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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Confirmation of document registered in  
 agreement. The signature sheets and  
 endorsement sheet furnished with  
 document are the part of this document.

District Sub-Registrar  
 Alipore, South 24-parganas

31-05-22

**DEVELOPMENT AGREEMENT**

THIS AGREEMENT FOR DEVELOPMENT made this the 30<sup>th</sup> day of May, Two  
 Thousand and Twentytwo (A.D.);

**BETWEEN**

(1) **SRI ANJAN MUKHERJEE** (PAN# ANXPM9595N, AADHAAR# 2469 1930 4831, MOBILE# 9433188718), son of Late Arun Kumar Mukherjee, by faith Hindu, by Nationality Indian, by occupation Self-employed, (2) **SMT. SWATI DAS** (PAN# AZOPD9902D, AADHAAR# 3993 8588 5749, MOBILE# 9004396832), wife of Sri Nilanjoy Das and daughter of Late Chhanda Banerjee, by faith Hindu, by Nationality Indian, by occupation Housewife, (3) **SRI SHYAMAL CHANDRA BANDYOPADHYAY** (PAN# AXIPB2504M, AADHAAR# 8680 6192 5053, MOBILE# 9748542994), son of Late Satish Chandra Banerjee and husband of Late Chhanda Banerjee, by faith Hindu, by Nationality Indian, by occupation retired, (4) **SM. SWAPNA MUKHERJEE** (PAN# AEVPM2807E, AADHAAR# 7835 1819 7318, MOBILE# 9433703510), daughter of Late Peary Mohan Mukherjee @ Mukhopadhyay, by faith Hindu, by Nationality Indian, by occupation retired, (5) **DR. AMITABHA MUKHOPADHYAY** (PAN# AHAPM8864B, AADHAAR# 6835 2052 7036, MOBILE#9831076593), son of Late Peary Mohan Mukherjee @ Mukhopadhyay, by faith Hindu, by Nationality Indian, by occupation Medical Practitioner, (6) **SRI ABHIJIT MUKHERJEE** (PAN# AEIPM4922P, AADHAAR# 4590 0564 6183, MOBILE#9681940919), son of Late Peary Mohan Mukherjee @ Mukhopadhyay, by faith Hindu, by Nationality Indian, by occupation retired, (7) **SRI ARIJIT MUKHERJEE** (PAN# AMTPM4535H, AADHAAR# 9854 0050 9499, MOBILE# 9831530240), son of Late Peary Mohan Mukherjee @ Mukhopadhyay, by faith Hindu, by Nationality Indian, by occupation retired and (8) **SRI AYAN MUKHERJEE** (PAN# APDPM6027M, AADHAAR# 5339 0120 0637, MOBILE# 9903684086), son of Late Pradip Kumar Mukherjee, by faith Hindu, by Nationality Indian, by occupation Service, all residing at 27, Annada Banerjee Lane, Post Office L. R. Sarani, Police Station Bhowanipore, Kolkata 700 020, District South 24-Parganas, WEST BENGAL, hereinafter jointly called and referred to as the "**LANDOWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, heiresses, executors, administrators, representatives and assigns) of the **ONE PART;**

**AND**

**M/S. DEVIKA DEVELOPERS** (PAN#AATFD7769A), a Partnership Firm having its place of business at 5/1, Padmapukur Road, Post Office Elgin Road, Police Station Bhowanipore, Kolkata 700 020, District South 24-Parganas, West Bengal **represented by** its Authorized Partners/Signatories namely (1) **SRI BIJOY CHOWDHURY** (PAN# AFMPC1433N, AADHAAR#3717 4061 3212, MOBILE# 9836983435), son of Sri Ramesh Chowdhury, by

faith Hindu, by Nationality Indian, by occupation Business, residing at 7, Paddapukur Road, Post Office L. R. Sarani, Police Station Bhowanipore, Kolkata 700 020, District South 24-Parganas, West Bengal and (2) **SRI SANJAY RAJAK** (PAN# AHIPR1944H, AADHAAR# 5558 6289 1382, MOBILE# 9007828276), son of Late Hari Lal Rajak, by faith Hindu, by Nationality Indian, by occupation Business, residing at 19, Elgin Road, Post Office L. R. Sarani, Police Station Bhowanipore, Kolkata 700 020, District South 24-Parganas, WEST BENGAL, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-office, executors, administrators, representatives and assigns) of the **OTHER PART**;

**WHEREAS :**

- A. One Annada Prasad Bandopadhyay @ Banerjee, son of Late Ganga Narayan Bandopadhyay of Narayanpur Sub-Division, Barasat, Sub-Registry Naihati and also of Bhowanipore, Kamranga Tala Gali, Thana Alipore, District 24-Parganas was absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of bastu land containing an area about **3 (Three) Cottah 12 (Twelve) Chittack** more or less **TOGETHER WITH** a single storied residential building constructed thereon lying and situate at **Municipal Premises No. 27, Annada Banerjee Lane, (Previously known as 22, Kamranga Tala Lane), Calcutta**, morefully described in the **FIRST SCHEDULE** hereunder written (hereinafter referred to as the "**SAID PREMISES**").
- B. During his lifetime, the said Annada Prasad Bandopadhyay @ Banerjee made and published his Last Will and Testament on 4<sup>th</sup> day of July, 1895 (A.D.) corresponding to 24<sup>th</sup> day of Ashar, 1302 (B.S.), which was registered in the Office of the Sub-Registrar, Barasat and recorded in Book No.III, Volume No.90, Pages 26 to 45, Being No. 174 for the year 1895 wherein and whereby he devised and bequeathed several properties including the said premises to the sons of his son, Sri Girish Chandra Bandopadhyay thereby appointing Sri Tarak Nath Bandopadhyay and Sri Abinash Chandra Bandopadhyay as Joint Executors of the said Will.
- C. The said Annada Prasad Bandopadhyay died testate on 22<sup>nd</sup> day of May, 1902(A.D.) leaving behind his legal heirs.
- D. After death of the said Annada Prasad Bandopadhyay, the said Executors obtained Probate from the Learned District Judges' Court, 24-Parganas, Barasat to the Estate of Annada Prasad Bandopadhyay (since deceased) in Probate Case No. 122 of 1902.
- E. By virtue of the aforesaid Will dated 4<sup>th</sup> day of July, 1895 (A.D.) corresponding to 24<sup>th</sup> day of Ashar, 1302 (B.S.), the said two sons (namely, Panchanan Bandyopadhyay and Narendra

Nath Bandyopadhyay) of the said Girish Chandra Bandyopadhyay, son of Late Annada Prasad Bandyopadhyay was entitled to the said premises absolutely and forever.

- F. The said Panchanan Bandyopadhyay died intestate on 19<sup>th</sup> day of February, 1920 leaving behind his wife, Ranibala Debi and two daughters, Kanaklata Debi and Latika Debi as his only legal heiresses.
- G. After the death of the said Narendra Nath Bandyopadhyay, his share of the said premises was transferred to Sri Bejoy Krishna Dutta, who duly got his name mutated in the records of the Calcutta Municipal Corporation (now, The Kolkata Municipal Corporation).
- H. The said Bejoy Krishna Dutta transferred/conveyed his rights, title and interest upon his share of the said premises to Smt. Ranibala Debi. Thus the said Ranibala Debi became the sole owner of the said premises.
- I. The said Ranibala Debi died intestate on 4<sup>th</sup> day of March, 1949 leaving behind herself surviving her two daughters, namely, Kanaklata Debi and Latika Debi as her only legal heiresses as per Hindu Law of Succession.
- J. The said Kanaklata Debi died intestate on 5<sup>th</sup> day of December, 1997 leaving behind herself her only son, Arun Kumar Mukherjee and three daughters, Jharna Mukherjee, Runa Mukherjee and Chhanda Banerjee.
- K. The said Latika Debi died intestate on 23<sup>rd</sup> day of September, 2008 leaving behind herself her four sons, Pradip Kumar Mukherjee, Amitabha Mukhopadhyay, Abhjit Mukherjee and Arijit Mukherjee and two daughters, Swapna Mukherjee and Kalpana Mukherjee as her only legal heirs and heiresses.
- L. The said Arun Kumar Mukherjee died intestate on 13<sup>th</sup> day of June, 2004 and his wife, Ranu Mukherjee died intestate on 6<sup>th</sup> day of April, 2002 leaving behind themselves surviving their only legal heir and son, Anjan Mukherjee.
- M. The said Jharna Mukherjee died intestate on 22<sup>nd</sup> day of February, 2016 leaving behind herself her nephew, Anjan Mukherjee and two sisters, Runa Mukherjee and Chhanda Banerjee as her only legal heirs and heiresses.
- N. The Chhanda Banerjee died intestate on 27<sup>th</sup> day of March, 2020 leaving behind herself surviving her husband, Shyamal Chandra Bandyopadhyay and her only daughter, Swati Das as her only legal heir and heiress.
- O. The said Runa Mukherjee died intestate on 10<sup>th</sup> day of September, 2020 leaving behind herself surviving her nephew, Anjan Mukherjee and niece, Swati Das as her only legal heirs and heiresses.

- P. The said Pradip Kumar Mukherjee died intestate on 12<sup>th</sup> day of November, 2019 and his wife, Keya Mukherjee died intestate on 8<sup>th</sup> day of May, 2007 leaving behind themselves surviving their only legal heir and son, Ayan Mukherjee.
- Q. The said Kalpana Mukherjee died intestate on 2<sup>nd</sup> day of April, 2021 leaving behind herself her legal heirs, Swapna Mukherjee, Ayan Mukherjee, Amitabha Mukhopadhyay, Abhijit Mukherjee and Arijit Mukherjee.
- R. Now, the said Anjan Mukherjee, Swati Das, Shyamal Chandra Bandyopadhyay, Swapna Mukherjee, Amitabha Mukhopadhyay, Abhijit Mukherjee, Arijit Mukherjee and Ayan Mukherjee are the present joint landowners of the said premises, by way of inheritance as per Hindu Succession Act, 1956.
- S. The Landowners are jointly seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of bastu land measuring about **3(Three) Cottah 12(Twelve) Chittack** more or less **TOGETHER WITH** one old dilapidated three storied pucca residential structure standing thereon having a total covered area about 2700 Sq.ft. more or less (1100 Sq.ft. each in Ground Floor and First Floor and 500 Sq.ft. in Second Floor) lying and situate at **Municipal Premises No. 27, Annada Banerjee Lane, Police Station Bhowanipore, Kolkata 700 020, District South 24-Parganas, WEST BENGAL** within the limits of the Kolkata Municipal Corporation having **Assessee No.11-070-05-0029-9 TOGETHER WITH** easement and quasi-easement rights, facilities, privileges, benefits available therein, morefully described in the **FIRST SCHEDULE** hereunder written (hereinafter referred to as the "**SAID PREMISES**").
- T. While seizing and possessing of the said premises, the Landowners have jointly decided to construct a multistoried building in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation, on the same being **Municipal Premises No. 27, Annada Banerjee Lane**, but due to paucity of fund and lack of experience in the field of construction, they could not be able to do so, and accordingly, was in search for an experienced, efficient and financially solvent Developer for the purpose of such development work on the said premises, and accordingly, the Landowners due to personal difficulties and requirements, expressed their desire to the Developer for the development of the said premises.
- U. The Developer herein, who claimed itself to be sufficiently covenant and of adequate business condition, being known the intention of the Landowners, approached and requested the Landowners to allow it to develop the said premises subject to the terms and conditions described hereinbelow.
- V. The Landowners herein have jointly agreed to grant the Developer the exclusive right to develop the said premises, morefully described in the **FIRST SCHEDULE** hereunder written,

by construction of a multistoried building on the said premises in accordance with the building plan, to be sanctioned by the Kolkata Municipal Corporation, and further agreed to convey the undivided proportionate share of land in respect of specified flats/covered spaces/car parking space/common spaces and other adjuncts or appurtenances to be erected thereon in Developer's Allocation on the terms and conditions hereinafter appearing.

- W. On or before execution of this Agreement, the Landowners have solemnly represented that they are absolute and lawful joint owners of the said premises.
- X. The Landowners have also represented that they are not in possession of the original title deeds and other relevant documents and papers in respect of the said premises and therefore, lodged a General Diary being No. **GDE No.1380 dated 18<sup>th</sup> day of April, 2022** before Bhowanipore Police Station, and thereafter, made a paper publication in two local dailies namely, The Times of India and The El Samay, both published on 23<sup>rd</sup> day of April, 2022 inviting public in general having any claim, demand or objection or any possession of such title deeds in respect of the said premises, but till date no such claim, demand or objection in any manner has been received.
- Y. Upon relying on the said representation solemnly made by the Landowners herein, the Developer has agreed to enter into this Agreement with the Landowners, and also to avoid any future complication or misunderstanding, both the parties herein recorded their understanding in writing and such understanding and/or terms and conditions hereinafter appearing.

**NOW THIS AGREEMENT WITNESSETH** and it is mutually agreed as follows:-

#### **ARTICLE-I**

1. **DEFINITION:-**
- 1 **LANDOWNERS** shall mean the said **(1) SRI ANJAN MUKHERJEE, (2) SMT. SWATI DAS, (3) SRI SHYAMAL CHANDRA BANDYOPADHYAY, (4) SM. SWAPNA MUKHERJEE, (5) DR. AMITABHA MUKHOPADHYAY, (6) SRI ABHIJIT MUKHERJEE, (7) SRI ARIJIT MUKHERJEE & (8) SRI AYAN MUKHERJEE.**
- 1.1 **DEVELOPER** shall mean the said **M/S. DEVIKA DEVELOPERS.**
- 1.2 **ARCHITECT AND QUALIFIED ENGINEER** shall mean the said person or persons to whom the Developer may appoint as Architect of the building.
- 1.3 **LAND** shall mean the Bastu land measuring containing an area about 3 (Three) Cottah 12 (Twelve) Chittack at Municipal Premises No. 27, Annada Banerjee Lane, Police Station Bhowanipore, Kolkata 700 020, District South 24-Parganas within the jurisdiction of Kolkata Municipal Corporation having Assessee No.11-070-05-0029-9, morefully described in the **FIRST SCHEDULE** hereunder written.

- 1.4 **BUILDING** shall mean a **G+III storied residential building** intended to be constructed in accordance with the building plan covering maximum possible F.A.R. to be sanctioned by the Kolkata Municipal Corporation in the name of the Landowners herein, and as per **SPECIFICATION**, morefully described in the **FOURTH SCHEDULE** hereunder written on the said premises fully described in the **FIRST SCHEDULE** hereunder written. The name of the proposed new building will be decided upon completion of the building as per the choice of the Landowners.
- 1.5 **UNIT** shall mean a flat or other space or spaces intended to be built or to be constructed on the said premises.
- 1.6 **BUILDING PLAN** shall mean plans elevations design and specifications of the proposed new multi-storied building as prepared by the Architect, and to be sanctioned by the Kolkata Municipal Corporation in the name of the Landowners herein, and include any renewal, amendments or modifications thereof as may be deemed necessary by the Developer without any change of Owners' Allocation.
- 1.7 **COMMON PARTS** shall mean and include corridors under reservoirs stairway, lift, lift well, pump room, overhead water tanks, water pump, common toilets, security room, ultimate roof etc., morefully described in the **FIFTH SCHEDULE** hereunder written.

#### **ARTICLE-II**

#### **2. COMMENCEMENT:-**

- 2.1 This Agreement shall be effective on and from the date of these presents.

#### **ARTICLE - III**

#### **3. LANDOWNERS' RIGHT, OBLIGATIONS & REPRESENTATIONS:-**

- 3.1 Excepting the landowners nobody else will have any right, title and interest claim or demand whatsoever into or upon the said premises.
- 3.2 The landowners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to enjoy and transfer the said premises or any part of it.
- 3.3 The said premises, morefully described in the **FIRST SCHEDULE** hereunder written is free from all encumbrances, charges, liens, impendence, attachments trusts whatsoever or howsoever.
- 3.4 There is no excess vacant land in this said premises within the meaning of the Urban Land Ceiling and Regulations Act, 1976 and the Developer is fully satisfied with the marketable title of the Landowners.
- 3.5 That the total area of the land comprised in the said premises is about **3 (Three) Cottah 12 (Twelve) Chittack** be the same a little more or less.

- 3.6 That simultaneously with the execution of this Agreement, the Landowners shall deliver clear photo copies of all title deeds, current Tax Receipt and other related documents to the Developer for making necessary searches and investigations on the title of the Landowners. Further, the Developer shall handover clear photocopies of all documents relating to its business like all valid licenses, Voters ID, PANs etc. as may be required by the Landowners. However, the Landowners undertake that they will provide the original title deed and other documents, if any, as may be required from time to time for development purpose, to the Developer without any objection.
- 3.7 That the Landowners undertake to indemnify and keep indemnified the Developer from and against any and all mortgage or any third party possessor's rights in the said premises.
- 3.8 That the Landowners undertake to clear upto date property tax and other statutory dues in respect of the said premises till the date of handing over of the said premises to the Developer. However, the Developer is entitled to pay all taxes and statutory duties in respect of the said premises from the date of handing over of the same from the Landowners till the date of handing over of the new building to the Landowners lawfully according to these presents.
- 3.9 That the Landowners further undertake that simultaneously with the execution of these presents, the Landowners shall execute the registered Development Power of Attorney in favour of the Developer or its authorized representatives and the Landowners will give the Developer or its authorized representatives all the powers required for the purpose of making such construction at its own risk and costs and to negotiate for sale and enter into Agreement for Sale and registered Deed, document for registration whatsoever required, and to accept sales proceeds of the flats/other portions of the new multi-storied building for Developer's Allocation only. In case of death of anyone of the Landowners, the legal heirs and successors in interest of the deceased Landowner/s, shall execute within a fortnight necessary Power of Attorney in favour of the Developer or its authorized representatives empowering them to sell flats/spaces and car parking spaces out of Developer's Allocation, and for such purpose, they will be entitled to enter into Agreement with intending Purchaser/s, receive all earnest money and all payments towards consideration money and to execute, sign and register such deed or conveyance in respect of flats in Developer's Allocation.
- 3.10 That after completion of the project, there will be several Deed/s of Conveyance between the parties wherein the First Party/Landowners/Constituted Attorney shall transfer the Developer's Allocation with proportionate share of land/ undivided share of land in favour of the Developer or their nominees/purchaser/s/ transferee/s, and the cost of such transfer/registration fee/charges shall be borne by such Nominees/Purchasers/ Transferees.
- 3.11 That the interest of the Landowners in the project shall cease after the Owners' Allocation in the newly constructed building along with common areas and facilities of the said premises, morefully described hereunder written, is transferred unto and in favour of the Landowners by handing over possession of the Owners' Allocation followed by a Possession Letter, after getting Completion Certificate from the

Kolkata Municipal Corporation. It is specifically mentioned that all the proposed owners of flats will enjoy the benefits of common area, common facilities of the land in the said premises. Be it noted that the Landowners shall be entitled to transfer or otherwise deal with their respective portions (Owners' Allocation) in the new building without any reference to the Developer.

- 3.12 Save and except as provided herein, the Landowners shall not interfere with or in any way cause impediment or obstruction in any manner with the construction or development in the said premises by the Developer, however the Landowners or their nominees shall have free hand and unfettered access to the construction site at all reasonable times and shall be free to point out to the Developer or its agents or administrators and the Developer shall rectify such defective construction, workmanship or use of inferior materials.
- 3.13 The Landowners shall sign, endorse all necessary papers and documents which may be required by the Developer from time to time for the purpose of construction and development and for tripartite agreement for sale the flats and car parking spaces from the Developer's Allocation of the said premises in the form of multi-storied building.
- 3.14 The Landowners shall handover vacant and peaceful physical possession of the said premises on "As is Where is" basis within 30 (Thirty) days of receipt of advance intimation from the Developer. The Developer shall inform to the Landowners regarding the above after getting the building plan sanctioned from the Kolkata Municipal Corporation.
- 3.15 The Landowners jointly undertake that they or any of them shall not be entitled to cancel this Agreement for Development without the consent of the Developer herein, failing which the Landowners shall be liable for a compensation comprising cost of sanctioned building plan, cost of projects and other incidental expenses, if any as assessed.

#### ARTICLE -IV

#### 4. DEVELOPER'S RIGHTS & REPRESENTATIONS :-

- 4.1 THAT on the power and by virtue of this Agreement, the Developer is hereby empowered to raise the construction on the above mentioned premises investing its own finance and resources and undertakes to erect the said building as per the sanctioned building plan. The expenses for the demolition of old building, building plan, soil testing and whatsoever expenses necessary for sanction of the building plan shall be done at the cost of the Developer.
- 4.2 The Developer, upon taking possession of the existing old building from the Landowners, shall arrange to demolish the building at its own cost and responsibility, and the Developer shall be entitled to pay a sum of Rs.30,000/- per month by 10<sup>th</sup> day of each month towards shifting charges to the Landowners from the date of shifting of Landowners from the said premises till handing over of the Owners' Allocation to the new multistoried building to be constructed on the said premises.

- 4.3 The Developer for the purpose of raising the said construction shall have its absolute right to enter into Agreement for sell of flats and apartments in respect of its own allocated portion as mentioned above and to that effect and shall be entitled to receive earnest money from the intending purchaser/s together with all advance thereof, but at all material times the Landowners shall not be liable for such advances or earnest money. That the said earnest money accepted by the Developer shall remain charged only with the Developer's Allocation, and the Landowners' allocation will remain unaffected and will have no charge and the purchaser or purchasers shall have no right to interfere with the portion of the Owners' Allocation or any misappropriation of any money by the Developer or for any deal nor it shall have any right to seek any order or injunction from any court of law in respect of the Landowners' allocation.
- 4.4 The Developer shall be entitled to appoint its own labour masons contractor building Engineer Architect as necessary for carrying out the new construction, but in doing so all expenses with regard to such appointed persons shall be borne by the Developer, and all the risk and liability together with all responsibility shall remain with the Developer and it will be liable or responsible for any debts, payments, misappropriation of any money or anything whatsoever eventually that may take place at the time of or after construction is complete and handover to the prospective purchaser/s.
- 4.5 That the profit or loss arising out of the whole construction work of the project and the sale proceeds of the flats and spaces, disbursement of all expenses and any liability pertaining to the project in respect of the Developer's Allocation under these presents, shall be the exclusive affairs of the Developer, and shall also be enjoyed by the Developer wherein the Landowners shall have no liability whatsoever, nor the Landowners shall in any way, be responsible in respect of any debt, liabilities of the Developer out of this development work under these presents.
- 4.6 That the Developer shall be at liberty to advertise in the local dailies for sale of the flats out of Developer's Allocation, to display their banners on the said premises, to employ watchman and caretaker for the safety of the projects and to invite applications from intending purchasers. Any amendment/correction to this Agreement, if required, shall be made in writing only.
- 4.7 In case of any accident in the aforesaid construction project, the Developer shall be fully responsible for all the consequences of the same under the "Workmen Compensation Act, 1923" or any other act in force.
- 4.8 If the Landowners are ordered to attend any court proceeding or are requested or their presence are required by any other authority in connection with any accident, the Landowners will empower the Developer to attend the Court/authority concerned on the Landowners' behalf, and the Developer agrees to compensate the Landowners fully in case an adverse order is passed or any

compensation is ordered to be paid by the Landowners by any Court or Judicial Authority or any competent authority.

- 4.9 If until the completion of the new building any case/damage/harm occurs to the adjoining properties, neighbours, the Developer shall be fully responsible for all consequences.

**ARTICLE - V**

**5. TIME:-**

- 5.1 The Developer undertakes to construct and complete the said building within **30(Thirty) months** from the date of sanction of the building plan by the Kolkata Municipal Corporation.

**ARTICLE - VI**

**6. DEVELOPER'S OBLIGATIONS:-**

- 6.1 All dealings by the Developer in respect of the construction of the proposed new building shall be made in the name of the Landowners or their Constituted Attorney, but any such dealing or step shall not create in any manner any financial, civil and/or criminal liability of the Landowners.
- 6.2 The Developer shall prepare and cause the said plan to be sanctioned from the Kolkata Municipal Corporation, and incur and bear all necessary costs, charges and expenses for obtaining the permission from the authorities concerned.
- 6.3 The Developer shall complete construction of the proposed new building in terms of this agreement and in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation at the cost and responsibility of the Developer within the stipulated time.
- 6.4 The Developer shall bear all municipal tax, statutory duties, electric bills in respect of the said premises on and from the date of receiving vacant and peaceful physical possession of the said premises from the Landowners till the date of handing over possession of the new building to the Landowners/Purchasers of flats out of Developer's Allocation.
- 6.5 The Developer shall bear all costs charges and expenses for construction of the building at the said premises.
- 6.6 The Developer shall handover lawful possession of the Owners' Allocation in the building to be constructed immediately after completion of construction and getting completion certificate from the Kolkata Municipal Corporation and the same will be allotted by the Developer by issuing a letter of possession in favour of the Landowners.
- 6.7 The Developer hereby undertakes to complete the construction work and handover the possession within the stipulated time mentioned, if the Developer fails to complete the said building within the stipulated period of 30 months (save and except the force majeure cause), then the Developer shall be liable to compensate the Landowners by paying a sum of Rs.30,000/- (Rupees Thirty Thousand) Only

per month of delay by 10<sup>th</sup> day of each respective delayed month. This payment is over and above the stipulated sum payable as per Clause 4.2.

- 6.8 That after completion of the construction of the new building according to sanctioned building plan, the Landowners' Allocation shall be delivered first and, thereafter, the Developer's Allocation can be used by the Developer and/or their nominees/transferees.

#### ARTICLE - VII

##### 7. OWNERS' ALLOCATION:-

- 7.1 In consideration of the said premises, the Landowners shall be entitled to the Owners' Allocation in the newly constructed G+III storied building in the following manner :

**50% (FIFTY PER CENT) of total F.A.R. equivalent to (a) Entire First Floor, (b) Entire Second Floor and (c) One covered car parking space on Ground Floor of the proposed new building TOGETHER WITH** proportionate impartible undivided undemarcated share of land, roof and all common facilities and amenities attached thereto agreed upon and in terms of the instant Agreement, morefully described in the **SECOND SCHEDULE** hereunder written.

- 7.2 The Developer shall hand over the peaceful and physical possession of the Owners' Allocation within **30(Thirty) months** from the date of sanction of the building plan.
- 7.3 The Landowners shall have common rights over the common parts and portions of the building.

#### ARTICLE - VIII

##### 8. DEVELOPER'S ALLOCATION:-

- 8.1 The Developer's Allocation shall mean

**Remaining 50% (FIFTY PER CENT) of total F.A.R. equivalent to (a) Ground Floor (excluding one covered car parking space out of Landowners' Allocation) and (b) Entire Third Floor of the proposed new building TOGETHER WITH** proportionate impartible undivided undemarcated share of land, roof and all common facilities and amenities attached thereto agreed upon and in terms of the instant Agreement, morefully described in the **THIRD SCHEDULE** hereunder written.

#### ARTICLE - IX

##### 9. CONSTRUCTION-

- 9.1 The Developer shall be solely and exclusively responsible for construction of the new building.
- 9.2 The Developer shall provide a copy of sanctioned building plan to the Landowners.

- 9.3 The Developer shall construct the building in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation and as per the Specification, morefully described in the **FOURTH SCHEDULE** hereunder written.

**ARTICLE - X**

**10. BUILDING:-**

- 10.1 The Developer shall at its own cost construct erect and complete in all respect the new building and the common facilities and also amenities on the said premises in accordance with the sanctioned building plan with good and standard quality of materials on the approval of the Landowners by utilizing the full F.A.R. available in respect of the **FIRST SCHEDULE** property to be developed.
- 10.2 The Developer shall install and erect in the new building at its own cost as per the specification and also drawing to be provided by the Architect, pump, water storage tanks, overhead reservoir, electrification, lift well, permanent electric connection from the CESC Ltd. and electrification in the building also in all the flats through concealed wiring and other facilities as required are to be provided in a residential multi storied building in the locality on ownership basis.
- 10.3 The Developer shall bear the entire cost of construction including architects fees and fees for building plan to be sanctioned by the Kolkata Municipal Corporation without creating any financial or others liabilities on the Landowners regarding the construction.

**ARTICLE - XI**

**11. COMMON FACILITIES:-**

- 11.1 The Developer shall pay and bear all municipal taxes and other dues and impositions and outgoings in respect of the said premises as and from the date of handing over vacant and peaceful physical possession of the said premises to the Developer till handing over the possession of Owners' Allocation within the stipulated period in favour of the Landowners.
- 11.2 After the completion of the total construction of the new building and handing over of the Owners' Allocation to the Landowners, the Developer and the Landowners including their respective assignees will bear the cost of common facilities and maintenance charges like cost of maintenance of pump motor, lift, electric charges etc. in the common areas in proportion of their respective possession including proportionate share or premium for insurance of the building if any, meter fire of and scavenging charges etc.

**ARTICLE – XII****12. LEGAL PROCEEDINGS:-**

- 12.1 It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to defend allocation suits and proceedings which may arise in respect of the construction and Developer of the said premises to bear all costs, charges and expenses incurred for that purpose.
- 12.2 In case of any disputes and differences arising out of this Agreement or in relation to the determination of any liability of the parties hereto or the construction and interpretation of any of the terms or meaning thereof, the parties herein shall be at liberty to refer the matter of disputes and settle by way of legal proceedings before the competent court of law or forum within the jurisdiction of cause of action.
- 12.3 There may be disputes or differences between the parties hereto with regard to the provisions of this Agreement or terms and conditions therein or with regard to matters which are not expressly mentioned in these presents. Such disputes or differences would be settled through mutual discussions between the parties. In default, the matter may be referred to arbitration under the existing law.

**ARTICLE – XIII****13. DEVELOPER'S INDEMNITY:-**

- 13.1 The Developer hereby undertakes to keep the Landowners indemnified against all third party claim and action arising out of any parts of act or commission of the developer or relating to the construction of the building.

**ARTICLE – XIV****14. MISCELLANEOUS :-**

- 14.1 The Landowners and the Developer have entered into this Agreement purely on contractual basis and nothing contained herein shall be deemed to construe as partnership between the Developer and the Landowners or as a Joint Venture between the parties hereto in any manner nor shall the parties hereto constitute as an association or persons.
- 14.2 Both the parties herein have signed this Agreement for Development not merely on the basis of articles and clauses of this Agreement, but most importantly on the basis of mutual faith, understanding and honesty for the satisfactory completion of the assigned construction job.
- 14.3 The Developer and Landowners shall form a scheme for the management and administration of the said building and/or common parts thereof. The Landowners have hereafter agreed to abide by the rules and regulations of such management society, association, holding organization and hereby give their consent to abide by the same.

- 14.4 As and from the date of the completion of the building and handing over the possession of the Owners' Allocation to the Landowners, the Developer and/or its transferee/s and the Landowners or their transferees and their successors shall each be liable to pay and bear proportionate charges on account of all rent and municipal and property taxes, duties and any other costs and statutory charges as applicable in respect of their respective allocation of the constructed areas.
- 14.5 That no change/modification or alterations to this Agreement shall be done without the written consent of both the parties herein. The parties hereto undertake not to contravene any of the terms of this Agreement.

**ARTICLE - XV**

**15. FORCE MAJEURE:-**

- 15.1 The Developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are provided by the existing of the force majeure and shall be suspended from the obligations during the duration of the force majeure.
- 15.2 Force majeure shall mean Flood, Earth-Quake, War, Tempest civil commotion strike, lock down, and /or any other act or commission beyond the reasonable control of the Developer.

**ARTICLE - XVI**

**16. LEGAL MATTERS:-**

All the legal matters relating to the premises in respect of the Developer's Allocation, will be looked after by **Mr. Sukumar Das, Advocate, High Court, Calcutta**, having his Office/Chamber at **1, Netaji Subhas Road, Kolkata 700 001.**

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

**(THE SAID PREMISES)**

**ALL THAT** piece or parcel of bastu land measuring about **3 (Three) Cottah 12 (Twelve) Chittack** more or less **TOGETHER WITH** one old dilapidated three storied pucca residential structure standing thereon having a total covered area about **2700 Sq.ft.** more or less (1100 Sq.ft. each in Ground Floor and First Floor and 500 Sq.ft. in Second Floor) lying and situate at **Municipal Premises No. 27, Annada Banerjee Lane, Police Station Bhowanipore, Kolkata 700 020, District South 24-Parganas, WEST BENGAL** within the limits of the Kolkata Municipal Corporation having **Assessee No.11-070-05-0029-9 TOGHTER WITH** easement and quasi-easement rights, facilities, privileges, benefits available therein, and butted and bounded as follows:

ON THE NORTH : By Premises No.4B, Dr. Rajendra Road;

ON THE SOUTH : By Annada Banerjee Lane and by Premises No.28, Annada Banerjee Lane;

ON THE EAST : By Premises No.26A, Annada Banerjee Lane &  
Premises No.8, Dr. Rajendra Road;

ON THE WEST : By Premises No.28, 29 & 30A, Annada Banerjee Lane.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**(OWNERS' ALLOCATION)**

After completion of the building, the Landowners will be handed over vacant and peaceful physical possession of the Owners' Allocation by the Developer in lieu of cost of the premises in the following manner:

**50% (FIFTY PER CENT) of total F.A.R. equivalent to (a) Entire First Floor, (b) Entire Second Floor and (c) One covered car parking space on Ground Floor of the proposed new building TOGETHER WITH** proportionate impartible undivided undemarcated share of land, roof and all common facilities and amenities attached thereto agreed upon and in terms of the instant Agreement.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

**(DEVELOPER'S ALLOCATION)**

After handing over of the Owner's Allocation to the Landowners, the Developer is entitled to remaining portion i.e.

**Remaining 50% (FIFTY PER CENT) of total F.A.R. equivalent to (a) Ground Floor (excluding one covered car parking space out of Landowners' Allocation) and (b) Entire Third Floor of the proposed new building TOGETHER WITH** proportionate impartible undivided undemarcated share of land, roof and all common facilities and amenities attached thereto agreed upon and in terms of the instant Agreement.

**THE FOURTH SCHEDULE ABOVE REFERRED TO:**

**SPECIFICATION**

1. FOUNDATION : RCC column, beam and slab brick work with 8" outer wall, 5"/3" common wall, 5"/3" inner partition, RCC ratio (1:2:4) at 8" brick wall cement sand ratio (1:6) for 5" brick work (1:4) and 3" brick work (1:4) or as per sanction plan. All the constructive pillars will be as per structural drawing, materials to be used for foundation like Durgapur Tor Steel, Full Course Sand, Ultratech Cement, Stonechips (size as instructed by Architect or Structural Engineer), Steel prop or sal ballah, Ply Board or Steel plate for shuttering as per instruction given by

- Architect or Engineer, Extension Steel for column and beams should be welded.
2. BRICK WORKS : As per specification given in Architectural Drawing, Cement Mortar ratio, Material to be used like quality bricks, medium course sand and Ultratech Cement.
  3. PLASTERING : Plastering for inside and outside walls, ceiling, column, beams (thickness and cement mortar ratio as given in Drawing), Material to be used like medium course sand and Ultratech cement.
  4. FLOORING : All Bed Rooms, Living/Dining Rooms – vitrified tiles 2'x 2' flooring, Cooking platform in kitchen finished by black stone/granite/Marble.  
Flooring of the staircase will be marble/kota/dies.  
Flooring of the ground floor will be of crazy mosaic/kota/tiles/parking tiles.  
Roof – Mosaic/tiles finished with water treatment and with proper sloping.
  5. TOILET FITTINGS : All toilets to have concealed pipeline for hot and cold water mixers to include one EWC, one wash basin and C.P. fittings shall include 3 concealed stop cocks, angular stop cocks, 2 bib cocks, one shower arm all of ISI make, ceramic wall tiles – dado upto 6 ft. height shall be provided and shall be of ISI make. One mirror, soap dish shall be provided. In each toilet flooring shall be of antiskid ceramic tiles be provided. In each toilet flooring shall be of antiskid ceramic tiles.
  6. KITCHEN FITTINGS : RCC platform with green marble slab finished with one sink, one C.P. bib cock ISI make to be fitted together with concealed pipeline, kitchen shall have dado of 2' above the platform, flooring shall be of antiskid ceramic tiles.
  7. DOORS : All doors will be flush door. All doors frame of high quality sal wood, and PVC/flush doors at Toilets, all of ISI Brand.
  8. WINDOWS : All windows will be of good quality anodised aluminum sliding window, with M.S. grill and with glass and verandah railing also up to 1 meter height of M.S. brick wall or as per elevation

## 18

- design or as advised by the architect engineers.
9. WIRING ELECTRICITY : Wiring shall be concealed, suitable size with PVC copper wire of Finolex/Havells or similar ISI approved make.
- Each bed room shall consist of two light point, one fan point, two plug points.
- Kitchen : Each kitchen shall consist of one light point, two power point (15 Amp), one exhaust fan point/chimney and one water purifier point.
- Toilets : One light point, one exhaust fan point, one geyser point (15 Amp), one Plug point.
- Drawing cum Dining Room : Two light points, two fan points, two power points (15 Amp.) and a Calling Bell point.
- Verandah : One light point, one fan point, one plug point.
- Roof : Two light points in roof.
- One A.C. point in each bed room and Living/Dining room one no. computer point will be provided in the flat.
- Boundary Wall : Light points on pillars.
- Each Flat will have a separate electric meter.
10. INSIDE WALL : POP/Putty finished.
11. PAINTING : Water proof cement based paint in the outside wall. Weather coat/Weather shield paint will be used.
- Painting of inside walls (upto roof level) adjacent to stairs and lift to be painted with water repellent colour.
12. SANITARY WARE : CERA (White) or HINDWARE (White) or similar make.
13. WATER SUPPLY : Each flat will have water supply line from overhead water reservoir and shall be filled up by pumps from corporation water supply/boring water which will be sanctioned during the time of construction.
14. OVERHEAD RESERVOIR : Overhead Reservoir will be made up of Sintex/other reputed make/RCC.
15. LIFT : Lift having capacity to carry four or more persons, of reputed ISI make, registered with Electricity Department of Government

of West Bengal.

16. MAIN GATE : Fabricated structure using steel sections and sheets.
17. BOUNDARY WALL : To be provided all around using quality brick.
18. SECURITY : (a) All door locks and latches to be of GODREJ make and  
(b) Closed circuit camera/TV surveillance for Ground Floor stair case/lift lobby to be provided.

**THE FIFTH SCHEDULE ABOVE REFERRED TO:**

**(COMMON AREAS)**

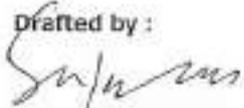
1. Entrance and exits to the said premises and the proposed building.
2. Boundary walls and main gate of the said premises and proposed building.
3. Ultimate Roof top of the proposed building.
4. Drainage and sewerage lines and other installations for the same (except only those as are installed within the exclusive area of any flat and/or exclusively for its use).
5. Space underneath the stairs of the ground floor where meters will be installed and electrical wiring and other fittings (excluding only those as are to be installed within the exclusive area of any flat/space and/or exclusively for its use).
6. Staircase and staircases landings on all the floors, entrance lobby, corridors.
7. Water supply system, water pump & motor, water reservoir together with all common plumbing installation for carriage of water in the said building.
8. Lift, lift well etc.
9. Such other common parts, areas, equipments, installations, fittings, fixtures and space in or about the said premises and the said building as are necessary for passage and user of the flats/units/spaces in common by the co-owners.
10. Land underneath the proposed building.
11. Common toilet, security room.

**IN WITNESSETH WHEREOF** the parties hereunto set and subscribed their respective hands on the day, month and year first above written in presence of:

**EXECUTED SIGNED SEALED & DELIVERED**  
by the withinnamed parties herein at Kolkata  
in the presence of :

1. Raju Chaudhri  
3/34, Azadganj Rd.  
Kolkata - 700020
2. Subyasachi Sengupta  
9B, Sadapukur Road  
Kolkata - 700020

1. Raju Chaudhri
2. Subyasachi Sengupta

Drafted by :  
  
**Sukumar Das**  
Advocate  
High Court, Calcutta  
Enrol. No. F/916/2008

240522

- ① Anjan Mukherjee
- ② Swati Das
- ③ Anjan Mukherjee *Anjan Mukherjee*
- ④ Snapna Mukherjee
- ⑤ Amitalekha Mukhopadhyay
- ⑥ Abhijit Mukherjee
- ⑦ Abhijit Mukherjee
- ⑧ Anjan Mukherjee

---

Landowners

DEVIKA DEVELOPERS  
*Rajay Choudhry*  
Partner

DEVIKA DEVELOPERS  
*Sanjay Rajak*  
Partner  
Developer

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SPECIMEN FORM FOR TEN FINGERPRINTS



Anjan Mukherjee	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Swati Das	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Sengupta Chandra Ramkrishnan	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Swarna Mukherjee	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Anisulhaque Jaleel</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Ashif Mukherjee</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Ashif Mukherjee</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Arjun Mukherjee</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

SPECIMEN FORM FOR TEN FINGERPRINTS



*Sriniv Chandray*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Sarjany Rajak*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Sabyasachi Sengupta*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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

ভূমিকাভুক্তির আই ডি/Enrollment No.: 1040/20021/01687

To  
 অর্জন মুখার্জী  
 Anjan Mukherjee  
 27 ANNADA BANERJEE LANE  
 L.R.Sarani S.O  
 L.Sarani Kolkata  
 West Bengal 700020

19/10/2012



MN156815295DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**2469 1930 4831**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 GOVERNMENT OF INDIA



অর্জন মুখার্জী  
 Anjan Mukherjee  
 পিতা : অরুণ কুমার মুখার্জী  
 Father : ARUN KUMAR MUKHERJEE  
 জন্ম তারিখ / Year of Birth : 1977  
 পুরুষ / Male



**2469 1930 4831**

আধার - সাধারণ মানুষের অধিকার



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
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 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
 ২৭, আনাদা বানার্জী লেন, এল.  
 এল. সারানী এস. ও. কোলকাতা,  
 পশ্চিমবঙ্গ, ৭০০০২০

Address:  
 27, ANNADA BANERJEE  
 LANE, L.R.Sarani S.O,  
 L.R.Sarani, Kolkata, West  
 Bengal, 700020



1807  
 1000-193 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No.1947  
 Bangalore-560 001

*Anjan Mukherjee*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ANJAN MUKHERJEE  
ARUN KUMAR MUKHERJEE  
30/04/1977  
Permanent Account Number  
ANXPM9595N

*Anukherjee*  
Signature



*Anukherjee*



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrolment No 1007/21039/28476

To  
स्वती दस  
Swati Das  
W/O: Nilanjoy Das  
A-105, Palatal Heights  
Chandivali Farm Road  
CTS No-1/13, 3D-A Chandivali, Andheri East  
Mumbai  
Sakinaka Mumbai Mumbai  
Maharashtra 400072  
9004308834

Ref T / 06C / 4495 / 4998 / P



SH971916457FT



आपला आधार क्रमांक / Your Aadhaar No. :

**3993 8588 5749**

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
Government of India



स्वती दस  
Swati Das  
जन्म तारीख / DOB : 25/11/1975  
स्त्री / Female



• 3993 8588 5749

• आधार - सामान्य माणसाचा अधिकार

Swati Das



Swati Das



ভারত সরকার

भारत सरकार  
Unique Identification Authority of India  
Government of India

ভদিকাঙ্কিত আই ডি / Enrollment No.: 0000/00273/94788

To  
শ্যাম চন্দ্র বন্দ্যোপাধ্যায়  
Shyamal Ch. Bandyopadhyay  
G/O.  
B-27, M D A Housing Complex 30a Prince Golem Md  
Shah Road  
Lords Mor Lake Gardens  
Golf Green  
Golf Green  
Kolkata  
West Bengal 700055

09112012  
305594085



MA559546883FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8680 6192 5053**

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



শ্যাম চন্দ্র বন্দ্যোপাধ্যায়  
Shyamal Ch. Bandyopadhyay  
পিতা : সত্যেন চন্দ্র বন্দ্যোপাধ্যায়  
Father : SATISH CH. BANERJEE  
জন্ম তারিখ / DOB : 02/01/1934  
পুংসক / Male



**8680 6192 5053**

আমার আধার, আমার পরিচয়

*Shyamal Chandra Bandyopadhyay*

आयकर विभाग  
INCOME TAX DEPARTMENT



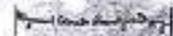
भारत सरकार  
GOVT. OF INDIA

SHYAMAL C BANDYOPADHYAY  
SATISH CHANDRA BANERJEE

02/01/1934

Permanent Account Number

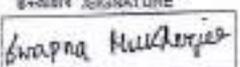
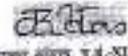
AXIPB2504M

  
Signature



*Shyamal Chandra Bandyopadhyay*



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	AEVPM2807E	
	नाम / NAME SWAPNA MUKHERJEE	
	पिता का नाम / FATHER'S NAME PEARY MOHON MUKHERJEE	
	जन्म तिथि / DATE OF BIRTH 19-08-1944	
हस्ताक्षर / SIGNATURE		 असिस्टेंट कमिश्नर, व.स. - XI COMMISSIONER OF INCOME-TAX, W.S. - XI

Swapna Mukherjee



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

প্রাধিকারিত আই ডি/Enrollment No.: 1040/20021/01683



भारत सरकार  
 Government of India



**তথ্য**

- অধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

**INFORMATION**

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- To establish identity, authenticate online.

To  
 অনিত্য মুখোপাধ্যায়  
 Ambabha Mukhopadhyay  
 27 ANNADA BANERJEE LANE  
 L.R.Sarani S.O  
 L.r.sarani Kolkata  
 West Bengal 700020



MN191750928DF



আপনার অধার সংখ্যা/ Your Aadhaar No. :

**6835 2052 7036**

অধার - সাধারণ মানুষের অধিকার

- অধার সারা দেশে চালু।
- অধার শুধুমাত্র সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
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68352052



ভারত সরকার  
 GOVERNMENT OF INDIA



অনিত্য মুখোপাধ্যায়  
 Ambabha Mukhopadhyay  
 পিতা : পিয়ারী মোহন মুখোপাধ্যায়  
 Father : PEARY MOHAN MUKHOPADHYAY  
 জন্ম তারিখ / Year of Birth : 1955  
 লিঙ্গ / Male



**6835 2052 7036**

অধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
 ২৭, অন্নদা বানার্জী লেন, এল.  
 আর. সারানী এম. ও. কোলকাতা,  
 পশ্চিমবঙ্গ, ৭০০০২০

Address:  
 27, ANNADA BANERJEE  
 LANE, L.R.Sarani S.O,  
 L.r.sarani Kolkata, West  
 Bengal, 700020



1800 180 1847



help@uidai.gov.in

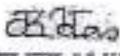


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P.O. Box 191, 1940, Bengaluru-560 021

*Ambabha Mukhopadhyay*  
 Ambabha Mukhopadhyay

धार्मिक संकेत / PERMANENT ACCOUNT NUMBER	AHAPM8864B	
नाम / NAME	AMITABHA MUKHOPADHYAY	
पिता का नाम / FATHER'S NAME	PEARY MOHAN MUKHOPADHYAY	
जन्म तिथि / DATE OF BIRTH	01-03-1955	
हस्ताक्षर / SIGNATURE		
		आयकर अधीक्षक, १४-ईई COMMISSIONER OF INCOME-TAX, W.B. - II

*Amitabha Mukhopadhyay*  
Amitabha Mukhopadhyay



1710/2012



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

ডাটাকর্ডটির আই ডি/Enrollment No.: 1040/20021/01694

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা গ্রাণ্ড করুন।

INFORMATION

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

To  
অভিজিত মুখার্জী  
Aonijit Mukherjee  
27 ANNADA BANERJEE LANE  
L.R.Sarani S.O.  
Lr.sarani Kolkata  
West Bengal 700020



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**4590 0564 6183**

আধার - সাধারণ মানুষের অধিকার

- আধার সারা দেশে মান্য।
- আধার অবিঘাটে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

0600452



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
২৭, অন্নদা বানার্জী লেন, এন.  
আর. সারানী এস.ও, কোলকাতা,  
পশ্চিমবঙ্গ, ৭০০০২০

Address:  
27, ANNADA BANERJEE  
LANE, L.R.Sarani S.O.  
Lr.sarani, Kolkata, West  
Bengal, 700020



ভারত সরকার  
GOVERNMENT OF INDIA



অভিজিত মুখার্জী  
Aonijit Mukherjee  
পিতা : বিহারী মোহন মুখার্জী  
Father : PEARY MOHAN MUKHERJEE  
জন্ম তারিখ / Year of Birth : 1957  
পুরুষ / Male

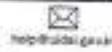


**4590 0564 6183**

আধার - সাধারণ মানুষের অধিকার



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P.O. Box No.1947,  
Bangalore-560 001

*Signature*



*@mukherjee*



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

ভূমিকাভুক্তির আই ডি/Enrolment No.: 1040/20021/01693

To  
অরিন্দিত মুখার্জী  
Arjit Mukherjee  
27 ANNADA BANERJEE LANE  
L.R.Sarani S.O  
L.R.sarani Kolkata  
West Bengal 700020

1900200



MN156507802DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**9854 0050 9499**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA  
অরিন্দিত মুখার্জী  
Arjit Mukherjee  
পিতা : পিয়ারী মোহন মুখার্জী  
Father : PEARY MOHAN MUKHERJEE  
জন্ম বর্ষ / Year of Birth : 1960  
পুরুষ / Male

**9854 0050 9499**



আধার - সাধারণ মানুষের অধিকার

@mukherjee

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ARIJIT MUKHERJEE  
PEARY MOHAN MUKHERJEE



27/12/1960  
Permanent Account Number  
AMTPM4635H



2003036

*@mukherjee*  
Signature

*@mukherjee*



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

ভূমিকাভুক্তির আই ডি/Enrollment No.: 1040/20021/01686



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

**INFORMATION**

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

To  
 অয়ন মুখার্জী  
 Ayan Mukherjee  
 27 ANNADA BANERJEE LANE  
 L.R.Sarani S.O  
 L.Rarani Kolkata  
 West Bengal 700020



আপনার আধার সংখ্যা/ Your Aadhaar No. :  
**5339 0120 0637**  
 আধার - সাধারণ মানুষের অধিকার

■ আধার মারা যাবে না।

■ আধার সর্বত্র সরকারী ও বেসরকারী পরিচয় প্রাপ্তি সহায়ক হবে।

■ Aadhaar is valid throughout the country.

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

0660623



ভারত সরকার  
 GOVERNMENT OF INDIA

অয়ন মুখার্জী  
 Ayan Mukherjee  
 পিতা : প্রদীপ কুমার মুখার্জী  
 Father : PRADIP KUMAR MUKHERJEE  
 জন্ম তারিখ / Year of Birth : 1982  
 পুরুষ / Male



5339 0120 0637

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
 ২৭, আনাদা বানার্জী লেন, এস. এল. সারানী, কলকাতা-৭০০০২০

Address:  
 27, ANNADA BANERJEE LANE, L.R.Sarani S.O, L.Rarani Kolkata, West Bengal, 700020

*Ayan Mukherjee*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

स्थायी खाता संख्या कार्ड  
Permanent Account Number Card

APDPM6027M

AYAN MUKHERJEE

प्रधान मंत्री का कार्ड  
PRADHAN MANTRI KA CARD

11/01/2002



*Mukherjee*



आयकर विभाग  
TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

BIJOY CHOWDHURY  
RAMESH CHOWDHURY  
28/08/1983  
Permanent Account No. In  
AFMPC1433N

*Signature*  
Signature



*Bijoy Chowdhury*



भारत सरकार

GOVERNMENT OF INDIA



বিজয় চৌধুরী  
Bijoy Chowdhury  
পিতা : রমেশ চৌধুরী  
Father : Ramesh Chowdhury  
জন্ম বর্ষ / Year of Birth : 1983  
পুরুষ / Male



3717 4061 3212

আধার - সাধারণ মানুষের অধিকার

*Bijoy Chowdhury*



ভারতীয় পরিচয়-প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
৭, পদ্ম পুকুর রোড,  
এল.আর.সরানী, কোলকাতা,  
বঙ্গবাহর, ৭০০০২০

Address:  
7, PADDA PUKUR RD.,  
L.R.Sarani S.O, L.r.sarani,  
Kolkata, West Bengal,  
700020

1917  
1800 180 1917

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bangalore-560 001



Sanjay Rajak



भारत सरकार

Unique Identification Authority of India

Government of India

ভাষিকৃত্তির আই ডি/Enrollment No.: 1040/19800/07992

To  
নময় রাজক  
SANJAY RAJAK  
19 ELGIN ROAD  
L.R.Sarani S.O  
L.r.sarani Kolkata  
West Bengal 700020

23070302



MN158785268DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**5558 6289 1382**

আধার - সাধারণ মানুষের অধিকার



भारत-सर्वकार

GOVERNMENT OF INDIA



নময় রাজক  
SANJAY RAJAK  
পিতা : হরি লাল রাজক  
Father : HARI LAL RAJAK  
জন্ম বর্ষ / Year of Birth : 1979  
পুরুষ / Male



**5558 6289 1382**

আধার - সাধারণ মানুষের অধিকার

*Sanjay Rajak*



ভারত সরকার  
Government of India



Issue Date : 12/01/2021



নামসাহী সেনগুপ্ত  
Sabyasachi Sengupta  
জন্মতারিখ / DOB : 11/03/1996  
পুলন / Male

9435 9191 4524

আমার আধার, আমার পরিচয়



ভারতীয় অনন্য পরিচয় সনাক্তকারী  
Unique Identification Authority of India



ঠিকানা: ৩৫, পদপুকুর রোড,  
ভবানীপুর, এল.আর.সারনী, কোলকাতা,  
পশ্চিম বঙ্গ, ৭০০০২০

Address: 35, Padmapukur Road,  
Bhowanipur, L.R.Sarani, Kolkata, West  
Bengal, 700020



9435 9191 4524

1947

help@uidai.gov.in

www.uidai.gov.in

Sabyasachi Sengupta

### Major Information of the Deed

Deed No :	I-1603-08263/2022	Date of Registration	31/05/2022
Query No / Year	1603-2001529393/2022	Office where deed is registered	
Query Date	24/05/2022 8:54:52 AM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	SUKUMAR DAS 1, NETAJI SUBHAS ROAD,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903456814, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,79,68,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,030/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Annanda Banerjee Lane, , Premises No: 27, , Ward No: 070 Pin Code : 700020

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 12 Chatak	1/-	1,68,75,000/-	Property is on Road
<b>Grand Total :</b>				<b>6.1875Dec</b>	<b>1 /-</b>	<b>168,75,000 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2700 Sq Ft.	1/-	10,93,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>2700 sq ft</b>	<b>1 /-</b>	<b>10,93,500 /-</b>	

**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Shri ANJAN MUKHERJEE</b>                      Son of Late ARUN KUMAR MUKHERJEE 27, Annanda Banerjee Lane, City:- , P.O:- L R SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANxxxxxx5N, Aadhaar No: 24xxxxxxxx4831, Status :Individual, Executed by: Self, Date of Execution: 30/05/2022                      , Admitted by: Self, Date of Admission: 30/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/05/2022                      , Admitted by: Self, Date of Admission: 30/05/2022 ,Place : Pvt. Residence</p>
2	<p><b>Smt SWATI DAS</b>                      Wife of Shri NILANJOY DAS 27, Annanda Banerjee Lane, City:- , P.O:- L R SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AZxxxxxx2D, Aadhaar No: 39xxxxxxxx5749, Status :Individual, Executed by: Self, Date of Execution: 30/05/2022                      , Admitted by: Self, Date of Admission: 30/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/05/2022                      , Admitted by: Self, Date of Admission: 30/05/2022 ,Place : Pvt. Residence</p>
3	<p><b>Shri SHYAMAL CHANDRA BANDYOPADHYAY</b>                      Son of Late SATISH CHANDRA BANERJEE 27, Annanda Banerjee Lane, City:- , P.O:- L R SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AXxxxxxx4M, Aadhaar No: 86xxxxxxxx5053, Status :Individual, Executed by: Self, Date of Execution: 30/05/2022                      , Admitted by: Self, Date of Admission: 30/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/05/2022                      , Admitted by: Self, Date of Admission: 30/05/2022 ,Place : Pvt. Residence</p>
4	<p><b>Ms SWAPNA MUKHERJEE</b>                      Daughter of Late PEARY MOHAN MUKHERJEE 27, Annanda Banerjee Lane, City:- , P.O:- L R SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx7E, Aadhaar No: 78xxxxxxxx7318, Status :Individual, Executed by: Self, Date of Execution: 30/05/2022                      , Admitted by: Self, Date of Admission: 30/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/05/2022                      , Admitted by: Self, Date of Admission: 30/05/2022 ,Place : Pvt. Residence</p>
5	<p><b>Dr AMITABHA MUKHOPADHYAY</b>                      Son of Late PEARY MOHAN MUKHERJEE 27, Annanda Banerjee Lane, City:- , P.O:- L R SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AHxxxxxx4B, Aadhaar No: 68xxxxxxxx7036, Status :Individual, Executed by: Self, Date of Execution: 30/05/2022                      , Admitted by: Self, Date of Admission: 30/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/05/2022                      , Admitted by: Self, Date of Admission: 30/05/2022 ,Place : Pvt. Residence</p>
6	<p><b>Shri ABHIJIT MUKHERJEE</b>                      Son of Late PEARY MOHAN MUKHERJEE 27, Annanda Banerjee Lane, City:- , P.O:- L R SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx2P, Aadhaar No: 45xxxxxxxx6183, Status :Individual, Executed by: Self, Date of Execution: 30/05/2022                      , Admitted by: Self, Date of Admission: 30/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/05/2022                      , Admitted by: Self, Date of Admission: 30/05/2022 ,Place : Pvt. Residence</p>

7	<p><b>Shri ARIJIT MUKHERJEE</b>  Son of Late PEARY MOHAN MUKHERJEE 27, Annanda Banerjee Lane, City:- , P.O:- L R SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AMxxxxxx5H, Aadhaar No: 96xxxxxxxx9499, Status :Individual, Executed by: Self, Date of Execution: 30/05/2022  , Admitted by: Self, Date of Admission: 30/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/05/2022  , Admitted by: Self, Date of Admission: 30/05/2022 ,Place : Pvt. Residence</p>
8	<p><b>Shri AYAN MUKHERJEE</b>  Son of Late PRADIP KUMAR MUKHERJEE 27, Annanda Banerjee Lane, City:- , P.O:- L R SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: APxxxxxx7M, Aadhaar No: 53xxxxxxxx0637, Status :Individual, Executed by: Self, Date of Execution: 30/05/2022  , Admitted by: Self, Date of Admission: 30/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/05/2022  , Admitted by: Self, Date of Admission: 30/05/2022 ,Place : Pvt. Residence</p>

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>DEVIKA DEVELOPERS</b>  5/1, Padma Pukur Road, City:- , P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx9A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Shri BIJOY CHOWDHURY (Presentant )</b>  Son of Shri RAMESH CHOWDHURY 7, Padma Pukur Road, City:- , P.O:- L R SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx3N, Aadhaar No: 37xxxxxxxx3212 Status : Representative, Representative of : DEVIKA DEVELOPERS (as AUTHORISED SIGNATORY)</p>
2	<p><b>Shri SANJAY RAJAK</b>  Son of Late HARI LAL RAJAK 19, Elgin Road(Lala Lajpat Rai Sarani), City:- , P.O:- L R SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx4H, Aadhaar No: 55xxxxxxxx1382 Status : Representative, Representative of : DEVIKA DEVELOPERS (as AUTHORISED SIGNATORY)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Shri SABYASACHI SENGUPTA</b>  Son of Late DEBABRATA SENGUPTA  Padma Pukur Road, City:- , P.O:- L R SARANI, P.S:-Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700020</p>			
<p>Identifier Of Shri ANJAN MUKHERJEE, Smt SWATI DAS, Shri SHYAMAL CHANDRA BANDYOPADHYAY, Ms SWAPNA MUKHERJEE, Dr AMITABHA MUKHOPADHYAY, Shri ABHIJIT MUKHERJEE, Shri ARIJIT MUKHERJEE, Shri AYAN MUKHERJEE, Shri BIJOY CHOWDHURY, Shri SANJAY RAJAK</p>			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri ANJAN MUKHERJEE	DEVIKA DEVELOPERS-0.773438 Dec
2	Smt SWATI DAS	DEVIKA DEVELOPERS-0.773438 Dec
3	Shri SHYAMAL CHANDRA BANDYOPADHYAY	DEVIKA DEVELOPERS-0.773438 Dec
4	Ms SWAPNA MUKHERJEE	DEVIKA DEVELOPERS-0.773438 Dec
5	Dr AMITABHA MUKHOPADHYAY	DEVIKA DEVELOPERS-0.773438 Dec
6	Shri ABHIJIT MUKHERJEE	DEVIKA DEVELOPERS-0.773438 Dec
7	Shri ARIJIT MUKHERJEE	DEVIKA DEVELOPERS-0.773438 Dec
8	Shri AYAN MUKHERJEE	DEVIKA DEVELOPERS-0.773438 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri ANJAN MUKHERJEE	DEVIKA DEVELOPERS-337.50000000 Sq Ft
2	Smt SWATI DAS	DEVIKA DEVELOPERS-337.50000000 Sq Ft
3	Shri SHYAMAL CHANDRA BANDYOPADHYAY	DEVIKA DEVELOPERS-337.50000000 Sq Ft
4	Ms SWAPNA MUKHERJEE	DEVIKA DEVELOPERS-337.50000000 Sq Ft
5	Dr AMITABHA MUKHOPADHYAY	DEVIKA DEVELOPERS-337.50000000 Sq Ft
6	Shri ABHIJIT MUKHERJEE	DEVIKA DEVELOPERS-337.50000000 Sq Ft
7	Shri ARIJIT MUKHERJEE	DEVIKA DEVELOPERS-337.50000000 Sq Ft
8	Shri AYAN MUKHERJEE	DEVIKA DEVELOPERS-337.50000000 Sq Ft

Endorsement For Deed Number : I - 160308263 / 2022

On 26-05-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,79,68,500/-



Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 30-05-2022

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

Presented for registration at 15:00 hrs on 30-05-2022, at the Private residence by Shri BIJOY CHOWDHURY ,

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

Execution is admitted on 30/05/2022 by 1. Shri ANJAN MUKHERJEE, Son of Late ARUN KUMAR MUKHERJEE, 27, Road: Annanda Banerjee Lane, , P.O: L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 2. Smt SWATI DAS, Wife of Shri NILANJOY DAS, 27, Road: Annanda Banerjee Lane, , P.O: L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession House wife, 3. Shri SHYAMAL CHANDRA BANDYOPADHYAY, Son of Late SATISH CHANDRA BANERJEE, 27, Road: Annanda Banerjee Lane, , P.O: L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Retired Person, 4. Ms SWAPNA MUKHERJEE, Daughter of Late PEARY MOHAN MUKHERJEE, 27, Road: Annanda Banerjee Lane, , P.O: L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Retired Person, 5. Dr AMITABHA MUKHOPADHYAY, Son of Late PEARY MOHAN MUKHERJEE, 27, Road: Annanda Banerjee Lane, , P.O: L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Professionals, 6. Shri ABHIJIT MUKHERJEE, Son of Late PEARY MOHAN MUKHERJEE, 27, Road: Annanda Banerjee Lane, , P.O: L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Retired Person, 7. Shri ARJIT MUKHERJEE, Son of Late PEARY MOHAN MUKHERJEE, 27, Road: Annanda Banerjee Lane, , P.O: L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Retired Person, 8. Shri AYAN MUKHERJEE, Son of Late PRADIP KUMAR MUKHERJEE, 27, Road: Annanda Banerjee Lane, , P.O: L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Service

Indetified by Shri SABYASACHI SENGUPTA, , Son of Late DEBABRATA SENGUPTA, Road: Padma Pukur Road, , P.O: L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Private Service

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

Execution is admitted on 30-05-2022 by Shri BIJOY CHOWDHURY, AUTHORISED SIGNATORY, DEVIKA DEVELOPERS (Partnership Firm), 5/1, Padma Pukur Road, City:- , P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700020

Indetified by Shri SABYASACHI SENGUPTA, , Son of Late DEBABRATA SENGUPTA, Road: Padma Pukur Road, , P.O: L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Private Service

Execution is admitted on 30-05-2022 by Shri SANJAY RAJAK, AUTHORISED SIGNATORY, DEVIKA DEVELOPERS (Partnership Firm), 5/1, Padma Pukur Road, City:- , P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Indetified by Shri SABYASACHI SENGUPTA, , Son of Late DEBABRATA SENGUPTA, Road: Padma Pukur Road, , P.O: L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Private Service



Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 31-05-2022

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/05/2022 9:29PM with Govt. Ref. No: 192022230037910981 on 29-05-2022, Amount Rs: 53/-, Bank: Bank of Maharashtra ( MAHB0000455), Ref. No. 0232905202259590 on 29-05-2022, Head of Account 0030-03-104-001  
-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 40,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 195111, Amount: Rs.10/-, Date of Purchase: 19/05/2022, Vendor name: S Dey  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 29/05/2022 9:29PM with Govt. Ref. No: 192022230037910981 on 29-05-2022, Amount Rs: 40,020/-, Bank:  
Bank of Maharashtra ( MAHB0000455), Ref. No. 0232905202259590 on 29-05-2022, Head of Account 0030-02-103-003  
-02



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

