On 09-12-2021

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 11:30 hrs on 09-12-2021, at the Office of the A.D.S.R. BEHALA by Shri Kalpa Das .

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

Execution is admitted on 09/12/2021 by 1. Shri Jayanta Roy Chowdhury, Alias Shri Jayanta Kumar Roy Chowdhury, Son of Late Bhupal Chandra Roy Chowdhury, 103, K.K. Roy Chowdhury Road, P.O: Barisha, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Others, 2. Chandrani Roy Chowdhury, Daughter of Late Prasanta Kumar Roy Chowdhury, 103, K.K. Roy Chowdhury, P.O: Barisha, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Others, 3. Shri Arijit Roy Chowdhury, Son of Late Prasanta Kumar Roy Chowdhury, 103, K.K. Roy Chowdhury, P.O: Barisha, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Others, 4. Jayanti Mukherjee, Daughter of Shri Sitapati Mukherjee, 45, K.K. Roy Chowdhury, P.O: Barisha, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Others, 5. Smt Debjani Chakraborty, Wife of Shri Swapan Chakraborty, 45, K.K. Roy Chowdhury, P.O: Barisha, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife, 6. Smt Tara Bhattacharjee, Wife of Shri Laxman Bhattacharjee, 45, K.K. Roy Chowdhury, P.O: Barisha, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife  
Indetified by Sk Mohammad Ali, ., Son of Late Rahamat Ali, Dakshin Behala Road, P.O: Sarsuna, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Muslim, by profession Business

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

Execution is admitted on 09-12-2021 by Shri Kalpa Das, Proprietor, M.S. Shivalok Construction (Sole Proprietorship), 204, Sarsuna Main Road, City:- Not Specified, P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061

Indetified by Sk Mohammad Ali, ., Son of Late Rahamat Ali, Dakshin Behala Road, P.O: Sarsuna, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,028/- ( B = Rs 1,000/- ,E = Rs 28/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 07/12/2021 7:50PM with Govt. Ref. No: 192021220130218908 on 07-12-2021, Amount Rs: 1,028/-, Bank: SBI EPay ( SBIEPay), Ref. No. 2173993346027 on 07-12-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,071/- and Stamp Duty paid by Stamp Rs 1,000/- by online = Rs 6,071/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 8614, Amount: Rs.1,000/-, Date of Purchase: 03/12/2021, Vendor name: SUBHANKAR DAS

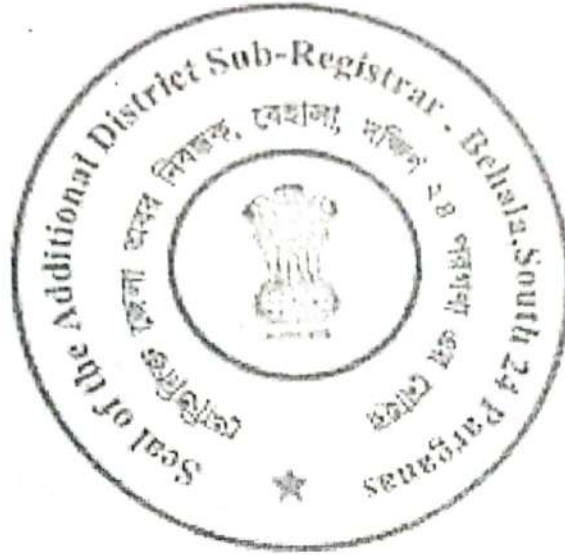
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/12/2021 7:50PM with Govt. Ref. No: 192021220130218908 on 07-12-2021, Amount Rs: 6,071/-, Bank: SBI EPay ( SBlePay), Ref. No. 2173993346027 on 07-12-2021, Head of Account 0030-02-103-003-02

*Sandip*

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



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1607-2021, Page from 568408 to 568464  
being No 160715448 for the year 2021.



Digitally signed by SANDIP BISWAS  
Date: 2021.12.15 14:33:05 +05:30  
Reason: Digital Signing of Deed.

*Sandip*

(Sandip Biswas) 2021/12/15 02:33:05 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.



(This document is digitally signed.)

1) SRI JAYANTA ROY CHOWDHURY @ JAYANTA KUMAR ROY CHOWDHURY (PAN NO AMAPR0237L) (Aadhaar No. 3447 4573 8472) Son of Late Bhupal Chandra Roy Chowdhury 2) SRI ARIJIT ROY CHOWDHURY (PAN NO BBVPC5578E ) (Aadhaar No. 9345 3894 4875)son of Late Prasanta Kumar Roy Chowdhury, 3) CHANDRANI ROY CHOWDHURY (PAN NO BPUPR8829G ) (Aadhaar No. 9833 2758 2452) daughter of Late Prasanta Kumar Roy Chowdhury all by faith Hindu, by Occupation no 1,2 & 3 Self employed, by nationality-Indian all presently residing at 103, K. K. Roy Chowdhury Road P.O Barisha P.S Thakurpukur Kolkata 700008, 4) JAYANTI MUKHERJEE (PAN NO. AYYPM4197L) (Aadhaar No. 4580 5562 5776) Daughter of Sitapati Mukherjee, by faith Hindu, by occupation household works, 5) SMT. DEBJANI CHAKRABORTY (PAN NO. AMMPC1529N) (Aadhaar No. 9149 8757 0602), Wife of Swapan Chakraborty, by occupation housewife, 6) SMT. TARA BHATTACHARJEE (PAN NO. ADUPB9474C) (Aadhaar No. 4954 4797 5574), wife of Laxman Bhattacharjee, by faith Hindu, by occupation Housewife, all presently residing at 45, K.K. Roy Chowdhury Road, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008 , hereinafter jointly called and referred to as the **LAND OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST/ONE PART**.

AND

**M/S SHIVALOK CONSTRUCTION** having its registered office at 204, Sarsuna Main Road, Sarsuna Kolkata- 700061 being represented by its Proprietor **SRI KALPA DAS** son of Late Shyam Lal Das by faith Hindu by occupation business residing at 204, Sarsuna Main Road, old P.S. Thakurpukur, Present P.S. Sarsuna Kolkata-700061, do hereinafter called and referred to as the DEVELOPER/ PROMOTER ((which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS the vendor no. 1, 2 & 3 are the absolute owners of all that piece and parcel of landed property measuring an area of 2 (two) cottah 14 (fourteen) chittaks 14 (fourteen) sq.ft lying and situate at Mouja Sarkelhat, J.L No. 114, L.R. Khatian No. 258 & 460, R.S. & L.R. Dag No. 133/841 under ward no. 126 of the Kolkata Municipal Corporation being known and numbered as Premises No.. 103, K.K. Roy Chowdhury Road vide Assessee No. 411261003770 under Present P.S. Thakurpukur, Kolkata-700061.

AND WHEREAS the vendor no. 4, 5 & 6 are the owners of all that piece and parcel of Bastu landed property measuring an area of 1 (ONE) kottah alongwith structure thereof lying and situate at Premises No. 45, K.K. Roy Chowdhury Road, Kolkata-700008 vide Assessee no. 411261000457, under ward no. 126 of the Kolkata Municipal Corporation at Mouja Sarkelhat, J.L No. 114, L.R. Khatian No. 258 & 460, R.S. & L.R. Dag No. 183/841 under present P.S. Thakurpukur, District 24 Pgs (South)

AND WHEREAS by virtue of a Registered Deed of Gift duly presented before the Registering Authority at D.S.R. V Alipore on last 22-11-2021 the vendor no. 4,5 & 6 duly gifted all that piece and parcel of landed property measuring an undivided area of 02 chittaks together with undivided R.T.S Structure of 50 sq.ft out of total undivided land measuring 01 cottah 00 chittaks 00 sq.ft together with undivided 300 sq.ft R.T.S. lying and situated at Mouja Sarkelhat, J.L. No. 114, L.R. Khatian No. 2212, 2213, R.S. & L.R. Dag no. 133/842 within the limits of the Kolkata Municipal Corporation under ward no. 126, being premises no. 45, K.K. Roy Chowdhury Road, Vide Assessee No. 411261000457 under P.S. Thakurpukur, Kolkata-700008, District 24 Pgs (S) in favour of Sri Jayanta Roy Chowdhury, Sri Arijit Roy Chowdhury, and Chandrani Roy Chowdhury i.e. vendor no. 1, 2 & 3 respectively by virtue of a

Registered Deed of Gift recorded in Book No. 1, Volume No. 1630/2021 Pages from 154433 to 154460 as being no. 163005065 for the year 2021

AND WHEREAS by virtue of a Registered Deed of Gift duly presented before the Registering Authority at D.S.R. V Alipore on last 22-11-2021 the vendor no. 1, 2 & 3 duly gifted all that piece and parcel of landed property measuring an area of 02 chittaks together with 50 sq.ft R.T.S out of undivided landed area of 02 cottah 14 chittaks 14 sq.ft together with one Pucca dwelling house measuring more or less 900 sq.ft lying and situated at Mouja Sarkelhat, J.L. No. 114, R.S. Khatian No. 606,607, 608 & 609, L.R. Khatian No. 258 & 460, R.S. & L.R. Dag no. 133/842 within the limits of the Kolkata Municipal Corporation, being known and numbered as premises no. 103, K.K. Roy Chowdhury Road; Vide Assessee No. 411261003770 under P.S. Thakurpukur, Kolkata-700008, District 24 Pgs (S) in favour of Smt. Jayanti Mukherjee, Smt. Debjani Chakraborty and Smt. Tara Bhattacharjee i.e. vendors No. 4, 5 & 6 respectively by virtue of a Registered Deed of Gift duly registered at D.S.R. V Alipore, vide Book No. 1, Volume No. 1630/2021 Pages from 154461 to 154488 as being no. 163005066 for the year 2021

AND WHEREAS after execution of the aforesaid two separate Deed of Gift the vendors herein jointly applied for amalgamation of the total property and in accordance with the said Application and after being satisfied with the reasonable grounds of amalgamation of the property, the Municipal Authorities granted the Amalgamation of the property the total of which measuring 3 (three) cottahs 14 (fourteen) chittaks 14 sq.ft and the property being renumbered as Premises no. 45, K.K. Roy Chowdhury Road Vide Assessee No. 411261000457 in the records of the

Kolkata Municipal Corporation.

AND WHEREAS the vendors herein are the Joint owners of the total landed property measuring an area of 3 (three) cottahs 14 (fourteen) chittaks 14 sq.ft alongwith Pucca structure thereon togetherwith undivided share of land, common area, facilities etc. have jointly decided to develop the said property specifically mentioned in the schedule below but due to lack of experience and proper knowledge they came in contact with the Developer herein and being satisfied with wide reputation and past performance of the Developer herein they entrusted the work of developing and constructing of multi storied building as per sanctioned building plan of the K.M.C. Authority subject to the terms and conditions laid down here as under.

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed by and between the parties hereto as follows :-

1) **DEFINITION** : Unless there is anything repugnant to the subject or context the term :  
a) **OWNERS** : shall mean 1) **SRI ARIJIT ROY CHOWDHURY**, S/o Late Prasanta Kumar Roy Chowdhury, 2) **CHANDRANI ROY CHOWDHURY**, daughter of Late Prasanta Kumar Roy Chowdhury 3) **SRI JAYANTA KUMAR ROY CHOWDHURY**, Son of Late Bhupal Chandra Roy Chowdhury, 4) **JAYANTI MUKHERJEE**, Daughter of Sitapati Mukherjee, 5) **SMT. DEBJANI CHAKRABORTY**, Wife of Swapan Chakraborty, 6) **SMT. TARA BHATTACHARJEE** wife of Laxman Bhattacharjee, hereinafter jointly called and referred to as the **LAND OWNERS**, Dist. 24 Pgs (S), and their executor/executors, administrator/administrators, legal representative and assign/assigns).

- b) **DEVELOPER** : Shall mean **KALPA DAS** son of Late Shyam Lal Das by faith Hindu by occupation business residing at 204, Sarsuna Main Road, old P.S. Thakurpukur, Present P.S. Sarsuna Kolkata-700061, do hereinafter called and referred to as the DEVELOPER/ PROMOTER, 24 Pgs (s) which also include their executor/executors, administrator/administrators, legal representative and assign/assigns, successors in office, and successors and assigns.
- c) **TITLE DEEDS** : shall mean the documents referred to hereinabove in the recital.
- d) **PREMISES** shall mean ALL THAT piece and parcel of bastu landed property measuring an area of 3 (three) kottah 14 (fourteen) chittaks 14 (fourteen) sq.ft lying and situate at Mouja Sarkelat, under L.R. Khatian no 258 & 460 under Dag no 133/841 presently within the limits of ward no 126 of the Kolkata Municipal Corporation being presently known and numbered as Premises no 45, K.K.Roy Chowdhury Road, Kolkata-700008 which is more fully and particularly mentioned and described in the schedule 'A' hereunder written.
- e) **BUILDING** : shall mean the proposed multi storied building (proposed G+III) to be constructed on the said premises and the said building shall be of maximum height and maximum area to be constructed as per sanctioned building plan of the K.M.C
- f) **COMMON FACILITIES AND AMENITIES** : shall include corridors, stairs ways, passage ways , driveways, pump room, water lines and plumbing lines, underground water reservoir, over head water tank, water tank, water pump, motor and the roof of the building and other facilities which may be mutually agreed upon between the Parties herein and required for establishment, location, enjoyment, provisions, maintenance and/or management of the building.

- g) **OWNER'S ALLOCATION** : Owners are entitled to get allocated as per agreement: i) JAYANTA ROY CHOWDHURY shall get one flat measuring super built-up area of 650 sq.ft more or less on the 2<sup>nd</sup> floor east north southern portion as per Sanctioned plan of the K.M.C.
- ii) CHADRANI ROY CHOWDHURY and SRI ARIJIT ROY CHOWDHURY shall jointly get one flat measuring super built-up area of 650 sq.ft more or less on the 1<sup>st</sup> floor north east southern portion as per Sanctioned plan of the K.M.C.
- iii) JAYANTA ROY CHOWDHURY, CHANDRANI ROY CHOWDHURY and ARIJIT ROY CHOWDHURY shall jointly get one flat measuring super built-up area of 650 sq.ft more or less on the 2<sup>nd</sup> floor south western portion as per Sanctioned plan of the K.M.C.
- iv) JAYANTA ROY CHOWDHURY, CHANDRANI ROY CHOWDHURY and ARIJIT ROY CHOWDHURY shall jointly get one flat measuring super built-up area of 170 sq.ft more or less and one Garage space measuring 120 sq.ft more or less on the western side of the Ground floor as per Sanctioned plan of the K.M.C.
- v) SMT. JAYANTI MUKHERJEE shall get one flat measuring super built-up area of 600 sq.ft more or less on the south western side of the Ground floor as per Sanctioned plan of the K.M.C.
- vi) SMT. TARA BHATTACHARJEE shall get one flat measuring super built-up area of 100 sq.ft more or less on the ground floor south eastern side as per Sanctioned plan of the K.M.C.
- vii) SMT. DEBJANI CHAKRABORTY shall get one flat measuring super built-up area of 650 sq.ft more or less on the 1<sup>st</sup> floor South western portion as per Sanctioned plan of the K.M.C.

**THE OWNERS ALLOCATION** will be effective after Registration of **PARTITION DEED**

In addition to this, the owners shall get non-refundable forfeit money of Rs. 1,00,000/- only.

**h) DEVELOPER'S ALLOCATION** : shall mean rest portion of the building after giving owner's allocation as per Sanctioned Building plan of the K.M.C. including proportionate area of land, common areas, common facilities, easement rights, etc..

**i) THE ARCHITECT** : shall mean such person who will be appointed by the Developer for both designing and planning the building of the said premises.

**j) BUILDING PLAN** : would mean such plan to be prepared by the Planner and to be sanctioned by the Kolkata Municipal Corporation at the cost of the Developer.

**k) TRANSFER** : with its grammatical variation shall include possession under an Agreement or part performance of a contract and by any other means in accordance with the Transfer of Property Act, 1882.

**l) TRANSFEREE** : shall mean any person, firm, limited company association of persons or body or individuals to whom any space in the building has been / will be transferred.

**2) THIS AGREEMENT** : shall deemed to have commenced and with effect from the day of execution of this Agreement.

**3) THE OWNERS DECLARE** as follows :

a) That the Owners are the absolute owners of all that piece and parcel of land measuring an area of mean ALL THAT piece and parcel of bastu landed property measuring an area of 3 (three) kottah 14 (fourteen) chittaks 14 (fourteen) sq.ft lying and situate at Mouja Sarkelat, under L.R. Khatian no 258 & 460 under Dag no 133/841 presently within the limits of ward no 126 of the Kolkata Municipal



Corporation being presently known and numbered as Premises no 45, K.K.Roy Chowdhury Road, Kolkata-700008, hereinafter collectively called and referred to as the said premises which is more fully and particularly mentioned and described in the schedule 'A' hereunder written.

b) The Owners have a good marketable title in respect of the said premises.

c) That the said premises is free from all encumbrances, charges, liens, lispens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.

d) That the supplementary Agreement will be executed between the parties herein if necessary.

e) That the Owners declare for establish their title for perfection and better, they do following acts

f) Registry and execute the Development Agreement and the development power of Attorney with the Developer herein in respect of the said premises.

4) **THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT** as followings :

a) That the Owners have hereby grant exclusive rights to the Developer and to undertake that new construction on the said premises to be constructed by the Developer and the Developer will bear all such cost and expenses towards release of land as well as construction cost and on the other hand the Owners shall not bear any such liability whatsoever.

b) **OWNER'S ALLOCATION** : the Developer shall give the Owners as the Owner's allocation as described in the Schedule 'B' hereunder written.

c) That all applications, plan and other papers and documents as may be required by the Developer for the Purpose of obtaining necessary approval of alternation/modification/ verification of the sanctioned building plan from the appropriate authorities shall be prepared signed and submitted by The Developer for and on behalf of the Owners at the cost of Developer and if any alteration / modification of making further plans for proposed construction are required the Owner shall give such written permission to the Developer without any interruption.

d) For all that Purpose of sanction of building plan application, petitions, affidavits, drawings, sketches and for getting such altered / modified plan or further plans to be approved by the appropriate authorities , the Developer shall appear , represent, sign before the concerned authorities on behalf of the Owners and on their behalf in connection with any or all of the matters aforesaid and the

Owners, in such circumstances, shall give assistance / co-operation / signatures as and when required to the Developer for the interest of the proposed multi storied building.

e) That as soon as the building plan shall be sanctioned at the cost of the Developer the Developer shall start the construction work in the said premises.

f) The Developer shall have the right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of promoting and developing the proposed building in order to make it perfect in all respects for construction of a proposed Ground plus three Storied building thereon or as per plan sanctioned by the K.M.C. authorities.

g) That in the event of demise of the Owners or any of the Developer during the subsistence of this Agreement, their legal heirs shall sign, execute and produce all or any papers and/or documents for inspection as asked for and found necessary by the

Developer for completion of the project being the subject matter of this Agreement and always act and do all the necessary acts and things which they are under and obligation to do under these presents at all material times without any hindrances.

h) The Developer shall make, build, construct, supervise and carry out all the acts through contractors and sub – contractors in such manner as may be thought fit and proper by her for such construction of the said proposed building referred to in this Agreement on the said property and shall file and/or apply before the concerned authority, for obtaining water, electric, sewerage and other connections and other amenities and facilities required for the beneficial use and enjoyment of the occupiers of the proposed building to be constructed in the said premises in terms of this agreement.

i) The Developer shall sign and submit all application for and on behalf of the Owners as may be required for the purpose of securing and obtaining necessary permission, consent and/or certificates from The Kolkata Electric Supply Corporation Ltd. and all government Departments and other appropriate authorities relating to the proposed construction of the building on the said land and property and/or in connection with the supply of electricity, water sewerage and/or other amenities to the said property.

j) That upon completion of the said building, the Developer shall hand over the entire Owner's allocation of the Owners as agreed by and between the parties TOGETHER WITH the rights in the common space facilities and amenities as described in the Schedule below and also deliver the possession to the intending purchasers in the Developer's allocation.

- k) That the Developer shall be exclusively entitled to her respective share of allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest herein whatsoever of the others and the owners shall not in any way interfere disturb the project and peaceful possession and disposal of the Developer's allocation in the manner the developer wishes lawfully.
- l) The Developer shall apply in the name of the owners and represent them before the Government Authorities, local and public bodies if required in connection with the proposed and construction work and the said building shall be erected on the Owner's land as per terms of this Agreement and the owners shall not raise any objections for the same, on the contrary the owners shall give full co-operations for facilitating this matter.
- m) That the Developer will at his own costs construct and complete the proposed building at the said premises.
- n) That the Developer will install in the said building at his own costs pump operated water connection through water lines in each floors/flats, overhead water storage tanks, underground, water reservoir with suitable pump, electric wiring and installations and other facilities as are required to be provided in the new proposed building to be constructed for sale of the flats therein ownership basis and as mutually agreed upon.
- o) The Developer shall have right to institute, conduct or prosecute any suit or legal proceedings on behalf of the owners that may be found necessary to be filled against the adjoining Owners of the said premises/property and/or any person or persons in connection with the said property or promotion thereof and the building to be constructed thereon and also shall defend any suit or proceedings on behalf of The

Owners and the Owners shall sign vakalatnama, complaints, petitions Affidavits and other pleadings and papers that may be required to be filed in connection with such suits and proceedings and shall verify and affirm the same and do all other acts, deeds, matters, and things as may be necessary for proper conduct thereof and preserving the best interest of both the Owners and the Developer. The costs of the suit and all proceedings shall be borne by the Developer.

p) That from the date of making over possession of the said premises to the Developer, the Municipal Taxes in respect of the said premises and till such time

as the possession of the Owner's allocation is made shall be borne and paid by the Developer and all the previous outstanding, dues on account of Municipality rates and taxes, and also other previous outgoings up to the date of delivery of possession to the Developer for the period aforesaid shall also remain the liability of the Owners. The Owners will be liable to pay Municipal taxes after getting possession of their allocation in respect of their shares.

**5) THE OWNERS HEREBY AGREE AND COVENANT WITH THE DEVELOPER as follows:-**

- i) Not to cause any interference or hindrance whatsoever in the construction of the said building at the said premises by the Developer.
- ii) Not to do any act or things whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's Allocation portion in the building at the said holding mentioned herein.
- iii) The Owners shall positively give vacant possession of the entire property as mentioned in the Schedule 'A' hereunder to the Developer for making construction

work of the proposed building at the cost of the Developer to be completed by the Developer within 24 (Twenty Four) month from the date of sanctioning the Building plan as well as the date of taking over vacant possession on the said premises whichever is later. In case of necessity it will be extended by another six months.

iv) The Developer shall sell the flats And if any and other spaces other than the Owner's allocation of the proposed building, being the Developer's allocation as described in the Schedule hereunder written excluding the Owner's allocation TOGETHER WITH proportionate undivided share of land of the said premises and the common proportionate undivided share of land of the said premises and the common portions , roof of the building proportionately and proportionate services of common places and benefits receiving advances from the intending purchasers of the relatives flats and/or other portions from the Developer's allocation except the Owner's allocation as per terms and conditions and the Developer shall decide and fix up the such consideration money upon its allocation and shall have right to execute and registry all the conveyances, deeds or Agreement for sale in favour of the intending purchasers only upon the Developer's allocation except the Owner's allocation.

v) The Owners hereby empower and authorise the Developer by virtue of a ' Registered General Power Of Attorney' to do the joint venture project in connection with the said premises as described in the Schedule hereunder written such as to sell Developer's Allocation to get sanction of the building plan as well sewerage plan and to take water or electric connection therein and also execute any document, declaration or affidavits the interest of the project, etc.

vi) At the time of execution of this development agreement the Owners shall hand over all the original deeds and papers in connection with the said property to the Developer against proper receipt and acknowledgement and this shall be delivered to the Owner's association after completion of registration of Developer's allocation.

vii) THE OWNERS have also agreed not to place any objection if the DEVELOPER herein takes loan from the Bank or any private or public financial institution for completion of the project mentioned herein at his own risk and responsibility and in that the owners shall under any circumstances not share any liability for the same.

Viii) THE OWNERS have also agreed to not to place any objection if the DEVELOPER herein sells or transfer s flats from the DEVELOPERS ALLOCATION to the intending purchasers /parties and register the same in the name of the buyers and accept consideration money either by cash/cheques/drafts in his name thereon or in the name of his company M/s Shivalok Construction whatsoever.

6) **THE DEVELOPER HEREBY AGREES AND COVENANTS WITH THE OWNERS** as follows:-

i) To get maximum sanction area from The Kolkata Municipal Corporation the Developer shall take all the necessary steps and such sanction shall be done at the Developer's cost.

ii) To complete the construction of the building within 24 (Twenty – Four) months from the date of sanctioning the building plan as well as the date of getting over peaceful vacant possession of the premises of doing the construction work which ever shall be later. It is noted that due to unforeseen circumstances or act of God such as earthquake, flood, riots, any prevailing rule , cyclone or tempest if the such construction work is hampered the such delay shall not be counted.

iii) Not to violate or contravene any of the provisions or rules applicable for construction of the said building.

iv) Not to do any act, deed or thing from the part of the Owners whereby the Developer is prevented from enjoying, selling, assigning and/or disposing of any of the Developer's allocation in the said building.

**7) MUTUAL COVENANT AND INDEMNITIES :-**

i) The Owners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy Developer's space without interference or disturbances, provided the Developer perform all the construction work as per the terms and conditions.

ii) The Owners shall execute and register a General Power of Attorney in favour of the Developer to complete the project and also register conveyance Deeds in favour of the intending purchasers and the Developer shall also execute and register the Deed Of Conveyance in favour of the intending purchasers in the Developer's allocation.

iii) All that flats Owners will enjoy, along with the Developer proportionately the common places of the building and undivided share of the land as common.

iv) The Owners herein declare and confirm that during the within mentioned stipulated period if the Owners die, their legal heirs shall not create any litigation in connection with the said premises and then they shall abide by all terms and conditions as mentioned herein as the legal heirs of the Owners herein and it shall be established by virtue of a Supplementary Agreement and also execute a General Power of Attorney to be prepared and registered at the cost of the Developer herein and they shall then put



their necessary signatures therein and they shall also put their signature on Affidavit, deeds, declaration application etc. to be registered for the interest of the said project without rising any objection.

v) The Owners shall vacate the entire said premises and deliver the Physical possession of the said premises in favour of the Developer as soon as the sanctioning of the building plan.

**8) ARBITRATION :**

i) Save and except what has been specially stated hereunder, all disputes differences between the parties arising out of the meaning , construction of this Agreement of their respective right and liabilities as per this Agreement shall be adjudicated by the Arbitrator to be appointed by each of the parties or of two independent Arbitrators, one to be appointed by each of the parties, who shall jointly appoint an Umpire and the decision of the Arbitrators or the Umpire shall be final and conclusive on the subject as between the parties.

ii) Notwithstanding the foregoing provisions, the right to sue for Specific Performance of Contract by one part against the other as per the terms and conditions of this Agreement shall remain unaffected.

**9. JURISDICTION :**

All courts, within the limits of Alipore, District South 24 Parganas , and the High Court at Calcutta.

SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of bastu landed property measuring an area of 3 (three) kottah 14 (fourteen) chittaks 14 (fourteen) sq.ft togetherwith one pucca house measuring an area of 500 sq.ft more or less lying and situate at Mouja Sarkelat, under L.R. Khatian no 258 & 460 under Dag no 133/841 presently within the limits of ward no 126 of the Kolkata Municipal Corporation being presently known and numbered as Premises no 45, K.K.Roy Chowdhury Road, Kolkata-700008 P.S. Thakurpukur, District South 24 Pgs within the zone limits of Jagat Roy Chowdhury to Rest being butted and bounded as follows :-

BY NORTH -- 16 FT WIDE ROAD  
BY SOUTH -- SOUMEN ROY CHOWDHURY  
BY WEST -- CAMELIA APARTMENT .  
BY EAST --- 10 FT WIDE ROAD

SCHEDULE 'B' ABOVE REFERRED TO

( OWNERSHIP ALLOCATION)

Owners are entitled to get allocated as per agreement: i) JAYANTA ROY CHOWDHURY shall get one flat measuring super built-up area of 650 sq.ft more or less on the 2<sup>nd</sup> floor east north southern portion as per Sanctioned plan of the K.M.C.

ii) CHADRANI ROY CHOWDHURY and SRI ARIJIT ROY CHOWDHURY shall jointly get one

flat measuring super built-up area of 650 sq.ft more or less on the 1<sup>st</sup> floor north east southern portion as per Sanctioned plan of the K.M.C.

iii) JAYANTA ROY CHOWDHURY, CHANDRANI ROY CHOWDHURY and ARIJIT ROY CHOWDHURY shall jointly get one flat measuring super built-up area of 650 sq.ft more or less on the 2<sup>nd</sup> floor south western portion as per Sanctioned plan of the K.M.C.

iv) JAYANTA ROY CHOWDHURY, CHANDRANI ROY CHOWDHURY and ARIJIT ROY CHOWDHURY shall jointly get one flat measuring super built-up area of 170 sq.ft more or less and one Garage space measuring 120 sq.ft more or less on the western side of the Ground floor as per Sanctioned plan of the K.M.C.

v) SMT. JAYANTI MUKHERJEE shall get one flat measuring super built-up area of 600 sq.ft more or less on the south western side of the Ground floor as per Sanctioned plan of the K.M.C.

vi) SMT. TARA BHATTACHARJEE shall get one flat measuring super built-up area of 100 sq.ft more or less on the ground floor south eastern side as per Sanctioned plan of the K.M.C.

vii) SMT. DEBJANI CHAKRABORTY shall get one flat measuring super built-up area of 650 sq.ft more or less on the 1<sup>st</sup> floor South western portion as per Sanctioned plan of the K.M.C.

**THE OWNERS ALLOCATION** will be effective after Registration of **PARTITION DEED**

In addition to this, the owners shall get non-refundable forfeit money of Rs. 1,00,000/- only.

SCHEDULE 'C' ABOVE REFERRED TO

(DEVELOPERS ALLOCATION)

Shall mean rest portion of the building after giving owner's allocation as per Sanctioned Building plan of the K.M.C. including proportionate area of land, common areas, common facilities, easement rights, etc..

SCHEDULE 'D' ABOVE REFERRED TO

(COMMON AREAS)

Stair case, common passage, water lines, electricity main line and its wiring, land and boundary wall, fixture and fittings vacant, roof, main gate and entrance and proportionate land, pump, and motor, water reservoir and water tank, lift, etc.

SCHEDULE OF WORK :

- Floors : Marble flooring all over the floor with window seal.
- Doors : Frame of the door will be wooden . Leaf of 1<sup>st</sup> class Flush type door and necessary accessories with synthetic enamel paint. Main entrance door will be Flush (Teak both side) door with polish & PVC Door at Toilet.

- Kitchen : Granite cooking platform fitted with steel sink and work self up to 5' length and tiles up to 2'6" height from cooking platform and marble flooring.
- Toilet : (Two Toilet of which one W.C and the other Indian for the owners allocation) Tiles up to 6'-0" in W.C. and Toilet. Floor tiles in floor and two bib cock and one commode in toilet and W.C. one basin in dining and one number guesser point in toilet . One shower point in each toilet and W.C.
- Electricity : Concealed wiring with copper wires. Light (3 Nos. point), one fan and plug point in all bed, drawing/dining rooms and one light point in kitchen , toilet and veranda with entrance door bell point, one number power point (15 Amps.) in drawing – dinning and kitchen, exhaust point provided kitchen & toilet and W.C.
- Water : C.I.G.I. Blue PVC pipes with standard fitting in kitchen and toilet , ground water will be supplied by corporation water and distributed through overhead reservoir. Shallow tube-well provided with extra cost.
- Windows : Aluminum sliding windows fitted with glass and necessary accessories.
- Colour : All wall surface (inside) will be finished by plaster of paris, weather coat in out surface of wall.

IN WITNESS WHEREOF the PARTIES hereto set and subscribed their respective hands and seals in this on the day , month and year first written above.

SIGNED , SEALED & DELIVERED

in Kolkata in the presence of:

1. Shyamal Baran Ghosal  
166 Tarapur Road  
Sarsun  
Kolkata - 61

Sujata Roy Chowdhury  
Arijit Roy Chowdhury  
Chandroni Roy Chowdhury  
Jayanti Mukherjee  
Debjani Chakraborty  
Sara Bhattacharjee

2. শিবালক কনস্ট্রাকশন  
পাবনা রোড  
ফ্ল্যাট নং ১১-১০১১/১০১২

SIGNATURE OF THE LAND OWNERS

SHIVALOK CONSTRUCTION

Kalpa Ghosal  
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted & Prepared by:

Shyamal Baran Ghosal  
Advocate - F-1369/11343 of 1999

Shyamal Baran Ghosal  
Alipore Police Court  
Kolkata - 700027

MONEY RECEIPT

ACKNOWLEDGE Receipt of the sum of Rs...1,00,000/- (Rupees One Lakh) only by cash as non-refundable forfeit money from the Developer herein as per terms and condition of this agreement in the following manner :-

By Cash

1,00,000/-

1,00,000/-

( Rupees One Lakh only)

WITNESSES:

1. Shyamal Choudhury  
166 Tarpur Road  
Sanskrit, Kol-61

2. দীপ্তি বসু  
দীপ্তি বসু (স্বামী) বাড়ি  
বঙ্গ বাজার - কোলকাতা-৬১

- 1) Jayanti Day Choudhury
- 2) Ajit Roy Chowdhury.
- 3) Chandrani Roy Chowdhury
- 4) Jayanti Mukherjee
- 5) Debsani Chakraborty
- 6) Tara Bhattacharjee

\_\_\_\_\_  
Signature of the Land Owners

DEVELOPMENT POWER OF ATTORNEY

BE IT KNOWN TO ALL TO WHOM IT MAY CONCERN WE 1) SRI JAYANTA ROY CHOWDHURY (PAN NO. AMAPR0237L) (Aadhaar No. 3447 4573 8472) Son of Late Bhupal Chandra Roy Chowdhury 2) CHANDRANI ROY CHOWDHURY (PAN NO BPUPR8829G) (Aadhaar No. 9833 2758 2452) 3) SRI ARIJIT ROY CHOWDHURY (PAN NO BBVPC5578E) (Aadhaar No. 9345 3894 4875) , all by faith Hindu, by occupation self employed, presently residing at 103, K.K. Roy Chowdhury Road, P.O. Barisha, P.S. Thakupukur, Kolkata- 700008 4) JAYANTI MUKHERJEE (PAN NO. AYYPM4197L) (Aadhaar No. 4580 5562 5776) Daughter of Sitapati Mukherjee, by faith Hindu, by occupation household works, 5) SMT. DEBJANI CHAKRABORTY (PAN NO. AMMPC1529N) (Aadhaar No. 9149 8757 0602), Wife of Swapan Chakraborty, by occupation housewife, 6) SMT. TARA BHATTACHARJEE (PAN NO. ADUPB9474C) (Aadhaar No. 4954 4797 5574), wife of Laxman Bhattacharjee, by faith Hindu, by occupation housewife, all presently residing at 45, K.K. Roy Chowdhury Road, P.O. Barisha, P.S. Thakupukur, Kolkata- 700008 , hereinafter jointly called and referred to as the LAND OWNERS hereinafter jointly called and referred to as the PRINCIPAL

SEND GREETINGS

WHEREAS WE are the Joint Owners of, ALL THAT piece and parcel of bastu landed property measuring an area of 3 (three) kottah 14 (fourteen) chittaks 14 (fourteen) sq.ft lying and situate at Mouja Sarkelat, under L.R. Khatian no 258 & 460 under Dag no 133/841 presently within the limits of ward no 126 of the Kolkata Municipal Corporation being presently known and numbered as Premises no 45 K.K.Roy Chowdhury Road, Kolkata-700008 District South 24 Pgs TOGETHERWITH all easements , common facilities and amenities annexed thereto more fully and particularly mentioned and described in the SECHEDULE A hereunder written.



AND WHEREAS we have entered into an agreement , with **M/S SHIVALOK CONSTRUCTION** having its registered office at 204, Sarsuna Main Road, Sarsuna Kolkata- 700061 being represented by its (s) hereinafter referred to as the SAID AGREEMENT, the Authority to enter into Agreement/s for sale with the intending Purchaser/s and receive consideration money along with other terms and conditions as stated thereon.

NOW BY THIS POWER OF ATTORNEY we the PRINCIPALS herein, do hereby nominate, constitute and appoint **SRI KALPA DAS (PAN NO. AGIPD7320A) (Aadhaar No. 6453 4136 6728)** son of Late Shyam Lal Das, Proprietor of **M/S SHIVALOK CONSTRUCTION**, by faith Hindu by occupation business residing at 204, Sarsuna Main Road, old P.S. Thakurpukur, Present P.S. Sarsuna Kolkata-700061as our lawful constituted attorney and legal agent to do the following acts, deeds and things i.e. to say :-

1. To look after , manage , control, supervise and demarcate the aforesaid property as particularly mentioned and written in the schedule below and hereafter referred to as the said property on our behalf.
2. To sign and execute all agreement/s and/or documents and all other necessary paper and documents concerning the said property on our behalf.
3. To represent us before all the office/s concerned including K.M.C. for sanction Building Plan and Boundary declaration, K.M.C. Gift etc. for sanction plan and to sign all papers, documents on our behalf for mutation in our name in respect of relevant papers and to appear in all hearing before the authorities for such mutation, dealing, objections and/or appeals on our behalf against the excess valuation assessed by the Authority concerned and also to obtain Sanction Plan in the name of principal before K.M.C. prefer before the appropriate authorities and represent us at the time of haring

of such objections or appeal on our behalf.

4. To apply for and obtain all necessary clearances and approval from all competent authorities for doing allied jobs in respect of the said property on our behalf.

5. To appear for and represent us before any competent authority, tribunal, Arbitrator or Revenue, administer, Civil and criminal Jurisdiction relating to any matters, concerning the said property as mentioned and written to the schedule below on our behalf.

6. To institute any case or defend any suit, proceeding, appeals, revision injunction, proceedings, inquiry, claims etc. relating to the said property on our behalf.

7. To appoint and/or engage and legal practitioner, solicitor, auditor, valuer, assessor, arbitrator and /or any legal Practitioner or any Advocate or other person or persons and to sign, execute and deliver all Vakalatnama, Ekranamas, Petitions etc. for the aforesaid purpose on our behalf.

8. To sign, execute, submit or deliver all written objection, memorandum or appeals, applications, revisions, injunction, partition, plaints and all other appeals and papers documents and exhibit for the aforesaid purposes.

9. To sign and submit Building Plan and others before K.M.C.(S.S.UNIT) authority in our names and on our behalf for building plan.

10. To visit and represent me before the entire West Bengal Government Offices for smooth management of our said property as written in the schedule below on our behalf.

11. That by this Development Power Of Attorney the Attorney holder shall

hereby obtain right to make construction or development work on the schedule mentioned property.

12. To apply for and obtain for all amenities and facilities such as telephone, K.M.C. Water connection, electricity (C.E.S.C) and other utilities in the said property thereon.

13. To sign and execute all such deed/s, instrument/s and assurance/s which will be necessary to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said property or part of it on our behalf.

14. To sign and execute/Registered any Deed/s Deed of sale/agreement for sale, Deed of conveyance and necessary documents for registration of Developer's allocation to any intending Purchaser's when to be executed by our said attorney and to admit , execute and registration thereof before as to the concerned registering authorities like as such Registrar of Dist.Sub-Registrar II, Alipore South 24 Parganas, A.D.S.R Behala and other Registrar office or any other like such registering office/s concerned.

15. To do all other lawful acts and thing in connection with Schedule mentioned property as effectually as we do the same if We were personally present and all and whatsoever our said attorney shall lawfully do.

**AND GENERALLY** to do all acts, deeds, matters and things as agreed upon which my Attorney may deem fit and proper for the management, control, supervision , better enjoyment of my said property as effectively as I have done, if present personally to do so.

**AND** We the executants do hereby confirm to ratify all such acts, deeds things and matter which our said Attorney may lawfully do ,execute and cause to be performed by virtue of this Power of Attorney

IN WITNESS WHEREOF the PARTIES hereto set and subscribed their respective hands and seals in this on the day, month and year first written above.

SIGNED, SEALED & DELIVERED

in Kolkata in the presence of:

Jayanti Roy Choudhury  
Arijit Roy Choudhury  
Chandran Roy Choudhury

1. Shyamal Baran Ghosal  
166 Tarpukur Road  
Lansdown, Kot-61

Jayanti Mukherjee  
Debjani Chakraborty  
Nora Bhattacharjee

SIGNATURE OF THE EXECUTANTS/OWNER

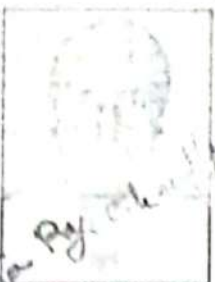










2. শিবালক কনস্ট্রাকশন  
দক্ষিণ চৌহদ্দা/১৪১৩  
পূর্ব পাটলা - কোলকাতা-৬১

SHIVALOK CONSTRUCTION

Kalpa Ghosal  
Proprietor












SIGNATURE OF THE ATTORNEY

Drafted by  
Shyamal Baran Ghosal  
F-1369/1343 of 1999  
Shyamal Baran Ghosal  
Advocate  
Alipore Police Court  
Kolkata - 700027  
(F-1369/1343 of 1999)

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small finger
	Left Hand					
	Right Hand					












Name Jayanti Roy Chowdhury -

Signature Jayanti Roy Chowdhury

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small finger
	Left Hand					
	Right Hand					












Name Anjita Roy Chowdhury -

Signature Anjita Roy Chowdhury

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small finger
	Left Hand					
	Right Hand					












Name Chandrani Roy Chowdhury

Signature Chandrani Roy Chowdhury

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small finger
	Left Hand					
	Right Hand					












Name Jayanti Mukherjee

Signature Jayanti Mukherjee

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small finger
	Left Hand					
	Right Hand					












Name Tara Bhattacharjee

Signature Tara Bhattacharjee

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small finger
	Left Hand					
	Right Hand					

Name Debjani Chakraborty

Signature Debjani Chakraborty

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small finger
	Left Hand					
	Right Hand					

Name KALPA DAS

Signature Kalpa Das

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small finger
PHOTO	Left Hand					
	Right Hand					

Name .....

Signature .....

PAN  
on  
verify



Handwritten signature/initials

**Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip**

Query No / Year	2002526697/2021	Office where deed will be registered
Query Date	05/12/2021 11:23:44 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Shyamal Baran Ghosal 166, Talpukur Road, Sarsuna, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700061, Mobile No. : 8334951712, Status : Advocate	
Transaction	Additional Transaction	
[0139] Sale, Development Power of Attorney	[4002] General Power of Attorney [Rs : 0/-], [4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs 1,00,000/-]	
Set Forth value	Market Value	
Rs. 10,00,000/-	Rs. 38,42,502/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,071/- (Article:48(g))	Rs. 1,028/- (Article:E, E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 1,000/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: K. K. Roy Chowdhury Road, Road Zone : (Jagat Roy Chowdhury Road -- Rest (Ward 126)) , , Premises No: 45, , Ward No 126, Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 14 Chatak 14 Sq Ft	8,00,000/-	35,05,002/-	Width of Approach Road: 16 Ft.,
<b>Grand Total :</b>				<b>6.4258Dec</b>	<b>8,00,000 /-</b>	<b>35,05,002 /-</b>	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	2,00,000/-	3,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>500 sq ft</b>	<b>2,00,000 /-</b>	<b>3,37,500 /-</b>	



Query No. 2002526697 of 2021. Printed On : Dec 6 2021 10:32AM Generated from: wregistration.gov.in

Apal Details :

Sl. No.	Name & address	Status	Execution Admission Details :
1	<p>Shri Jayanta Roy Chowdhury, (Alias: Shri Jayanta Kumar Roy Chowdhury)                      Son of Late Bhupal Chandra Roy Chowdhury,103, K.K. Roy Chowdhury Road, City:- Not Specified, P.O:- Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008                      Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AMxxxxxx7L, Aadhaar No.: 34xxxxxxxx8472,Status :Individual, Executed by: Self                      To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
2	<p>Chandrani Roy Chowdhury                      Daughter of Late Prasanta Kumar Roy Chowdhury,103, K.K. Roy Chowdhury, City:- Not Specified, P.O:- Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008                      Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BPxxxxxx9G, Aadhaar No.: 98xxxxxxxx2452,Status :Individual, Executed by: Self                      To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
3	<p>Shri Arijit Roy Chowdhury                      Son of Late Prasanta Kumar Roy Chowdhury,103, K.K. Roy Chowdhury, City:- Not Specified, P.O:- Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008                      Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BBxxxxxx8E, Aadhaar No.: 93xxxxxxxx4875,Status :Individual, Executed by: Self                      To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
4	<p>Jayanti Mukherjee                      Daughter of Shri Sitapati Mukherjee,45, K.K. Roy Chowdhury, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008                      Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AYxxxxxx7L, Aadhaar No.: 45xxxxxxxx5776,Status :Individual, Executed by: Self                      To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
5	<p>Smt Debjani Chakraborty                      Wife of Shri Swapan Chakraborty,45, K.K. Roy Chowdhury, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008                      Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AMxxxxxx9N, Aadhaar No.: 91xxxxxxxx0602,Status :Individual, Executed by: Self                      To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
6	<p>Smt Tara Bhattacharjee                      Wife of Shri Laxman Bhattacharjee,45, K.K. Roy Chowdhury, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008                      Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ADxxxxxx4C, Aadhaar No.: 49xxxxxxxx5574,Status :Individual, Executed by: Self                      To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self





**Journey Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	M S Shivalok Construction ( Sole Proprietorship ) 204, Sarsuna Main Road, City:- Not Specified, P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 PAN No. AGxxxxxx0A, Aadhaar No.: 64xxxxxxxx6728, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Shri Kalpa Das Son of Late Shyam Lal Das 204, Sarsuna Main Road, City:- Not Specified, P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx0A, Aadhaar No.: 64xxxxxxxx6728	M S Shivalok Construction (as Proprietor)

**Identifier Details :**

Name & address
Sk Mohammad Ali Son of Late Rahamat Ali Dakshin Behala Road, City:- Not Specified, P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Identifier Of Shri Jayanta Roy Chowdhury, Chandrani Roy Chowdhury, Shri Arijit Roy Chowdhury, Jayanti Mukherjee, Smt Debjani Chakraborty, Smt Tara Bhattacharjee, Shri Kalpa Das

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 04-01-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 04-01-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.



Query No: 2002526697 of 2021, Printed On : Dec 6 2021 10:32AM, Generated from wbregistration.gov.in

AS- 3 of 4

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

11. This eAssessment Slip can be used for registration of respective deed in any of the following offices  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Query No: 2002526697 of 2021, Printed On: Dec 6 2021 10:32AM. Generated from: wregistration.gov.in

AS- 4 of 4

आयकर विभाग भारत सरकार  
INCOME TAX DEPARTMENT GOVT. OF INDIA  
CHANDRANI ROYCHOWDHURY  
PRASANTA ROYCHOWDHURY  
24/02/1986  
BPUPR8829G  
*Chandrani Roychowdhury*

*Chandrani Roychowdhury*


 ভারত সরকার  
 GOVERNMENT OF INDIA

নাম: চন্দ্রানী  
 Chandrani Roychowdhury  
 পিতা: প্রসান্তা চন্দ্রানী  
 Father: PRASANTA ROYCHOWDHURY

জন্ম তারিখ: 1985  
 Sex: Female



**9833 2758 2452**

আধার - সাধারণ মানুষের অধিকার


 ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা: ৯৮, কে.কে.রয় চৌধুরী রোড  
 পূর্ব বর্ধা, বর্ধা, পশ্চিম বঙ্গ  
 পিন কোড: ৭০০০০৮

Address: 98, K.K ROY  
 CHOWDHURY ROAD,  
 Purba Bardha, Bardha,  
 South Twenty Four  
 Parganas, West Bengal,  
 700008

 1517  
 1800 145 1347
  help@uidai.gov.in
  www.uidai.gov.in
  F.O. Box No.1917,  
 Bidhannagar 700091

*Chandrani Roychowdhury*



ভারত সরকার  
GOVERNMENT OF INDIA



নাম/নাম (ইংরেজি)  
Arijit Roy Chowdhury  
পিতা/পিতার নাম (ইংরেজি)  
Father: PRASANTA KUMAR ROY CHOWDHURY

জন্ম তারিখ/Year of Birth: 1990  
লিঙ্গ/Male



9345 3894 4875

স্বাক্ষর সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা: ৯৮, কে কে রায়চৌধুরী রোড  
পূর্ব বর্ধিশা, বর্ধিশা, দক্ষিণ চব্বিশ পরগণা  
পশ্চিমবঙ্গ, ৭০০০০৩

Address: 98, K.K ROY  
CHOWDHURY ROAD,  
Purba Bardisha, Bardisha,  
South Twenty Four  
Parganas, West Bengal,  
700003

1047  
1700 157 1047

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1047,  
Bangalore-560 091

Arijit Roy Chowdhury

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ARIJIT ROY CHOWDHURY

PRASANTA KUMAR ROY CHOWDHURY

13/10/1990

Permanent Account Number

BBVPC5578E

Arijit  
Roy Chowdhury

Signature



01072014

इस कार्ड के खोने / पाते पर तुरंत सूचित करें : लीडर  
आयकर पैन सेवा इकाई, एनएसडी यूएल  
5 वीं मॉडेल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडेल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

If this card is lost / someone's lost card is found,  
please inform / return to :  
Income Tax PAN Services Unit, NSDL  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

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

Arijit Roy Chowdhury



भारत सरकार  
GOVERNMENT OF INDIA



দেবজানি চক্রবর্তী  
Debjani Chakraborty  
কন্ডভাবিত/ DOB: 17/07/1967  
মহিলা / FEMALE



9149 8757 0602

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

২২, কে কে রায় চৌধুরী  
রোড, পূর্ব বর্ডিশা, দক্ষিণ ২৪  
পরগনা,  
পশ্চিম বঙ্গ - 700008

Address:

22, K K ROY CHOWDHURY  
ROAD, Purba Bardisha, South 24  
Parganas,  
West Bengal - 700008

9149 8757 0602

MEERA AADHAAR, MERI PEHACHAN

Debjani Chakraborty

ভাষাভাষক বিদ্যালয়  
কলকাতা

DEBANI CHAKRABORTY

সংস্কৃত

কলা

বিভাগ

কলকাতা

১৯৯৯



সরকার  
GOVT OF WEST BENGAL



১৯৯৯

১৯৯৯

১৯৯৯

Debani Chakraborty



ভারত সরকার  
GOVERNMENT OF INDIA



নাম  
Jayanti Mukherjee  
পিতা  
Father: SITAPATI MUKHERJEE

জন্ম তারিখ  
Date of Birth: 1960  
লিঙ্গ  
Sex: Female



4580 5562 5776

আধার - সাধারণ মানুষের অধিকার

ভারতীয় বিশেষ পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

সিএম. এম. সেকেন্দরাগুপ্তী গের  
পূর্ব বঙ্গ, কলিকতা-১৯  
ফোন: ৩৩৩৩৩৩

Address: 22, K.K.  
RAYCHOWDHURY ROAD,  
Purba Barisha, Barisha,  
South Twenty Four  
Parganas, West Bengal,  
700008

---

1947  
1800 190 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bangalore-560 004

Jayanti Mukherjee

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

JAYANTI MUKHERJEE  
SITAPATI MUKHERJEE

01/01/1950  
Permanent Account Number

AYYPM197L

*Jayanti Mukherjee*  
Signature



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

Income Tax PAN Services Unit, UTISL,  
Plot No. 3, Sector 11, CBD Ekspat,  
New Mumbai - 400 014.

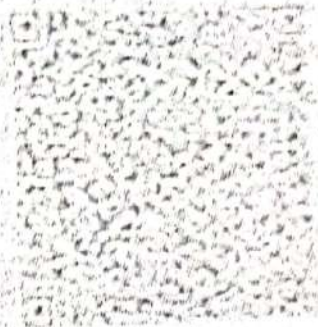
इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस  
आयकर सेवा केंद्र (पुणे), यूटीएसएल,  
प्लॉट नं. ३, सेक्टर ११, सी.बी.डी. एक्सपॉर्ट,  
नवी मुंबई-४०० ०१४.

Jayanti Mukherjee

ভারত সরকার  
Government of India



নাম / Name:   
Law Bharti Chakrabarti  
পিতা / Father:   
Husband / Laxman Bhattacharjee  
জন্ম তারিখ / DOB: 14/07/1962  
সঙ্গী / Female



4954 4797 5574

আধার - সাধারণ মানুষের অধিকার



Unique Identification Authority of India

ঠিকানা / Address:  
প্রান্তিক, নাবাগঞ্জ, চাচপুর  
নাবাগঞ্জ, উত্তর 24 পরগনা  
মহাশূর নাবাগঞ্জ, পশ্চিম বঙ্গ  
743144

Address:  
FRANTIK, NAWABGANJ, Ichapur  
Nawabganj, North 24 Parganas,  
Ichapur, Nawabganj, West Bengal  
743144

4954 4797 5574

आयकर विभाग

INCOME TAX DEPARTMENT

TARA BHATTACHARJEE

SITAPATI MUKHERJEE

14/02/1962

ADUPB9474C

भारत सरकार

GOVT. OF INDIA

Tara Bhattacharjee



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

ভাষিকাক্তির আই ডি / Enrollment No.: 1040/20025/36210

To  
 কল্পা দাস  
 Kalpa Das  
 204 ARABINDA BASU NAGAR  
 Sarsuna  
 South Twenty Four Parganas  
 West Bengal 700061

21771323



MN217713235FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**6453 4136 6728**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 Government of India



কল্পা দাস  
 Kalpa Das  
 পিতা : শ্যাম লাল দাস  
 Father : SHYAM LAL DAS  
 জন্ম সাল / Year of Birth : 1962  
 পুরুষ / Male



**6453 4136 6728**

আধার - সাধারণ মানুষের অধিকার

*Kalpa Das*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KALPA DAS  
SHYAM LAL DAS  
17/01/1962  
Date of Birth (or Date of Incorporation)  
AGIPD7320A

*Kalpa Das*  
Signature



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

यह कार्ड खाते नाम पर कृपया भूषित करें/सौंपाएं :  
आयकर पैन सेवा यूनिट, UHSL  
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी.बेलपुर,  
नवी मुंबई-400 614.

*Kalpa Das*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

JAYANTA ROYCHOWDHURY

BHUPAL ROYCHOWDHURY

06/11/1960

Permanent Account Number

AMAPR0237L

*Jayanta Roy Chowdhury*  
Signature



20112007

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाने :  
आयकर पैन सेवा इकाई, एन एस डी एल  
पहली मंजिल, टाईम्स टॉवर, कानाला मिल्स कंपाउंड,  
एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.

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

Income Tax PAN Services Unit, NSDL

1st Floor, Times Tower,

Kanala Mills Compound,

S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,

e-mail: tininfo@nsdl.co.in

*Jayanta Roy Chowdhury*



ভারত সরকার

ভারত সরকার

Unique Identification Authority of India

Government of India

ভুক্তিকৃত আই ডি / Enrollment No. : 1040/19710/55158

11/01/2013

To  
JAYANTA ROY CHOWDHURY  
জয়ন্ত রায় চৌধুরী  
98  
K.K ROY CHOWDHURY ROAD  
Purba Barisha  
Barisha, South Twenty Four Parganas  
West Bengal - 700008



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আপনার আধার সংখ্যা/ Your Aadhaar No. :

**3447 4573 8472**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



জয়ন্ত রায় চৌধুরী  
JAYANTA ROY CHOWDHURY  
পিতা: ভূপাল চন্দ্র রায় চৌধুরী  
Father : BHUPAL CHANDA ROY CHOWDHURY

জন্ম সাল Year of Birth: 1950  
পুরুষ : Male

**3447 4573 8472**



আধার - সাধারণ মানুষের অধিকার

Jayanta Roy Chowdhury





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

GRN Details

GRN:	192021220130218908	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	07/12/2021 19:45:36	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	2173993346027	BRN Date:	07/12/2021 19:12:08
Gateway Ref ID:	134119876204	Method:	State Bank of India UPI
Payment Status:	Successful	Payment Ref. No:	2002526697/4/2021

[Query No\*/Query Year]

Depositor Details

Depositor's Name: Kalpa Das  
Address: 204 Sarsuna Main Road  
Mobile: 9331933878  
Depositor Status: Buyer/Claimants  
Query No: 2002526697  
Applicant's Name: Shri Shyamal Baran Ghosal  
Identification No: 2002526697/4/2021  
Remarks: Sale, Development Power of Attorney Payment No 4

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002526697/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	6071
2	2002526697/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	1028
			<b>Total</b>	<b>7099</b>

IN WORDS: SEVEN THOUSAND NINETY NINE ONLY.