

14084/23

(2)

1-14056/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 306654

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

Adtl. District Sub-Registrar
Rahala, South 24 Parganas

15 DEC 2023

S. No. 2002979924/2023.

11:28 AM
16/12

AMENDED OF DEVELOPMENT AGREEMENT

ORIGINAL DEVELOPMENT AGREEMENT DATED

04.10.2021, DEED NO. 12174 / 2021

THIS DEVELOPMENT AGREEMENT is made on this

15th day of December, 2023 (Two Thousand Twenty Three)

BETWEEN

24 JUL 2023

15102

No. ₹ 50/- Date.....

Name : *Sirpani Kr. Baulu*

Address :

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27



Sirpani Kr. Baulu
Adv.
Alipore Judge Court -
Kolkata - 700027

Sr

Major Information of the Deed



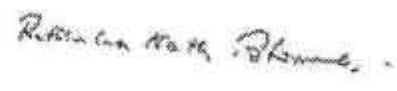
Deed No :	I-1607-14056/2023	Date of Registration	15/12/2023
Query No / Year	1607-2002979324/2023	Office where deed is registered	
Query Date	04/12/2023 3:59:00 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	SWAPAN KUMAR BANIK Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 6290487727, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 1,93,23,517/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Narayan Roy Road, Road Zone : (K.K.Roy Choudhury Rd – Rest (Ward 125,126)) , Premises No: 25, , Ward No: 126 Pin Code : 700008



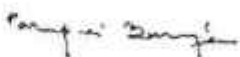
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Barshi	22 Katha 1 Chatak		1,93,23,517/-	Width of Approach Road: 37 Ft.
Grand Total :				36.4031Dec	0/-	193,23,517/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	RATHINDRA NATH BHOWMICK Son of Late Rabindra Nath Bhowmick Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office		 Captured	
		15/12/2023	LT1 15/12/2023	15/12/2023
17, Narayan Roy Road, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AHxxxxxx9F, Aadhaar No: 33xxxxxxxx9374, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office				

Name	Photo	Finger Print	Signature
RANADHIR BHOWMICK Son of Late: Rabin Nath Bhowmick Executed by: Self, Date of Execution: 15/12/2023 Admitted by: Self, Date of Admission: 15/12/2023, Place : Office		 Captured	
15/12/2023	LTI 15/12/2023	15/12/2023	

17, Narayan Roy Road, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: APxxxxxx5F, Aadhaar No: 21xxxxxxxx7431, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023
 Admitted by: Self, Date of Admission: 15/12/2023, Place : Office

Name	Photo	Finger Print	Signature
PASUPATI BANERJEE Son of Late: Pratul Pratap Banerjee Executed by: Self, Date of Execution: 15/12/2023 Admitted by: Self, Date of Admission: 15/12/2023, Place : Office		 Captured	
15/12/2023	LTI 15/12/2023	15/12/2023	

17, Kali Kinkar Road, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: B8xxxxxx4P, Aadhaar No: 84xxxxxxxx2613, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023
 Admitted by: Self, Date of Admission: 15/12/2023, Place : Office

Name	Photo	Finger Print	Signature
REKHA BANERJEE Wife of Late: Patit Paban Banerjee Executed by: Self, Date of Execution: 15/12/2023 Admitted by: Self, Date of Admission: 15/12/2023, Place : Office		 Captured	
15/12/2023	LTI 15/12/2023	15/12/2023	

25/22, Kali Kinkar Road, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AZxxxxxx9G, Aadhaar No: 59xxxxxxxx5488, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023
 Admitted by: Self, Date of Admission: 15/12/2023, Place : Office

Name	Photo	Finger Print	Signature
SIKHA MUKHERJEE Wife of Phalguni Mukherjee Executed by: Self, Date of Execution: 15/12/2023 Admitted by: Self, Date of Admission: 15/12/2023, Place : Office		 Captured	
15/12/2023	LTI 15/12/2023	15/12/2023	

228A, Diamond Harbour Road, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Housewife, Citizen of: India, PAN No.:: ADxxxxxx9J, Aadhaar No: 34xxxxxxxx3434, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023
Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office

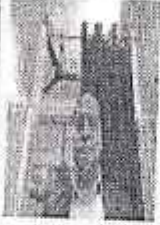

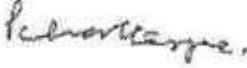
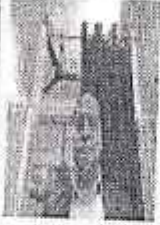

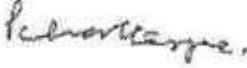
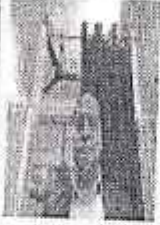

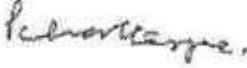
Name	Photo	Finger Print	Signature
CHANDAN BANERJEE (Presentant) Son of Late Indu Bhusan Banerjee Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office		 Captured	
15/12/2023	LT	15/12/2023	15/12/2023

19, Narayan Roy Road, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx1B, Aadhaar No: 41xxxxxxxx1034, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023
Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office

Name	Photo	Finger Print	Signature
SANJAY BANERJI Son of Late Patit Paban Banerjee Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office		 Captured	
15/12/2023	LT	15/12/2023	15/12/2023

25/22, Kali Kinkar Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, NRI/OCI/PIO, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023
Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> PULAK KUMAR CHATTERJEE Son of Late Dulal Kumar Chatterjee Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>15/12/2023</td> <td>LT</td> <td>15/12/2023</td> <td>15/12/2023</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	PULAK KUMAR CHATTERJEE Son of Late Dulal Kumar Chatterjee Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office		 Captured		15/12/2023	LT	15/12/2023	15/12/2023
Name	Photo	Finger Print	Signature										
PULAK KUMAR CHATTERJEE Son of Late Dulal Kumar Chatterjee Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office		 Captured											
15/12/2023	LT	15/12/2023	15/12/2023										

Son of Late Dulal Kumar Chatterjee 169/D, Sabarnapara Road, City:- Not Specified, P.O:- Barisha, P.S:- Thakurgaon, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx7C, Aadhaar No: 54xxxxxxxx6905, Status: Individual, Executed by: Self, Date of Execution: 15/12/2023
Admitted by: Self, Date of Admission: 15/12/2023, Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
SWAPAN KUMAR BANIK Son of Late: Sachindra Banik Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S.-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	15/12/2023	15/12/2023	15/12/2023

Identifier Of RATHINDRA NATH BHOWMICK, RANADHIR BHOWMICK, PASUPATI BANERJEE, REKHA BANERJEE, SIKHA MUKHERJEE, CHANDAN BANERJEE, PULAK KUMAR CHATTERJEE, SANJAY BANERJI

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	RATHINDRA NATH BHOWMICK	PULAK KUMAR CHATTERJEE-6.06719 Dec
2	RANADHIR BHOWMICK	PULAK KUMAR CHATTERJEE-6.06719 Dec
3	PASUPATI BANERJEE	PULAK KUMAR CHATTERJEE-6.06719 Dec
4	REKHA BANERJEE	PULAK KUMAR CHATTERJEE-6.06719 Dec
5	SIKHA MUKHERJEE	PULAK KUMAR CHATTERJEE-6.06719 Dec
6	CHANDAN BANERJEE	PULAK KUMAR CHATTERJEE-6.06719 Dec

On 05-12-2023

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 1,63,23,517/-



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

On 15-12-2023

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 (a) of Indian Stamp Act 1899

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

Presented for registration at 11:28 hrs on 15-12-2023, at the Office of the A.D.S.R. BEHALA by CHANDAN BANERJEE one of the Executants.

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

Execution is admitted on 15/12/2023 by 1. RATHINDRA NATH BHOWMICK, Son of Late Rabindra Nath Bhowmick, 17, Narayan Roy Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Retired Person, 2. RANADHIR BHOWMICK, Son of Late Rabindra Nath Bhowmick, 17, Narayan Roy Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Retired Person, 3. PASUPATI BANERJEE, Son of Late Pratul Pratap Banerjee, 17, Kali Kinkar Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Retired Person, 4. REKHA BANERJEE, Wife of Late Patit Paban Banerjee, 25/22, Kali Kinkar Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife, 5. SIKHA MUKHERJEE, Wife of Phalguni Mukherjee, 228A, Diamond Harbour Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 6. CHANDAN BANERJEE, Son of Late Indu Bhusan Banerjee, 19, Narayan Roy Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 7. PULAK KUMAR CHATTERJEE, Son of Late Dulal Kumar Chatterjee, 169/D, Sabarnapara Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 8. SANJAY BANERJI, Son of Late Patit Paban Banerjee, 25/22, Road: Kali Kinkar Road, , P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Service

Indetified by SWAPAN KUMAR BANIK, , Son of Late Sachindra Banik, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/12/2023 10:21PM with Govt. Ref. No: 192023240316505948 on 13-12-2023, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 7150570735737 on 13-12-2023, 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 50.00/-
by online = Rs 39,970/-


Description of Stamp

1. Stamp: Type: Impressed, Serial no 306654, Amount: Rs.50.00/-, Date of Purchase: 24/07/2023, Vendor name:
Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 13/12/2023 10:21PM with Govt. Ref. No: 192023240316505948 on 13-12-2023, Amount Rs: 39,970/-,

Bank: SBI EPay (SBIEPay), Ref. No. 7150570735737 on 13-12-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69,
Registered in Book - I
Volume number 1607-2023, Page from 415814 to 415856
being No 160714056 for the year 2023.



Digitally signed by SOURAV CHAKRABORTY
Date: 2023.12.21 13:41:57 +05.30
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 21/12/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(1) SRI RATHINDRA NATH BHOWMICK, PAN-AHAPB7489F, Aadhaar No. 2171 0310 7431, by occupation- Tax Consultant, (2) SRI RANADHIR BHOWMICK, PAN- APEPB6095F, Aadhaar No. 3303 2332 9374, by occupation- Business, both are sons of Late Rabindra Nath Bhowmick, both are by creed : Hindu, Indian by National, both are residing at 17, Narayan Roy Road, Post Office : Barisha, Police Station : Thakurpukur, Kolkata : 700008, District : 24 Parganas (South), (3) SRI PASUPATI BANERJEE, PAN- BBHPB8154P, Aadhaar No. 8458 8730 2613, son of Late Pratap Pratap Banerjee, by occupation- Retired Person, by creed : Hindu, by Nationality – Indian, residing at 17, Kali Kinkar Road, Post Office : Barisha, Police Station : Thakurpukur, Kolkata : 700008 (4) SMT. REKHA BANERJEE, PAN- AZAPB2509G, Aadhaar No. 5939 6956 5488, wife of Late Patit Paban Banerjee, by occupation – Housewife, (5) SRI SANJAY BANERJI, PAN- ANIPB0730D, Aadhaar No. Not provided by UIDAI, NRI, being Passport No. IND-Z2692152, son of Late Patit Paban Banerjee, Nos. 4 & 5 are residing at 25/22, Kali Kinkar Road, Post Office : Barisha, Police Station : Thakurpukur, Kolkata : 700008, District : 24 Parganas (South), (6) SMT. SIKHA MUKHERJEE, PAN- ADPPM4319J, Aadhaar No. 3403 0070 3434, wife of Sri Phalguni

Mukherjee, by creed : Hindu, Indian by National, all are residing at 228A, Diamond Harbour Road, Post Office : Behala, Police Station : Behala, Kolkata : 700034, District : 24 Parganas (South) and (7) SRI CHANDAN BANERJEE, PAN- AGZPB4031B, Aadhaar No. 4101 1462 1034, son of Late Indu Bhusan Banerjee, by creed : Hindu, Indian by National, residing at 19, Narayan Roy Road, Post Office : Barisha, Police Station : Thakurpukur, Kolkata : 700008, District : 24 Parganas (South), presently residing at 18, Kali Kinkar Road, P.O.- Barisha, P.S.- Thakurpukur, Kolkata – 700008, Dist.- South 24 Parganas, hereinafter jointly called and referred as the 'OWNERS' (which expression shall always be deemed to mean and to include their heirs, executors, administrators, representatives, receivers, nominees and assigns) of the FIRST PART.

AND

SRI PULAK KUMAR CHATTERJEE, PAN – ADZPC8707C, Aadhaar No. 5466 8061 6905, son of late Dulal Kumar Chatterjee, by faith Hindu, by Nationality Indian, by occupation Business, residing at 169/D, Sabarnapara Road, P.O.- Barisha, P.S. Thakurpukur, Kolkata – 700 008, hereinafter to be referred as the "DEVELOPER" (which expression shall, unless excluded by or

repugnant to the context or the subject, always be deemed to mean and to include their successors, legal heirs, executors, administrators, representatives, receivers, nominees and assigns) of the **OTHER PART.**

WHEREAS, the owners Sl. No.3 Pashupati Banerjee including deceased brother of the owner no.3 namely Bibhuti Bhusan Banerjee, Indu Bhusan Banerjee, Patiti Paban Banerjee and Biswanath Banerjee all are sons of Late Pratul Pratap Banerjee are jointly purchased a piece and parcel of a property with partly Doba and Path from the owner Dashurati Mukherjee son of Late Nanda Kumar Mukherjee by way of Bengali Saaf Bilkray Kobala Dalil which was executed and registered on 23.03.1949 at the office of the Joint Sub-Registrar at Alipore, South 24 Parganas recorded in Book No. I, Volume No. 27, pages from 291 to 296 being No. 1487 for the year 1949. The details of the above landed property is lying and situated at Pargana Khaspur, Mouza – Paschim Barisha, Touzi No.1-4, 5, 6, 8-10 & 12-16 under Khatian No. 1016 & 377, J.L. No. 19, Re. Sa. No. 43 under Dag No. 131 land measuring about 14 decimals under Dag No. 132 land measuring about 09 decimals and Dag No. 134 land

measuring about 01 decimals total in three dags measuring about 24 decimals.

AND WHEREAS one son namely Bibhuti Bhusan Banerjee died on 20.03.2000 as bachelor and his $1/5^{\text{th}}$ shares of the above property mentioned hereinabove as his legal heirs divided into his four brothers under Hindu Succession Act, 1956.

AND WHEREAS one of the son of Pratul Pratap Banerjee namely Biswanath Banerjee sold his $1/5^{\text{th}}$ shares to his brother namely Indu Bhusan Banerjee by way of Bengali Saaf Bikray. Kobala Dalil which was executed and registered on 25.05.1968 at the office of the Joint Sub-Registrar at Alipore at Behala South 24 Parganas recorded in Book No. I, Volume No. 44, pages from 271 to 274 being No. 3036 for the year 1968.

AND WHEREAS one son of Pratul Pratap Banerjee namely Patit Paban Banerjee died on 21.05.2000 leaving behind his wife namely Smt. Rekha Banerjee, one son namely Sanjay Banerjee and one daughter namely Smt. Sikha Mukherjee as his legal heirs and successors of $1/4^{\text{th}}$ share of the above property land, Doba & Path measuring about 3 Cottahs 10 Chittaks under Hindu Succession Act, 1956.

AND WHEREAS the legal wife and heirs of Indu Bhusan Banerjee namely Smt. Sunanda Banerjee was gifted her 1/3rd shares of above land measuring about 2 Cottahs 6 Chittaks 33 sq. ft. to her son namely Chandan Banerjee the present owner no.7 by way of Deed of Gift which was registered on 14.07.2017 at the office of the A.D.S.R. Behala recorded in Book. No. 1, Volume No. 1607-2017 pages from 181870 to 181896 being No. 6416 for the year 2017.

AND WHEREAS the daughter of the deceased said Indu Bhusan Banerjee namely Smt. Ranjana Banerjee wife of Sri Goutam Banerjee gifted her 1/3rd share of the above land belonging of her deceased father to her brother namely Chandan Banerjee land measuring about 2 Cottahs 6 Chittaks 33 sq. ft. by way of Deed of Gift dated 08.08.2017 which was registered at the office of A.D.S.R. Behala, South 24 Parganas and recorded in Book. No.I, Volume No. 1607-2017 pages from 210432 to 210457 being No. 7231 for the year 2017.

AND WHEREAS the said Chandan Banerjee seized and possessed of the total 50% shares of 24 decimals land which is total land measuring about 7 Cottahs 4 Chittaks Bastu land.

CM

AND WHEREAS the owner no.3 Pashupati Banerjee, son of Late Pratul Pratap Banerjee is the owner of 1/5th shares of the above property by way of purchased jointly with his brother on 23.03.1949 which was registered at the office of Joint-Sub-Registrar Alipore at Behala, District South 24 Parganas, recorded in Book No. I, Volume No. 27, pages from 291 to 296 being No. 1487 for the year 1949 which land measuring about 3 Cottahs 10 Chittaks.

AND WHEREAS the owner no.7 Sri Chandan Banerjee is being the owner by way of Deed of Gift dated 05.03.2021 which was executed by the Donors Rathindra Nath Bhowmick and Ranadhir Bhowmick both are sons of Late Rabindra Nath Bhowmick, which was registered at the office of the A.D.S.R. Behala, recorded in Book No. I, Volume No.1607-2021 pages from 138794 to 138824 being No. 3573 for the year 2021 land measuring about 9 decimals or 5 Cottahs 8 Chittaks Doba. Which is situated at R.S. Khatian No. 377 and 1016 under Dag No. 132, Mouza – Paschim Barisha, Touzi No.1-4, 5, 6, 8-10 & 12-16 under J.L. No. 19, Re. Sa. No. 43, P.S.- Thakurpukur, Kolkata – 700008, District – South 24 Parganas.

Ass

AND WHEREAS a Deed of Exchange dated 27.08.2008 between the then owners Sri Pashupati Banerjee, son of Late Pratul Pratap Banerjee, Smt. Rekha Banerjee, wife of Late Patit Paban Banerjee, Sri Sanjay Banerji, son of Late Patit Paban Banerjee, Smt. Sikha Mukherjee, wife of Falguni Mukherjee, Sri Chandan Banerjee, son of Late Indu Bhusan Banerjee, Smt. Sunanda Banerjee (since deceased), wife of Late Indu Bhusan Banerjee, and Smt. Ranjana Banerjee, wife of Sri Goutam Banerjee with Smt. Gopa Bhowmick (since deceased) wife of Late Rabindra Nath Bhowmick, Rathindra Nath Bhowmick, son of Late Rabindra Nath Bhowmick and Ranadhir Bhowmick, son of Late Rabindra Nath Bhowmick, which deed was registered on 27.08.2008 at the office of the A.D.S.R. Behala recorded in Book No. I, CD Volume No. 26, pages from 5669 to 5684 being No. 10301 for the year 2008.

AND WHEREAS now the total land after deed of exchange with amalgamation is measuring about 22 Cottahs 1 Chittaks out of which 16 Cottahs 9 Chittaks Bastu land Doba with Path and 5 Cottahs 8 Chittaks Doba & Path jointly occupying and enjoying by the owners and paying KMC taxes regularly and the owners have full rights, powers to sold, transfer etc. of their above land

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and they are jointly seized and possessed the above property as sixteen annas owners. The property is situated under K.M.C. Premises No. 24, Narayan Roy Road (mailing address 17, Narayan Roy Road), within K.M.C. Ward No. 126, vide Assessee No. 411261200239 land measuring about 7 Cottahs 9 Chittaks and K.M.C. Premises No. 25, Narayan Roy Road (mailing address 19, Narayan Roy Road), within K.M.C. Ward No. 126, vide Assessee No. 411261200240, land measuring about 14 Cottahs 8 Chittaks, both under P.S.- Thakurpukur, Kolkata - 700008, total land of both Assessee Number measuring about 22 Cottahs 1 Chittaks, more particularly described in the **SCHEDULE - 'A'** hereunder written.

AND WHEREAS, now the Owners, being desirous of developing their said respective property a multi-storied residential building upon land in accordance with the sanctioned plan of Kolkata Municipal Corporation is in search of a capable experienced person who is able to develop the said property by investing his own capital and the Developer having learnt of the intention of the Owners have offered to develop the said property by way of constructing a multi storied building in accordance with the sanction plan of the municipality by

investing their own capital in consideration of that the Owners shall be allotted - 37% of the total constructed area upon their above land as per proportionate shares according to their land, constructed flats and garage space shall be allotted by above ratio, all allocated flats shall be provided in each floor one in the front side alternatively another in the back side of owners allocation flats along with adjustable / refundable Rs.70,00,000/- (Rupees Seventy Lakhs) only which is already paid by the Developer on the execution of original Development Agreement dated 04.10.2021, which is more particularly described into **SCHEDULE-'B'** written hereunder and the rest 62% of the constructed area of the said multi storied building will be dealt by the Developer to realize the cost of construction and the Owners has accepted the aforesaid offer and agreed to enter into this agreement with the Developer on the terms and conditions as follows.

NOW THIS AGREEMENT WITNESSETH AND BOTH THE PARTISE HAVE AGREED as follows :-

1. The Developer shall construct multi storied building or buildings in accordance with the Kolkata Municipal Corporation sanctioned plan including its all amendments

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and rectifications specifications attached therewith at their own cost and the Developer has been prima-facie satisfied about the marketable title of the Owners as above set forth.

2. The Developer shall at his own cost, obtain Building Sanctioned Plan from the Kolkata Municipal Corporation by depositing all the sanction fees, water connection fees, drainage connection fees for and on behalf of the Owners and the Developer shall be entitled to all refunds of fees from the Kolkata Municipal Corporation.
3. The Developer, after completion of the construction of the said new multi storied building or building within 48 months from the date of signature of this agreement and shall deliver undisputed possession of the Owners' allocation i.e. 37% of the total constructed area upon their above land as per proportionate shares according to their land, constructed flats and garage space shall be allotted by above ratio, all allocated flats shall be provided in each floor one in the front side alternatively another in the back side of owners allocation flats which is more particularly described into **SCHEDULE 'B'** written hereunder and the Owners shall deliver the vacant and peaceful possession to

the Developer within 03 months from the date of this Agreement after making the property free from all encumbrances.

4. The Owners hereto shall give an License to the Developer for construction of the said multi storied building or buildings and also deliver the possession of the vacant land free from all encumbrances together with all original documents and title deeds to the Developer within 03 months from the date of this Agreement.
5. The Owners shall not object against or put any hindrance to enter into any Agreement for Sale or to sell any flat or flats to any intending purchaser/purchasers, save and except the said constructed area to be allotted to the Owners. The Developer will also be entitled to enter into an agreement for sale of their allocated portion to any intending purchaser / purchasers.
6. The Owners shall not interfere into the construction work of the said multi storied building or buildings, provided the Developer shall proceed with the construction work as per Sanction Plan and the Owners shall be entitled to make

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inspection of his allotted portion in which the Developer shall be bound to give best quality materials.

7. The Developer shall expend the cost of building materials, sanitary works and fittings, electric works and fittings, labour charges etc. which are necessary for the construction of the said multi storied building or buildings including installation of electric motor driven water pump and common electric meter at their own cost and the Owners shall expend the cost of installation of electric meter in their names in respect of his Owners' allocation.
8. The Developer shall complete the said multi storied building or buildings with first class building materials in accordance with the Kolkata Municipal Corporation sanctioned building plan and specifications within 48 months from the date of signature of this agreement.
9. The Developer shall be entitled to rectify and amend the building plan, as and when necessary after obtaining prior consent of the Owners.
10. The Developer shall, at his own cost, appoint Architect, LBS and Advocates, the labour Developer, watchman, Masons

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etc. for the said construction work of the multi storied building or buildings.

11. The Developer shall be liable for any dispute and/or this-agreement with the third party without impleading and/or involving the Owners during the period of the said construction work of the said multi storied building or buildings.
12. The Developer shall be entitled to fix sign-board or hoarding for the purpose of advertisement of the sale of the flat or flats of his share.
13. The Owners shall also give a General Power of Attorney in favour of the Developer to facilitate the construction work of the said multi storied building or buildings in respect of sell the constructed portion allocated in favour of the Developer excluding the areas of the Owners' allocation to any intending purchaser/purchasers at their own discretion.
14. The Developer shall deliver the possession of the Owners' allocation to the Owners before the delivery of possession of the flat/flats to any other intending purchaser/s; and the Owners shall receive the Owners' allocation as per

SCHEDULE - "B" as total consideration as his share in the project or as the Owners' allocation.

15. The Owners do hereby declare as follows:-

- a) Their property, described in the **SCHEDULE - "A"** written hereunder is free from all encumbrances and lispendens.
- b) There is no impediment to construct the building under the provisions of Urban Land (Ceiling & Regulation) Act, 1976 and a clearance is to be obtained from the competent authorities.
- c) There is no bar for and on behalf of the Owners to enter into this agreement or otherwise to transfer their property.
- d) There is no impediment to obtain the sanctioned plan in respect of the premises of the Owners subject to the clearance to be obtained from the Kolkata Municipal Corporation and Urban Land Ceiling Department.

16. The Developer do hereby declare as follows:-

- a) The Developer shall bear all the expenses of the construction of the said new building or buildings.
- b) The Developer shall provide and install the necessary facilities and amenities to the beneficial use of the several self-contained flat or flats to be constructed into the said

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new multi storied building or buildings and the Developer shall also provide the lift for common user of the owners and the Developer of their nominees.

- c) After completion of the said multi storied building or buildings, the Owners' allocation as mentioned in the **SCHEDULE "B"** written hereunder of the newly constructed building shall be delivered to the Owners without any dispute.
 - d) The Developer shall complete the construction of the said new multi storied building or buildings by investing their own capital.
17. The Owners, at the request of the Developer shall join himself in any Agreement for Sale or Deed of Conveyance at the time of execution and registration of the same to transfer the proportionate share of land in respect of the flat or flats of the Developer' allocation in favour of the intending purchaser/purchasers and the Developer shall be at liberty to own and possessed their allocation on the project for sale or dispose of the same to any prospective purchaser/purchasers at a consideration money as may the Developer at their discretion think fit and proper.

18. The Owners shall indemnify and/or kept indemnified the Developer from any third party claim in respect of the **SCHEDULE "A"** property simultaneously, the Developer shall also indemnify or kept indemnified the Owners against any third party claim or dispute during the period of the construction of the said new multi-storied building or buildings and the Owners shall co-operate with the Developer in every respect for the construction of the said multi storied building, provided the said construction shall be made as per the Sanction Plan of the Kolkata Municipal Corporation failing of which, the Developer will be compelled to stop the construction work of the said multi storied building or buildings and in that event, the Owners shall compensate the loss of the Developer.
19. The Developer are hereby authorized to sell the flat and/or flats to any intending purchaser/ purchasers from the Developer' allocation, for realizing die construction cost of the said new multi storied building.
20. The Developer shall pay the rates and taxes during the construction period, thereafter, the Developer shall pay the rates and taxes in respect of their allocation and also

pay proportionate share of expenses and maintenance of the said multi storied building and buildings and the Owners shall pay the rates and taxes including proportionate share of maintenance cost and taxes in respect of the Owners' allocation from the date of delivery of the possession of the same.

21. The Developer shall be entitled to any vertical or horizontal construction of the building by amending or rectifying the Kolkata Municipal Corporation Sanctioned Plan.
22. The Developer shall, at their own cost, install the main service line and the electric meter for common spaces and purposes and the Owners shall install the electric meters in the Owners' allocation and/or names of the Owners at his own cost.
23. If the Owners fail and/or neglects to handover the vacant possession of the said property free from all encumbrances within stipulated time, in that event, the Owners shall refund all the money so received by their to the Developer forthwith.

24. Both the parties hereto have mutually agreed upon that both the parties and their nominees and assignees shall abide by all the restrictions to enjoy the common parts and portions of the building for their mutual benefits as mentioned herein and both the parties and their nominees shall form the Owners' association or syndicate to maintain the said proposed multistoried building and also to make any rules and bye laws for the same.
25. That the Developer shall be entitled to demolish the structure of the Owners' property. That Owners shall be no right to claim or demand whatsoever in respect of the above demolished property.

SCHEDULE - "A" ABOVE REFERRED TO

(Description of land property)

ALL THAT a piece and parcel of land measuring about 22 Cottahs 1 Chittaks situated at Pargana Khaspur, Mouza – Paschim Barisha, Touzi No. 1-4, 5, 6, 8-10 & 12-16 under Khatian No. 1016 & 377, under Dag No. 131, 132, 134 & 135, being K.M.C. Premises No. 25, Narayan Roy Road (mailing address 18, Kali Kinkar Road), within K.M.C. Ward No. 126, vide Assessee No.

411261200240, under P.S.- Thakurpukur, Kolkata – 700008, and

butted and bounded as follows :-

BY NORTH	:	Land of Rathindra Nath Bhowmick;
BY SOUTH	:	Land of Ajit Mondal;
BY EAST	:	Land of Chandan Banerjee & Dipak Roy Chowdhury.
BY WEST	:	37' feet wide Narayan Roy Road.

THE SCHELDULE - "B" ABOVE REFERRED TO

(Owners' allocation)

ALL THAT the Owners shall be allotted 37% of the total constructed area upon their above land as per proportionate shares according to their land, constructed flats and garage space shall be allotted by above ratio, all allocated flats shall be provided in each floor one in the front side alternatively another in the back side of owners allocation flats, completed as inhabitable condition along with refundable/adjustable sum of Rs.70,00,000/- (Rupees Seventy Lakhs) only which is already paid by the Developer on the execution of original Development Agreement dated 04.10.2021 and together with proportionate share of land common facilities in to the said newly constructed multistoried building.

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THE SCHELDULE - "C" ABOVE REFERRED TO

(Description of the Developer' Allocation)

ALL THAT rest 63% portion of the said building will be dealt by the Developer to realize the cost of construction, consisting of several self-contained **Flats** and **car parking spaces** in habitable condition of the proposed new building or buildings to be erected upon the aforesaid **SCHEDULE "A"** property in accordance with the Kolkata Municipal Corporation sanctioned building plan and specifications together with undivided impartible proportionate share of land described in the **SCHEDULE "A"** written hereinabove altogether with the common right to use with the Owners, the common parts and portions of the building, described in the **SCHEDULE "D"** written hereunder along with all easement and quasi-easement right annexed to the said proposed building.

THE SCHEDULE "D" ABOVE REFERRED TO

(The Common Portions)

1. Entrance and exit and roof of the building.
2. Boundary walls and main gate.
3. Entrance lobby, electric utility space.
4. Water pump space.

5. Staircase and staircase & lift landing on the ground floor.
6. Drainage and sewerage line and other installations for the same except only those which are installed within the exclusive area of any unit exclusively for its use.
7. Electric Sub-Station and electrical wirings and other fittings exclusively only those as are installed within the exclusive area of any unit exclusively for its use.
8. Water pump, water reservoir, together with all common plumbing installation for carriage of water excluding only such parts of installations and fittings as are exclusively within and for the unit.
9. Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or around the land and buildings are necessary for passage to and/or user of the units in common by the co-Owners.
10. The ultimate roof.
11. The area of common portion may be varied or decreased as per the further modification and/or change the plan for making further construction before delivery of possession as per mutual consent between Developer and the Owners.

SCHEDULE "E" REFERRED TO AS ABOVE**(Common expenses)**

1. The expenses of maintaining, repairing, redecorating etc. of the building, gutters and rain water pipes of the building, water pipes, sanitary pipes, gas pipes and electric pipes, wires and installation, under or upon the building and enjoyed or used by the purchaser in common with the Owners and the other occupier/ purchaser and the main entrance, passage, landing and staircase of the building as enjoyed by the purchaser or used by the Purchaser in common as aforesaid and the boundary walls of the premises and its compound etc.
2. The costs of cleaning and lighting the passage landing staircase and other parts of the building and enjoyed or used by the purchaser/s in common as aforesaid.
3. The costs of the decorating the exterior of the building.
4. The costs or the salaries of care-takers, clerks, bill collector, chowkidars, sweepers, malis, mistries etc. if any, to be appointed by the Association of the Owners of the flat and before formation of such Association by the Owners.

5. The costs of working and maintenance of light and service charges of the common areas and facilities.
6. The costs of working and maintenance of pump and equipments.
7. Municipal and other taxes and/or any levies.
8. Insurance of the building and pumps against all types of risks.
9. Capital or recurring expenditure for replacement of all or any item comprised in the general common parts and portions and common facilities including lift.
10. Common other expenses as necessary or incidental for the maintenance of the said building and/or other taxes until separately assessed.

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

SIGNED, SEALED & DELIVERED

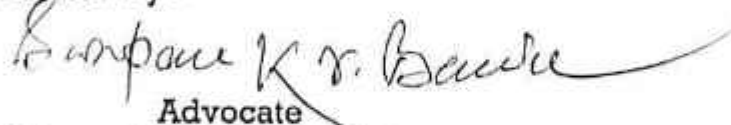
In the presence of **WITNESSES :-**

1. Sharmila Banerjee
18, K. K. Road
Kali-8
- ✓ Rathindra Nath Bhownick
- ✓ Ranadhir Bhownick
- ✓ Pasupati Banerjee
Renuka Banerjee.
2. Sampurnan K. Baidya
Alipore Judges' Court.
Kali-700027
- Sig Banerji
- Sikha Mukherjee
- Chandani Banerjee

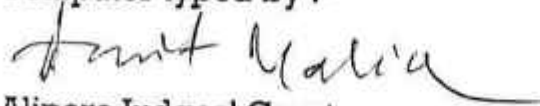
SIGNATURE OF THE OWNERS


SIGNATURE OF THE DEVELOPER

Drafted by :-


Advocate
Alipore Judges' Court,
Kolkata - 700 027.

Computer typed by :-


Alipore Judges' Court,
Kolkata - 700 027.

SPECIFICATION

- GENERAL** : The building shall be R.C.C. framed structure as per the design of the Architect and Engineer:
- Excavation** : Earth work in excavation of foundation trenches of drains in all sorts of soils including removing, spreading or staking the spoils as directed and including the trimming the sides of trenches leveling dressing* and ramming the bottoms, bailing out water etc. as required complete;
- Earth Filling** : Earth work in filling in foundation, trenches, plinth etc. with good earth in layer not exceeding 6" at the time including catering and ramming etc. layer by layer;
- Foundation Bedding** : R.C.C. (1:3:6), 3" thick in leveling course for foundation bedding;
- Brick Wall** : All exterior brick works shall be 8" thick of approved quality and C.M. (1:6). All partition walls shall be 3" and 5" thick with bricks of approved quality and C.M. (1:4).
- R.C.C. Work** : Providing and laying concrete mix.

- (1:2:4) with reinforcement design in foundation, tie beams, lintels, columns, floor beams, floor slabs, stair case, chajja, drop wall etc.;
- Floor finish skirting Dado etc.** : Floor Tiles finish in all the rooms of the building. Cooking platform in kitchen; In toilets cast-in-citu marble floor will be provided with 4" high skirting wall tiles in toilet; . Dado will be 6'-0" high from the 4" high skirting with white glazed tiles in toilet;
- Plaster** : The outside of the building will have plaster 12MM thick (Ave) whereas, the inside plaster will be 20MM thick (Ave.);
- Doors and Windows** : **Main entrance Door;**
- a) All doors are commercial plywood.
 - b) Wood frame (saal);
 - c) 6" long Aluminium Tower Bolt;
 - d) Electric calling bell point;
 - e) One handle from outside;
 - f) 3 nos. 4" hinges;
 - g) Night Latches; Aluminium tower Bolt 6" long from inside;
- Other Doors.**
- a) Commercial flush door;

- b) Wood frame (Saal);
- c) Aluminium Tower Bolt 6" long from inside;
- d) Two nos. Brass-ring from outside;

Windows.

- a) Aluminium window;
- b) All windows shall have panel sheet glass;
- c) The windows of toilets shall have glass translucent;
- d) All window will be provided with M.S. Grill approved by the Architect/Engineer

Putty finishing and Snowcem : The building will be painted externally snowcem. The inside of the building wall have putty finishing on plastered surface;

Toilets & Kitchen : **One Toilet (Marble)**

- a) Commode toilets white & P.V.C. Cistern;
- b) One shower point, tap point each toilet;
- c) One corner basin;
- d) No out side fittings will be installed by the Developer;

Kitchen (Tiles)

- a) One sink;

Roof

- : 1. Roof I.P.S. of approved quality will be provided over the roof;
 - 2. 3'-0" high parapet wall will be provided all around the roof slab;
 - 3. Suitable asbestos PVC rain water pipe for proper drainage of water from roof;
 - 1. 4 light points, 1 fan point and a 15 amp. Plug point and two 5 amp plug point in drawing and dining;
 - 2. One fan point, 4 light points and two 5 amp plug point in bed room;
 - 3. Two light point each in toilet W.C. and kitchen 1 power point (kitchen 5-A);
 - 4. All wiring will be as per existing regulation;
 - 5. One light point at Balcony;
 - 6. One light point of staircase 5 Amp for pump set;
- PVC overhead reservoir will be provided at the stair roof/roof as per design.
- 7. No electrical out side fittings will be installed by the Developer;



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Rathuram Nath Bhownick
Signature Rathuram Nath Bhownick



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Ranadhis Bhownick
Signature Ranadhis Bhownick



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Pasupati Banerjee
Signature Pasupati Banerjee



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Rekha Banerjee
Signature Rekha Banerjee



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Sanjay Ranjre
Signature



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Sikha Mukherjee
Signature Sikha Mukherjee



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Chandan Ranjre
Signature Chandan Ranjre



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name
Signature Sikha Mukherjee

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



192023240316505948

GRN Details

GRN:	192023240316505948	Payment Mode:	SBI Epay
GRN Date:	13/12/2023 22:21:03	Bank/Gateway:	SBIePay Payment Gateway
BRN :	7150570735737	BRN Date:	13/12/2023 22:21:49
Gateway Ref ID:	IGAQOOVRC5	Method:	State Bank of India NB
GRIPS Payment ID:	131220232031650593	Payment Init. Date:	13/12/2023 22:21:03
Payment Status:	Successful	Payment Ref. No:	2002979324/4/2023
[Query No/* Query Year]			

Depositor Details

Depositor's Name:	Mr Swapan Kumar Banik
Address:	Sontoshpur Govt. Colony,kolkata-700142
Mobile:	6290487727
Email:	advocateskbanik@gmail.com
Period From (dd/mm/yyyy):	13/12/2023
Period To (dd/mm/yyyy):	13/12/2023
Payment Ref ID:	2002979324/4/2023
Dept Ref ID/DRN:	2002979324/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002979324/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	39970
2	2002979324/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				39991

IN WORDS: THIRTY NINE THOUSAND NINE HUNDRED NINETY ONE ONLY.

PAID





**Government of West Bengal
Directorate of Registration & Stamp Revenue**

e-Assessment Slip

Query No / Year	2002979324/2023	Office where deed will be registered
Query Date	04/12/2023 3:59:00 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SWAPAN KUMAR BANIK Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 6290487727, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
	Rs. 1,93,23,517/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 40,020/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 50/-
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Narayan Roy Road, Road Zone : (K.K.Roy Choudhury Rd -- Rest (Ward 125,126)) , Premises No: 25, , Ward No: 126 Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	22 Katha 1 Chatak		1,93,23,517/-	Width of Approach Road: 37 Ft.,
Grand Total :				36.4031Dec	0 /-	193,23,517 /-	

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	RATHINDRA NATH BHOWMICK Son of Late Rabindra Nath Bhowmick 17, Narayan Roy Road, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AHxxxxxx9F, Aadhaar No: 33xxxxxxxx9374, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



2	RANADHIR BHOWMICK Son of Late Rabindra Nath Bhowmick, 17, Narayan Roy Road, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. APxxxxxx5F, Aadhaar No.: 21xxxxxxxx7431, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	PASUPATI BANERJEE Son of Late Pratul Pratap Banerjee, 17, Kali Kinkar Road, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. BBxxxxxx4P, Aadhaar No.: 84xxxxxxxx2613, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	REKHA BANERJEE Wife of Late Patit Paban Banerjee, 25/22, Kali Kinkar Road, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AZxxxxxx9G, Aadhaar No.: 59xxxxxxxx5488, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	SIKHA MUKHERJEE Wife of Phalguni Mukherjee, 228A, Diamond Harbour Road, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South 24- Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ADxxxxxx9J, Aadhaar No.: 34xxxxxxxx3434, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	CHANDAN BANERJEE Son of Late Indu Bhusan Banerjee, 19, Narayan Roy Road, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx1B, Aadhaar No.: 41xxxxxxxx1034, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
7	SANJAY BANERJI Son of Late Patit Paban Banerjee, 25/22, Kali Kinkar Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Aadhaar No Not Provided by UIDAI Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	PULAK KUMAR CHATTERJEE Son of Late Dulal Kumar Chatterjee, 169/D, Sabarnapara Road, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADxxxxxx7C, Aadhaar No.: 54xxxxxxxx6905, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Identifier Details :

Name & address

SIVAPAN KUMAR BANIK
 Son of Late Sachindra Banik
 Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India,
 PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of RATHINDRA NATH
 BHOWMICK, RANADHIR BHOWMICK, PASUPATI BANERJEE, REKHA BANERJEE, SIKHA MUKHERJEE, CHANDAN
 BANERJEE, PULAK KUMAR CHATTERJEE, SANJAY BANERJI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	RATHINDRA NATH BHOWMICK	PULAK KUMAR CHATTERJEE-6.06719 Dec
2	RANADHIR BHOWMICK	PULAK KUMAR CHATTERJEE-6.06719 Dec
3	PASUPATI BANERJEE	PULAK KUMAR CHATTERJEE-6.06719 Dec
4	REKHA BANERJEE	PULAK KUMAR CHATTERJEE-6.06719 Dec
5	SIKHA MUKHERJEE	PULAK KUMAR CHATTERJEE-6.06719 Dec
6	CHANDAN BANERJEE	PULAK KUMAR CHATTERJEE-6.06719 Dec

Owner and Land or Building Details as received from KMC :

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411261200240 Premises No. : 25 Ward No. : 126 Street Name : NARAYAN ROY ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SRI PASHUPATI BANERJEE, SMT REKHA BANERJEE , SRI SANJOY BANERJI, SMT SIKHA MUKHERJEE , SRI CHANDAN BANERJEE, RATHINDRA NATH BHOWMICK , RANADHIR BHOWMICK Owner Address : 18, KALIKINKAR ROAD , BARISHA, KOLKATA Pin No. : 700008	Character of Premises: Constructed Building Total Area of Land: 22 Cottah, 01 Chatak, 08 SqFeet,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 03-01-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 03-01-2024)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.



Query No: 2002979324 of 2023, Printed On : Dec 4 2023 3:59PM, Generated from wbregistration.gov.in



Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required

Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.

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

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

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ADPPM4319J	
नाम / NAME	SIKHA MUKHERJEE	
पिता का नाम / FATHER'S NAME	PATITPABAN BANERJEE	
जन्म तिथि / DATE OF BIRTH	31-08-1962	
हस्ताक्षर / SIGNATURE		
		आयकर आयुक्त, प.ब. - II COMMISSIONER OF INCOME-TAX, W.B. - II

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.

*Self-attested
Sikha Mukherjee*



ভারত সরকার

Government of India



শিখা মুখার্জী

Sikha Mukherjee

পিতা : পটিলপাণ বন্দ্যোপাধ্যায়

Father : Patilpaban Banerjee

জন্মতারিখ/DOB: 31/08/1962

সহিষা / Female



3403 0070 3434

আধার - সাধারণ মানুষের অধিকার



স্থান: এ. ডি. এইচ. রোড
পার্মাস্রী পল্লী, পার্মাস্রী
কলকাতা, পশ্চিম বঙ্গ,

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

Address: 228A, D.H. ROAD,
Parnasree Pally, Parnasree
Pally, Kolkata, West Bengal,
700060

3403 0070 3434

1847
1800 300 1847

help@uidai.gov.in

www.uidai.gov.in

self-attested
Sikha Mukherjee



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भारत सरकार

Government of India



Rekha Banerjee

DOB : 01/01/1937

Female



5939 6956 5488

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

Address:

W/O: Patilpaba Banerjee, 25/22, KALIKINKAR ROAD,
Purba Barisha, South 24 Parganas, Barisha, West Bengal,
700008

5939 6956 5488



1947



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आयकर विभाग

INCOME TAX DEPARTMENT

REKHA BANERJEE

HIRALAL GANGOPADHYAY

01/01/1937

Permanent Account Number

AZAPB2509G

Rekha Banerjee
Signature



भारत सरकार

GOVT. OF INDIA



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

Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीदाएं :

आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४००६१४



आयकर विभाग

INCOME TAX DEPARTMENT

SANJAY BANERJI

PATITPABAN BANERJI

27/11/1957

Permanent Account Number

ANIPB0730D



Signature



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GOVT. OF INDIA



ভারত সরকার
GOVERNMENT OF INDIA

পুলক কুমার চট্টোপাধ্যায়
Pulak Kumar Chatterjee
পিতা: পুলক চট্টোপাধ্যায়
Father: DULAL CHATTERJEE

জন্ম তারিখ/Year of Birth: 1993
লিঙ্গ/Male

5466 8061 6905

আধার - সাধারণ মানুষের অধিকার

Chatterjee

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা: ১৬৯ডি, সাকার্না প্যারা রোড
পূর্ব বারিশা, বর্ডিশা, দক্ষিণ ২৪ পরগণা
পশ্চিমবঙ্গ, ৭০০০০৮

Address: 169D, SABARNA
PARA ROAD, Purba Barisha,
Barisha, South Twenty Four
Parganas, West Bengal,
700008

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

Chatterjee

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ADZPC8707C



नाम /NAME

PULAK KUMAR CHATTERJEE

पिता का नाम /FATHER'S NAME

DULAL CHATTERJEE

जन्म तिथि /DATE OF BIRTH

07-03-1963

हस्ताक्षर /SIGNATURE

Pulak Chatterjee

Shelvin

आयकर आयुक्त. (अ.प्र. भा.), कोलकाता

COMMISSIONER OF INCOME TAX CO. KOLKATA



ভারত সরকার
GOVERNMENT OF INDIA



রানধীর ভৌমিক

Ranadhir Bhowmick

পিতা: রবীন্দ্র নথ ভৌমিক

Father: RABINDRA NATH BHOWMICK

জন্ম সাল/Year of Birth: 1970

পুরুষ / Male



3303 2332 9374

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ফিসাল, ১৭, নারায়ন রায় রোড
পূর্ব বর্ডিয়া, বর্ডিয়া, দক্ষিণ চব্বিশ পরগনা
কলিকতা-৭০০০০৮

Address: 17, NARAYAN
ROY ROAD, Purba Barisha,
Barisha, South Twenty Four
Parganas, West Bengal,
700008



1947
1800 180 1947



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www.uidai.gov.in

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

Ranadhir Bhowmick



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RANADHIR BHOWMICK

RABINDRA NATH BHOWMICK

01/01/1970

Permanent Account Number

APERB6095F

R. Bhowmick
Signature



इस कार्ड के धरने / याने पर कृपया संचित कर / लायडर
आयकर प्रोत्त जेकाई, एन एस डी एल
महली मजिले, एडमिल टावर, कामला मिल्स कंपाउंड
एस बी मार्ग, लाजर परेल, मुम्बई - 400 013

If this card is lost / some one has lost card, please
inform immediately to
Income Tax PAN Services Unit, NSDL
13, Floor Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013
Tel: 91-22-2499 3650, Fax: 91-22-2495 066
e-mail: unit@nsdl.co.in



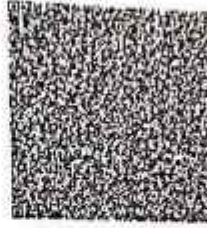
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AHAPB7489F



नाम/Name
RATHINDRA NATH BHOWMICK

पिता का नाम/Father's Name
RABINDRA NATH BHOWMICK

जन्म की तारीख/
Date of Birth
27/03/1967

हस्ताक्षर/Signature

26042021

यस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पेन सेवा इकाई, एन एस डी एल
चौथी मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

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

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,



भारत सरकार
GOVERNMENT OF INDIA

आधार
Aadhaar

Issue Date: 10/01/2013

संश्लेषित नाम (डोमेनिक)
Rathindra Nath Bhowmick
जन्मतिथि / DOB: 27/03/1967
पुरुष / Male

आधार पहचान का प्रमाण है, नागरिकता का नहीं।
Aadhaar is a proof of identity, not of citizenship.

2171 0310 7431

मेरा आधार, मेरी पहचान

भारत सरकार
GOVERNMENT OF INDIA

आधार
Aadhaar

Print Date: 23/04/2023

ठिकाना: १७, नारायण राय रोड, पूर्व
बड़िया, द: २४ परगना, पश्चिमबंग,
700008

Address: 17, NARAYAN ROY ROAD,
Purba Barisha, South Twenty Four
Parganas, West Bengal, 700008

2171 0310 7431

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Self attested
Chandan Banerjee



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Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. : 0635/15182/00251

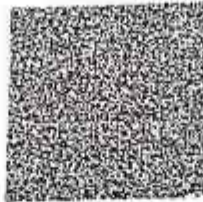
To
Chandan Banerjee

18,
KALI KINKAR ROAD,
VTC: Paschim Barisha, PO: Paschim Barisha,
District: South Twenty Four Parganas,
State: West Bengal, PIN Code: 700008,
Mobile: 9830164460

63421667



KF634216679FI



आपका आधार क्रमांक / Your Aadhaar No. :

4101 1462 1034

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Issue Date: 28/01/2013



Chandan Banerjee

DOB: 14/11/1956

Male

4101 1462 1034



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Self attached
Chandan Banerjee

