

5669/24

D- 5670/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AR 248630

Q. No. 2001590963/2024.
27-6-24
11.10.24

certified that the document is submitted to registration. The Signature sheet & the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar
Behala, South 24 Parganas

27 JUN 2024

DEVELOPMENT AGREEMENT

THIS AGREEMENT made on this 27th day of June
Two Thousand Twenty Four BETWEEN

Major Information of the Deed

Deed No :	I-1607-05670/2024	Date of Registration	27/06/2024
Query No / Year	1607-2001590943/2024	Office where deed is registered	
Query Date	25/06/2024 3:31:01 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	SAMAR DAS 134, BISHALAXMITALA ROAD, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700060, Mobile No. : 9874517987, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4310] Other than Immovable Property, Security Bond [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,24,21,049/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20.070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



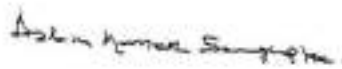


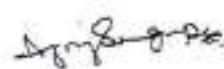


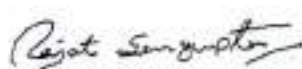
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Parnashree Pally Road (I,II,III,IV), , Premises No: 37, , Ward No: 131 Pin Code : 700060









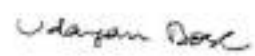
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 6 Chatak 4 Sq Ft	1/-	1,09,29,299/-	Width of Approach Road: 25 Ft.,
Grand Total :				10.5279Dec	1 /-	109,29,299 /-	



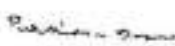






Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2600 Sq Ft.	1/-	14,91,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 1300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2600 sq ft	1 /-	14,91,750 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ASHOK KUMAR SENGUPTA Son of Late SUNITI BIKASH SENGUPTA Executed by: Self, Date of Execution: 27/06/2024 , Admitted by: Self, Date of Admission: 27/06/2024 ,Place : Office	Photo  27/06/2024	Finger Print  Captured LTI 27/06/2024	Signature  27/06/2024
	264 , PARNASREE PALLY, City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: COxxxxxx8C, Aadhaar No: 47xxxxxxxx2623, Status :Individual, Executed by: Self, Date of Execution: 27/06/2024 , Admitted by: Self, Date of Admission: 27/06/2024 ,Place : Office			
2	Name Mr AJOY SENGUPTA Son of Late SUNITI BIKASH SENGUPTA Executed by: Self, Date of Execution: 27/06/2024 , Admitted by: Self, Date of Admission: 27/06/2024 ,Place : Office	Photo  27/06/2024	Finger Print  Captured LTI 27/06/2024	Signature  27/06/2024
	264, PARNASREE PALLY, City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: ALxxxxxx6R, Aadhaar No: 35xxxxxxxx6605, Status :Individual, Executed by: Self, Date of Execution: 27/06/2024 , Admitted by: Self, Date of Admission: 27/06/2024 ,Place : Office			
3	Name Mr RAJAT SENGUPTA Son of Late RANJAN LAL SENGUPTA Executed by: Self, Date of Execution: 27/06/2024 , Admitted by: Self, Date of Admission: 27/06/2024 ,Place : Office	Photo  27/06/2024	Finger Print  Captured LTI 27/06/2024	Signature  27/06/2024
	264, PARNASREE PALLY, City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: BVxxxxxx8L, Aadhaar No: 42xxxxxxxx9181, Status :Individual, Executed by: Self, Date of Execution: 27/06/2024 , Admitted by: Self, Date of Admission: 27/06/2024 ,Place : Office			







4	Name Smt BABY SEN GUPTA Wife of Late RANJAN LAL SENGUPTA Executed by: Self, Date of Execution: 27/06/2024 , Admitted by: Self, Date of Admission: 27/06/2024 ,Place : Office	Photo  27/06/2024	Finger Print  LTI 27/06/2024	Signature  27/06/2024
12/8/A, SARAT CHATTERJEE ROAD, City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: BVxxxxxx6E, Aadhaar No: 36xxxxxxxx5136, Status :Individual, Executed by: Self, Date of Execution: 27/06/2024 , Admitted by: Self, Date of Admission: 27/06/2024 ,Place : Office				
5	Name Smt SUBHRA BANERJEE Wife of Mr TARUN BANERJEE Executed by: Self, Date of Execution: 27/06/2024 , Admitted by: Self, Date of Admission: 27/06/2024 ,Place : Office	Photo  27/06/2024	Finger Print  LTI 27/06/2024	Signature  27/06/2024
18-B, SHAKTI KHAND- I, City:- Not Specified, P.O:- SHIPRA SUN CITY INDIRAPURAM, P.S:- Indirapuram, District:-Ghaziabad, Uttar Pradesh, India, PIN:- 201014 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: AHxxxxxx3Q, Aadhaar No: 91xxxxxxxx2172, Status :Individual, Executed by: Self, Date of Execution: 27/06/2024 , Admitted by: Self, Date of Admission: 27/06/2024 ,Place : Office				
6	Name Mr UDAYAN BOSE Son of Late SUNANDA GOPAL BOSE Executed by: Self, Date of Execution: 27/06/2024 , Admitted by: Self, Date of Admission: 27/06/2024 ,Place : Office	Photo  27/06/2024	Finger Print  LTI 27/06/2024	Signature  27/06/2024
263, PARNASREE PALLY, City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: ACxxxxxx5K, Aadhaar No: 93xxxxxxxx7284, Status :Individual, Executed by: Self, Date of Execution: 27/06/2024 , Admitted by: Self, Date of Admission: 27/06/2024 ,Place : Office				

Name	Photo	Finger Print	Signature
Smt PURNIMA BOSE Wife of Late SUMANTA GOPAL BOSE Executed by: Self, Date of Execution: 27/06/2024 Admitted by: Self, Date of Admission: 27/06/2024, Place : Office		 Captured	
27/06/2024	LT1	27/06/2024	
263, PARNASREE PALLY, City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX7, PAN No.: ALxxxxxx6F, Aadhaar No: 42xxxxxxx5876, Status :Individual, Executed by: Self, Date of Execution: 27/06/2024, Admitted by: Self, Date of Admission: 27/06/2024, Place : Office			
Smt SUMONA BOSE Daughter of Late SUMANTA GOPAL BOSE Executed by: Self, Date of Execution: 27/06/2024 Admitted by: Self, Date of Admission: 27/06/2024, Place : Office		 Captured	
27/06/2024	LT1	27/06/2024	
263, PARNASREE PALLY, City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India Date of Birth: XX-XX-1XX9, PAN No.: ANxxxxxx8E, Aadhaar No: 52xxxxxxx0395, Status :Individual, Executed by: Self, Date of Execution: 27/06/2024, Admitted by: Self, Date of Admission: 27/06/2024, Place : Office			
Mr SOURAV BOSE Son of Late SUMANTA GOPAL BOSE Executed by: Self, Date of Execution: 27/06/2024 Admitted by: Self, Date of Admission: 27/06/2024, Place : Office		 Captured	
27/06/2024	LT1	27/06/2024	
263, PARNASREE PALLY, City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX1, PAN No.: ALxxxxxx3L, Aadhaar No: 80xxxxxxx9949, Status :Individual, Executed by: Self, Date of Execution: 27/06/2024, Admitted by: Self, Date of Admission: 27/06/2024, Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	B B C ENTERPRISE 165, PARNASREE PALLY, City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Date of Incorporation: XX-XX-1XX3, PAN No.: AAxxxxxx2P, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr BIKRAM BANERJEE Son of Late CHANDAN BANERJEE Date of Execution - 27/06/2024, , Admitted by: Self, Date of Admission: 27/06/2024, Place of Admission of Execution: Office		 Captured	
	Jun 27 2024 2:10PM	LTI 27/06/2024	27/06/2024	
	165, PARNASREE PALLY, City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2, PAN No.: AHxxxxxx1B, Aadhaar No: 63xxxxxxxx7575 Status : Representative, Representative of : B B C ENTERPRISE (as PARTNER)			
2	Name	Photo	Finger Print	Signature
	Smt DALIA CHATTERJEE (Presentant) Wife of Mr MILON CHATTERJEE Date of Execution - 27/06/2024, , Admitted by: Self, Date of Admission: 27/06/2024, Place of Admission of Execution: Office		 Captured	
	Jun 27 2024 2:10PM	LTI 27/06/2024	27/06/2024	
	119, KAZIPARA ROAD, City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No.: AExxxxxx9L, Aadhaar No: 98xxxxxxxx0496 Status : Representative, Representative of : B B C ENTERPRISE (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAMAR BIJOY CHAKRABORTY Son of Mr S L CHAKRABORTY 11, KAZIPARA ROAD, City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060		 Captured	
27/06/2024	27/06/2024	27/06/2024	
Identifier Of Mr ASHOK KUMAR SENGUPTA, Mr AJOY SENGUPTA, Mr RAJAT SENGUPTA, Smt BABY SENGUPTA, Smt SUBHRA BANERJEE, Mr UDAYAN BOSE, Smt PURNIMA BOSE, Smt SUMONA BOSE, Mr SOURAV BOSE, Mr BIKRAM BANERJEE, Smt DALIA CHATTERJEE			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr ASHOK KUMAR SENGUPTA	B B C ENTERPRISE-1.16977 Dec
2	Mr AJAY SENGUPTA	B B C ENTERPRISE-1.16977 Dec
3	Mr RAJAT SENGUPTA	B B C ENTERPRISE-1.16977 Dec
4	Smt BABY SEN GUPTA	B B C ENTERPRISE-1.16977 Dec
5	Smt SUBHRA BANERJEE	B B C ENTERPRISE-1.16977 Dec
6	Mr UDAYAN BOSE	B B C ENTERPRISE-1.16977 Dec
7	Smt PURNIMA BOSE	B B C ENTERPRISE-1.16977 Dec
8	Smt SUMONA BOSE	B B C ENTERPRISE-1.16977 Dec
9	Mr SOURAV BOSE	B B C ENTERPRISE-1.16977 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr ASHOK KUMAR SENGUPTA	B B C ENTERPRISE-288.88888900 Sq Ft
2	Mr AJAY SENGUPTA	B B C ENTERPRISE-288.88888900 Sq Ft
3	Mr RAJAT SENGUPTA	B B C ENTERPRISE-288.88888900 Sq Ft
4	Smt BABY SEN GUPTA	B B C ENTERPRISE-288.88888900 Sq Ft
5	Smt SUBHRA BANERJEE	B B C ENTERPRISE-288.88888900 Sq Ft
6	Mr UDAYAN BOSE	B B C ENTERPRISE-288.88888900 Sq Ft
7	Smt PURNIMA BOSE	B B C ENTERPRISE-288.88888900 Sq Ft
8	Smt SUMONA BOSE	B B C ENTERPRISE-288.88888900 Sq Ft
9	Mr SOURAV BOSE	B B C ENTERPRISE-288.88888900 Sq Ft

On 26-06-2024

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 1,24,21,049/-



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

On 27-06-2024

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 13:10 hrs on 27-06-2024, at the Office of the A.D.S.R. BEHALA by Smt DALIA CHATTERJEE ..

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

Execution is admitted on 27/06/2024 by 1. Mr ASHOK KUMAR SENGUPTA, Son of Late SUNITI BIKASH SENGUPTA, 264, PARNASREE PALLY, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Retired Person, 2. Mr AJAY SENGUPTA, Son of Late SUNITI BIKASH SENGUPTA, 264, PARNASREE PALLY, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Retired Person, 3. Mr RAJAT SENGUPTA, Son of Late RANJAN LAL SENGUPTA, 264, PARNASREE PALLY, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Service, 4. Smt BABY SEN GUPTA, Wife of Late RANJAN LAL SENGUPTA, 12/B/A, SARAT CHATTERJEE ROAD, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession House wife, 5. Smt SUBHRA BANERJEE, Wife of Mr TARUN BANERJEE, 18-B, SHAKTI KHAND-I, P.O: SHIPRA SUN CITY INDIRAPURAM, Thana: Indirapuram, , Ghaziabad, UTTAR PRADESH, India, PIN - 201014, by caste Hindu, by Profession Service, 6. Mr UDAYAN BOSE, Son of Late SUMANTA GOPAL BOSE, 263, PARNASREE PALLY, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Retired Person, 7. Smt PURNIMA BOSE, Wife of Late SUMANTA GOPAL BOSE, 263, PARNASREE PALLY, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession House wife, 8. Smt SUMONA BOSE, Daughter of Late SUMANTA GOPAL BOSE, 263, PARNASREE PALLY, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Professionals, 9. Mr SOURAV BOSE, Son of Late SUMANTA GOPAL BOSE, 263, PARNASREE PALLY, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Business

Identified by Mr SAMAR BIJOY CHAKRABORTY, , , Son of Mr S L CHAKRABORTY, 11, KAZI PARA ROAD, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

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

Execution is admitted on 27-06-2024 by Mr BIKRAM BANERJEE, PARTNER, B B C ENTERPRISE (Partnership Firm), 165, PARNASREE PALLY, City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060

Identified by Mr SAMAR BIJOY CHAKRABORTY, , : Son of Mr S L CHAKRABORTY, 11, KAZI PARA ROAD, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

Execution is admitted on 27-06-2024 by Smt DALIA CHATTERJEE, PARTNER, B B C ENTERPRISE (Partnership Firm), 165, PARNASREE PALLY, City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060

identified by Mr SAMAR BIJOY CHAKRABORTY, , Son of Mr S L CHAKRABORTY, 11, KAZI PARA ROAD, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28.00/- (E = Rs 28.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/06/2024 7:43PM with Govt. Ref. No: 192024250093133068 on 25-06-2024, Amount Rs: 28/-, Bank: SBI EPay (SBIPay), Ref. No. 6428452694130 on 25-06-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,070/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 248630, Amount: Rs.100.00/-, Date of Purchase: 31/05/2024, Vendor name: G C Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/06/2024 7:43PM with Govt. Ref. No: 192024250093133068 on 25-06-2024, Amount Rs: 19,970/-, Bank: SBI EPay (SBIPay), Ref. No. 6428452694130 on 25-06-2024, Head of Account 0030-02-103-003-02



Sourav Chakraborty
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 1607-2024, Page from 155005 to 155052
being No 160705670 for the year 2024.



Digitally signed by SOURAV CHAKRABORTY
Date: 2024.06.27 16:27:06 +05:30
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 27/06/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

1) **SRI. ASHOK KUMAR SENGUPTA**, son of Late Suniti Bikash Sengupta Aadhar No- 4797 6525 2623 , PAN COHPS8738C, Phone No - 9871619313 , by faith Hindu, by Occupation Retired, residing at 264, Parnasree Pally, P. S. Parnasree, P. O. Parnasree, Kolkata - 700060, 2) **SRI. AJOY SENGUPTA**, son of Late Suniti Bikash Sengupta , Aadhar No- 3565 6132 6605 , PAN ALAPS1016R, Phone No -9674187584 by faith Hindu , by occupation Retired , residing at 264, Parnasree Pally, P. S. Parnasree, P. O. Parnasree, Kolkata - 700060, 3) **SRI. RAJAT SENGUPTA**, son of Late Ranjan Lal Sengupta , Aadhar No - 4269 4890 9181 , PAN BVMPS9228L, Phone No - 7687089061 by faith Hindu , by occupation Service , residing at 264, Parnasree Pally, P. S. Parnasree, P. O. Parnasree, Kolkata - 700060, 4) **SMT. BABY SENGUPTA** wife of Late Ranjan Lal Sengupta, AadharNo - 3654 6311 5136 , Pan No- **BVMPS9226E** , Phone No -9674279809, by faith Hindu , by occupation Housewife , residing at 12/8/ A Sarat Chatterjee Road , P.S. & P.O. Parnasree , Kolkata - 700060 , 5) **SMT Subhra Banerjee** Wife Of Sri Tarun Banerjee , daughter of Dipak Bhattacharya PAN No AHXPB5603Q ,Aadhar NO. 9196 6216 2172 , Phone No : 9990375233 , Occupation- Service , residing at House No -18-B , Shakti Khand - 1 , Indirapuram , Shipra Sun City , Gaziabad , Uttar Pradesh -201014 P. S. Indirapuram & P.O. Shipra Suncity Indirapuram , 6) **SRI.UDAYAN BOSE**, son of Late Sunanda Gopal Bose ,Aadhar No - 9339 1419 7284 , PAN No.-ACYPB8315K Phone No.- 6290189605, by faith Hindu , by occupation Retired, residing at 263, Parnasree Pally P.S.&P.O.-Parnasree, Kolkata- 700060 7) **SMT PURNIMA BOSE**, wife of Late Sumanta Gopal Bose, Aadhar No -4209 9413 5876, PAN No. - ALJPB3486F, Phone No- 8240096242 by faith Hindu , by occupation House-wife, residing at 263, Parnasree Pally, P. S. Parnasree, P. O. Parnasree, Kolkata - 700060, 8) **SMT .SUMONA BOSE**, daughter of Late Sumanta Gopal Bose , Aadhar No - 5234 3471 0395 , PAN ANBPB2558E, Phone No.-9903884108 by faith Hindu , by occupation Teacher, residing at 263, Parnasree Pally , P.S. &P.O. Parnasree , Kolkata- 700060 9) **SRI.SOURAV BOSE**, son of Late Sumanta Gopal Bose , Aadhar No - 8031 0476 9949 , PAN No. ALFPB9233L, Phone No-9748984108 by faith Hindu , by occupation Business, residing at 263 Parnasree Pally P.S.&P.O. -Parnasree Kolkata- 7000060, hereinafter called the "OWNERS" (which expression shall unless excluded

Mani
Ade

by or repugnant to the subject or context be deemed to mean and include their heirs, legal representatives and/or assigns) of the **ONE PART**

AND

1) **SMT. KRISHNA BANERJEE** wife of Late Chandan Banerjee, PAN ADRPB4863G, Aadhar No-6643 9885 9527, Mobile No. 9830022036, by faith Hindu, Occupation Business, residing at 165, Parnasree Pally, P. S, Parnasree, P. O. Parnasree, Kolkata - 700 060, 2) **SRI. BIKRAM BANERJEE** son of Late Chandan Banerjee, PAN AHIPB4481B, Aadhar No.6367 4871 7575, Mobile No.-9163377777, By faith Hindu, Occupation -Business residing at 165, Parnasree Pally, P. S, Parnasree, P. O. Parnasree, Kolkata - 700 060 AND 3) **SMT. DALIA CHATTERJEE** wife of Sri. Milon Chatterjee, PAN AEVPC7489L, Aadhar No. 98604105 0496, Mobile No.-9432350539, By Faith Hindu, Occupation- Business, residing at 119, Kazipara Road, P. S. Parnasree, P. O. Parnasree, Kolkata - 700 060, all carrying on Business in Co-partnership under the name and style of "**MESSRS. B. B. C. ENTERPRISE**", PAN AADFB3542P duly registered under Section 58 and rule 4(2) of the Indian Partnership Act, 1932 being Registration No. L 67885 dated 22. 02. 2005 having its office at 165, Parnasree Pally, P. S. Parnasree, P. O. Parnasree, Kolkata - 700 060, hereinafter called the "**DEVELOPER/PROMOTER**" represented through said **SRI BIKRAM BANERJEE** and **SMT DALIA CHATTERJEE** as Authorised Signatory (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean or include the partner or partners for the time being of the said Firm and their respective heirs, legal representatives, executors, administrators and permitted assignee) of the **OTHER PART.**

WHEREAS one Smt. Parijat Sen Gupta wife of Late Suniti Bikash Sengupta of 66, Sealis Thakurbari Road, Cal - 38, P.S and P.O Behala was the sole, absolute and beneficial Owner of ALL THAT piece and parcel of revenue free Land measuring more or less 3.19 Kathas equivalent to Three (3) Kathas Three (3) Chhittaks Two (2) Sq. Ft. lying and situated at and being Scheme Plot No. 264, Parnasree Pally Samavaya Samiti comprised in forming part of C. S. Plot No. 379,380,381 appertaining to Khatian No. 66, in Mouza Behala, J. L. No. 2, District 24 Parganas (South) within the

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South Suburban Municipality, presently within the area of The Kolkata Municipal Corporation, by virtue of purchase of the said Land by an Indenture dated 10th March, 1972 which was executed and registered by Parnsree Pally Samavaya Samiti in the office of the District Sub-registrar at Alipore, and recorded in Book No. 1, Volume No. 47, Pages 59 to 65, Being No. 1474 for the year 1972 .

AND WHEREAS Smt. Parijat Sen Gupta who expired on 05/ 04/2011 left behind the following legal heirs and successors : 1) Ashok Kumar Sengupta (son) 2) Ajoy Sengupta (son) Sri Ranjan Lal Sengupta (son) , Kasturi Bhattacharya (daughter) .

AND WHEREAS Sri Ranjan Lal sengupta expired on 19/06/2023 left behind the following legal heirs and successors : 3) Smt. BABY SENGUPTA (wife) 4) Sri Rajat Sengupta (Son) .

AND WHEREAS Smt Kasturi Bhattacharya expired on 03/09/1996 left behind the following legal heirs and successors :5) Sri Aroop Bhattacharya (son) 6) Smt Subhra Banerjee (married-daughter) *free from all sorts of encumbrances and thereafter the said 'Owners/Vendors' herein jointly mutated their names in respect of their said property before The Kolkata Municipal Corporation (KMC) and hold Premises No.37, Parnasree Pally Road No II, Assessee No 411311400373 Ward No. 131.*

AND WHEREAS, 5) SRI. AROOP BHATTACHARYA , out of natural love and affection gifted ~~his~~ undivided one-eighth share in the said property to 6) SMT. SUBHRA BANERJEE , the 'First Owner' herein, by virtue of a registered 'Deed of Gift' in the office of Additional Registrar of Behala, Kolkata dated 22th May, 2024 and recorded in Book No. I, CD Volume No. 1607-2024, Pages 127523 to 127545, Being No 160704711 for the year 2024.

AND WHEREAS by virtue of above, 1) SRI. ASHOK KUMAR SENGUPTA, 2) SRI.AJOY SENGUPTA, 3)SRI. RAJAT SENGUPTA, 4) SMT .BABY SENGUPTA , 5) SMT. SUBHRA BANERJEE , became the absolute 'Owner', the 'First Owner' herein of the said property/Plot with the said Two Storied Building.

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AND WHEREAS the said 'First Owner' herein, is now in exclusive possession and fully seized and possessed of or otherwise well and sufficiently entitled in absolute right in respect of the said property with Two storied building, (hereinafter referred as 'the said Plot I' hereunder written, free from all encumbrances, charges, liens, lispendences, attachments, trust, acquisition/requisition and liabilities .

AND WHEREAS one Sri NANI GOPAL BOSE son of Late Kunja Bihari Bose, residing at 263 , Parnasree Pally, P. S. Parnasree, P. O. Parnasree, now deceased purchased ALL THAT piece and parcel of revenue free Land measuring more or less 3.19 Kathas equivalent to Three (3) Kathas Three (3) Chhittaks Two (2) Sq. Ft. together with Three storied building standing thereon lying and situated at and being, Premises No-38 Parnasree Pally Road No-II , Assessee No -411311400385 , Scheme Plot No. 263 Parnasree Pally Samavaya Samity comprised in forming part of C, S. Plot No. 629,373 appertaining to Khatian No. 66, in Mouza Behala, J. L. No. 2, District 24 Parganas (South) within the South Suburban Municipality, presently within the area of The Kolkata Municipal Corporation by virtue of purchase of the said Land by an Indenture dated 21st November, 1971 which was executed and registered by Parnasree Pally Samavaya Samiti in the office of Sub-registry at Alipore and recorded in Book No. 1, Volume No. 92, Pages 174 to 186, Being No. 3430 for the year 1971.

AND WHEREAS by virtue of aforesaid purchaser, the said Late NANI GOPAL BOSE became the sole and absolute owner in respect of the above property.

AND WHEREAS NANI GOPAL BOSE expired on 10.09.1975 and by Hindu Succession law the legal heirs of the said land are Sri SUMANTA GOPAL BOSE (son) (now deceased) and Sri SUNANDA GOPAL BOSE (Son)(now deceased) .

AND WHEREAS it is hereby noted that Sri SUMANTA GOPAL BOSE expired on 31.12.2021(now deceased) left behind the following legal heirs and successors : **1) SMT PURNIMA BOSE 2) SMT SUMONA BOSE 3) SRI SOURAV BOSE** and Sri SUNANDA GOPAL BOSE expired on 02.02.2024 (now deceased) left behind the following legal heirs and successors : **4) SRI. UDAYAN BOSE 5) SMT PURBA SARKAR 6) SMT KRISHNA BOSE**

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AND WHEREAS SMT KRISHNA BOSE and SMT PURBA SARKAR , out of natural love and affection gifted their undivided one -third share in the said property to UDAYAN BOSE , the 'Second Owner' herein, by virtue of a registered 'Deed of Gift' in the office of Additional Registrar of Behala, Kolkata dated 22th May, 2024 and recorded in Book No. I, CD Volume No. 1607-2024, Pages 127546 to 127564, Being No. 160704712, for the year 2024 .

AND WHEREAS it is hereby noted that the legal share of the undivided Plot No - 263 Parnasree Pally is in the following manner :

- | | |
|---|---------------------|
| 1) SRI UDAYAN BOSE (son of Late Sunanda Gopal Bose) | } 1/2th Share |
| 2) SMT PURNIMA BOSE (wife of Late Sumanta Gopal Bose) | } 1/6 th |
| 3) SMT SUMONA BOSE (daughter of Late Sumanta Gopal Bose) | } 1/6 th |
| 4) SRI SOURAV BOSE (son of Late Sumanta Gopal Bose) | } 1/6 th |

AND WHEREAS the said 'Second Owner' herein, is now in exclusive possession and fully seized and possessed of or otherwise well and sufficiently entitled in absolute right in respect of the said property with Three storied building, (hereinafter referred as 'the said Plot II'), more fully, free from all encumbrances, charges, liens, lispendences, attachments, trust, acquisition/requisition and liabilities .

AND WHEREAS 'First Owner' herein has approached 'Second Owner' herein for joint development of their two aforesaid adjacent properties mentioned as Plot No. I and Plot No. II for better use and enjoyment and subsequently both of the parties decided to amalgamate the aforesaid two adjacent plots Plot I and Plot II, respectively hereunder written from The Kolkata Municipal Corporation

AND WHEREAS all the said 'Owners', agreed to exchange their respective undivided share of land measuring 3 (three) Khaths, 3 (Three) Cittaks, 2 (Two) Sq.Ft With Two Storyed Building area (800 SQ.FT) , Age Of The Building 30 Years Old, Flooring Cemented more or less of Scheme Plot No. 264, Parnasree Pally, (Premises No. 37 , Parnasree Pally, Road II), P. O. Parnasree, P. S. Parnasree, Kolkata - 700060, and also their respective undivided share of land measuring 3 (Three) Khaths , 3 (Three) Chittaks, 2(two) Sq.Ft, Three Storied Building 1800 Sq. Ft. Age Of The

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Building 30 Years, Flooring Cemented more or less of the Scheme Plot No. 263, Parnasree Pally, (Premises No. 38, Parnasree Pally, Road No-II) P. O. Parnasree, P.S. Parnasree, Kolkata - 700060,

AND WHEREAS by one registered Deed of AMALGAMATION, / Merger dated 20.06.2024 and recorded in Book No I, C.D. Volume No1607-2024, Pages 148217 to 148249 . Being No. 160705453. for the year 2024 in the office of the Additional District Sub-Registrar at Behala the said 1) Sri Ashok Kumar Sengupta 2) Sri Ajoy Sengupta 3) Smt. Baby Sengupta 4) Sri Rajat Sengupta 5) Smt Subhra Banerjee, the 'First Part' Decided to exchange the porperties with of 1) Sri. Udayan Bose 2) Smt. Purnima Bose, 3) Smt. Sumona Bose, 4). Sri Sourav Bose the ' Second Part' herein for joint development of their two aforesaid adjacent properties mentioned as Plot No. I and Plot No. II together measuring Six (6) Kathas Six (6) Chhittaks 4 (Four) Sq. Ft. more or less vide K.M.C. Premises No - 37, Parnasree Pally Road No-II , Assessee No- 411311400373 , Kolkata-700060 .

AND WHEREAS thus the above parties amalgamated their adjacent premises with an object to develop for the better use.

AND WHEREAS the said 1) Sri Ashok Kumar Sengupta 2). Sri Ajoy Sengupta 3) Smt. Baby Sengupta 4) Sri Rajat Sengupta 5) Smt Subhra Banerjee 6) Sri. Udayan Bose 7) Smt. Purnima Bose, 8) Smt. Sumona Bose, 9) Sri Sourav Bose the 'Owners / Vendors' herein, jointly became in exclusive possession and fully seized and possessed of or otherwise well and sufficiently entitled in respect of the aforesaid two amalgamated properties (Plot I & Plot II), (hereinafter referred as 'the said property/Premises') measuring Six (6) Kathas Six (6) Chhittaks 4 (Four) Sq. Ft. more or less with Building Area (2600 Sq. Ft.) Age of the Building 30 years Old. Flooring cemented value of which is Rs. 10,00,000. (Rupees Ten Lacs Oniy) being Scheme Plot No. 263/264, Parnasree Pally, Premises No. 37, Parnasree Pally, Road No.I I, comprised in forming part of C. S. Plot No. 379,380,381 , Assessee No - 411311400373 appertaining to Khatian No. 66 in Mouza Behala, J. L. No. 2, District 24 Parganas (South), P. S & P.O. Parnasree, within the area of The Kolkata Municipal Corporation, Ward No. 131, free from all encumbrances and more fully and particularly described

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in the 'First Schedule' hereunder written charges, liens, lispendences, attachments, trust, acquisition/requisition and liabilities whatsoever,

AND WHEREAS the said 'Developer/Promoter' approached the said 'Owners/Vendors' for construction of a Ground plus Four storied Building on the said amalgamated Premises, more fully and particularly described in the First Schedule hereunder written at their own costs and expenses and strictly in accordance with the Plan to be sanctioned by The Kolkata Municipal Corporation (KMC) upon certain terms and conditions and the said 'Owners/Vendors' agreed to accept the said proposal.

AND WHEREAS pursuant to such arrangement the said 'Owners/Vendors' herein and the said 'Developer/Promoter' herein are desirous of constructing a Ground plus Four storied Building on the said Property and the 'Developer/Promoter' has agreed to develop the said Plot and to construct a Ground Plus Four Storied Building thereon upon the certain terms and conditions herein after appearing.

NOW THIS AGREEMENT WITNESSETH as follows:—

ARTICLE - I ----- DEFINITIONS

Unless in these presents it is repugnant or inconsistent with:—

- 1.1 'OWNERS/VENDORS' shall mean: 1) Sri Ashok Kumar Sengupta 2) Sri Ajoy Sengupta 3) Smt. Baby Sengupta 4) Sri Rajat Sengupta 5) Sri Subhra Banerjee . 6) Sri. Udayan Bose 7) Smt. Purnima Bose, 8) Smt. Sumona Bose, 9). Sri Sourav Bose
- 1.2 'DEVELOPER/PROMOTER' shall mean : (1) SMT. KRISHNA BANERJEE, (2) SRI. BIKRAM BANERJEE, (3) SMT. DALIA CHATTERJEE, all carrying on Business in Co-partnership under the name and style of "MESSRS. B. B. C. ENTERPRISE" represented through said SRI BIKRAM BANERJEE and SMT DALIA CHATTERJEE as Authorised Signatory .
- 1.3 OWNER'S SHARE shall mean : All That (6) SIX Flats comprised of 1) Sri AJAY SENGUPTA Flat A Third Floor (N/W) measuring Built-Up Area-672

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Sq.ft more or less and Super-built-up area more or less 840 Sq. Ft. and and Car Parking No-7 more or less 135 Sq.ft at Ground Floor 2) Sri ASHOK KUMAR SENGUPTA Flat A in the First Floor (N/W) measuring Built-Up Area-672 Sq.ft more or less Super-built-up area more or less 840 Sq.Ft. and Car Parking No-6 more or less 135 Sqft at Ground Floor 3) RAJAT SENGUPTA AND 4) BABY SENGUPTA to jointly enjoy Flat A in the Second Floor (N/W) measuring Built-Up Area-672 Sq.ft more or less Super-built-up area more or less 840 Sq.Ft and Car Parking No-8 more or less 135 Sq.ft at Ground Floor 5) Smt SUBHRA BANERJEE Flat B in the Fourth Floor (N/E) measuring Built-Up Area-672 Sq.ft more or less Super-built-up area more or less 840 Sq.Ft. 6) Sri UDAYAN BOSE Flat No. C in the Second Floor(S/E) measuring Built up Area 1344 Sq. Ft. more or less, Super Built Up Area 1680 Sq. Ft. more or less And Car Parking No-10 (135 Sq. Ft.) at Ground Floor 7)Smt. Purnima Bose, 8)Smt. Sumona Bose and 9) Sri Sourav Bose to jointly enjoy FLAT NO.C in the Third Floor (S/E) measuring Built up Area 1344 Sq. Ft. more or less, Super Built Up Area 1680 Sq. Ft. more or less And Car Parking No.5 And 9 (135 sq. Ft. each) at Ground Floor. together with to be constructed in the said building in the said land together with undivided proportionate share in the land and common areas and facilities in the said building. The above-mentioned measurement in area may vary according to the availability of the sanctioned Area in the Sanctioned Plan by The Kolkata Municipal Corporation of the Ground Plus Four Storied Building in the said property, more elaborately and particularly explained in the Second Schedule hereunder written.

NOTE : The measurement of such mentioned sanctioned Area is subject to variation in Area as per Final Drawing which will be sanctioned by The Kolkata Municipal Corporation.

1.4 'THE SAID PLOT / PREMISES / PROPERTY' shall mean and include : All That Scheme Plot No 263/264 Parnasree Pally, Premises No. 37 Parnasree Pally, Road No. II, P. S. Parnasree, P. O. Parnasree, Kolkata - 700 060 measuring Six (6) Kathas Six (6) Chhittaks Four (4) Sq. Ft. comprised in forming part of C. S. Plot No.

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379,380,381 , Assessee No - 411311400373 appertaining to Khatian No. 66 in Mouza Behala, J. L. No. 2, District 24 Parganas (South), P. S Parnasree, within the area of The Kolkata Municipal Corporation, Ward No. 131, free from all encumbrances and charges, liens, lispendences, attachments, trust, acquisition/requisition and liabilities whatsoever, more fully and particularly described in the 'First Schedule' hereunder written.

1.5 DEVELOPER/PROMOTER'S SHARE shall mean :

After allotting the shares of the 'Owners' herein, mentioned the remaining portion of the said Ground Plus Four storied Building to be constructed on the said property comprising several Flats, Car-parking Spaces. 4 (Four) Flats (Flat No. B at 1st, 2nd, 3rd Floor , Flat No. A at 4th Floor each with Super Built -up Area - 840 Sq.Ft approx.) 2 (Two) Flats (Flat No . C at 1st and 4th Floor) 4(FOUR) NOS. Car Parking at Ground Floor (Nos . 1,2,3,4, measuring 135 Sq.Ft Each).

1.6 COMMON FACILITIES AND AMENITIES shall include :

Certain Common Spaces which will be provided by the 'Developer/Promoter' commonly to the said 'Owners' and the 'Purchasers', particulars of which have been set out in the Third Schedule hereunder written and required for establishment, location enjoyment provision, maintenance and/or management of the Building.

1.7 SALABLE SPACE shall mean the Spaces in the Ground Plus Four Storied Building (excepting the 'Owners' Share', mentioned in Clause No. 1.3 & 1.4 to be constructed on the said Property available for independent use and occupation after making due provisions for common facilities and the Space required thereof.

1.8 BUILDING shall mean : and include : The Ground Plus Four Storied Building to be constructed by the 'Developer/Promoter' on the said Property as per the Sanction Plan of KMC.

1.9 BUILDING PLAN shall mean : Such Building Plan sanctioned by The Kolkata Municipal Corporation and all other relevant statutory authorities for

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construction of a Ground Plus Four Storied Building on the said Property being Scheme Plot No.263 /264, Parnasree Pally, Premises No. 37, Parnasree Pally, Road No. II, P. S. Parnasree, P. O. Parnasree, Kolkata - 700060

- 1.10 **SERVICE ORGANISATION** shall mean : A Society, Body or Association to be formed by the 'Developer/Promoter' and the 'Owners' in consultation with the other Flat-owners to take over the management/administration of the common facilities in the said Building, within one year after Handover Possession.
- 1.11 **COST OF COMMON FACILITIES** shall mean : The costs of operating and maintaining the common facilities as and when required, after completion of the Building and shall include taxes, charges, salaries and other expenses payable in respect thereof or incidental thereto to be shared proportionately by the Owners/Flat-owners/Occupants of the said Building as per their respective Allocated Area, particulars of which have been set out in the **Fourth Schedule** hereunder written.
- 1.12 **COMMON MAINTENANCE COST** shall mean: After completion of the building, it will be mandatory for the 'Purchasers /Occupants' and the 'Owner/s' to bare the maintenance cost of the said Building time to time as decided by the Association in respective of whether they live in the Flat, keep it vacant or rented or whatsoever.
- 1.13 **ARCHITECT** shall mean a qualified person or persons having experience in Civil Constructions and duly registered with the KMC and all other statutory Authorities required under the prevailing laws.

ARTICLE - II ----- 'OWNERS' OBLIGATIONS

- 2.1 The 'Owners' have agreed to produce the originals of the Deed of Conveyance of their Plot and all other Chain Deeds and other required relevant papers/documents for the Sanction and the Development of the said Property.

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- 2.2 The 'Owners' have agreed to make over possession of the said Property being Scheme Plot No. 263/264 Parnasree Pally, Premises No. 37 Parnasree Pally, Road No. II, Kolkata - 700060, jointly, mentioned in the 'First Schedule' to the 'Developer/Promoter' simultaneously with the execution of these presents and/or immediately on getting the clearance/sanction from KMC and/or relevant Statutory Authority subject to the terms and conditions hereinafter contained.
- 2.3 Subject to the preceding clause, the 'Owners' hereby grant exclusive license and permission to the 'Developer/Promoter' to construct, erect and complete a Ground Plus Four Storied Building including the 'Owner's Share/Allocation' on the said Property in accordance with the Building Plan to be sanctioned by The Kolkata Municipal Corporation within a stipulated period of Twenty Four (24) months from the date of obtaining the Sanctioned Plan from The Kolkata Municipal Corporation, subject to the demolishing of the building.

ARTICLE - III ---- 'OWNERS' RIGHTS AND REPRESENTATIONS

- 3.1 The 'Owners' are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said Property being Scheme Plot No 263/264, Parnasree Pally, Premises No. 37, Parnasree Pally, Road No. II Kolkata - 700060, more fully and particularly described in the First Schedule hereunder written.
- 3.2 None other than the said 'Owners' have any claim, right, title and/or demand over and in respect of the said Property and/or any portion thereof.
- 3.3 The said Property is free from all encumbrances, charges, liens, lispendences, trusts, attachments, acquisitions/requisitions whatsoever and however.
- 3.4 The said Property is not affected by provisions of the Urban Land (Ceiling & Regulations) Act, 1976.

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- 3.5 There is no bar legal or otherwise for the Owners to obtain the Certificate under Section 230A (I) of the Income Tax Act, 1961 or any modification thereof and other consents and permission that may be required for the purpose.

ARTICLE --- IV ----- DEVELOPER/PROMOTER'S RIGHTS

- 4.1 The 'Developer/Promoter' will hold possession of the said Property as per exclusive licensee and the 'Developer/Promoter' has got authority to construct a Ground Plus Four Storied Building on the said Property in accordance with the sanctioned Building Plan. .
- 4.2 If any amendment or modification is required to be made in the said Building Plan, the same shall be done by the 'Developer/Promoter' on behalf of the 'Owners' with due consent of the 'Owners' and the 'Developer/Promoter' shall pay and bear all fees including Architect's fees, Municipal fees, charges and expenses etc. required to be paid or deposited for the purpose.
- 4.3 Nothing in these presents shall be construed as a demise or assignment or conveyance in Law by the 'Owners' of the said Property or any part thereof to the 'Developer/Promoter' or is creating any right, title or interest in respect thereof the 'Developer/Promoter' other than an exclusive license to the 'Developer/Promoter' to commercially exploit the same in terms here of by constructing a Ground Plus Four Storied Building on the said Property and to deal with the 'Developer/Promoter's Allocation' in the Building in the manner hereafter stated.

ARTICLE -V -- CONSIDERATION AND SPACE ALLOCATION

- 5.1 The 'Developer/Promoter' shall complete the construction of the said Ground Plus Four Storied Building within Twenty Four (24) months from the date of obtaining permission from the Authorised Officer of Building. However, only on reasonable ground and on request of the 'Developer/Promoter', the 'Owners' may consider and extend the completion period of the said construction on the

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said Property. Subject to prior permission in writing for the specific Extended period from the Land Owners.

- 5.2 The 'Developer/Promoter' shall on completion of the construction of the Building put the 'Owners' in undisputed possession of the 'Owner's Share/Allocation' in the manner fully described in the 'Second Schedule' hereunder written together with all rights in common to the common portions and facilities and issue proper possession letter.
- 5.3 The 'Developer/Promoter' shall be exclusively entitled to the 'Developer / Promoter's Allocation' in the Building with the right to transfer or otherwise deal with or dispose of the same and the 'Owners' shall not in any way interfere with or disturb quiet and peaceful possession of the 'Developer/Promoter's Allocation' provided that the 'Developer/Promoter' has complied with all the terms and conditions which are to be observed and performed by the 'Developer/Promoter' under these presents.
- 5.4 The 'Owners' shall be entitled to transfer and/or otherwise deal with the 'Owner's Allocation' in the Building.

ARTICLE - VI ----- BUILDING

- 6.1 The 'Developer/Promoter' shall at their own costs and expenses construct (Or if necessary Sanction a loan for Building aids to the Bank / Other Legal Bodies), to erect and complete a Ground Plus Four Storied Building on the said Property within the time specified above in accordance with the sanctioned Building Plan with good and standard materials as may be specified by the Architect from time to time and Owner's contribution would be in form of land being the said Scheme Plot No. 263/264 Parnasree Pally, Premises No. 37 Parnasree Pally, P. S. Parnasree, P. O. Parnasree, Kolkata - 700 060
- 6.2 The 'Developer/Promoter' shall install and erect in the said Ground Plus Four Storied Building at their own costs and expenses all the facilities as are

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required to be provided in the Ground Plus Four Storied Building having self-contained Apartment and constructed for sale of Flats.

- 6.3 The 'Developer/Promoter' shall arrange for Common Meters of Common Spaces, the costs of the same shall be borne by all the 'Flat-owners' such as all the 'Purchasers' including the 'Owners' proportionately.
- 6.4 The 'Developer/Promoter' shall arrange for the individual Meters also in respect of all the Flats thereon including the 'Owners' Allocation' and the costs of the same shall be borne by all the 'Flat-owners' such as all the 'Purchasers' including the 'Owners' herein individually and/or proportionately.
- 6.5 The 'Developer/Promoter' shall be authorised in the name of the 'Owners' in so far as if necessary to apply for an allocable to the 'Owners' and to similarly apply for and obtain temporary and permanent connections of water, electricity, drainage, sewerage whatsoever to the said Building and other inputs and facilities required for the construction or enjoyment of the Building.
- 6.6 The 'Developer/Promoter' shall at their own costs and expenses and without creating any financial or other liability on the 'Owners' construct and complete the said Building including the 'Owner's Allocation' in accordance with the Building Plan.
- 6.7 All costs, charges and expenses including Municipal fees and Architect fees shall be discharged by the 'Developer/Promoter' during the period from the execution of this Agreement till the completion of the construction of the said Building and the 'Owners' shall bear no responsibility in this context for the above-mentioned period.

ARTICLE - VII ----- COMMON FACILITIES

- 7.1 The 'Developer/Promoter' shall pay and bear all property Taxes and other dues and outgoings in respect of the 'Developer/Promoter's Share/Allocation' accrued on and from the date of handing over possession of the said Property to the 'Developer/Promoter'.

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- 7.2 As soon as the Building is completed, the 'Developer/Promoter' shall give written Notice to the 'Owners' herein to take possession of their 'Owner's Allocation' in the Building and if it is constructed according to the specifications and Sanction Plan thereof and Certificate of the Architect/Competent Authority being produced to that effect then within fifteen (30) days from the date of service of such Notice and at all times thereafter the 'Owners' shall be exclusively responsible for payment of Municipal and Property Taxes, rates, dues, duties and other public outgoings and impositions including maintenance charges whatsoever (hereinafter for the sake of brevity referred to as "The said Rates") payable in respect of the 'Owner's Allocation' and the 'Developer/Promoter' and/or the 'Allottees'/'Purchasers' of the Flats of the 'Developer/Promoter's Share' shall be responsible to pay the balance of the said rates.
- 7.3 The 'Owners' and the 'Developer/Promoter' shall punctually and regularly pay for their respective Allocation the said rates to the concerned authorities or otherwise as may be mutually agreed upon between the 'Owners' and the 'Developer/Promoter' and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceeding whatsoever directly or indirectly instituted against or suffered by or paid by either of them, as the case may be consequent upon a default by the 'Owners' or the 'Developer/Promoter' on this behalf.
- 7.4 Notwithstanding anything contained herein before, it is agreed that until individual assessment of the respective Flat is being made by the authority concerned the said rates will be borne by the individual 'Flat-owners' proportionately as per their respective Flat Area.
- 7.5 As and from the date of service of Notice of possession, the 'Owners' shall be responsible to pay and bear and shall forthwith pay on demand to the 'Developer/Promoter', the service charges for the common facilities in the Building in respect of the 'Owners' Allocation', full particulars of which have been set out in the **Fourth Schedule** hereunder written.
- M. S. S.*
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- 7.6 All Flat Owners or Developer are not allowed to construct any kind of temporary / permanent structure above the roof / Common Spaces .

ARTICLE - VIII ----- 'OWNERS' FURTHER OBLIGATIONS

- 8.1 The 'Owners' hereby agree and covenant with the 'Developer/Promoter' not to cause any interference or hindrance in the construction of the said Building on the said Property by the 'Developer/Promoter', if anything is not going against the spirit of this Agreement.
- 8.2 The 'Owners' hereby agree and covenant with the 'Developer/Promoter' not to do any act, deed or thing whereby the 'Developer/Promoter' may be prevented from selling, assigning and/or disposing of any of 'Developer/Promoter's Allocation'.
- 8.3 The 'Owners' hereby agree and covenant with the 'Developer/Promoter' not to let out, grant, lease, mortgage and/or charge the said Property or any portion thereof for any reason whatsoever, during construction period till the possession.
- 8.4 The 'Owners' herein shall pay the value of the Service Tax, Cess and whatsoever such Taxes, applicable from time to time which will be added and deposited to the Concerned Authority.

ARTICLE - X ----- DEVELOPER/PROMOTER'S FURTHER OBLIGATIONS

- 10.1 The 'Developer/Promoter' hereby agrees and covenants with the 'Owners' not to transfer and assign benefits of this Agreement or any part thereof without the consent in writing of the 'Owners'.
- 10.2 The 'Developer/Promoter' hereby agrees and covenants with the 'Owners' not to violate or contravene any of the provisions or rules applicable for construction of the Building as a result of which the obligations and liabilities will accrue upon the 'Owners'.

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- 10.3 The 'Developer/Promoter' hereby agrees and covenants with the 'Owners' not to do any act, deed or thing whereby the 'Owners' are prevented from enjoying, selling, assigning and/or disposing of any of the 'Owners' Allocation' in the Building.
- 10.4 The 'Developer/Promoter' hereby agrees and covenants with the 'Owners' to abide by the all Laws applicable for the purpose of giving effect to this arrangement particularly the provisions of The Kolkata Municipal Corporation Act and apply for Completion Certificate after the building is ready .
- 10.5 The 'Developer/Promoter' hereby agrees and covenants with the 'Owners' that the 'Owners' will not be responsible in any way for any mishap/death/injury whatsoever during the period of construction of the building on the said land.

ARTICLE - XI ----- OWNERS' INDEMNITY

- 11.1 The 'Owners' hereby undertake that the 'Developer/Promoter' shall be entitled to the construction and shall enjoy their allocation without any interference or disturbance provided the 'Developer/Promoter' performs and observes and fulfills all the terms and conditions herein contained and/or on their part to be observed, performed and/or fulfilled.

ARTICLE - XII ----- DEVELOPER/PROMOTER'S INDEMNITY

- 12.1 The 'Developer/Promoter' hereby undertakes to keep the 'Owners' indemnified from and against all third Party's claims and actions arising out of any part of act or commission of the 'Developer/Promoter' in or relating to the construction of the said Building.
- 12.2 The 'Developer/Promoter' hereby indemnifies and keeps the 'Owners' indemnified from and against all actions, suits, costs, proceedings and claims and demands that may arise out of the 'Developer/Promoter's Allocation' with

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regard to the development of the said Property and/or in the matter of the construction of the Building and/or for any defect therein.

ARTICLE - XIII ----- MISCELLANEOUS

- 13.1 The 'Owners' and the 'Developer/Promoter' have entered into this Agreement purely for construction and nothing contained herein shall be deemed to construe as partnership between the 'Developer/Promoter' and the 'Owners' or as a joint venture between the parties hereto constitute as an Association of persons, this arrangement is subject to production of the original Deed of Conveyance as aforesaid.
- 13.2 It is understood that from time to time to facilitate the construction of the Building by the 'Developer/Promoter' various deeds, matters and things not herein specified may be required to be done by the 'Developer/Promoter' and for which the 'Developer/Promoter' may need the authority of the 'Owners' and various applications and other documents may be required to be signed or made by the 'Owners' relating to which specific provisions may not have been mentioned herein.
- 13.3 Any Notice required to be given by the 'Developer/Promoter' shall be deemed to have been served to the 'Owners', if delivered by hand and duly acknowledged or send by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the 'Developer/Promoter', if delivered by hand or send by prepaid registered post with acknowledgement due to the 'Developer/Promoter'.
- 13.4 The 'Developer/Promoter' and the 'Owners' with consultation among the other 'Flat-owners' shall mutually frame Scheme for the management and/or for the administrations of the said Building and/or common parts and facilities thereof.
- 13.5 The 'Owners' and the 'Developer/Promoter' hereby agree to abide by all the rules and regulations of such Management/Society and/or Association / Organization and hereby give their consent to abide by the same.

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ARTICLE -XIV ----- FORCE MAJEURE

14.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

14.2 Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lock-out, order of injunction and/or any other order of a statutory authority and any other act or commission beyond the control of the parties hereto.

ARTICLE - XV ----- ARBITRATION

15.1 All disputes and differences arising out of this Agreement regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability shall be referred to the sole arbitration of an Arbitrator, if both the parties agree upon and in the event of any disagreement the same shall be referred to the arbitration of two Arbitrators, one to be appointed by the 'Owners' and another to be appointed by the 'Developer/Promoter' and the same shall be deemed to be reference, within the meaning of The Arbitration and Conciliation Act, 1996 or any statutory enactment or modification thereof.

ARTICLE - XVI ----- JURISDICTION

16.1 The Courts of Kolkata alone shall have the jurisdiction to entertain and try all action suits and proceedings arising out of this Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of revenue free Land measuring more or less 6.38 Kathas equivalent to Six (6) Kathas Six (6) Chhittaks 4 (Four) Sq. ft more or less With Building Area (2600 Sq. Ft.) Age Of the Building 30 years Old, Flooring Cemented, being Scheme Plot No. 263/264, Parnasree Pally, Premises No. 37, Parnasree Pally,

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Road No.II, Assessee No.411311400373, comprised in forming part of C. S. Plot No379,380,381 appertaining to Khatian No. 66 in Mouza Behala, J. L. No. 2, District 24 Parganas (South), P. S & P.O. Parnasree within the South Suburban Municipality, presently within the area of The Kolkata Municipal Corporation, lying and situated at , P. S, Parnasree, P. O. Parnasree, Kolkata - 700060, Ward No. 131 thereon (referred as 'the said property/Premises/Plot) and free from all encumbrances, charges, liens, lispendences, attachments, trust, acquisition/requisition and liabilities whatsoever and butted and bounded as follows :

ON THE NORTH ----- Scheme Plot No.265

ON THE EAST ----- Scheme Plot No.260,259,258

ON THE SOUTH ----- Scheme Plot no. 262.

ON THE WEST ----- 25'-0 ft Road

SPECIFICATIONS

(FOR THE ALLOCATION OF THE SAID 'OWNERS')

Building : Ground Plus Four Storied Building with Lift facility together with several Car-parking Spaces.

Foundation : Building designed of R. C. C.

Steel : Standard quality available in the market (20mm/ 12mm/10mm/8mm good quality rod As per K.M.C Sanction Plan) And adviced from Architect And Structural Engineer .

Cement : Standard quality available in the market(UltraTech/PSC/Ambuja)

Sand : Coarse and Medium Coarse accordingly.

Stone-chips : Standard quality available in the market.

*M. K. V.
Adv*

Bricks : First and Second Class accordingly.

- Flooring and Skirting :
- a) All the Bed-rooms, Living-cum-dining room, Passages, and Balcony will be finished with Vitrified Tiles with 4" Skirting.
 - b) The Entrance lobby will be finished with Marble.
 - c) The Car-parking Spaces, Watchman booth, Toilet and all other open Spaces including front, back and passages in the Ground Floor of the Building will be finished neat cement (I P. S.)
 - d) The Toilets and Kitchen-room of the Flats will be provided with marble / Non- Skit Tiles flooring with 6" Skirting.

Kitchen-slab : The Black Granite Slab will be provided on the top of Cooking platform and one Steel Sink will also be provided.

- Tiles :
- a) The standard quality coloured tiles will be provided with height upto door-level around the dado in all the toilets of each Flat (Kajaria / Nitco / Johnson)
 - b) The standard quality coloured tiles will be provided with height upto 2' from the top of the Kitchen platform.

- Sanitary Fittings :
- a) All the toilets will have one White Commode with White Seat-cover and Flush-valve/P.V.C Cistern, one White Wash Basin, one Basin Mixer, and One Overhead Shower, one Wall Mixer(Jaquar / Parryware), one Hand Shower, one Towel Rod one Soap-case and one Mirror.

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Plumbing Line: Kitchen will have one Revolving Sink Cock (Jaquar/Parryware) on the Steel Sink along with the provision for Aquagaurd. Geyser provision will be provided in all the Toilets.

All the pipelines of the Toilets and Kitchen will be of good quality concealed P. V. C. pipes and Soil lines are to be connected to underground drain pipes terminating in Septic Tank.

Doors : The Doors of the Bed-rooms and Kitchen-room will have good quality Phenol bonded Flash-doors with aluminum Tower-bolt, stopper, Mortice Lock etc, The doors of the Toilets will have good quality P V. C. with Tower-bolt and Two Main doors will have polished Flash doors with Brass Stopper, Brass Handle and Godrej Night-latch.

Windows : Aluminum sliding windows with integrated grill and translucent glass.

Painting : All internal walls will be finished with white putty and all external Paints will be finished with Cement-based paints.

All the flash doors of the Bed-rooms, Kitchen including all the frames will be of enamel paints and only the inside and outside of the Main doors will be Gala-polished.

Water Supply : Corporation water from The Kolkata Municipal Corporation will be provided in the Under Ground Reservoir, attached with Pump connected to Overhead Reservoir.

Electrical Work : Electrical points for Lights, Fans, Refrigerator, Television, Geyser, Computer, Washing Machine, Air-condition whatsoever, reasonably required will be provided with concealed P. V. C. Wiring and complete with Distribution Box, Sub-distribution

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Box, Switch Boards with Piano-type Switches, 5/15 Amp Plug points.

Electrical Meter : The Developer/Promoter will arrange for the Electrical Meter for Common Services and all the Individual Meters of the Flat-owners including the Meters of the 'Owners' herein (except existing Meters in the Premises), the costs and expenses (if incurred) of which will be borne by all the said Owners of the all Flats.

Extra Work : Request for Extra Work and/or for change from above-mentioned Specifications and for Extra Fittings of the costly Items will be entertained before commencement of the specified Items and Extra cost will have to be paid 50% in Advance of the required Estimated Amount.

THE SECOND SCHEDULE ABOVE REFERRED TO

OWNER'S SHARE shall mean : All That SIX (6) Flats comprised of 1) Sri AJOY SENGUPTA Flat A Third Floor (N/W) measuring Built-Up Area-672 Sq.ft more or less Super-built-up area more or less 840 Sq. Ft. and Car Parking No-7 more or less 135 Sq.ft at Ground Floor 2) Sri ASHOK KUMAR SENGUPTA Flat A in the First Floor (N/W) measuring Built-Up Area-672 Sq.ft more or less Super-built-up area more or less 840 Sq. Ft. and Car Parking No-6 more or less 135 Sq.ft at Ground Floor 3) RAJAT SENGUPTA AND 4) BABY SENGUPTA to jointly enjoy Flat A in the Second Floor (N/W) measuring Built-Up Area-672 Sq.ft more or less Super-built-up area more or less 840 Sq and Car Parking No-8 more or less 135 Sqft at Ground Floor 5) Smt SUBHRA BANERJEE Flat B in the Fourth Floor (N/E) measuring Built-Up Area-672 Sq.ft more or less Super-built-up area more or less 840 Sq , 6) Sri Udayan Bose Flat No. C in The Second Floor(S/E) measuring Built Up Area 1344 Sq. Ft. More Or Less Super Built Up Area 1680 Sq.Ft more or less And Car parking No.10 (135 Sq. Ft.) At Ground

Floor 7) Smt. Purnima Bose 8) Smt. Sumona Bose , And 9) Sri Sourav Bose to jointly enjoy Flat C in the Third Floor (S/E) measuring Built up Area 1344 Sq. Ft. more or less ,Super Built Up Area 1680 Sq. Ft. more or less With Two Car parking No.5 and 9 (135 Sq. Ft. Each) At Ground Floor to be constructed in the said building in the said land together with undivided proportionate share in the land and common areas and facilities in the said building. The above-mentioned measurement in area may vary according to the availability of the sanctioned Area in the Sanctioned Plan by The Kolkata Municipal Corporation of the Ground Plus Four Storied Building in the said Plot.

NOTE : The measurement of such mentioned sanctioned Area is subject to variation in Area as per Final Drawing which will be sanctioned by The Kolkata Municipal Corporation. Above Allocation of the 'Owners' shall be effective only after registration of a Partition Deed among the 'Owners'.

DEVELOPER/PROMOTER'S SHARE shall mean :

After allotting the shares of the 'Owners' herein, mentioned the remaining portion of the said Ground Plus Four storied Building to be constructed on the said property comprising several Flats, Car-parking Spaces. 4 (Four) Flats (Flat No. B at 1st, 2nd, 3rd Floor , Flat No. A at 4th Floor each with Super Built -up Area - 840 Sq. Ft approx.) 2 (Two) Flats (Flat No. C at 1st and 4th Floor) 4 (FOUR) NOS. Car Parking at Ground Floor (Nos : 1, 2, 3, 4, measuring 135 Sq. Ft Each).

THE THIRD SCHEDULE ABOVE REFERRED TO
(COMMON AREAS)

1. Stair-cases leading all the Floors upto Roof.
2. Common passages and lobbies in the Ground Floor excepting specific Car-parking Spaces.
3. Watch-man Booth, Toilet, Entrance Lobbies, Electric Room, Pump Room etc., subject to the permissible Area according to KMC.
4. Water Source, Water Pump, Water Reservoir, Pipes and all other common Plumbing Installations.
5. Electrical wiring and Fittings in Common Areas and Common Meter.
6. Drainages and Sewers in Common Areas & Boundary Wall and the Main Gate.

Dalip Chatterjee

8. Septic Tank.
9. Roof of the Building.
10. Lift & Lift Machine Room.
11. Such all other equipment, installations, Fixtures, Fittings, and Spaces of the Common Areas in or about the said Building.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(COMMON EXPENSES)

1. The expenses of maintaining and repairing of the Main Structure of the Building and in particular thereof Terrace, outer and Rain Water Pipes, Waste Pipes, Sewer Lines, Water Lines Water Reservoir, Electric Lines, Electric Fittings whatsoever installed in Common Areas of the Building.
2. The cost of cleaning and lighting of the Common Areas, Stair-cases and/or Passages of the Building and the other Common Parts of the Building.
3. The cost of the maintenance and decoration of the exterior parts of the Building including Boundary Walls.
4. The salary of Watch-man, Sweeper and all other Employees employed for the Common Maintenance.
5. The costs of maintaining and/or substituting of the Pump and the Common Lights.
6. Local and other Taxes and other outgoing and impositions in respect of the said Building.
7. All expenses of Common Services and in connection with Common Areas and Facilities.
8. Such further and other expenses as are necessary or incidental for the maintenance and protection of the Building.
9. Any expenses that may be fixed by the members of the Association.
10. Maintenance cost of Lift & Lift Room.

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IN WITNESSES WHEREOF these presents have been executed by the parties hereto on the day, month and year first above written.

SIGNED AND DELIVERED

By the above-mentioned 'Owners'

1) Sri Ashok Kumar Sengupta 2) Sri Ajoy Sengupta 3) Smt. Baby Sengupta 4) Sri Rajat Sengupta 5) Smt Subhra Banerjee 6) Udayan Bose 7) Smt. Purnima Bose, 8) Smt. Sumona Bose, 9) Sri Sourav Bose in the presence of :

WITNESSES :

1. Shyamal Chatterjee
119, Kazi Para Road, Kolkata-60

2. Samar Pradyot Chakraborty
11, Kazi Para Road,
Kolkata-60

Ashok Kumar Sengupta

Ajoy Sengupta

Rajat Sengupta

Baby Sengupta

Subhra Banerjee

Udayan Bose

Purnima Bose

Sumona Bose

Sourav Bose

SIGNED SEALED AND DELIVERED

By the above-mentioned 'Developer/Promoter'
"Messrs. B. B. C. Enterprise" in the presence of:

1. Shyamal Chatterjee
119, Kazi Para Road, Kolkata-60

2. Samar Pradyot Chakraborty
11, Kazi Para Road, Kolkata-60

Typed By: Shyamal

Prepared By:

Pradip Kumar Banerjee

Advocate

Alipore Judge's Court

Kol-27

En. no. WB/331/84

For B. B. C. ENTERPRISE

Julia Chatterjee

Partners

For B. B. C. ENTERPRISE

Bikram Banerjee

Partners



Name :

ASHOK KUMAR SENGUPTA

Signature: Ashok Kumar Sengupta



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Name :

AJAY SENGUPTA

Signature: Ajoy Sengupta



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Name :

RAJAT SENGUPTA

Signature: Rajat Sengupta



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Name: **BABY SENGUPTA**

Signature: *Baby Sengupta*



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Name: **SUBHRA BANERJEE**

Signature: *Subhra Banerjee*



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Name: **UDAYAN BOSE**

Signature: *Udayan Bose*



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(RIGHT HAND)



Name: PURNIMA BOSE

Signature: Purnima Bose

Signature: Purnima Bose



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Name: SUMONA BOSE

Signature: Sumona Bose

Signature: Sumona Bose



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Name: SOURAV BOSE

Signature: Sourav Bose

Signature: Sourav Bose



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(RIGHT HAND)



Name: Binram Banerjee

Signature: Binram Banerjee



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Name: Dalia Chatterjee

Signature: Dalia Chatterjee



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Name: _____

Signature: _____



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



250620242009313305

GRIPS Payment Detail

GRIPS Payment ID:	250620242009313305	Payment Init. Date:	25/06/2024 19:42:15
Total Amount:	19998	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6428452694130	BRN Date:	25/06/2024 19:43:03
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Samar Das
Mobile: 9874517987

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250093133068	Directorate of Registration & Stamp Revenue	19998
Total			19998

IN WORDS: NINETEEN THOUSAND NINE HUNDRED NINETY EIGHT ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192024250093133068

GRN Details

GRN:	192024250093133068	Payment Mode:	SBI Epay
GRN Date:	25/06/2024 19:42:15	Bank/Gateway:	SBlePay Payment Gateway
BRN :	6428452694130	BRN Date:	25/06/2024 19:43:03
Gateway Ref ID:	IGARLGMUW2	Method:	State Bank of India NB
GRIPS Payment ID:	250620242009313305	Payment Init. Date:	25/06/2024 19:42:15
Payment Status:	Successful	Payment Ref. No:	2001590943/4/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Samar Das
Address: 134,Bishalaxmitala Road , Kolkata -700060
Mobile: 9874517987
Period From (dd/mm/yyyy): 25/06/2024
Period To (dd/mm/yyyy): 25/06/2024
Payment Ref ID: 2001590943/4/2024
Dept Ref ID/DRN: 2001590943/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001590943/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	19970
2	2001590943/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	28
Total				19998

IN WORDS: NINETEEN THOUSAND NINE HUNDRED NINETY EIGHT ONLY.

PAID



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

Query No / Year	2001590943/2024	Office where deed will be registered
Query Date	25/06/2024 3:31:01 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SAMAR DAS 134, BISHALAXMITALA ROAD, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700060, Mobile No. : 9874517987, Status : Deed Writer	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4308] Agreement [No of Agreement : 2], [4310] Security Bond [Rs : 1,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 1,24,21,049/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Parnashree Pally Road (I,II,III,IV), , Premises No: 37, , Ward No: 131, Pin Code : 700060

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	6 Katha 6 Chetak 4 Sq Ft	1/-	1,09,29,299/-	Width of Approach Road: 25 Ft.,
Grand Total :				10.5279Dec	1 /-	109,29,299 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2600 Sq Ft.	1/-	14,91,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 1300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2600 sq ft	1 /-	14,91,750 /-	



Query No: 2001590943 of 2024, Printed On : Jun 25 2024 5:12PM, Generated from wtrregistration.gov.in

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr ASHOK KUMAR SENGUPTA Son of Late SUNITI BIKASH SENGUPTA,264 , PARNASREE PALLY, City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Date of Birth:XX-XX-1XX1, PAN No. COxxxxxx8C, Aadhaar No.: 47xxxxxxxx2623,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr AJOY SENGUPTA Son of Late SUNITI BIKASH SENGUPTA,264, PARNASREE PALLY, City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Date of Birth:XX-XX-1XX3, PAN No. ALxxxxxx6R, Aadhaar No.: 35xxxxxxxx6605,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mr RAJAT SENGUPTA Son of Late RANJAN LAL SENGUPTA,264, PARNASREE PALLY, City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX0, PAN No. BVxxxxxx8L, Aadhaar No.: 42xxxxxxxx9181,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Smt BABY SEN GUPTA Wife of Late RANJAN LAL SENGUPTA,12/8/A, SARAT CHATTERJEE ROAD, City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX8, PAN No. BVxxxxxx6E, Aadhaar No.: 36xxxxxxxx5136,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	Smt SUBHRA BANERJEE Wife of Mr TARUN BANERJEE,18-B, SHAKTI KHAND- I, City:- Not Specified, P.O:- SHIPRA SUN CITY INDIRAPURAM, P.S:- Indrapuram, District:-Ghaziabad, Uttar Pradesh, India, PIN:- 201014 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX8, PAN No. AHxxxxxx3Q, Aadhaar No.: 91xxxxxxxx2172,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	Mr UDAYAN BOSE Son of Late SUNANDA GOPAL BOSE,263, PARNASREE PALLY, City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Date of Birth:XX-XX-1XX3, PAN No. ACxxxxxx5K, Aadhaar No.: 93xxxxxxxx7284,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 209150943 of 2024, Printed On : Jun 25 2024 5:12PM, Generated from wregistration.gov.in

7	Smt PURNIMA BOSE Wife of Late SUMANTA GOPAL BOSE,263, PARNASREE PALLY, City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX7, PAN No. ALxxxxxx6F, Aadhaar No.: 42xxxxxxxx5876,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
8	Smt SUMONA BOSE Daughter of Late SUMANTA GOPAL BOSE,263, PARNASREE PALLY, City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, Date of Birth:XX-XX-1XX9, PAN No. ANxxxxxx8E, Aadhaar No.: 52xxxxxxxx0395,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
9	Mr SOURAV BOSE Son of Late SUMANTA GOPAL BOSE,263, PARNASREE PALLY, City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1, PAN No. ALxxxxxx3L, Aadhaar No.: 80xxxxxxxx9949,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	B B C ENTERPRISE (Partnership Firm) .165, PARNASREE PALLY, City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Date of Incorporate:XX-XX-1XX3, PAN No. AAxxxxxx2P, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr BIKRAM BANERJEE Son of Late CHANDAN BANERJEE165, PARNASREE PALLY, City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2, PAN No. AHxxxxxx1B, Aadhaar No.: 63xxxxxxxx7575	B B C ENTERPRISE (as PARTNER)
2	Smt DALIA CHATTERJEE Wife of Mr MILON CHATTERJEE119, KAZIPARA ROAD, City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No. AExxxxxx9L, Aadhaar No.: 98xxxxxxxx0496	B B C ENTERPRISE (as PARTNER)



Query No: 2001650943 of 2024, Printed On : Jun 25 2024 5:12PM, Generated from sbregistration.gov.in

Identifier Details :

Name & address
Mr SAMAR BIJOY CHAKRABORTY Son of Mr S L CHAKRABORTY 11, KAZI PARA ROAD, City:- Not Specified, P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr ASHOK KUMAR SENGUPTA, Mr AJOY SENGUPTA, Mr RAJAT SENGUPTA, Smt BABY SEN GUPTA, Smt SUBHRA BANERJEE, Mr UDAYAN BOSE, Smt PURNIMA BOSE, Smt SUMONA BOSE, Mr SOURAV BOSE, Mr BIKRAM BANERJEE, Smt DALIA CHATTERJEE

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr ASHOK KUMAR SENGUPTA	B B C ENTERPRISE-1.16977 Dec
2	Mr AJOY SENGUPTA	B B C ENTERPRISE-1.16977 Dec
3	Mr RAJAT SENGUPTA	B B C ENTERPRISE-1.16977 Dec
4	Smt BABY SEN GUPTA	B B C ENTERPRISE-1.16977 Dec
5	Smt SUBHRA BANERJEE	B B C ENTERPRISE-1.16977 Dec
6	Mr UDAYAN BOSE	B B C ENTERPRISE-1.16977 Dec
7	Smt PURNIMA BOSE	B B C ENTERPRISE-1.16977 Dec
8	Smt SUMONA BOSE	B B C ENTERPRISE-1.16977 Dec
9	Mr SOURAV BOSE	B B C ENTERPRISE-1.16977 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr ASHOK KUMAR SENGUPTA	B B C ENTERPRISE-288.889 Sq Ft
2	Mr AJOY SENGUPTA	B B C ENTERPRISE-288.889 Sq Ft
3	Mr RAJAT SENGUPTA	B B C ENTERPRISE-288.889 Sq Ft
4	Smt BABY SEN GUPTA	B B C ENTERPRISE-288.889 Sq Ft
5	Smt SUBHRA BANERJEE	B B C ENTERPRISE-288.889 Sq Ft
6	Mr UDAYAN BOSE	B B C ENTERPRISE-288.889 Sq Ft
7	Smt PURNIMA BOSE	B B C ENTERPRISE-288.889 Sq Ft
8	Smt SUMONA BOSE	B B C ENTERPRISE-288.889 Sq Ft
9	Mr SOURAV BOSE	B B C ENTERPRISE-288.889 Sq Ft



Query No: 2001590943 of 2024, Printed On : Jun 25 2024 5:12PM, Generated from wbregistration.gov.in

Owner and Land or Building Details as received from KMC :				
Sl. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411311400373 Premises No. : 37 Ward No. : 131 Street Name : PARNASREE PALLY ROAD, NO- II.	Reference Deed No. : I-5453 Date of Registration. : Jun 20, 2024 Office Where Registered : ADSR	Owner Name : SRI ASHOK KUMAR SENGUPTA, SRI AJOY SENGUPTA, , SRI RAJAT SENGUPTA, SMT BABY SENGUPTA, SMT SUBHRA BANERJEE , SR UDAYAN BOSE, SMT PURNIMA BOSE, SMT SUMONA BOSE, SRI SOURAV BOSE Owner Address : 37, PARNASREE PALLY ROAD NO-II' , KOLKATA Pin No. : 700060	Character of Premises: Constructed Building Total Area of Land: 6 Cottah, 6 Chatak, 4 SqFeet,

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 25-07-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 25-07-2024)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) 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.
9. 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: 2001500943 of 2024, Printed On : Jun 25 2024 5:12PM, Generated from wbregistration.gov.in

आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT. OF INDIA
 BIKRAM BANERJEE
 CHANDAN KUMAR BANERJEE
 15/04/1982
 Permanent Account Number
 AHIPB4481B
 Signature 


Income tax return is filed / Income tax return is filed / return is
 Income tax PAN is filed / Income tax PAN is filed / return is
 File No. 1, Sector 11, CBCT, New Delhi
 New Delhi - 110 014
 Income tax return is filed / Income tax return is filed / return is
 Income tax PAN is filed / Income tax PAN is filed / return is
 Income tax return is filed / Income tax return is filed / return is
 Income tax PAN is filed / Income tax PAN is filed / return is



भारत सरकार
GOVERNMENT OF INDIA



BIKRAM BANERJEE
DOB: 15/04/1982
MALE



6367 4871 7575

MEERA AADHAAR, MERI PEHACHAN



भारतीय विनिर्दिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O Chandan Kumar Banerjee, 165,,
PARNASREE PALLY, Parnasree Pally,
Kolkata,
West Bengal - 700060



1947
1893 309 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 061



ভারত সরকার
Government of India



ডালিয়া চ্যাটার্জী
Dalia Chatterjee
পিতা : এস. মুখার্জী
Father : S. Mukherjee
জন্মতারিখ / DOB : 18/04/1974
মহিলা / Female



9860 4105 0496

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

ঠিকানা:
119, কাজী পাড়া রোড, পূর্বাশ্রী
পল্লী, কোলকাতা, পশ্চিমবঙ্গ
পশ্চিম বঙ্গ, 700060

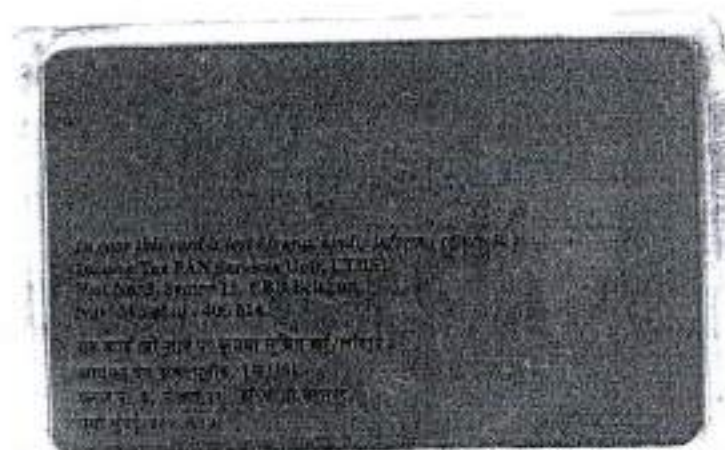
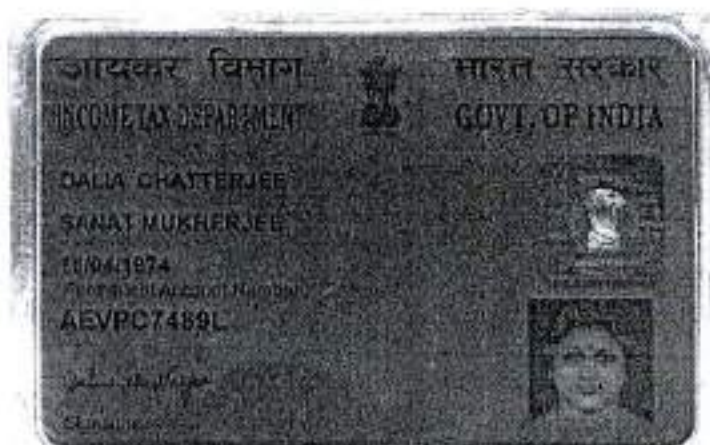
Address:
119, KAZI PARA ROAD,
Purnasree Pally, Kolkata,
Purnasree Pally, West Bengal,
700060

9860 4105 0496


1947
0800 300 1947


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स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ACYPB8315K



नाम /NAME

UDAYAN BOSE .

पिता का नाम /FATHER'S NAME

SUNANDA GOPAL BOSE

जन्म तिथि /DATE OF BIRTH

09-02-1963

हस्ताक्षर /SIGNATURE

Udayan Bose

K. Has

आयकर आयुक्त, प.ब.-11

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



भारतीय विशिष्ट पहचान प्राधिकरण

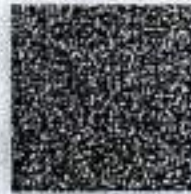
भारत सरकार

Unique Identification Authority of India

विशेष पहचान प्राधिकरण

Enrollment No.: 0649/40202/32218

To
Udayan Bose
C/O Sunanda Gopal Bose
10/3, MOHANA KAZIPARA ROAD
NEAR BEHALA COLLEGE PARNASREE
Parnasree Pally
Parnasree Pally
Circus Avenue Kolkata
West Bengal 700060
6290180605
172496953
ME724969535FH



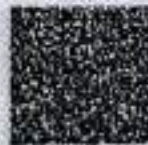
आपका आधार क्रमांक / Your Aadhaar No. :

9339 1419 7284

मेरा आधार, मेरी पहचान



भारत सरकार
Udayan Bose
DOB : 09/02/1983
Male



9339 1419 7284

मेरा आधार, मेरी पहचान

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ALAPS1016R



नाम /NAME

AJOY SENGUPTA

पिता का नाम /FATHER'S NAME

SUNITI BIKASH SENGUPTA

जन्म तिथि /DATE OF BIRTH

12-09-1953

हस्ताक्षर /SIGNATURE

Ajoy Sengupta

K. Das

आयकर अधिकारी, प.न.-XI

COMMISSIONER OF INCOME TAX, W.B. - XI

*Self Attested
Ajoy Sengupta,
9674187584*



भारत सरकार
Government of India

Enrollment No. : 2730/00469/50225

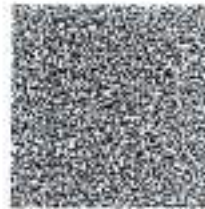
To
Ajoy Sengupta

254,
PARVASREE PALLY
VTC: Parnasree Pally S.O.
District: Kolkata,
State: West Bengal, PIN Code: 700060,
Mobile: 9636941295

01591302



KC915913622FL



आपका आधार क्रमांक / Your Aadhaar No. :

3565 6132 6605

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date: 22/11/2012



Ajoy Sengupta
DOB: 13/09/1993
Males

3565 6132 6605

मेरा आधार, मेरी पहचान

*Self Attested
Ajoy Sengupta,
9674187584*

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJAT SENGUPTA
RANJAN SENGUPTA
02/01/1980
Permanent Account Number
BVMP59228L

Signature



Rajat Sengupta [7687089061]



ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1108/50730/00700

To
রাজত সেনগুপ্ত
Rajat Sengupta
S/O: Ranjan Sengupta
284
PARNASHRI PALLY
Parnasree Pally
Parnasree Pally
Cirrus Avenue Kolkata
West Bengal 700080
7657089061

28/04/2017
36346941



MD363469411FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

4269 4890 9181

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



রাজত সেনগুপ্ত
Rajat Sengupta
জন্মতারিখ / DOB : 02/01/1980
পুরুষ / Male



4269 4890 9181

আমার আধার, আমার পরিচয়

Rajat Sengupta [Mobile: 7687089061]



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. : 0653/49140/00075

To
Ashok Kumar Sengupta

C/O: S B Sengupta,
264,
Parnasree Pally,
VTC: Parnasree Pally, PO: Parnasree Pally,
Sub District: Kolkata, District: Kolkata,
State: West Bengal, PIN Code: 700060,
Mobile: 9871619313

34280052



10P04280052171



आपका आधार क्रमांक / Your Aadhaar No. :

4797 6525 2623

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date: 25/11/2011



Ashok Kumar Sengupta
DOB: 09/02/1961
Male

4797 6525 2623

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

A K SENGUPTA

SUNITI BIKASH SENGUPTA

06/05/1951

Permanent Account Number

COHPS3738C

Signature



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
इस कार्ड के खोने/प्राप्त होने पर कृपया सूचित करें/वापस करें।
आयकर पैन सेवा इकाई, UTITSL
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई - 400 614

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BABY SENGUPTA
KHIRENDRA LAL DASGUPTA
21/05/1958

Permanent Account Number

BVMPS9226E

Baby Sen Gupta

Signature



Baby sen Gupta

[Mobile NO: 7687089061]



ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

প্রাধিকরণ নম্বর/ Enrolment No.: 2992/19224/32276

To
বাবী (১৯৮৯)
Baby Sengupta
F4 SANANDA
12/8 A SARAT CHATTERJEE ROAD
Parnasree Pally S.O
Kolkata West Bengal - 700060
9074279809



আপনার আধার সংখ্যা / Your Aadhaar No. :

3654 6311 5136

VID : 9124 5417 4574 1601

আপনার আধার, আপনার পরিচয়



ভারত সরকার
Government of India



বাবী সেনগুপ্ত
Baby Sengupta
জন্মতারিখ/DOB: 21/05/1988
লিঙ্গ/SEX: FEMALE

3654 6311 5136

VID : 9124 5417 4574 1601

আপনার আধার, আপনার পরিচয়



Government of India



তথ্য / INFORMATION

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের নয়
- আধার অনন্য এবং সুরক্ষিত।
- বিরূপার ডিউআর কোড / অফলাইন এক্সেস / অনলাইন প্রমাণিতকরণ ব্যবহার করে পরিচয় যাচাই করুন
- আধারকে সমস্ত প্রকার যেকোন আধার পত্র, পিভিসি কার্ড, ই-আধার এবং এম-আধার দ্বারা প্রতিস্থাপিত হবে। ১২ বছর অধার নম্বরের জরুরি ভিত্তিতে আধার আইডিটি (ভিআইডি) ব্যবহার করা যেতে পারে।
- ১০ বছরে অন্তত একবার আধার আপডেট করুন
- আধার আপনাকে বিভিন্ন সরকারি এবং বেসরকারি সুবিধা / পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নম্বর এক ইচ্ছা আইডি আপডেট রাখুন
- আধার পরিষেবাগুলি গ্রহণ করতে আরিফার mAadhaar অ্যাপ ডাউনলোড করুন।
- বিরূপার নিশ্চিত করতে আধার/আফলাইন এক্সেস/অফলাইন অ্যাক্সেসের ব্যবহার করুন
- যে সংস্থাগুলি আধার চাইবে তারা স্বাধীন নথিভুক্তি চাইতে পারে
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India



ঠিকানা:

এফ ৪ সানান্দা, ১২/৮ এ সারত চাট্টার্জী রোড, পশ্চিম
বঙ্গ, কোলকাতা,
পশ্চিমবঙ্গ - ৭০০০৬০

Address:

F4 SANANDA, 12/8 A SARAT CHATTERJEE
ROAD, Parnasree Pally S.O, Kolkata,
West Bengal - 700060



3654 6311 5136

VID : 9124 5417 4574 1601

1947 | 1947 | 1947 | 1947 | 1947 | 1947 | 1947 | 1947 | 1947 | 1947

Baby sen Gupta, [Mobile NO: 7687089061]

आयकर विभाग

INCOME TAX DEPARTMENT

SUBHRA BANERJEE

DEEPAK BHATTACHARIA

18/10/1978

Permanent Account Number

AHXPB5803Q

Signature



भारत सरकार

GOVT. OF INDIA





भारत सरकार



सुभा बनर्जी

Subhra Banerjee

जन्म तिथि/ DOB: 18/10/1978

नरिना / FEMALE



9196 6216 2172

-आम आदमी का अधिकार



भारतीय विवाह-पहचान प्राधिकरण

पता:
श्रीमती सुभा बनर्जी,
एन-16, शांति नगर,
इंदिरापुरम, शिवाजी नगर,
कोल्हापूर, महाराष्ट्र,
पिन-405004.
महाराष्ट्र

Address:

Ms. Subhra Banerjee, HOUSE NO-
16B, SHANTI NAGAR-1,
INDRAPURAM, SHIVAJI NAGAR
Colaba,
Mumbai - 400004.

9196 6216 2172



भारतीय विवाह-पहचान प्राधिकरण



भारतीय विवाह-पहचान प्राधिकरण

P.O. Box No. 2047,
Mumbai-400 007

Subhra Banerjee.



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

अवरोधन संख्या / Enrollment No. : 2730/00469/50858

To
Purnima Bose

263,
PARNASREE PALLY,
VTC: Parnasree Pally S.O,
District: Kolkata,
State: West Bengal, PIN Code: 700060,
Mobile: 8240096242

103843170



KC105848706FL



आपका आधार क्रमांक / Your Aadhaar No. :

4209 9413 5876

मेरा आधार, मेरी पहचान



Purnima Bose
DOB: 18/02/1947
Female

4209 9413 5876

मेरा आधार, मेरी पहचान



Government of India



सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- आधार विशिष्ट और सुरक्षित है।
- सुरक्षित कंप्यूटर कोड/ऑनलाइन एक्सेस/ऑफलाइन प्रमाणीकरण का उपयोग करके पहचान स्थापित करें।
- आधार के सभी रूप जैसे आधार पत्र, पीवीसी कार्ड, ई-आधार और एम-आधार समान रूप से मान्य हैं। 12 अंकों की आधार संख्या के आधार पर आभासी (वर्चुअल) आधार पहचान (VID) का भी उपयोग किया जा सकता है।
- 14 साल में कम से कम एक बार आधार अपडेट जरूर करें।
- आधार आपको विभिन्न सरकारी और गैर-सरकारी योजनाओं/सेवाओं का लाभ उठाने में मदद करता है।
- आधार में अपना मोबाइल नंबर और ई-मेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ उठाने के लिए स्मार्टफोन पर mAadhaar ऐप इंस्टॉल करें।
- आधार/बायोमेट्रिक्स को लॉक/अनलॉक करने की विशेषता का उपयोग सुरक्षित सुनिश्चित करने के लिए करें।
- आधार (पत्र/नंबर) चालू रखने वाली संस्थाओं को उचित सहमति लेने के लिए बाध्य किया गया है।
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Print Date: 04/02/2023

Address: 263, PARNASREE PALLY,
Parnasree Pally S.O, Kolkata, West Bengal,
700060



4209 9413 5876



1947



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

PURNIMABOSE

GANESH NARAYAN GHOSH

13/02/1947

FOR IDENTIFICATION PURPOSE

ALJPB3486F



Purnima Bose

Signature of the cardholder



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. : 2730/00451/85034

To
Sumona Bose

263,
PARNASREE PALLY,
VTC, Parnasree Pally S.O.,
District: Kolkata,
State: West Bengal, PIN Code: 700060,
Mobile: 9903884108

729613782



KF726137827FI



आपका आधार क्रमांक / Your Aadhaar No. :

5234 3471 0395

मेरा आधार, मेरी पहचान



Government of India



सूचना

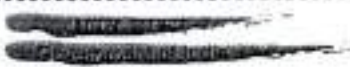
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड/ऑफलाइन XML/ ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code / Offline XML / Online Authentication.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



Sumona Bose
DOB: 29/11/1983
Female

5234 3471 0395

मेरा आधार, मेरी पहचान



Print Date: 18/10/2021

Address: 263, PARNASREE PALLY,
Parnasree Pally S.O., Kolkata, West Bengal,
700060



5234 3471 0395



1947



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUMONA BOSE
SUMANTA GOPAL BOSE
22/11/1969

ANBPB2558E

Signature





भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. : 2730/D0451/65033

To
Sourav Bose

263,
PARNASREE PALLY,
VTC: Parnasree Pally S.O.,
District: Kolkata,
State: West Bengal, PIN Code: 700060,
Mobile: 9748904108

72291553



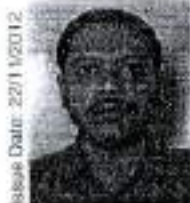
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आपका आधार क्रमांक / Your Aadhaar No. :

8031 0476 9949

मेरा आधार, मेरी पहचान



Sourav Bose
DOB: 05/04/1981
Male

8031 0476 9949

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड/ऑफलाइन XML/ ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।

INFORMATION

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- Verify identity using Secure QR Code / Offline XML / Online Authentication.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

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भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Print Date: 16/10/2021

Address: 263, PARNASREE PALLY,
Parnasree Pally S.O., Kolkata, West Bengal,
700060



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SOURAB BOSE

SUMANTA GOPAL BOSE

05/04/1981

Permanent Account Number

ALFRB9233L



Sourab Bose

Signature