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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL
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 NUM 269 51.6

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Additional Registrar of Assurances
 Kolkata



Certified that the documents admitted to Registration, the Signature Sheet and the endorsement thereon provided in this document are the part of the Document

[Signature]
 Additional Registrar
 of Assurances, Kolkata

14 AUG 2019

21 SEP 2019
 21 SEP 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 14th day of

August Two Thousand Nineteen

BETWEEN

1. **SRI MANOJ KUMAR SETT** (PAN-ALXBPS1434N), ph-9836951792, S/o LATE NIRMAL KUMAR SETT, Residing At, 101, Serpentine Lane, Kolkata - 700 014, Ward 50, P.S. Muchipara, P.O.: Entally. By Occupation Business. By Faith Hindu. *alias Manoj Kanti Seth*
2. **SRI MANABENDRA SETT** (PAN-ALFPS5089M), 9830870410, S/o LATE NIRMAL KUMAR SETT, Residing at 101, Serpentine Lane, Kolkata - 700 014, Ward 050, P.S. Muchipara, P.O. Entally. By Occupation Business. By Faith Hindu. *alias Manabendra Seth*
3. **SRI MAHENDRA PRATAP SETT** (PAN-ALGPS1004F), 9748560255 S/o LATE NIRMAL KUMAR SETT, Residing at 101, Serpentine Lane, Kolkata - 700 014, Ward 50, P.S. Muchipara, P.O.: Entally. By Occupation Business. By Faith Hindu.
4. **SMT. CHITRA SETT** (PAN-FGAPS4990E) 8017512029, W/o. LATE MALAY KUMAR SETT, Residing at 101, Serpentine Lane, Kolkata - 700 014, Ward 50, P.S. Muchipara, P.O. Entally. By Occupation Housewife, By Faith Hindu.
5. **SMT. KAKOLI PAUL** (PAN-ANNPP1404F), 9433352533, W/o. DEBASISH PAUL and D/o. LATE MALAY KUMAR SETT of 101, Serpentine Lane, Kolkata - 700 014, Ward 50, P.S.: Muchipara, P.O.: Entally, also residing at 41/3/1, ram charan sett road, howrah, pin-711104, p.o. santragachi, P.S- shibpur, By occupation Housewife, by faith Hindu.

herein after jointly called the "OWNERS" (which term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and includes their respective heirs, successors, executors, administrators, legal representative and assigns) of the FIRST PART.

AND

DASGUPTA & ASSOCIATES, a sole proprietorship concern firm, having its office at 2A, Sir Devaprosad Row, Kolkata - 700 014 herein after called the SECOND PARTY / DEVELOPER / which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the heirs, successors, executors, administrators, representatives and assignee of its sole Proprietor) of the SECOND PART.

The firm is being represented by its sole proprietor SRI GAUTAM DASGUPTA (PAN NO AEBPD2981A), Son of Late Sailendra Nath Dasgupta, by faith Hindu, by occupation Business, residing at 30/1/1, Doctor Lane, P.S. Tallala, P.O: Entally, Kolkata - 700 014.

S Manabendra Seth

Manoj Kanti Seth

WHEREAS, SRI MANOJ KUMAR SETT, SRI MANABENDRA SETH, SRI MAHENDRA PRATAP SETT, SMT. CHITRA SETT and SMT. KAKOLI PAUL

are the absolute owners of all that piece and parcel of land measuring an area of **08 Cattah 13 Chittaks 15 Sq. ft.** be the same a little more or less, alongwith a building partly three and partly two storied. Thereon lying Situate and known numbered as premises no. 101, Serpentine Lane, Kolkata - 700 014, Ward 50,

P.S. Muchipara, P.O. Entally within The Municipal Limit of The Kolkata Municipal Corporation, in the town of Kolkata, more fully and specifically described in the schedule hereunder written, which they obtained by way DESCRIBED under the will of late, Sachindranath Sett, Since Deceased.

AND WHEREAS Pursuant to a settlement made and which formed a part of decree passed by the hon'ble high court at Fort William in 280 for the year 1936 Sachindranath Sett was pronounced / declared to be the owner of premises no. 101, Serpentine Lane, Kolkata - 700 014 and the deed of Settlement was registered with the office of the registrar of assurance Kolkata, recorded in book I, volume no. 36, Pages 221 to 224, being no. 138 for the year year 1937.

AND WHEREAS during his lifetime said Sachindra Nath Sett executed his last will on dated 15TH OCTOBER, 1968 in respect of his property at Premises No. 101, Serpentine Lane, Kolkata - 700 014.

And Whereas The Said Sri Sachindranath Sett died unmarried on 27.07.1973 leaving to his will dtd-15.10.1968 and the following become the whole and absolute JOINT OWNERS of the premises no-101 serpentine lane ,Kolkata-700014 and accordingly seized, possessed and well sufficiently entitled to the said premises, by the strength of the said will.

1. Malay Kumar Sett..... son of Nirmal Kumar Sett
2. Manoj Kumar Sett..... son of Nirmal Kumar Sett
3. Manabendra Sett..... son of Nirmal Kumar Sett
4. Mahendra Pratap Sett..... son of Nirmal Kumar Sett

That after the demise of Sachindra Nath sett, Probate to his will was obtained from Honb'e High Court at Calcutta vide actXXXIX case no PLA-40 for the year 1974.

AND WHEREAS said (1) - (4) duly mutated their respective names in the record of the Kolkata Municipal Corporation and duly possessed the same.

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AND WHEREAS, while in possession the said Malay Kumar Sett died intestate on 01.01.2019 leaving behind his legal heirs

1. Smt. Chitra Sett wife
2. Smt. Kakoli Paul daughter

Hence 1. Chitra Sett and Smt. Kakoli Paul, 2. Sri Manoj Kumar Sett, 3. Sri Manabendra Sett, 4. Sri Mahendra Pratap Sett, became the absolute JOINT OWNERS of the Premises no. - 101, Serpentine Lane, Kolkata - 700 014 and they rightly mutated their names in the Kolkata Municipal records as they become the Joint and Absolute owners of The Aforesaid property which is more fully And Specifically Described in The Schedule "A" Hereunder written.

AND WHEREAS while thus being well seized and possessed of the said property the owners herein desired to construct a multi-storied building over the said land but due to paucity of funds, lack of technical knowledge and other unavoidable circumstances, the owners herein could not construct the said building.

AND WHEREAS for the purpose of construction of the said multi-storied building the owners herein approached the aforesaid developer herein and upon mutual discussion the parties here to have arrived on the following terms and conditions.

NOW THIS AGREEMENT WITNESSESS AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :

1. That with the execution of this agreement the owners herein are giving absolute right to the developer to construct a multi-storied building over the land described in the schedule "A" hereunder written.
2. That the developer shall at his own cost and expenses prepare a building plan and it will be sanctioned by the KOLKATA MUNICIPAL CORPORATION and also prepare all other documents related to plan sanction if required.

3. **The** developer shall negotiate with the existing tenants at the premises, finalize with them and obtain possession from them. If the tenants are to be provided with space in the building then the DEVELOPER shall provide the same from their allocation in the building.

4. **That** the developer shall there after at its own cost and expenses construct the said building as per the sanctioned building plan. However on the advice of the Engineer and the approval of the Corporation the developer may undertake deviation. It shall be liability of the developer to obtain completion certificate / occupancy certificate from the Kolkata Municipal Corporation and to handover the copy of the same to the owners.

5. **That** in lieu of land, the owners herein shall be entitled to the OWNERS ALLOCATION as follows :
 1. **One flat on the 1st floor measuring about 400 sqft built up area B (522)**
 2. **One flat on the Extreme South West Face on the 1st Floor, measuring 700 sqft C built up area**
 3. **One flat on the 2nd floor, measuring about 700 sqft built up area. C**
 4. **One flat on the 2nd floor, measuring about 800 sqft, Built up area.**
 5. **One flat on the 2nd Floor, measuring about -1000 sft. Built up area at South West A Side**
 6. **One flat on the 3rd Floor South Face measuring 600 sqft , Built up area B**
 7. **One flat on the Extreme South West Face on the 3rd Floor, measuring 700 sft. Built up area C**
 8. **Another one room on the Ground Floor measuring 100 sqft. covered area along with right of use of common toilet**
 9. **Total area of 500 sqft. for Car Parking at the ground floor.**

6. **All** flats and rooms will be in habitable condition with all goods and amenities described under schedule "c", with all common facilities and easement rights thereto .

7. **The** owners shall be entitled to proportionate share of land and right to user of all the common areas, easement rights and facilities in the building.
8. **For** the purpose of calculation, Built up Area areas (Covered Area + prop. Stair Case + Prop. Lift Area & Lobby)
9. **The** owners shall have every rights to retain its allocation in the building, or sell, mortgage, lease out, let out or transfer the same in any manner permitted by law along with proportionate share of land attached to such flats, under the owner's allocation, together with easement rights and facilities thereto without any claim, hindrance or objection from the developer herein.
10. **That** the balance constructed area of the building (except the owner's allocation stated above) consisting of Flats, Shops, Garages shall belong to the developer and the developer shall have every right to retain the same or sell, mortgage, lease out, let out or transfer the same in any manner permitted by law along with proportionate share of land attached to such Flats, Shops Garages without any claim, hindrance or objection from the owners herein.
11. **The** developer agrees and undertakes to negotiate with the existing tenants at the premises, finalize with them and obtain possession from them, if the tenants are to be provided with space then it shall be provided from the developer's allocation. The developer shall bear all liabilities and expenses towards the tenants of the premises, and also collect rents from the tenants
12. **That** the entire consideration money received from the transfer of the developer's allocation in the building shall be received by the developer on the Strength of this agreement. The developer shall also have the right to take away the same.
13. **That** to facilitate the developer for the purpose of development and construction work and to sell the flats/shops/garages under the developer's allocation, the owners herein agrees to execute a registered General Power of Attorney in the Personal name of GAUTAM DASGUPTA the Proprietor of the developing firm.
14. **That** the owner's shall pay for bringing in separate electric meter in their names if required.
15. **That** the owners shall be shifted during the project work within the locality and the rent shall be borne by The developer until they will be handed over their allocation in the newly constructed building but the owners shall pay electricity charges as per their consumption. That the old building shall be demolished by the developer at its own risk and cost and all the debris should belong to the developer.

16. **That** the developer shall complete the proposed multi-storied building with standard materials followed by the sanctioned building plan and as per advice of the Engineer.
17. **That** the developer shall appoint its own Engineer, Mistri, Supplier, Contractor and shall pay them without creating and financial liability on the owners.
18. **That** subject to unavoidable circumstances like riot, flood, war, tempest or any prohibitory order from any court / courts, local bodies like K.M.C etc. the developer shall complete the said multi-storied building with in 30 [Thirty] months from the date of sanction of building plan or receipt of vacant possession of the premises free from tenants whichever will at later.
19. **That** if the developer fails to handover the possession of the flat under the Owner's allocation to the Owner's within the said period then the developer shall pay Rs. 500/- (Rupees five hundred) only per day to each owners herein by way of damages, (excluding rent for the alternative accommodation) till such delay shall continue.
20. **That** the developer shall be entitled to enter into agreement for sale with the intending buyers of flats (save and except the owner's allocation referred herein) before, after or in course of construction of building and the developer shall receive money from them on the strength of this agreement but without creation of any financial liability on the owners.
21. **That** upon completion of the building the developer shall be liable to obtain the necessary completion certificate/full occupancy certificate from Kolkata Municipal Corporation.
22. **That** as soon as the building is habitable the Second Party shall at first handover the owner's allocation mentioned in the Schedule 'B' here-under written then the second party shall be at liberty to give possession in respect of the developer's allocation in favour of third party.
23. **That** the developer and the owners shall both be entitled to the last roof of the building 50%:50%ratio equally.
24. **The** construction of the proposed building should be certified by the structural engineer in question of fitness of the proposed building.
25. **That** during the period of construction if any accident occurs to workmen at Site, owners shall not be liable at any circumstances and all the cost and damages shall be paid by Developer.

26. **That** in case of dispute and difference between the parties hereto the matter shall be Referred to for Arbitration and decision of the Arbitrator shall be full and final binding upon the parties.
27. **Save** and except for the owner's allocation mention herein the owners shall have no other claim in any part of the building or from the sale proceeds of any other part of the building.

THE SCHEDULE 'A' ABOVE REFERRED TO :

ALL THAT piece and parcel of Bastu land admeasuring 08 Cottah 13 Chittaks 15 Sq. ft be the same a little more or less, along with party two storied and partly three storied building there on lying situate and known numbered as premises No. 101 Serpentine Lane Kolkata - 700 014 under P.S. Muchipara, P.O. Entally asessee no-110502601969 with in the minicipal limits of the Kolkata Municipal Corporation, alongwith partly two storied and partly three storied building there on comprising with pucca covered area about 5000sqft and asbestos/tin shade measuring about 1200sqft butted and bounded as follows.

ON THE NORTH: BY PARTLY 103A PARTLY103B, PARTLY104A AND 104B
SERPENTINE LANE. KOLKATA -700014

ON THE SOUTH: PARTLY SERPENTINE LANE, PARTLY 100H, and
SERPENTINE LANE KOLKATA -700014

ON THE EAST: PARTLY 100H, PARTLY100F, PARTLY97 AND PARTLY 96
SERPENTINE LANE KOLKATA -700014

ON THE WEST: PARTLY103B, PARTLY102 PARTLY 102/1 AND 102/2,
SERPENTINE LANE, KOLKATA -700014

THE FLOOR OF THE BUILDING AFORESAID IS CEMENTED

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THE SCHEDULE 'B' ABOVE REFERRED TO :

OWNERS' ALLOCATION

That in lieu of land, the owners herein shall be entitled to the OWNERS ALLOCATION as follows :

1. One Flat On The 1st Floor Measuring About 400 Sqft Built Up Area
2. One Flat On The Extreme South West Face On The 1st Floor, Measuring 700 Sqft Built Up Area
3. One Flat On The 2nd Floor, Measuring About 700 Sqft Built Up Area.
4. One Flat On The 2nd Floor, Measuring About 800 Sqft., Built Up Area.
5. One Flat On The 2nd Floor, Measuring About -1000 Sqft. Built Up Area at South West Side
6. One Flat On The 3rd Floor South Face Measuring 600 Sqft. Built Up Area.
7. One Flat On The Extreme South West Face On The 3rd Floor, Measuring 700 Sqft. Built Up Area
8. Another One Room On The Ground Floor Measuring 100 Sqft Covered Area Along With Right Of Use Of Common Toilet
9. Total Area of 500 Sqft. For Car Parking At the Ground floor.

All flats and rooms will be in habitable condition with all goods and amenities described under schedule "c", with all common facilities and easement rights The owners flat shall be provided with collapsible gate by the developer.

The owners shall be entitled to Proportionate share of land, and right to user of all the common area and facilities in the building.

The owners shall have every right to retain its allocation in the building, or sell, mortgage, lease out, let out or transfer the same in any manner permitted by law along with proportionate share of land attached to such flats, under the owner's allocation, without any claim, hindrance or objection from the developer herein. The last roof of the building will be shared equally between developer and owners in 50:50 ratio. The multi storied building will be made according to the sanction given by K.M.C. in future if any construction is made according to K.M.C rules the the constructed area would be equally shared in 50:50 ratio between developer and builder and all expenses of construction and sanctions would be borne by the developer.

All flats and rooms will be in habitable condition with all goods and amenities described under schedule "c", with all common facilities, drinking water supply from K.M.C and easement rights thereto lying in the ground floor of the said premises.

The owner's flats shall be provided with collapsible gate at the main door.

DEVELOPER'S ALLOCATION

That the balance constructed area of the building (except the owner's allocation stated above) consisting of flats / garages/shops shall belong to the developer and the developer shall have every right to retain the same or sell, mortgage, lease out, let out or transfer.

The same in any manner permitted by law along with proportionate share of land attached to such flats / garages, without any claim, hindrance or objection from the owners herein.

The last roof of the building should be shared equally 50 : 50 between the owners and the developer. If any further construction to be made by the developer on that respect the Ratio of that construction to be made in between the owners and developer as 50% : 50% and the said further construction should be regularised by the developer at his own cost and expenses.

THE SCHEDULE "C" ABOVE REFERRED TO SPECIFICATION OF THE FLATS :

BUILDING STRUCTURE : R.C.C. Column, Beam, Roof, Pillar, Tie-beam as per structural design approved by the competent Authority, outside brick wall 8" & 5" thickness inside partition wall 5" & 3" as per Engineer's direction.

FLOORING : All Bedrooms, Dining Hall, Drawing Cum-Living Room, Verandah Marble and Skirting 6" and Toilet, Kitchen to have Marble / Tiles.

LIFT : To be installed by the developer which would be I.S.I certified company

DADO : The toilet dado up to 6ft height glazed tiles.

KITCHEN : One table installed with Granite Stone and back wall 2ft height glazed (white tiles above cooking platform to protect the oil spot). One Basin and two water Tap Point.

TOILET : In the toilet Indian Type / Commode Pan (Hindware / Parryware make) will be installed. One steel wash sink, one shower point with hot and cold mixture with shower

of Jaguwar make and pipe line for Gyeser to be provided, with concealed CPVC pipes. From ground level upto 7ft height to be provided by glaze tiles. One left on the Toilet Room.

WINDOWS : All alimunium window with 4mm thick smoke glass Grills as per architect's designer of Box Grill shall be fitted on all windows.

DOOR : All door frame will be Standard quality of SAL WOOD and main door will be made of by Standard thick quantity wood and other palla will be commercial flush door.

VERANDHA / BALCONY : Parapet wall with grill complete upto 3ft height.

DINNING : One Basin

PLUMBING : Inside of the Toilet pipe line and all other pipe lines will be concealed

ELECTRICAL WIRING : Concealed wiring in all flats. Each flat will be proved with the following electrical paints.

BEDROOM :

- 2 Light Points
- 1 Fan Point
- 1 Plug Point (5 Amp)
- 1 Night Lamp Point
- 1 AC Point in one room of every flat.

LIVING ROOM :

- 3 Light Points
- 1 Fan Points
- 2 Plug Points (5 Amp & 15 Amp)

KITCHEN :

- 1 Light Point
- 2 Exhaust Point
- 1 refrigerator point, 2 plug point (5 Amp & 15 Amp)

TOILET :

- 1 Light Point

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- 1 Geyser Point
- 1 Exhaust Fan Point

VERANDAH :

- 1 Light Point
- 1 Fan Point
- 1 Plug Point (5 Amp.)

CALLING BELL : One calling bell point at the main entrance.

STAIR CASE : Shall be finished with Marble.

WATER SUPPLY : Water supply round the clock is assured for which over head tank will be installed as per K.M.C. supply.

PAINTING : Inside wall of the flat will be putty. (Brilla / J. K.)

ALL WINDOWS and DOORS frame and Palla Painting with Primer.

COMMON SERVICE AND UTILITIES AREA : Over head water tank, Electric meter space and tubewell at the ground floor. Common passage.

EXTRA WORK : For all extra works other than specified above the owner shall pay extra.

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

SIGNED SEALED & DELIVERED
At Kolkata in the presence of :

1. Boardip. Koushik
T/1A, Baran Lane Lil Lane
Kolkata - 700012.

2. As in to

3. Baran Lane Street
Kolkata - 700012.

1) Manoj Kanti Saha

2) Prabendra Saha

3) Mahendra Pratap Saha

4) Chitra Saha

5) Kapoti Paul

SIGNATURE OF THE OWNERS

For DASGUPTA & ASSOCIATES

Gautama Dasgupta

PROPRIETOR

SIGNATURE OF THE DEVELOPER

Drafted by
Debasish Biswas
DEBASISH BISWAS
Advocate
WR/1435/95
Sealdah Court

10/10/13 D-1862/2013

SPECIMEN FORM FOR TEN FINGERPRINTS



Left Hand

Gautam Dasgupta

Right Hand

Name GAUTAM DASGUPTA
Signature Gautam Dasgupta

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb
NO LEFT HAND				

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



Left Hand

Manoj Kumar Saha

Right Hand

Name Manoj Kumar Saha
Signature Manoj Kumar Saha

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

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



Left Hand

Karanabendu Saha

Right Hand

Name Karanabendu Saha
Signature Karanabendu Saha

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

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



Left Hand

Mahendra Pratap Saha

Right Hand

Name Mahendra Pratap Saha
Signature Mahendra Pratap Saha

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

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

Mahendra Pratap Saha

SPECIMEN FORM FOR TEN FINGERPRINTS



Left Hand

Chitra Sethi

Right Hand

Name *Chitra Sethi*
Signature *Chitra Sethi*

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



Left Hand

Kavita Paul

Right Hand

Name *Kavita Paul*
Signature *Kavita Paul*

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



Left Hand

Right Hand

Name _____
Signature _____



Left Hand

Right Hand

Name _____
Signature _____

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

PERMANENT ACCOUNT NUMBER

AEBPD2931A



NAME
GAUTAM DASGUPTA

FATHER'S NAME
SALENDRANATH GUPTA

DATE OF BIRTH
22-01-1959

SIGNATURE

Gautam Das Gupta

[Signature]

FORM NO. 111

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

DASGUPTA & ASSOCIATES

Gautam Das Gupta
Proprietor

इस कार्ड के लिये / With name पर ध्यान जारी करने
बारे अधिकारी को सूचित / धारण कर दें।
संयुक्त अखिल भारत (एनएलए एवं एनपीएल),
पे-7,
चौली स्क्वायर,
कोलकाता - 700 069.

In case this card is lost/ found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowlinghee Square,
Calcutta - 700 069.

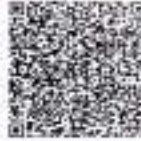


ভারত সরকার
GOVERNMENT OF INDIA



নাম: **Deban Dasgupta**
পিতা: **SAN ENORA NATH DASGUPTA**

জন্ম তারিখ: **1999**
লিঙ্গ: **Male**



3930 7673 3879

সংবিধান সাধারণ মানুষের অধিকার

Deban Dasgupta



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

নাম: **Deban Dasgupta**
পিতা: **SAN ENORA NATH DASGUPTA**

Address: **30/11, DOCTOR
LANE, Intally S.O. Intally,
Kolkata, West Bengal,
700014**

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1800 180 1807

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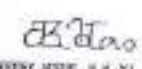
PERMANENT ACCOUNT NUMBER
ALFPS5089M

NAME
MANABENDRA SETH

FATHER'S NAME
NIRMAL KUMAR SETH

DATE OF BIRTH
05-08-1951

SIGNATURE
Manabendra Sethi


 COMMISSIONER OF INCOME-TAX, W.S. - XI

Manabendra Sethi



ভারত সরকার
Unique Identification Authority of India
Government of India

অনৈতিক/ভুল নম্বর/Enrolment No.: 1149/90047/09901

Download Date: 18/07/2017

To
মানবেন্দ্র সেঠ
Manabendra Seth
101 SERPENTINE LANE
ENTALLY
Intally S.O
Kolkata West Bengal - 700014
8930870410

Generation Date: 03/06/2017

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

8491 1816 5273

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India

মানবেন্দ্র সেঠ
Manabendra Seth
জন্মতারিখ DOB: 05/09/1951
পুংস্ব / MALE



8491 1816 5273

আমার আধার, আমার পরিচয়



- সেই
- পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
 - পরিচয়ের প্রমাণ অবলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন
 - এটা এক ইলেকট্রনিক প্রক্রিয়ার তৈরী পত্র

INFORMATION

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

- আধার সারা দেশে মান্য।
- 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.



ভারতীয় খিদিমত পরিষদে প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
101 সারপেন্টাইনলেইন, ইন্টালি,
কলকাতা, পশ্চিমবঙ্গ
কলিকতা - 700014

Address:
101 SERPENTINE LANE
ENTALLY, Intally S.O. Kolkata,
West Bengal - 700014

8491 1816 5273



help@uidai.gov.in

www.uidai.gov.in

Manabendra Seth



Mahendra Pratap Setti



Mahendra Pratap Setti



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

ভারতীয় পরিচয় নম্বর/Enrolment No.: 1149/80047/09853

- ১. ভারতীয় পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- ২. পরিচয়ের প্রমাণ অসমস্বীকৃত অসংগতিসহকারে করা যাবে
- ৩. এটি এক ইলেকট্রনিক প্রিন্টআউট তৈরী করে

Generation Date: 28/06/2017

To
 মহেন্দ্র প্রতাপ সেট
 Mahendra Pratap Selt
 101 SERPENTINE LANE
 ENTALLY
 Intally S.O
 Kolkata West Bengal - 700014
 9748550255

- INFORMATION**
- ১. Aadhaar is a proof of identity, not of citizenship.
 - ২. To establish identity, authenticate online.
 - ৩. This is electronically generated letter.

Generation Date: 28/06/2017

Signature valid



- ১. ভারত সজা দেখে নানা।
- ২. ভারত জীবনযতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- ৩. Aadhaar is valid throughout the country.
- ৪. Aadhaar will be helpful in availing Government and Non-Government services in future.

আপনার আধার সংখ্যা / Your Aadhaar No.:

7118 6403 3719

আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India
 মহেন্দ্র প্রতাপ সেট
 Mahendra Pratap Selt
 ১০১/১০১/DOE-15/03/09853
 পুরুষ / MALE



7118 6403 3719

আমার আধার, আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয় প্রাপ্তকারী
 Unique Identification Authority of India

ঠিকানা:
 ১০১ সার্পেন্টাইন লেন, ইন্টালি,
 কলকাতা, পশ্চিমবঙ্গ,
 পশ্চিমবঙ্গ - ৭০০০১৪

Address:
 101 SERPENTINE LANE,
 ENTALLY (Intal) S.O, Kolkata,
 West Bengal - 700014

7118 6403 3719

Mahendra Pratap Selt

आयकर विभाग
INCOME TAX DEPARTMENT
CHITRA SEIT



भारत सरकार
GOVT. OF INDIA

RAGHU PATI DEVI

13/12/1997

Permanent Account Number

FGAPS4992E

Chitra seth

Signature



chitra seth.

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

Income Tax PAN Services Unit, UTTISEL

Plot No. 3, Sector 11, CBD Belapur

Navi Mumbai - 400 614

इस कार्ड के खोने/पैने का सूचना सुनिश्च करें, कृपया :

आयकर सेवा सेवा युनिट, UTTISEL

प्लॉट नं. 3, सेक्टर 11, सीडीबीएल

नवी मुंबई - 400 614

chitra seth.



भारत सरकार
GOVERNMENT OF INDIA



নাম: ডাঃ
Char. Sec.
পিতা: সত্যজিৎ
Father: SATYAJIT DEB
জন্ম তারিখ: 1947-08-10
বসতি: কলকাতা



9981 7009 9999

স্বাক্ষর - সাধারণ মানুষের অধিকার

- chitara seth.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

প্ৰিভাস:
101 সার্পেন্টাইন লেন, ইন্টালি,
ইন্টালি, কোলকাতা, পশ্চিমবঙ্গ,
700014

Address:
101 SERPENTINE LANE,
ENTALLY, intally S.O.
intally, Kolkata, West Bengal,
700014



947
987 100 1947



help@uidai.gov.in



www.uidai.gov.in



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

- chitara seth.



ভারত সরকার
Government of India



নাম / Name
Kakoti Paul
পিতা - দেবশিখর পাল
Husband - Debashikhar Paul
জন্ম তারিখ / DOB - 01/09/1967
পলি / Female



5923 3852 0212

আমার আধার, আমার পরিচয়

Kakoti Paul

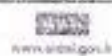
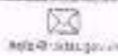


ভারতীয়-বিশিষ্ট পরিচয়-প্রমাণকরণ
Unique Identification Authority of India

ঠিকানা: 41/3/1, রাম চরণ স্ট্রিট
সেথ রোড (এম.সি.সি.পল),
হাওরা, সান্‌ত্রাগাচি, পশ্চিম বঙ্গ,
711104

Address: 41/3/1, RAM CHARAN
SETH ROAD, Haora (M.C.C.P),
Howrah, Santtragachi, West
Bengal, 711104

5923 3852 0212



Kakoti Paul

लायकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KAKOLI PAUL
MALAY SETH
01/05/1967

Permanent Account Number

ANNPP1404F

Kakoli Paul
Signature



Kakoli Paul.





BAR ASSOCIATION HIGH COURT
CALCUTTA
IDENTITY CARD



Name **SUSMITA BHAKTA**

..... Advocate

Father's/Husband's Name .. **Late**

Dr. Purnendu Sekhar

Bhakta

Susmita Bhakta

Signature of
the Card Holder

HON'Y SECRETARY

CARD NO. **7304** DATE OF MEMBERSHIP **02.09.1995** **1995**

ADDRESS **262/1, Swamiji Sarani,**
Pratichipally-I, Dum Dum, Kol-700030

P.S.: Dum Dum, P.O.: Ghughudanga,

TEL: RES : **(033)2548-0378**

CH. : _____

MOBILE: **+91 9831604972**

ENROLMENT NO. **WB/152 of 1993**

ENROLMENT DATE **25.02.1993**

Susmita Bhakta
Advocate

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

GRN: 19-201920-004986172-1

GRN Date: 29/07/2019 12:25:35

BFN: CBI290719460470

Payment Mode: Online Payment

Bank: Central Bank of India

BRN Date: 29/07/2019 12:26:50

DEPOSITOR'S DETAILS

Id No. : 19020001140124/3/2019
(Query No./Query Year)

Name : Mookherjee Consultancy

Contact No. :

E-mail :

Mobile No. : +91 9831359397

Address : 104 Dum Dum Road Kolkata 30

Applicant Name : Mr Susmita Bhakta

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	19020001140124/3/2019	Property Registration- Stamp duty	0031-02-103-003-02	35000
2	19020001140124/3/2019	Property Registration- Registration Fees	0030-03-104-001-10	41

In Words : Rupees. Thirty Five Thousand Forty One only

Total

35041

Major Information of the Deed

Deed No :	I-1902-05459/2019		Date of Registration	21/09/2019
Query No / Year	1902-0001140124/2019		Office where deed is registered	A.R.A. - II KOLKATA, District: Kolkata
Query Date	15/07/2019 10:19:01 PM			
Applicant Name, Address & Other Details	Susmita Bhakta High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830217716, Status : Advocate			
Transaction	[0110] Sale, Development Agreement or Construction			
Set Forth value	Rs. 2,69,51,638/-		Additional Transaction [4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Stamp duty Paid(SD)	Rs. 40,020/- (Article:48(g))		Market Value	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		Registration Fee Paid Rs. 21/- (Article:E, E)	

Land Details :



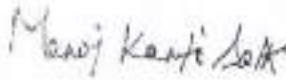


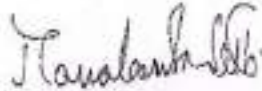


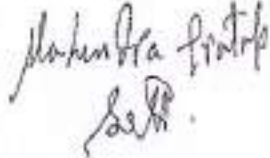
District: Kolkata, P.S:- Muchipara, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Serpentine Lane, ,
Premises No: 101, , Ward No: 050 Pin Code : 700014

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	8 Katha 13 Chatak 15 Sq Ft		2,35,87,888/-	Property is on Road
Grand Total :				14.575Dec	0/-	235,87,888 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	7000 Sq Ft.	0/-	29,13,750/-	Structure Type: Structure Tenanted, Gr. Floor, Area of floor : 3500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 150 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 3500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 150 Years, Roof Type: Pucca, Extent of Completion: Complete
S2	On Land L1	2500 Sq Ft.	0/-	4,50,000/-	Structure Type: Structure Floor No: 2, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 150 Years, Roof Type: Tin Shed, Extent of Completion: Complete
Total :		9500 sq ft	0/-	33,63,750 /-	

Land Lord Details :



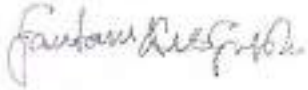
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Manoj Kanti Seth, (Alias: Mr Manoj Kumar Seth) Son of Late Nirmal Kumar Sett Executed by: Self, Date of Execution: 14/08/2019 , Admitted by: Self, Date of Admission: 14/08/2019 ,Place : Office			
	14/08/2019	LTI 14/08/2019	14/08/2019	
101, Serpentine Lane, P.O:- Entally, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN - 700014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALBPS1434N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/08/2019 , Admitted by: Self, Date of Admission: 14/08/2019 ,Place : Office				
2	Name Shri Manabendra Seth, (Alias: Mr Manabendra Sett) Son of Late Nirmal Kumar Seth Executed by: Self, Date of Execution: 14/08/2019 , Admitted by: Self, Date of Admission: 14/08/2019 ,Place : Office			
	14/08/2019	LTI 14/08/2019	14/08/2019	
101, Serpentine Lane, P.O:- Entally, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN - 700014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALFPS5089M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/08/2019 , Admitted by: Self, Date of Admission: 14/08/2019 ,Place : Office				
3	Name Shri Mahendra Pratap Sett Son of Late Nirmal Kumar Sett Executed by: Self, Date of Execution: 14/08/2019 , Admitted by: Self, Date of Admission: 14/08/2019 ,Place : Office			
	14/08/2019	LTI 14/08/2019	14/08/2019	
101, Serpentine Lane, P.O:- Entally, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN - 700014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALGPS1004F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/08/2019 , Admitted by: Self, Date of Admission: 14/08/2019 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Smt Chitra Sett Wife of Late Malay Kumar Sett Executed by: Self, Date of Execution: 14/08/2019 , Admitted by: Self, Date of Admission: 14/08/2019 ,Place : Office	 14/08/2019	 LTI 14/08/2019	 14/08/2019
101, Serpentine Lane, P.O:- Entally, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN - 700014 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FGAPS4992E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/08/2019 , Admitted by: Self, Date of Admission: 14/08/2019 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Smt Kakoli Paul Wife of Shri Debasish Paul Executed by: Self, Date of Execution: 14/08/2019 , Admitted by: Self, Date of Admission: 14/08/2019 ,Place : Office	 14/08/2019	 LTI 14/08/2019	 14/08/2019
41/3/1, Ram Charan SEtt Road, P.O:- Santragachi, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANNPP1404F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/08/2019 , Admitted by: Self, Date of Admission: 14/08/2019 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DASGUPTA AND ASSOCIATES 2A, Sir Devaprosad Row, P.O:- Muchipara, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN - 700014 . PAN No.:: AEBPD2981A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Gautam Dasgupta (Presentant) Son of Late Sailendra Nath Dasgupta Date of Execution - 14/08/2019, , Admitted by: Self, Date of Admission: 14/08/2019, Place of Admission of Execution: Office	 <small>Aug 14 2019 11:55AM</small>	 <small>RTI 1408/2019</small>	 <small>14/08/2019</small>
30/1/1, Doctor Lane, P.O:- Entally, P.S:- Taltola, District:-Kolkata, West Bengal, India, PIN - 700014, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEBPD2981A,Aadhaar No Not Provided Status : Representative, Representative of : DASGUPTA AND ASSOCIATES (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Susmita Bhakta Daugther of Late P S Bhakta High Court, Calcutta, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	 <small>14/08/2019</small>	 <small>14/08/2019</small>	 <small>14/08/2019</small>
Identifier Of Shri Manoj Kanti Seth, Shri Manabendra Seth, Shri Mahendra Pratap Sett, Smt Chitra Sett, Smt Kakoli Paul, Shri Gautam Dasgupta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Manoj Kanti Seth	DASGUPTA AND ASSOCIATES-2.915 Dec
2	Shri Manabendra Seth	DASGUPTA AND ASSOCIATES-2.915 Dec
3	Shri Mahendra Pratap Sett	DASGUPTA AND ASSOCIATES-2.915 Dec
4	Smt Chitra Sett	DASGUPTA AND ASSOCIATES-2.915 Dec
5	Smt Kakoli Paul	DASGUPTA AND ASSOCIATES-2.915 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Manoj Kanti Seth	DASGUPTA AND ASSOCIATES-1000.00000000 Sq Ft
2	Shri Manabendra Seth	DASGUPTA AND ASSOCIATES-1000.00000000 Sq Ft
3	Shri Mahendra Pratap Sett	DASGUPTA AND ASSOCIATES-1000.00000000 Sq Ft
4	Smt Chitra Sett	DASGUPTA AND ASSOCIATES-1000.00000000 Sq Ft
5	Smt Kakoli Paul	DASGUPTA AND ASSOCIATES-1000.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Shri Manoj Kanti Seth	DASGUPTA AND ASSOCIATES-240.00000000 Sq Ft
2	Shri Manabendra Seth	DASGUPTA AND ASSOCIATES-240.00000000 Sq Ft
3	Shri Mahendra Pratap Sett	DASGUPTA AND ASSOCIATES-240.00000000 Sq Ft
4	Smt Chitra Sett	DASGUPTA AND ASSOCIATES-240.00000000 Sq Ft
5	Smt Kakoli Paul	DASGUPTA AND ASSOCIATES-240.00000000 Sq Ft

Endorsement For Deed Number : I - 190205459 / 2019**On 14-08-2019****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 11:15 hrs on 14-08-2019, at the Office of the A.R.A. - II KOLKATA by Shri Gautam Dasgupta ,

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 2,69,51,638/-

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

Execution is admitted on 14/08/2019 by 1. Shri Manoj Kanti Seth, Alias Mr Manoj Kumar Seth, Son of Late Nirmal Kumar Sett, 101, Serpentine Lane, P.O: Entally, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business, 2. Shri Manabendra Seth, Alias Mr Manabendra Sett, Son of Late Nirmal Kumar Seth, 101, Serpentine Lane, P.O: Entally, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business, 3. Shri Mahendra Pratap Sett, Son of Late Nirmal Kumar Sett, 101, Serpentine Lane, P.O: Entally, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business, 4. Smt Chitra Sett, Wife of Late Malay Kumar Sett, 101, Serpentine Lane, P.O: Entally, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession House wife, 5. Smt Kakoli Paul, Wife of Shri Debasish Paul, 41/3/1, Ram Charan Sett Road, P.O: Santragachi, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711104, by caste Hindu, by Profession House wife

Notified by Susmita Bhakta, , Daughter of Late P S Bhakta, High Court, Calcutta, P.O: GPO, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 14-08-2019 by Shri Gaulam Dasgupta, proprietor, DASGUPTA AND ASSOCIATES, 2A, Sir Devaprosad Row, P.O:- Muchipara, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN - 700014

Notified by Susmita Bhakta, , Daughter of Late P S Bhakta, High Court, Calcutta, P.O: GPO, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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 29/07/2019 12:26PM with Govt. Ref. No: 192019200049861721 on 29-07-2019, Amount Rs: 21/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI290719460470 on 29-07-2019, Head of Account 0030-03-104-001-16

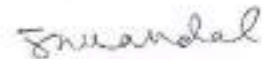
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 118638, Amount: Rs.5,000/-, Date of Purchase: 26/07/2019, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/07/2019 12:26PM with Govt. Ref. No: 192019200049861721 on 29-07-2019, Amount Rs: 35,020/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI290719460470 on 29-07-2019, Head of Account 0030-02-103-003-02

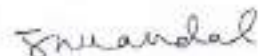


Tushar Kanti Mandal
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 21-09-2019

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.



Tushar Kanti Mandal
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

