

11-8862

AGREEMENT FOR DEVELOPMENT

B E T W E E N

(1) SMT. KRISHNA DAS

(2) SRI BISWANATH MUKHERJEE

(3A) SRI SUKHEN BAGCHI

(3B) SRI SANAT BAGCHI

(4A) SRI AMAL KUMAR MAITRA

(4B) SMT. JUTHIKA MAITRA,

..... LAND OWNERS

A N D

MAA MANASA DEVELOPERS

..... DEVELOPER/SECOND PARTY

3662/2

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रु=100

RS-100

ONE

भारत INDIA
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL



AB 230308

28.09.18
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of 28/09/18

28/09/18

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT made on this 28th day of SEP

Two thousand Eighteen

B E T W E E N

(1) SMT. KRISHNA DAS, (PAN No.BXBPD2850C) & Mobile No.9874808579, wife of Pradip Kumar Das, by faith

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Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

19-201819-029019200-1

Payment Mode Online Payment

GRN Date: 21/09/2018 18:52:54

Bank: Indian Bank

BRN: IB21092018092522

BRN Date: 21/09/2018 18:56:21

DEPOSITOR'S DETAILS

Name:

Kantik Ray

Contact No.:

9433153912

E-mail:

kantik.ray@gmail.com

Address:

533b Rabindra Sarani Kolkata 700003

Applicant Name:

Mr P Majumder

Office Name:

Office Address:

Status of Depositor:

Buyer/Claimants

Purpose of payment / Remarks:

Sale, Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount(₹)
1	19020001467956/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	10030
2	19020001467956/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				10041

In Words: Rupees Ten Thousand Forty One only

Id No.: 19020001467956/4/2018
(Query No./Query Year)

Hindu, by occupation Housewife, by nationality Indian; **(2)**

SRI BISWANATH MUKHERJEE, (PAN No.AHAPM8818P) &

Mobile No.8961658062, son of Late Amar Nath Mukherjee,

by faith Hindu, by occupation Business, by Nationality

Indian, **(3A)** **SRI SUKHEN BAGCHI**, (PAN

No.ADUPB8819M) & Mobile No.9831840217, **(3B)** **SRI**

SANAT BAGCHI, (PAN No.AMNPB8391A) & Mobile

No.7278471671, both sons of Late Tarapada Bagchi, both

by faith Hindu, by occupation Service & Business

respectively, both by Nationality Indian, and **(4A)** **SRI**

AMAL KUMAR MAITRA, (PAN No.AIQPM8441B) & Mobile

No.8961307140, son of late Atul Kumar Maitra, by faith

Hindu, by occupation Service, by Nationality Indian; **(4B)**

SMT. JUTHIKA MAITRA, (PAN No.BEYPM6421G) & Mobile

No.9432873975, wife of Amal Kumar Maitra, by faith

Hindu, by occupation Housewife, by Nationality Indian, all

residing at premises No.17/3, Lakshmi Dutta Lanc, Police

Station Shyampukur, Post Office - Bagbazar, Kolkata -

700003, hereinafter called and collectively referred to as

the "**LAND OWNERS**" (which term shall unless excluded

by and repugnant to the subject or context be deemed to

mean and include each of them and their respective heirs,

executors, administrators, legal representatives, and

assigns) of the **ONE PART**

A N D

MAA MANASA DEVELOPERS, a partnership firm having its office at 533B, Rabindra Sarani, Police Station Shyampukur, P.O. Baghbazar, Kolkata - 700003, represented by its Managing Partners **(1) SRI TAPAS NANDY**, (PAN No.ABSPN7635D) & Mobile No.9830167899, son of Late Krishnogopal Nandy, by faith Hindu, by occupation Business, by Nationality Indian, residing at 42/3, Durga Charan Mukherjee Street, P.O. Baghbazar, P.S. Shyampukur, Kolkata - 700003, **(2) SRI KANTIK RAY**, (PAN No.AKEPR3715R) & Mobile No.9433153912, son of Late Dr. Kalachand Ray, by faith Hindu, by occupation Business, by Nationality Indian, residing at 533B, Rabindra Sarani, P.O. Baghbazar, P.S. Shyampukur, Kolkata - 700003, hereinafter referred to as the **"DEVELOPER/SECOND PARTY"**, (which terms of expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, legal representatives, administrators, and assigns) of the **OTHER PART**

WHEREAS by a Deed of Conveyance dated 25.09.1916 and registered in the office of the District Registrar of Assurances, Calcutta, recorded in Book No.1, Volume No.

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104. Pages 63 to 70, Deed No. 3657, for the year 1916 and made between One Jogendra Nath Mukherjee, therein described as the Vendor of the One Part and One Smt. Dakhyabala Debi, therein described as the Purchaser of the Other Part and for the consideration mentioned in the said Deed, the said Vendor Jogendra Nath Mukherjee freely and absolutely sold, transferred and conveyed unto the said Purchaser Smt. Dakhyabala Debi All That the two storied dwelling house, together with the piece and parcel of land thereunto belonging or on part whereof the said dwelling house is erected and built containing by estimation an area of 2 (Two) Cottahs 12 (Twelve) Chittaks more or less, situate lying at and being Premises No. 17/ 1, Lakshmi Dutta Lane, under Police Station Shyampukur, Calcutta - 700 003 and the possession of the said property was delivered by the said Vendor Jogendra Nath Mukherjee unto the said Purchaser Smt. Dakhyabala Debi.

AND WHEREAS the said Smt. Dakhyabala Debi had been possessing and enjoying the said property as an owner thereof and she duly mutated her name in the record of the then Calcutta Corporation as owner of the said property, which was re-assessed and re-numbered as

Document No.17/3, Lakshmi Dutta Lane, Calcutta - 700003
and she had right, title, interest over the said property.

AND WHEREAS the said Smt. Dakhyabala Mukherjee alias Debi during her life time made published and executed her last Will and Testament on 5th August, 1985, whereby and where under, she bequeathed the said premises together with of all her moveable and immovable properties in favour of the deities namely 'Sri Sri Iswar Annapurna and Mahadeb" and in her said Will and Testament, the said Smt. Dakhyabala Mukherjee alias Debi also gave the following directions by appointing one Banshi Badan Bandopadhyaya, since deceased of 25/1A, Durga Charan Mukherjee Street, Kolkata - 700003, as executor of her said last Will and Testament and as first shebait of the said deities, namely:-

(i) That the Executor and shebait, after obtaining probate, shall make arrangement for performing "Seva Puja" of the said deities.

(ii) That the said exccutor and shebait shall maintain the debutter estate, develop, repair the building, pay taxes, electric bills, etc. out of the income of the

properties with the consultation of one
Samarendra Nath Karuri.

That the said Shebait or his wife or daughter shall
be at liberty to appoint the next shebait in his or
their place and stead.

That the shebait shall, subject to the permission of
the said Samarendra Nath Karuri, sell the said
premises in the event it is found that the income
will be higher than the income from the said
premises and shall invest or keep the said sale
proceeds with any Bank or Government Security and
also shall purchase another house property wherein
the duties will be installed and shall perform seva
puja and etc. of the duties.

AND WHEREAS the said Smt. Dakshabala Mukherjee,
alias Debi died on 22nd August, 1987 and on her demise,
the said Banshi Badan Banerjee duly applied to the
Hon'ble High Court at Calcutta in its Testamentary and
intestate jurisdiction for the grant of probate of the said
Will of Dakshabala Debi dated 5th August, 1985, which
has been registered as Case No.59 of 1988.

AND WHEREAS the said Will was duly proved and attested and certificate of Probate was granted by the Honble High Court at Calcutta by its order dated 20th December, 1988.

AND WHEREAS the said Banshi Badan Banerjee died on 8th May, 1996 without appointing next shebait and thereby on his death, his widow Smt. Ava Rani Banerjee had been acting as Shebait of the said deities as per direction of the said Will of the said Smt. Dakhyabala Mukherjee alias Debi and the said Shebait Smt. Ava Rani Banerjee owing to her old age and inability due to several diseases and her daughters to were also not interested to act as shebaits.

AND WHEREAS the said Smt. Ava Rani Banerjee resigned from the office of shebait by appointing the new Shebait Suniti Chatterjee on 2nd May, 1997 by executing and registering the Deed of Appointment wherein the daughters of the said Banshi Badan Banerjee, since deceased as confirming parties confirmed the appointment of Suniti Chatterjee as Shebait of the said deities and the said deed has been duly registered with the office of the Registrar of Assurances, Kolkata and entered in Book No.

Volume No. 40, Pages No. 392 to 403 Being No. 990
of the year 1997.

AND WHEREAS the said premises was a very old one and was lying in a most dilapidated condition for want of necessary repairs and maintenance for a long time and the income from the said premises i.e. the rent collected from the said premises being hardly a sum of Rs.936/- only per annum, out of which the disbursements which were to be made as per direction of the said Will of Smt. Dakhyabala Mukherjee, alias Debi was not sufficient at all and in the circumstances as there was no sufficient fund for the maintenance and repair of the said premises and for carrying out the essential service to the said deities, the said shebait Suniti Chatterjee and the said Samarendra Nath Karuri became desirous to sell out the said premises, by demarcating the said building and/or premises into four parts or portions.

AND WHEREAS by a Sale Deed dated 30.11.2001 registered with the Office of the Additional Registrar of Assurances, Calcutta and recorded in Book No.I, Volume No.I, Pages 1 to 22, Deed No. 4215, for the year 2006 and made between the said Deities 'Sri Sri Iswar

Shyama and Mahadeb', represented by its Shebait Smt. Chatterjee therein described as the Vendor of the First Part and the said Sri Samarendra Nath Karuri therein described as the 'Confirming Party' of the Second Part and the Owner No.1 herein namely Smt. Krishna Das therein described as the Purchaser of the Other Part, for the consideration mentioned in the said Sale Deed, the said Vendor freely and absolutely sold and transferred All That the Flat/Par No. 'B' on the ground floor of the said two storied building having a super built up area of 960 Sq.ft. more or less together with the proportionate undivided share of land measuring 2 Cottahs 12 Chittaks more or less underneath the said building and also together with the right to use common areas, passages, stairs and roof in the said building, situated at Premises No. 17/3, Lakshmi Dutta Lane, Police Station Shyampukur, Calcutta - 700003, unto the said Purchaser, being the land Owner No.1 herein Smt. Krishna Das and the possession of the said Flat/Part No. 'B' of the said premises was delivered by the said Vendor unto the said Purchaser Smt. Krishna Das.

9 AND WHEREAS by a Sale Deed dated 30.11.2001 registered with the Office of the Additional Registrar of

Assurance - II Calcutta, recorded in Book No.1, Volume No.1, Pages 1 to 22, Deed No. 4217, for the year 2006 and made between the said Deities 'Sri Sri Iswar Annapurna and Mahadeb', represented by its Shebait Suniti Chatterjee, therein described as the Vendor of the First Part and the said Sri Samarendra Nath Karuri, therein described as the 'Confirming Party' of the Second Part and the Owner No.2 herein namely Sri Biswanath Mukherjee, therein described as the Purchaser of the other Part for the consideration mentioned in the said Sale Deed, the said Vendor freely and absolutely sold, transferred and conveyed All That the Flat/Part No.D on the First floor of the said two storied building having an area of 750 Sq. ft. Super built up area more or less, together with the proportionate undivided share of land measuring 2 Cottahs 12 Chittaks, more or less, underneath the said building and also together with the right to use common areas, passages, stairs and roof in the said building, situated at Premises No. 17/3, Lakshmi Dutta Lane, Police Station - Shyampukur, Calcutta - 700003, unto the said Purchaser, being the owner No.2 herein Sri Biswanath Mukherjee and the possession of the said Flat/Part No.D, of the said premises was delivered by the said Vendor unto the said Purchaser, being the land Owner No.2 herein Sri Biswanath Mukherjee.

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3, AND WHEREAS by a Sale Deed dated 30.11.2001 registered with the Office of the Additional Registrar of Assurances - II, Calcutta and recorded in Book No.1, Volume No.1, Pages 1 to 22, Deed No. 4219, for the year 2006 made between the said Deities 'Sri Sri Iswar Annapurna and Mahadeb', represented by its Shebait Suniti Chatterjee, therein described as the Vendor of the First Part and the said Sri Samarendra Nath Karuri, therein described as the as the 'Confirming Party' of the Second Part and the Owner Nos.3A and 3B herein namely Sri Sukhen Bagchi and Sri Sanat Bagchi, therein jointly described as the Purchasers of the Other Part for the consideration mentioned in the said Sale Deed, the said Vendor freely and absolutely sold, transferred and conveyed All That the said Flat/Part No.A on the Ground floor of the said two storied building having an area of 745 Sq. ft. Super built up area more or less, together with the proportionate undivided share of land measuring 2 Cottahs 12 Chittaks more or less underneath the said building and also together with the right to use common areas, passages, stair and roof in the said building situated at Premises No.17/3, Lakshmi Dutta Lane, Police Station - Shyampukur, Calcutta - 700003, unto the said Purchasers, being the land owner Nos. 3A & 3B herein

family Sri Sukhen Bagchi & Sri Sanat Bagchi and the possession of the said Flat/Part No. A on the Ground floor of the said premises was delivered by the said Vendor unto the said Purchasers, being the land owner Nos.3A & 3B herein Sri Sukhen Bagchi & Sri Sanat Bagchi.

(3) AND WHEREAS by another Sale Deed dated 30.11.2001 and registered in the Office of the Additional Registrar of Assurances - II, Calcutta and recorded in Book No.1, Volume No.1, Pages 1 to 21, Deed No. 517, for the year 2007 made between the said Deities 'Sri Sri Iswar Annapurna and Mahadeb%' represented by its Shebait Suniti Chatterjee, therein described as the Vendor of the First Part and the said Sri Samarendra Nath Karuri therein described as the 'Confirming Party' of the Second Part and the land Owner Nos. 4A & 4B herein namely Sri Amal Kumar Maitra 8& Smt. Juthika Maitra, therein jointly described as the Purchasers of the Other Part for the consideration mentioned in the said Sale Deed, the said Vendor freely and absolutely sold, transferred and conveyed All That the Flat/Part No.C on the First floor of the said two storied building having an area of 575 Sq.ft. Super built up area more or less, together with

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proportionate undivided share of land measuring 2 Cottahs 12 Chittaks more or less underneath the said building and also together with the right to use common areas, passages, stairs and roof in the said building, situated at Premises No.17/3, Lakshmi Dutta Lane, Police Station - Shyampukur, Calcutta - 700003, unto the said Purchasers, being the Owner Nos. 4A 8& 4B herein namely Sri Amal Kumar Maitra & Smt Juthika Maitra and the possession of the said Flat/Part No.C on the First floor of the said premises was delivered by the said Vendor unto the said Purchasers, being the Land Owner Nos. 4A & 4B herein namely Sri Amal Kumar Maitra & smt. Juthika Maitra.

AND WHEREAS by virtue of the aforesaid four separate Sale Deeds, the Land owners herein jointly became the owners of and acquired title in the said property being said the two storied old dwelling house alongwith the land thereunto belonging or on part whereof the same is erected and built containing an area by estimation of 2 Cottahs 12 Chittaks more or less lying an situate at and being Premises No.17/3, Lakshmi Dutta Lane, Police Station Shyampukur, Kolkata - 700003 and they have been in joint possession of the said property by

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exercising all their right of ownership and the Owners herein have joint right, title, interest over the said property and the said property is morefully and particularly described in the **FIRST SCHEDULE** hereunder Written.

AND WHEREAS at present there are three tenants in the said property namely Debasish Chatterjee, Parimal Kumar Maitra and Nilasish Mukherjee.

AND WHEREAS the said two storied building is a very old building and is now standing in very poor, damaged, dilapidated, condition and the Land owners have intended to develop the said property by constructing a new masonry building upon demolition of the existing old and damaged two storied building standing thereon.

AND WHEREAS owing to lack of knowledge and experience of the Land owners in raising such masonry building upon the land of the said premises, the Land owners herein have intended to develop the land of the said premises through a recognised Developer.

AND WHEREAS the Land owners herein have made

Contract with the Developer herein and made approach to the Developer to undertake the development job of the said premises by obtaining sanction of Building Plan from the K.M.C and also upon demolition of the existing old dwelling house standing on the land of the said premises.

AND WHEREAS the Owners and the Developer have decided to enter into a Development Agreement for the said proposed construction upon the land of the said premises at the cost and expenses of the Developer.

AND WHEREAS the Land owners herein have engaged and appointed the Second Party herein as 'Developer' by conferring right on the Developer to undertake the said development job of the said premises in conformity with the Sanctioned Building Plan, as will be obtained by the Developer in the name of the Land owners herein. The developer shall raise construction on the land of the laid premises after obtaining sanction plan and upon obtaining vacant possession of the said dwelling house of the said premises from the Land owners herein.

AND WHEREAS the parties hereto have entered into this Agreement on the following terms and conditions:-

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

DEFINITION

- 1) OWNERS shall mean the (1) SMT. KRISHNA DAS, and (2) SRI BISWANATH MUKHERJEE, (3A) SRI SUKHEN BAGCHI, (3B) SRI SANAT BAGCHI, (4A) SRI AMAL KUMAR MAITRA and (4B) SMT. JUTHIKA MAITRA, their heirs legal representatives, executors, administrators and assigns.
- 2) DEVELOPER shall mean M/S. MAA MANASA DEVELOPERS and its heirs, successors, executors and assigns.
- 3) PREMISES shall mean ALL THAT piece and parcel of Bastu land measuring an area of 2 Cottahs 12 Chittacks more or less together with two storied old building thereon lying and situated at premises No.17/3, Lakshmi Dutta Lane, P.S. Shyampukur, Kolkata - 700003, Ward No.7, under Kolkata Municipal Corporation, Borough No....., in the Town

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of Kolkata, morefully and particularly described in the First Schedule hereunder written.

4) **BUILDING** shall mean the four storied building to be constructed at the said premises in accordance with the sanctioned plan to be approved by the appropriate authorities.

5) **SALEABLE SPACE** shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and spaces required.

6) **OWNER'S ALLOCATION AND CONSIDERATION** : As a consideration of the said property, the Land owners shall be entitled to get 50% of total constructed area with tenant's liability which would be equivalent to entire ground and entire second floor consisting of two separate independent self contained flats on each floor, together with the proportionate right title interest in the land described in the first Schedule and in common facilities and amenities with common right over the roof. It will be the developer's liability to provide

alternative accommodation to the Land owners till the delivery of possession of the new Flats to them.

All costs for such temporary accommodations shall be borne by the developer. The Owners Allocation are described in the Second Schedule hereunder written.

- 7) **DEVELOPER'S ALLOCATION** shall mean the rest 50% of total constructed area equivalent to entire first and third floor of the said proposed building together with the proportionate right, title, interest in the land described in First schedule and in common facilities and amenities proportionately in the said premises upon construction of the said buildings and common right over of the roof, excepting the owners allocation as described in the third Schedule hereunder written.

- 8) **ARCHITECT** : shall mean the person or persons who may be appointed by the Developer for designing and planning of the said building with the approval of the owners.

- 9) **BUILDING PLAN** : shall mean the plan to be

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sanctioned by the Kolkata Municipal Corporation with such alteration or modification as may be required to be made by the Developer.

10) **TRANSFeree** : shall mean the person/firm/limited company/association of persons to whom any space in the building has been transferred.

11) **WORD IMPARTING** singular shall include plural vice-versa.

12) **WORDS IMPARTING** masculine gender shall include feminine and neuter genders likewise words imparting feminine genders shall include masculine and neuter genders and similarly words imparting neuter gender shall include masculine and feminine genders.

COMMENCEMENT

This agreement shall be deemed to have commenced on and with effect from ^{28th} day of SEP, 2018.

x) **BUILDING PLAN** shall mean such plan for the

construction of the building, sanction of which has to be obtained from the Kolkata Municipal Corporation in the names of the Land owners but entirely at the cost and expenses of the Developer as agreed between the parties hereto.

- xi) **TRANSFeree** shall mean a person or persons, firm, limited company, association of persons to whom any space in the building to be transferred by virtue of these presents.

2. **OWNER'S RIGHTS & REPRESENTATIONS**

- 2.1 The owners are now absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises.
- 2.2 The said premises is free from all encumbrances and the owners have a marketable title to the said premises.
- 2.3 That there is no suit or proceeding pending in any Court against the owners concerning the owners' title and possession to the said premises and the owners

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are now seized and possessed of or otherwise well and sufficiently entitled to the said premises as absolute owners thereof free from all encumbrances.

2.4 The Land/owners have not entered into any agreement for sale, development, lease, transfer or any arrangement with any other person or persons for the development of the above premises.

2.5 The Developers is entering into this Agreement relying on the aforesaid representations and/or assurances made by the owner and acting on good faith thereon.

3. **DEVELOPERS RIGHT.**

3.1 The Owners hereby grant subject to what has been hereunder provided, exclusive right to the developer to build upon the said premises in accordance with the building plan, sanction of which has to be obtained from the Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or caused to be made by the parties hereto.

3.2 All applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the owner and the owner shall sign and execute all such plans, applications, other papers and the documents as and when necessary and all costs and expenses including Architect's fees charges and expenses required to be paid or deposited for exploitation of the said premises shall be borne exclusively by the Developer.

3.3 Nothing in this presents shall be construed as demise or assignment or conveyance in law by the owners of the said property or any part thereof to the Developer or as creating any right, title or interest in respect of the Developer other than an exclusive license to the Developer to develop the same in terms thereof and to deal with the Developers Allocation. Simultaneously with the execution of these presents or after obtaining sanctioned building plan the owners shall hand over the vacant and khas possession of the land described in the First Schedule below to the Developer.

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3.4 The Developer shall be exclusively entitled to the Developers' Allocation in the new building with exclusive right to transfer or otherwise deal with or dispose of the same to any intending buyers without any right or claim or any interest whatsoever of the owners and the owners shall not in any way interfere with or disturb Developer's possession or the Developer's Allocation and no further consent shall be required and this Agreement by itself shall be deemed to be the consent of the owners. The entire consideration money against the disposal of the Developer's allocation shall be appropriated by the Developer.

3.5 In so far as necessary all dealings by the Developer in respect of the new building shall be in the name of owners for which purpose the owners undertake to give the Developer its nominee or nominees power(s) of attorney in a form and manner as reasonably required by the Developer and such power of Attorney will not be cancelled or revoked without the consent of the Developer in writing. It being understood however that such dealings shall not in any manner fasten or create any financial liabilities upon the owners or their properties.

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3.6 The owners shall execute the Deed of conveyance or conveyances in favour of the Developer or in favour of the nominee or nominees of the Developer in such part or parts concerning Developer's Allocation as shall be required by the Developer.

3.7 That the Developer will be entitled to deal with the Developer's Allocation in the proposed building with prospective purchasers thereof and also be entitled to enter into Agreement with the prospective buyers for sale of flats/space/unit from Developer's Allocation and also to receive earnest money and/or consideration money thereof including the proportionate share of land attributable and corresponding thereto and also deliver possession thereof to the said prospective purchaser/s of the Developer's Allocation in the proposed building.

3.8 Immediately upon obtaining vacant possession of the said premises with the existing structure thereon from the owners, the Developer shall be entitled to demolish the existing structure through contractor to be appointed by the Developer and such demolition shall be made by the Developer at the Developer's

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own cost and expenses and all the salvage, materials or debris arising there from shall be absolutely belong to the Developer.

PROCEDURE

The owners shall grant to the Developer and/or nominee or nominees a General Power of Attorney as may be required for the purpose of obtaining the sanctions from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the appropriate authority or authorities after sanction of the building plan.

That the Owners further undertake to execute a registered General Power of Attorney and a unregistered power of Attorney if required in favour of the Developer or their nominated person and the Land owners will give the Developer all the powers required for the purpose of making such construction at is own risk and costs and to negotiate for sale and enter into agreement for sale and make registered Deed, documents for registration whatsoever required for the same.

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The Landowners however agreed to execute or sign deed of conveyance and/or join in such deeds of transfer of the respective flat owners in respect of the Developer's allocation in the proposed building after the completion of the proposed building and in issuance of completion certificate.

CONSTRUCTION

The Developer shall be solely and exclusively responsible for construction of the said building and all its faults if there be any in the said construction work and shall be liable for all costs and consequences thereto. The Developer undertakes to use all ISI first class materials only under supervision of Approved L.B.S. and Chartered Engineers only. The landowners shall not in any way interfere with the work of construction.

ARTICLE - X : SPACE ALLOCATION

1. After completion of the building the Developer shall be entitled to get the entire constructed areas of the said proposed building save and except the owners' allocation.

2. The Developer shall be entitled to transfer or otherwise deal with the Developer's allocation without any claim whatsoever of the Land owners.
3. The developer shall be exclusively entitled to the Developer's allocation and deal with or dispose of the same without any right, claim or interest therein whatsoever of the Owners and the Owners shall not in any way interfere with or disturb the quite and peaceful possession of the said building.

BUILDING

1. The Developer shall at its own costs construct erect and complete the building and common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good and standard materials as may be specified by the Architect from time to time. Such construction of the building shall be completed entirely by the Developer within 24 (twenty four) months from the date of sanction of the building plan or from the date of obtaining vacant possession from the owners whichever is latter. However on mutual consent of the parties another 6 (six) months may be extended.

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2. Subject as aforesaid the decision of the Architects of both side regarding the quality of the materials shall be final and the Developer shall be responsible for the same.
3. The Developer shall erect in the said building at its own costs as per specification and drawings provided by the Architect, pump, water storage tanks, overhead reservoirs, electrification, permanent electric connections and until permanent electric connection is obtained temporary electric connection shall be provided and other facilities as are required to be provided in a residential building, in a self contained apartment and constructed spaces for sell of the residential flats and/or constructed spaces therein on ownership basis.
4. The Developer shall be authorized in the name of the Owners in so far as the necessary to lawfully apply and obtain quotas entitlement and other allocations of or for cement, steel, bricks and other building materials allocable to the owners for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water,

electricity, power, drainage, sewerage and/or gas to the building and other inputs and facilities required for the construction and enjoyment of the building for which purpose the Owners shall execute in favour of the Developer a registered Power of attorney at the time of signing of this Agreement.

5. The Developer shall at its own costs and expenses and without creating any financial or other liability on the owners construct and complete the building and various units and/or apartments herein in accordance with the sanctioned building plan and amendment thereto or modification thereof made or caused to be made by the Developer without the consent of the Owners in writing.

6. All costs charges and expenses including architect fees shall be paid discharged and borne by the Developer and the Owners shall have no liability in this context.

7. The Developer shall provide at its own costs electricity wiring water pipe, pipe lines, sewerage connection.

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electricity, power, drainage, sewerage and/or gas to the building and other inputs and facilities required for the construction and enjoyment of the building for which purpose the Owners shall execute in favour of the Developer a registered Power of attorney at the time of signing of this Agreement.

5. The Developer shall at its own costs and expenses and without creating any financial or other liability on the owners construct and complete the building and various units and/or apartments herein in accordance with the sanctioned building plan and amendment thereto or modification thereof made or caused to be made by the Developer without the consent of the Owners in writing.

6. All costs charges and expenses including architect fees shall be paid discharged and borne by the Developer and the Owners shall have no liability in this context.

7. The Developer shall provide at its own costs electricity wiring water pipe, pipe lines, sewerage connection.

COMMON FACILITIES

The Developer shall pay and bear the property taxes and other dues and outgoings from the date of obtaining vacant possession from the owners till such period of handing over possession to them

COMMON RESTRICTION

- a) The Developer shall abide by all laws, bye-laws rules and regulations of the Government, local bodies and authorities as the case may be and shall attend to, answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye-laws, rules and regulations.

OWNER'S OBLIGATIONS

- a) Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the matter of construction of the new building by the Developers subject to fulfilment of the terms and conditions as aforesaid.

- b) The Owners hereby agree and covenant with the

Contd.....

Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any portion of Developer's Allocation in the new building.

c) The Owner hereby agrees and covenant with the Developers not to sale, let out, grant lease, mortgage and/or create charge over the said property or any portion thereof without the consent of the Developer.

d) That simultaneously with the execution of this Agreement, the owners undertake to handover to the Developer the Original Title Deeds, Tax Receipts; site Plan, etc. in respect of the said property and other documents relating to the Title of the said property to the Developer positively and the Developer will retain the documents with their custody till completion of the said housing project and the developer shall not use those documents for personal gain or otherwise purpose.

DEVELOPER'S OBLIGATIONS

i) The Developers hereby agree and covenant with the owner to complete the construction of the new

Contd.....

building within 24 (Twenty Four) months from sanction or from the date of getting vacant possession of the building mentioned in the first schedule of this deed whichever is latter. However if the said construction is not completed within 24 months in that event the time shall be extended for a further period of six months as will be agreed mutually by the parties provided however after sanction if any request is made by owners for alteration in that event the time consumed for the said works of alteration shall be excluded from the contractual time period as mentioned hereto and such alterations can be made at the cost of the Landowners.

ii) That the Developers shall construct and complete proposed building strictly in accordance of the sanctioned plan and Developers shall be fully responsible for any violation of the building rules and consequence thereof and for which the owners shall not be held responsible in any manner whatsoever and Developer hereby undertake to indemnify the owners for any such loss or damages and consequences for such deviation from the

Contd.....

original sanctioned plan by the Developer in course of the construction of the proposed building and for any consequences thereof.

iii) The Developer will be also responsible for any disputes, delay or any damage regarding to the construction job and the Land owners have no liabilities for the same. The Developer shall bear all expenses and take all responsibilities regarding the development and completion of the proposed multistoried building.

iv) The Developer will be liable for the accident, if any during the construction work.

OWNER'S INDEMNITY

a) The owners hereby undertake that the Developer shall be entitled to the said constructions and shall enjoy its allocated space without any interference or disturbance by the owner, PROVIDED the Developer performs and fulfils all the terms and conditions herein contained and/or its part to be, observed and performed.

Contd.....

- b) The owner hereby declared that the property described in the First Schedule below is free from all encumbrances and attachments whatsoever and owner have every right, full power and authority to deal with the same in any way and in future if it is found that there is any defect in owner's title and or anybody claim any right title or interest in the said property in that event the owners shall remove or rectify such defects and shall make good the damages if any caused to the Developer.

DEVELOPER'S INDEMNITY

- a) The Developer hereby undertakes to keep the owners indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in relation to the constructions, transfer and/or occupation of flats of the said building.
- b) The Developer hereby undertakes to keep the owners indemnified against all actions suit, cost,

Contd.....

proceedings and claims that may arise out of the Developer action with regard to the development of the said premises and/or in the manner of construction of the said building and/or for any defect therein.

MISCELLANEOUS

The Landowners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be construed as a tenancy between the Developer and the owners or as a joint venture between the parties hereto and/or to create any partnership in any manner whatsoever nor shall the parties hereto constitute an association or persons.

- ii) The Developer shall frame a scheme for the management and administration of the said building at the said premises and/or common parts thereof . The owner hereby agree to abide by all the rules and regulations to be framed by the Society/Association/

Contd.....

Holding Association and or any other organisations to be constructed by the flat owners of the said premises, within one year from the date of completion of the said building who will be in-charge of such management of the affairs of the building at the said premises and/or common parts thereof and hereby give their consent to abide by such rules and regulations.

iii) As and from the date of completion of the building, the owners, the Developers and/or its transferees shall each be liable to pay and bear proportionate charges on account of ground rent and other taxes payable in respect of their respective space.

FORCE MAJEURE

a) The parties hereto shall not be considered to be liable for any obligations hereunder to the extent that the performances of the relative obligations prevented by the existing of the "Force Majeure" and shall be suspended from its obligation during the duration of the "Force Majeure".

Contd.....

APARTMENT CONSIDERATION

In consideration of the owners having agreed to permit the developer to sell the flats of first and third floor of the said premises and construct erect and complete the building on the said premises the Developer agrees :-

A) At its own costs shall obtain all necessary permissions and/or approvals and/or consents.

B) To bear all costs charges and expenses for construction of four storied building at the said premises.

C) The building to be constructed at the said premises within 24 (twenty four) months from the date of sanction of the Building plan or from the date of obtaining vacant possession from the owners which ever is latter.

D) From the handing over of the land in favour of developer the remaining electric bill or tax will be paid by the Developer at its own costs and expenses.

Contd.....

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land containing an area of 2 (Two) Cottahs 12 (Twelve) Chittaks be the same a little more or less, together with old and dilapidated two storied building of 80 years old standing thereon containing built up area of total 1440 sq.ft. (ground floor - 720 sq.ft. and 1st floor - 720 sq.ft. all cemented) lying and situated at Premises No. 17/3, Lakshmi Dutta Lane, Police Station Shyampurkur, Post Office Baghbazar, Kolkata - 700003, within the Registration Office of Assurances of Calcutta-II, under the Kolkata Municipal Corporation (Ward No. 8), in the Town of Kolkata.

BUTTED AND BOUNDED as follows:

ON THE NORTH BY : Premises No.18, Lakshmi Dutta Lane:

ON THE SOUTH BY : Premises No. 17/2/B, Lakshmi Dutta Lane;

ON THE EAST BY : Premises No. 17/5, Lakshmi Dutta Lane;

ON THE WEST BY : Lakshmi Dutta Lane;

Contd.....

THE SECOND SCHEDULE ABOVE REFERRED TO

(OWNERS' ALLOCATION)

As a consideration of the said property, the Land owners shall be entitled to get 50% of total constructed area with tenant's liability which would be equivalent to entire ground and entire second floor consisting of two separate independent self contained flats on each floor, together with the proportionate right title interest in the land described in the first Schedule and in common facilities and amenities with common right over the roof. It will be the developer's liability to provide alternative accommodation to the Land owners till the delivery of possession of the new Flats to them. All costs for such temporary accommodations shall be borne by the developer.

THE THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPERS ALLOCATION)

The rest 50% of total constructed area equivalent to entire first and third floor of the said proposed building together with the proportionate right, title, interest in the

Contd.....

and included in First schedule and in common facilities and amenities proportionately in the said premises upon construction of the said buildings and common right over the roof, excepting the owners allocation.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(COMMON PORTION OF THE PROPOSED BUILDING)

- 1) The foundations, columns, beams, supports, girders, entrance and exists, corridors, stair, staircase of the building, boundary walls and main gate, staircase and staircase landing.
- 2) Common passage, common areas.
- 3) Water pump, overhead water tank and underground water reservoirs, water pumps and other common plumbing installation, one tap in the roof and one in the ground floor for common use.
- 4) Electrical wiring, motors, fittings and fixtures for lighting the stair cases lobby and other common areas (excluding those as are installed for any

Contd.....

particulars flat) installation fixtures, fittings, etc. and roof.

- 5) Drains and sewerage line of the building.
- 6) Such other common arts, areas equipments, installation fixtures, fittings, covered and open space in or about the said building as are necessary for passage to or about the occupy of the flats and as are assessments of necessary of the building.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATION OF WORK)

The finishing works of the aforesaid flats and proposed building to be constructed according to the following details and specifications:-

A. Structure : R.C.C. frame structure with individual combined footing foundation.

B. Brick Work - Outer wall and common wall

Contd.....

with 5" and 3" brick works with good quality brick in (1 - 6) cement mortar.

C. Flooring -

Marbel to all floors of bedrooms drawing and dining room including stair case and ceramic tiles to toilets.

D. Door & Window frames - All door frames will be made of sal wood. All door shutters will be flash doors. All entrance doors will be provided with doors eye-piece and lock.

All windows will be Aluminium Channel fitted with Glass covered with iron grill. P.V.C. (SYNTEX) door in the toilets

E. Wall Finishing -

Plastered wall surface inside the flats finished with plaster of paris.

Contd.....

Finishing of wall - Cement plastering (1:4) to walls and (1:4) to projection like chajjas ceramics will be provided with requisite thickness.

G. Roof and terrace finish - I.P.S. roof top finish.

H. Kitchen - Kitchen will be provided with marble flooring and ceramic glaze tiles upto 2" - 0" height from the cooking platform cooking platform will be finished with blackstone, fitted with one blackstone sink and water tap.

I. Toilets, Sanitary and plumbing - All toilets will be provided with European Type Pan, with low level P.V.C.flushing cistern and glaze tiles up to 51" - 611 height.

Contd.....

And wash- basin at Dining
Space.

J. Electrical -

Concealed wiring with' 15
general points like lights, fans,
plugs and power points etc. in
each flat. cost of main supply
and electric meter will be extra

K. Water arrangements - Plumbing arrangement to and
from overhead reservoir.

L. Reservoir -

Common reservoir at the
terrace.

M. Taps -

5 (five) nos C.P.Brass taps in
kitchen/ bath & privy and one
Tap in the roof and one in the
ground floor for common use.

N. Extra Charges -

Any work done except above
mentioned specification will
cost extra.

Contd.....

FINGERPRINTS OF PARTIES

LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Robinson, R. J.

LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Robinson, R. J.

LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Robinson, R. J.

LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Robinson, R. J.

PERMANENT ACCOUNT NUMBER

AHAPM8818P

IN THE NAME OF

BISWANATH MUKHERJEE

SON OF MR. FATHER'S NAME

AMARNATH MUKHERJEE

DATE OF BIRTH

01-09-1966

FOR SIGNATURE

Biswanath Mukherjee

Signature

DATE 01/09/66

COMMISSIONER OF INCOME TAX 6/9/66

इस कार्ड के तहत / मिल जाने पर सूचना जारी करने
वाले अधिकारी को सूचित / बताने के लिए
आपका अधिकार अधिकारी (पट्टा) एवं सहायक।
को 7

आपकी स्थायी

आपकी - 700 069

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Joint Commissioner of Income-tax/ Systems & Technicals

7-7,

Chowringhee Square,

Kolkata- 700 069.

Biswanath Mukherjee :



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ভারত সরকার

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ভালিকাঙ্কিত আই ডি/Enrollment No.: 1040/19702/14977

To
07/11/2012

কৃষ্ণা দাস

Krishna Das

MIG K 15 NIVA PARK PHASE 2

BRAHMAPUR Brahmapur S.O

Brahmapur Kolkata

West Bengal 700096

103766



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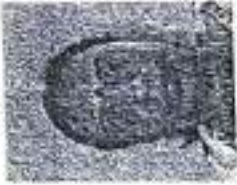
2331 4394 7995

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

GOVERNMENT OF INDIA



কৃষ্ণা দাস

Krishna Das

পিতা : কলিকতার বিশ্বাস

Father : KALINKAR BSWAS

জন্ম বর্ষ / Year of Birth : 1969

মহিলা / Female



2331 4394 7995

আধার - সাধারণ মানুষের অধিকার

Krishna Das



ତଥା

३३. अथवा, कविता का उद्देश्य न केवल मनोरंजन ही नहीं है, बल्कि समाज के प्रति जागरूकता फैलाना और नैतिक शिक्षा देना भी है।

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- Aadhaar is proof of identity, not of citizenship.
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- ଆହାର ପ୍ରସିଦ୍ଧି ଅନେକଦୃଢ଼ ଓ ବେଶଦକ୍ଷତା ଆବଶ୍ୟକ ।
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पुस्तकालय

ଏକ ଆଫି ମି (କ ୧୦, ମିନିଆର୍କ
କମ ୧, ବ୍ରହ୍ମପୁର, ଶ୍ରୀହରି ଏମ.ଡି.,
ଭୋଲକାଟା, ଏସିଆନ, ୭୦୦୭୭୦

Address

MIG K 15, NIVA PARK
PHASE 2, BRAHMAPUR,
Brahmapur S. O, Brahmapur,
Raikata, West Bengal.
710096



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Washington, DC 20044

Richard Ladd

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KRISHNA DAS

KALIKINKAR BISWAS

09/11/1969

Permanent Account Number

BXBP02850C

Aruba flag

500



ELSTEIN

Krishna Kal.

इस शब्द के अन्तिम / अन्तर्गत अक्षरों / अक्षरों
आकारों में सही अक्षरों / अक्षरों को चिह्नित करें।
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Page - 477016

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Reishana
2021

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

SIGNED SEALED AND DELIVERED by the **OWNERS** at Kolkata in the Presence of :

1. Moumita Das
Advocate
City Civil Court
28/3, W.S. Roy Road, Kol-1
2. Basudev Choudhary
29/13, Jibon Kishore Mitra
Road, Kol-37

Krishna Das
Biswanath Mukherjee
Rudra Das
Sarat Das

Amal Kumar Mitra

Jitlika Maity
Signature of the Owners

SIGNED SEALED AND DELIVERED by the **DEVELOPER** at Kolkata in the Presence of:-

1. Moumita Das
Advocate
City Civil Court
28/3, W.S. Roy Road, Kol-1
2. Basudev Choudhary
29/13, Jibon Kishore Mitra
Road, Kol-37

Tapaswandy
Kantik Roy

Signature of the Developer

Drafted by me,

Haridas Halder,
Advocate

WB/638/1981
City Civil Court, Calcutta

Contd.....



Government of India
Public Identification Authority of India
Enrollment No.: 1020/1999/07406

உரிக்காரர் இ / Email: No. 1020/1990/07406

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BAGBAZAR
BAGDUR 50

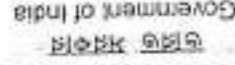
West Bengal 700003
IN 2494822/2FT

14727827251

ଆମର ନାମ / Your Address No. :

6392 3215 1313

ପ୍ରକୃତ ସମସ୍ତେ ଗୋଟିଏ - ସମସ୍ତେ



La raps

Amni Basin

1990-1991, 1992-1993, 1994-1995, 1996-1997, 1998-1999, 2000-2001, 2002-2003, 2004-2005, 2006-2007, 2008-2009, 2010-2011, 2012-2013, 2014-2015, 2016-2017, 2018-2019, 2020-2021, 2022-2023, 2024-2025, 2026-2027, 2028-2029, 2030-2031, 2032-2033, 2034-2035, 2036-2037, 2038-2039, 2040-2041, 2042-2043, 2044-2045, 2046-2047, 2048-2049, 2050-2051, 2052-2053, 2054-2055, 2056-2057, 2058-2059, 2060-2061, 2062-2063, 2064-2065, 2066-2067, 2068-2069, 2070-2071, 2072-2073, 2074-2075, 2076-2077, 2078-2079, 2080-2081, 2082-2083, 2084-2085, 2086-2087, 2088-2089, 2090-2091, 2092-2093, 2094-2095, 2096-2097, 2098-2099, 2100-2101, 2102-2103, 2104-2105, 2106-2107, 2108-2109, 2110-2111, 2112-2113, 2114-2115, 2116-2117, 2118-2119, 2120-2121, 2122-2123, 2124-2125, 2126-2127, 2128-2129, 2130-2131, 2132-2133, 2134-2135, 2136-2137, 2138-2139, 2140-2141, 2142-2143, 2144-2145, 2146-2147, 2148-2149, 2150-2151, 2152-2153, 2154-2155, 2156-2157, 2158-2159, 2160-2161, 2162-2163, 2164-2165, 2166-2167, 2168-2169, 2170-2171, 2172-2173, 2174-2175, 2176-2177, 2178-2179, 2180-2181, 2182-2183, 2184-2185, 2186-2187, 2188-2189, 2190-2191, 2192-2193, 2194-2195, 2196-2197, 2198-2199, 2200-2201, 2202-2203, 2204-2205, 2206-2207, 2208-2209, 2210-2211, 2212-2213, 2214-2215, 2216-2217, 2218-2219, 2220-2221, 2222-2223, 2224-2225, 2226-2227, 2228-2229, 2230-2231, 2232-2233, 2234-2235, 2236-2237, 2238-2239, 2240-2241, 2242-2243, 2244-2245, 2246-2247, 2248-2249, 2250-2251, 2252-2253, 2254-2255, 2256-2257, 2258-2259, 2260-2261, 2262-2263, 2264-2265, 2266-2267, 2268-2269, 2270-2271, 2272-2273, 2274-2275, 2276-2277, 2278-2279, 2280-2281, 2282-2283, 2284-2285, 2286-2287, 2288-2289, 2290-2291, 2292-2293, 2294-2295, 2296-2297, 2298-2299, 2300-2301, 2302-2303, 2304-2305, 2306-2307, 2308-2309, 2310-2311, 2312-2313, 2314-2315, 2316-2317, 2318-2319, 2320-2321, 2322-2323, 2324-2325, 2326-2327, 2328-2329, 2330-2331, 2332-2333, 2334-2335, 2336-2337, 2338-2339, 2340-2341, 2342-2343, 2344-2345, 2346-2347, 2348-2349, 2350-2351, 2352-2353, 2354-2355, 2356-2357, 2358-2359, 2360-2361, 2362-2363, 2364-2365, 2366-2367, 2368-2369, 2370-2371, 2372-2373, 2374-2375, 2376-2377, 2378-2379, 2380-2381, 2382-2383, 2384-2385, 2386-2387, 2388-2389, 2390-2391, 2392-2393, 2394-2395, 2396-2397, 2398-2399, 2400-2401, 2402-2403, 2404-2405, 2406-2407, 2408-2409, 2410-2411, 2412-2413, 2414-2415, 2416-2417, 2418-2419, 2420-2421, 2422-2423, 2424-2425, 2426-2427, 2428-2429, 2430-2431, 2432-2433, 2434-2435, 2436-2437, 2438-2439, 2440-2441, 2442-2443, 2444-2445, 2446-2447, 2448-2449, 2450-2451, 2452-2453, 2454-2455, 2456-2457, 2458-2459, 2460-2461, 2462-2463, 2464-2465, 2466-2467, 2468-2469, 2470-2471, 2472-2473, 2474-2475, 2476-2477, 2478-2479, 2480-2481, 2482-2483, 2484-2485, 2486-2487, 2488-2489, 2490-2491, 2492-2493, 2494-2495, 2496-2497, 2498-2499, 2500-2501, 2502-2503, 2504-2505, 2506-2507, 2508-2509, 2510-2511, 2512-2513, 2514-2515, 2516-2517, 2518-2519, 2520-2521, 2522-2523, 2524-2525, 2526-2527, 2528-2529, 2530-2531, 2532-2533, 2534-2535, 2536-2537, 2538-2539, 2540-2541, 2542-2543, 2544-2545, 2546-2547, 2548-2549, 2550-2551, 2552-2553, 2554-2555, 2556-2557, 2558-2559, 2560-2561, 2562-2563, 2564-2565, 2566-2567, 2568-2569, 2570-2571, 2572-2573, 2574-2575, 2576-2577, 2578-2579, 2580-2581, 2582-2583, 2584-2585, 2586-2587, 2588-2589, 2590-2591, 2592-2593, 2594-2595, 2596-2597, 2598-2599, 2600-2601, 2602-2603, 2604-2605, 2606-2607, 2608-2609, 2610-2611, 2612-2613, 2614-2615, 2616-2617, 2618-2619, 2620-2621, 2622-2623, 2624-2625, 2626-2627, 2628-2629, 2630-2631, 2632-2633, 2634-2635, 2636-2637, 2638-2639, 2640-2641, 2642-2643, 2644-2645, 2646-2647, 2648-2649, 2650-2651, 2652-2653, 2654-2655, 2656-2657, 2658-2659, 2660-2661, 2662-2663, 2664-2665, 2666-2667, 2668-2669, 2670-2671, 2672-2673, 2674-2675, 2676-2677, 2678-2679, 2680-2681, 2682-2683, 2684-2685, 2686-2687, 2688-2689, 2690-2691, 2692-2693, 2694-2695, 2696-2697, 2698-2699, 2700-2701, 2702-2703, 2704-2705, 2706-2707, 2708-2709, 2710-2711, 2712-2713, 2714-2715, 2716-2717, 2718-2719, 2720-2721, 2722-2723, 2724-2725, 2726-2727, 2728-2729, 2730-2731, 2732-2733, 27

686 中国人口学刊 / 2019年第3期

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1. In the following table, write the number of the following in the box.

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- To establish identity, authenticate online

- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

उत्तरीय विनिर्देशन प्रणाली
Unique Identification Authority of India

Unique Identification Authority of India

5/2, 5th flr 5th St,
 STREET, GARGAZAR, Bapbazar
 S.O. Bapbazar, Kokate, West
 Bengal 700003
 Address

6392 3216 1313





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19701/04936

Td
02/10/2012

বিশ্বনাথ মুখার্জী

BISWANATH MUKHERJEE

83A JATINDRA MOHAN AVENUE

HATKHOLO Hatkhola S.O

Hatkhola Kolkata

West Bengal 700005



MN124403395DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

3395 9869 7885

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



বিশ্বনাথ মুখার্জী

BISWANATH MUKHERJEE

পিতা : অমরনাথ মুখার্জী

Father : Amarnath Mukherjee

জন্ম তারিখ / Year of Birth : 1958

মুন্সিগঞ্জ / Malda



3395 9869 7885

আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন আবেদনক্রমে দ্বারা প্রাপ্ত হতে

INFORMATION

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

- আধার সবার পক্ষে বৈধ।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

12440329



ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৪৭.১, ফতীহ মোহন এড্রিসিউ,
ইন্ডিয়ান, ইন্ডিয়া, কোলকাতা,
পশ্চিমবঙ্গ, ৭০০০০৫

Address:
89A, JATINDRA MOHAN
AVENUE, HATKOLA
HATKOLA S.O. Hatkola
Kolkata, West Bengal
700005



19.07
1800 180 1801



1900 180 1801



www.aadhaar.gov.in

P.O. Box No. 1347
Gurgaon-122 001

Biswanath Mukherjee

ਪਾਤਰ ਸੰਕੇਤ /

PERMANENT ACCOUNT NUMBER

ADUPB8019M

ਨਾਮ / NAME

SUKHEN BAGCHI

ਪਿਤਾ ਦਾ ਨਾਮ / FATHER'S NAME

TARAPADA BAGCHI

ਜਨਮ ਮਿਤੀ / DATE OF BIRTH

03-01-1968

ਦਸਤਖਤ / SIGNATURE

Sukhen Bagchi

03-01-1968

ਸਕਰਟਰੀ ਆਫ਼ ਟੈਕਸਟ

COMMISSIONER OF INCOME TAX, W.B.

Sukhen Bagchi

It will be of little use to you unless you
will accept the offer of a new and
more powerful engine of production.

1944-1945

1944-1945

The new All card is here, ready to be
used in any way.
The Commission of the European Communities
has been established.
The Commission of the European Communities
has been established.

7



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

তালিকাভুক্তির নম্বর/Enrolment No.: 104012111/28762

Sukhen Bagchi (ग्रन्थन बागडि)

17/3, LAKSHMIDUTTA LANE, Baghbazar, Kolkata,
West Bengal - 700003

ଆମନାତ ଗାଧାରି ସଫଳତା/ Your Aadhaar No.:

8566 9080 7619



આનંદે ટોંધાલ, આમાલે પરિચય



Notes de lecture



www.global.gov.in

Signatura valid

Digitally signed by D. S. Bhat
IDENTIFICATION OF INDIA 01
Date: 2018.06.08 13:06:07 IST

Year	Number of cases	Rate per 100,000 population
1980	1,000	1.0
1981	1,100	1.1
1982	1,200	1.2
1983	1,300	1.3
1984	1,400	1.4
1985	1,500	1.5
1986	1,600	1.6
1987	1,700	1.7
1988	1,800	1.8
1989	1,900	1.9
1990	2,000	2.0
1991	2,100	2.1
1992	2,200	2.2
1993	2,300	2.3
1994	2,400	2.4
1995	2,500	2.5
1996	2,600	2.6
1997	2,700	2.7
1998	2,800	2.8
1999	2,900	2.9
2000	3,000	3.0
2001	3,100	3.1
2002	3,200	3.2
2003	3,300	3.3
2004	3,400	3.4
2005	3,500	3.5
2006	3,600	3.6
2007	3,700	3.7
2008	3,800	3.8
2009	3,900	3.9
2010	4,000	4.0
2011	4,100	4.1
2012	4,200	4.2
2013	4,300	4.3
2014	4,400	4.4
2015	4,500	4.5
2016	4,600	4.6
2017	4,700	4.7
2018	4,800	4.8
2019	4,900	4.9
2020	5,000	5.0

[illegible]

Summary

১৯৭৮-৭৯ সালে আশমার তত্ত্বাবধায় মোবাইল নম্বর ৩৫৪ ই-মেইল ঠিকানা লক্ষ্যীকৃত করেন। এতে হবিখাত আমলর বিভিন্ন পুস্তিকা পাওয়া সংগ্ৰহ

1



भारत सरकार

GOVERNMENT OF INDIA



Sukhen Badchik

03/01/1956

2008 / WALE



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

शिकावा

17/3, मधुवी पत्र (मन,
बाजवाडाड, कोणकाडा,
भण्डिपूर वडा - 700003

Address:

173, LAKSHMI DUTTA LANE
Bagnanagar, Kolkata
West Bengal - 700003

8564 (09) 7579

MSBA 2014-15 - 15th DECEMBER

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANAT BAGCHI
TARAPADA BAGCHI

37/09/1962
Permanent Account Number
AMNPB8391A

Sanat Bagchi
Signature



Sanat Bagchi

7

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

इस कार्ड के खोने/पाने पर कृपया सूचना करें/वापस करें।
आयकर पैन सेवा यूनिट, यूटीएसएल,
प्लॉट नं० ३, सेक्टर ११, सीडी बीलपूर,
नवी मुंबई - ४०० ६१४।

INCOME TAX PAN SERVICES UNIT

7



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



एनकेआईड अरुद एनरोलमेंट नं० 10402111128765

Sanat Bagchi सरत बग्ची

17/3, LAKSHMI DUTTA LANE, Baghbazar, Kolkata

West Bengal - 700003

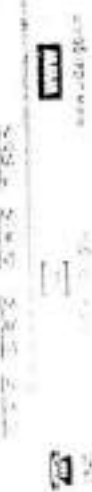
संलग्न Your No.

3567 0199 4933



- अधिकांशतः अमान, लाभिकताएं अमान नय
- अधिकांशतः अमान अनलाइन अधिकांशतः अमान नय
- अधिकांशतः अमान अनलाइन अधिकांशतः अमान नय

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.



सरत (नम) बग्ची
अधिकांशतः अमान अमान अमान अधिकांशतः अमान
अमान अधिकांशतः अमान
अमान अधिकांशतः अमान
अमान अधिकांशतः अमान
अमान अधिकांशतः अमान

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address.
- This will help you to avail various services in future.

भारत सरकार
GOVERNMENT OF INDIA



अमान बग्ची
Sanat Bagchi
अमान/ DOB: 07/05/1962
अमान / MALE



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
17/3, लक्ष्मी दुता लान, बगबजार, कोलकाता, पश्चिम बंगाल - 700003

Address:
17/3, LAKSHMI DUTTA LANE, Baghbazar, Kolkata, West Bengal - 700003

Sanat Bagchi



ପ୍ରମାଣିକା/ଭୁକ୍ତି ନମ୍ବର/Enrolment No.: 10<0/2411/128775

Date: 09/07/2015

527

5102 4000 2038



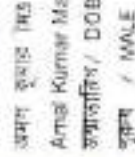
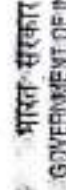
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter



1

Deputy Assistant Secretary for
Data Collection and Analysis

- Aadhaar is valid throughout the country.
- You need to enroll only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
১৭/১, লাইট দ্যা সান
হাথবাজার, কোলকাতা,
পশ্চিম বঙ্গ - ৭০০০৫১

Address:
1701 LAKESHORE DRIVE EAST
BIRMINGHAM, ALABAMA
35203-0001 • T800/871-1111

5102 4000 2038

Aadhaar-Aam Admi ka Adhikar

Amal Kumar Maibhe

आयकर विभाग
INCOME DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMAL KUMAR MAITRA

ATUL KUMAR MAITRA

27/03/1953

Permanent Account Number

AIQPM8441B



Amal Kumar Maitra
Signature

Amal Kumar Maitra



Amal Kumar Maitra



भारत सरकार
GOVERNMENT OF INDIA



जुथिका मैत्रा

Juthika Maitra

जन्मतिथि/ DOB: 02/12/1961

महिमा / FEMALE



5418 6236 3194

साधारण मानस्य अधिकार

Juthika Maitra



भारतीय विशिष्ट पहचान प्राधिकरण
भारतीय विशिष्ट पहचान प्राधिकरण - OF-INDIA

ठिकाण:

Address

17/3, लक्ष्मी पट लेन,
बागबजार, कोलकाता,
पश्चिम बंग - 700003
West Bengal - 700003



1800 360 1347



help@uidai.gov.in



www.uidai.gov.in

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



Juthika Maitra

आयकर विभाग
INCOME TAX DEPARTMENT
JUTHIKA MAITRA



भारत सरकार
GOVT. OF INDIA

DHIRENDRA NATH CHATTERJEE

02/12/1961

Permanent Account Number

BEYPM6421G

Juthika Maitra

Signature



Juthika Maitra

इस कार्ड में खाने / पाने पर बंधन कृपिय करें / लेंदर
आयकर देन सेवा इकाई, एन एन सी एल
मिनी मरीन, बंगलौर शहर
बॉम्बे टेलिफोन एक्चेंज उर्फ मरुटीम
बॉम्बे, पुणे - 411 045

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

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Bahar Telephone Exchange,
Bangor, Pune - 411 045

Tel: 91-20-2711-8786 Fax: 91-20-2711-8081
e-mail: tninfo@nsdl.co.in

Juthika Maitra



ভারত সরকার

Unique Identification

Government of India

অধিকারপত্রের আই ডি/Enrollment No. 1610/19708/06820

To
তাপস মন্ডী
Tapes Nandy
42/3 DURGA CHARAN MUKHERJEE STREET
BAGBAZAR, Baghbazar S.O
Baghbazar Kolkata
West Bengal 700003
9830167699



MN123654555DF



আপনার আইডি সংখ্যা/Your No.:

5382 9433 0839

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



আপনার নাম
Tapes Nandy
পিতা : মুকেশচন্দ্র মন্ডী
Father : Mukherjee Nandy
302 মপ / Year of Birth : 1955
মৃত্যু / Date



5382 9433 0839

আধার - সাধারণ মানুষের অধিকার

Tapes Nandy



Government of India



তথ্য

- ১। আধার পরিচয় প্রদায়, নাগরিকত্বের প্রমাণ নয়।
- ২। পরিচয়ের প্রমাণ তদারকি অননুমোদিত অথবা প্রাপ্ত করায়।

INFORMATION

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

১। আধার মাত্র দেশে মান্য।

২। আধার ভিত্তিতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সম্ভাব্য হয়।

৩। Aadhaar is valid throughout the country.

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

12/10/2012



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

42/3, দুর্গা চরণ মুখার্জী স্ট্রিট,
বাগবাজার, কলকাতা, পশ্চিমবঙ্গ, ৭০০০০৩

Address:

42/3, DURGA CHARAN
MUKHERJEE STREET,
BAGBAZAR, Baghbazar
S.O. Baghbazar, Kolkata,
West Bengal, 700003



1947
1948 1st 1947



request@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947
Baghbazar 700003

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



व्यक्तिगत आयकर
Permanent Account Number Card

ABSPN7635D

नाम
TAPAS NANDY

पिता का नाम / Father's Name
KRISHNA GOPAL NANDY

जन्म तिथि / Date of Birth
07/12/1965



Tapas Nandy

Signature

Tapas Nandy





ভারতীয় বিসিটি পরিচয় প্রাধিকার

ভারত সরকার

Unique Identification Authority of India
Government of India

জানিভার্সিটি আই ডি/Enrollment No.: 1043/19601/00594

To
কান্টিক রায়
Kantik Ray

533 B RABINDRA SARANI
BAGHBAZAR, Baghbazar S.O
Baghbazar Kolkata
West Bengal 700003



MN169683694OF



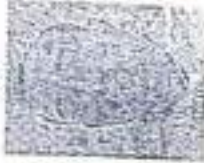
আপনার আধার সংখ্যা (Your Aadhaar No.):

3741 6693 0529

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



কান্টিক রায়
Kantik Ray
পিতা : কালচন্দ্র রায়
Father : Kalachand Ray
জন্ম তারিখ / Year of Birth : 1977
পুরুষ / Male



3741 6693 0529

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



তথ্য

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

INFORMATION

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

■ আধার সারা দেশে মান্য।

■ আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিচয় প্রাপ্তির
সহায়ক হবে।

■ Aadhaar is valid throughout the country.

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

0366259



ভারতীয় বিসিটি পরিচয় - প্রাধিকার
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

533 বি, রবীন্দ্র সরণী, বাগবাজার,
কলকাতা, কোলকাতা, পশ্চিমবঙ্গ,
700003

Address:

533 B, RABINDRA SARANI,
BAGHBAZAR, Baghbazar
S.O, Baghbazar, Kolkata,
West Bengal, 700003



1947
1950-1951-1947



1947-1951-1947



www.uidai.gov.in

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

Kantik Ray

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KANTIK RAY
KALA CHAND RAY
24/05/1977

Permanent Account Number
AKEPR3715R

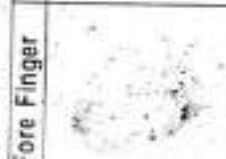
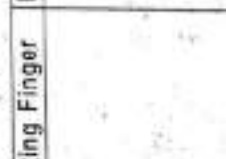
Kantik Ray
Signature



Kantik Ray

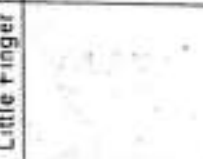
FINGERPRINTS OF PARTIES

Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
				

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
				

Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
				

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
				



Mahesh Kumar



Tinku Raut



Kantik Ray



Major Information of the Deed

Deed No:	I-1902-03662/2018			Date of Registration	28/09/2018
Query No / Year	1902-0001467956/2018			Office where deed is registered	
Query Date	15/09/2018 12:50:03 PM			A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	P Majumder 2 And 3 K.S. Roy Road, Thana : Hare Street, District : Kolkata, WES - BENGAL PIN - 700001, Mobile No. : 9051680170, Status : Buyer/Claimant				
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				
Stamp duty Paid (SD)	Rs. 80,73,002/-				
Rs. 10 120/- (Article:48(g))	Registration Fee Paid				
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)				

Land Details :

District: Kolkata, P.S.- Shyampur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Premises No. 17/3, Ward No: 008

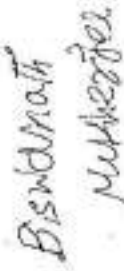
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		2 Katha 12 Chatak		74,25,00	
Grand Total :					4.5375Dec	0/-	74,25,00	

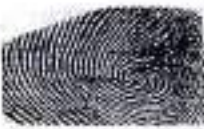
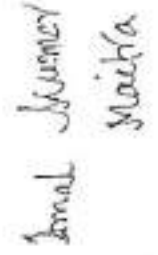
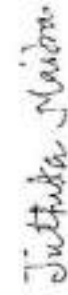
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1440 Sq Ft.	0/-	6,48,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 720 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 720 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1440 sq ft	0/-	6,48,000 /-	

Record Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Fingerprint	Signature
Smt Krishna Das Wife of Pradip Kumar Das Executed by: Self, Date of Execution: 28/09/2018 ,Admitted by: Self, Date of Admission: 28/09/2018 ,Place : Office			
	28/09/2018	LT 28/09/2018	28/09/2018
17/3, Lakshmi Dutta Lane, P.O:- Baghbazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN - 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BXBD2850C, Status :Individual, Executed by: Self, Date of Execution: 28/09/2018 , Admitted by: Self, Date of Admission: 28/09/2018 ,Place : Office			
Shri Biswanath Mukherjee Son of Late Amar Nath Mukherjee Executed by: Self, Date of Execution: 28/09/2018 ,Admitted by: Self, Date of Admission: 28/09/2018 ,Place : Office			
	28/09/2018	LT 28/09/2018	28/09/2018
17/3, Lakshmi Dutta Lane, P.O:- Baghbazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN - 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHAPM8818P, Status :Individual, Executed by: Self, Date of Execution: 28/09/2018 , Admitted by: Self, Date of Admission: 28/09/2018 ,Place : Office			
Shri Sukhen Bagchi Son of Late Tarapada Bagchi Executed by: Self, Date of Execution: 28/09/2018 ,Admitted by: Self, Date of Admission: 28/09/2018 ,Place : Office			
	28/09/2018	LT 28/09/2018	28/09/2018
17/3, Lakshmi Dutta Lane, P.O:- Baghbazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN - 700003 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADUPB8819M, Status :Individual, Executed by: Self, Date of Execution: 28/09/2018 , Admitted by: Self, Date of Admission: 28/09/2018 ,Place : Office			

Name	Photo	Fingerprint	Signature
Sanat Bagchi Son of Late Tarapada Bagchi Executed by: Self, Date of Execution: 28/09/2018 Admitted by: Self, Date of Admission: 28/09/2018 ,Place : Office			
28/09/2018	28/09/2018	LT	28/09/2018
17/3, Lakshmi Dutta Lane, P.O:- Baghbazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN - 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AMNPB8391A, Status :Individual, Executed by: Self, Date of Execution: 28/09/2018 , Admitted by: Self, Date of Admission: 28/09/2018 ,Place : Office			
Name	Photo	Fingerprint	Signature
Shri Amal Kumar Maitra Son of Late Atul Kumar Maitra Executed by: Self, Date of Execution: 28/09/2018 Admitted by: Self, Date of Admission: 28/09/2018 ,Place : Office			
28/09/2018	28/09/2018	LT	28/09/2018
17/3, Lakshmi Dutta Lane, P.O:- Baghbazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN - 700003 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AIQPM8441B, Status :Individual, Executed by: Self, Date of Execution: 28/09/2018 , Admitted by: Self, Date of Admission: 28/09/2018 ,Place : Office			
Name	Photo	Fingerprint	Signature
Smt Juthika Maitra Wife of Amal Kumar Maitra Executed by: Self, Date of Execution: 28/09/2018 Admitted by: Self, Date of Admission: 28/09/2018 ,Place : Office			
28/09/2018	28/09/2018	LT	28/09/2018
17/3, Lakshmi Dutta Lane, P.O:- Baghbazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN - 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BEYPM6421G, Status :Individual, Executed by: Self, Date of Execution: 28/09/2018 , Admitted by: Self, Date of Admission: 28/09/2018 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAA MANASA DEVELOPERS 533B, Rabindra Sarani, P.O:- Baghbazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN - 700003 , PAN No.: ABSPN7635D, Status :Organization, Executed by: Representative

Declarative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Shri Tapas Nandy (Presentant) Son of Late Kishnogopal Nandy Date of Execution - 28/09/2018, Admitted by: Self, Date of Admission: 28/09/2018, Place of Admission of Execution: Office			
42/3, Durga Charan Mukherjee Street, P.O:- Baghbazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN - 700003, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ABSPN7635D Status : Representative, Representative of : MAA MANASA DEVELOPERS (as partner)	Sep 28 2018 12:01PM 	LTI 28/09/2018 	28/09/2018
2			
Shri Kantik Ray Son of Late Dr Kalachand Ray Date of Execution - 28/09/2018, Admitted by: Self, Date of Admission: 28/09/2018, Place of Admission of Execution: Office			
533B, Rabindra Sarani, P.O:- Baghbazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN - 700003, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AKEPR3715R Status : Representative, Representative of : MAA MANASA DEVELOPERS (as partner)	Sep 28 2018 12:02PM 	LTI 28/09/2018 	28/09/2018

Identifier Details :

Name & address	
Mr AMIT BASU Son of Mr AMAL BEHARI BASU 5/2E, RAJA RAJ BALLAV STREET, P.O:- BAGHBAZAR, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700003, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Identifier Of Smt Krishna Das, Shri Biswanath Mukherjee, Shri Sukhen Bagchi, Shri Sanat Bagchi, Shri Amal Kumar Maitra, Smt Juthika Maitra, Shri Tapas Nandy, Shri Kantik Ray	28/09/2018

Major Information of the Deed :- I-1902-03662/2018-28/09/2018

From	To. with area (Name-Area)
Smt Krishna Das	MAA MANASA DEVELOPERS-0.75625 Dec
Shri Biswanath Mukherjee	MAA MANASA DEVELOPERS-0.75625 Dec
Shri Sukhen Bagchi	MAA MANASA DEVELOPERS-0.75625 Dec
Shri Sanat Bagchi	MAA MANASA DEVELOPERS-0.75625 Dec
Shri Amal Kumar Maitra	MAA MANASA DEVELOPERS-0.75625 Dec
Smt Juthika Maitra	MAA MANASA DEVELOPERS-0.75625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Krishna Das	MAA MANASA DEVELOPERS-240.000000000 Sq Ft
2	Shri Biswanath Mukherjee	MAA MANASA DEVELOPERS-240.000000000 Sq Ft
3	Shri Sukhen Bagchi	MAA MANASA DEVELOPERS-240.000000000 Sq Ft
4	Shri Sanat Bagchi	MAA MANASA DEVELOPERS-240.000000000 Sq Ft
5	Shri Amal Kumar Maitra	MAA MANASA DEVELOPERS-240.000000000 Sq Ft
6	Smt Juthika Maitra	MAA MANASA DEVELOPERS-240.000000000 Sq Ft

Endorsement For Deed Number : I - 190203662 / 2018

On 20-09-2018

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 80,73,002/-

Ac

Asit Kumar Joarder

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

Kolkata, West Bengal

On 28-09-2018

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

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

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

Presented for registration at 11:31 hrs on 28-09-2018, at the Office of the A.R.A. - II KOLKATA by Shri Tapas Nandy

Major Information of the Deed :- I-1902-03662/2018-28/09/2018

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

is admitted on 28/09/2018 by 1. Smt Krishna Das, Wife of Pradip Kumar Das, 17/3, Lakshmi Dutta Lane, Baghbar, Thana: Shyampur, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession of Late wife 2. Shri Biswanath Mukherjee, Son of Late Amar Nath Mukherjee, 17/3, Lakshmi Dutta Lane, P.O. Baghbar, Thana: Shyampur, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession of Late wife 3. Shri Sukhen Bagchi, Son of Late Tarapada Bagchi, 17/3, Lakshmi Dutta Lane, P.O. Baghbar, Thana: Shyampur, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Service, 4. Shri Sanat Bagchi, Son of Late Tarapada Bagchi, 17/3, Lakshmi Dutta Lane, P.O. Baghbar, Thana: Shyampur, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Business, 5. Shri Amal Kumar Maitra, Son of Late Atul Kumar Maitra, 17/3, Lakshmi Dutta Lane, P.O. Baghbar, Thana: Shyampur, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Service, 6. Smt Juthika Maitra, Wife of Amal Kumar Maitra, 17/3, Lakshmi Dutta Lane, P.O. Baghbar, Thana: Shyampur, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession House wife

Identified by Mr AMIT BASU, Son of Mr AMAL BEHARI BASU, 5/2E, RAJA RAJ BALLAV STREET, P.O. BAGHBAZAR, Thana: Shyampur, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by profession Business

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

Execution is admitted on 28-09-2018 by Shri Tapas Nandy, partner, MAA MANASA DEVELOPERS, 533B, Rabindra Sarani, P.O.- Baghbar, P.S.- Shyampur, District:-Kolkata, West Bengal, India, PIN - 700003

Identified by Mr AMIT BASU, Son of Mr AMAL BEHARI BASU, 5/2E, RAJA RAJ BALLAV STREET, P.O. BAGHBAZAR, Thana: Shyampur, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by profession Business

Execution is admitted on 28-09-2018 by Shri Kantik Ray, partner, MAA MANASA DEVELOPERS, 533B, Rabindra Sarani, P.O.- Baghbar, P.S.- Shyampur, District:-Kolkata, West Bengal, India, PIN - 700003

Identified by Mr AMIT BASU, Son of Mr AMAL BEHARI BASU, 5/2E, RAJA RAJ BALLAV STREET, P.O. BAGHBAZAR, Thana: Shyampur, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by profession Business

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/09/2018 6:56PM with Govt. Ref. No: 192018190290192001 on 21-09-2018, Amount Rs: 21/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB21092018092522 on 21-09-2018, Head of Account 0030-03-104-001-15

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 10,020/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 77495, Amount: Rs. 100/-, Date of Purchase: 20/09/2018, Vendor name: S

Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/09/2018 6:56PM with Govt. Ref. No: 192018190290192001 on 21-09-2018, Amount Rs: 10,020/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB21092018092522 on 21-09-2018, Head of Account 0030-02-103-003-02

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Asit Kumar Joarder

ADDITIONAL REGISTRAR OF ASSURANCE

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

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1902-2018, Page from 129131 to 129202
being No 190203662 for the year 2018.



Digitally signed by TUSHAR KANTI
MANDAL

Date: 2018.10.05 14:15:59 +05:30

Reason: Digital Signing of Deed.

Tushar Kanti Mandal

(Tushar Kanti Mandal) 10/5/2018 2:15:55 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)