

SLNO - 2780/23

I- 2721/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

02-08-23
12-35pm
pt

8-2001956217/23

Swapan Ghosh



LTI of Laksmirani Bose
by the Pen of
Abhijit Bose

K 883725

Arundhati Roy
Abhinav Gupta

Lila Saiswal

DEVELOPMENT AGREEMENT ALONG WITH POWER OF ATTORNEY

Endorsement sheet and signature
attached with the document are part of
the document.

This Development Agreement is executed on this
2nd day of Aug. 2023.

BETWEEN

Adcl. Dist. Sub-Registrar
Chandannagar, Hooghly

02 AUG 2023

1. **Mr. SWAPAN GHOSH**, PAN No- AXRPG9760D, S/o Lt. Sambhu Charan Ghosh, by faith- Hindu, by profession- Retired, Resident of Dharapara, Post & Police Station- Chandannagar, Dist. Hooghly, WB-712136
2. **Smt. LAKSMIRANI BOSE**, PAN No- FXMPB2991F, D/o Lt. Sambhu Charan Ghosh, by faith- Hindu, by profession- House wife, Resident of Dharapara, Post & Police Station- Chandannagar, Dist - Hooghly, WB-712136
3. **Smt. ARUNDHATI ROY**, PAN No- APLPR6285E, D/o Lt. Sambhu Charan Ghosh by faith- Hindu, by profession- House wife, Resident of Boroichanditala Road, Laxminiganj Bazar, Jagannath

নম্বর 7108 তারিখ ইং 28.7 সন ২০ 23

ক্রেতা
সাং Abhisen Gupta
থানা Subhaspathy
BHO

ভেণ্ডার- শ্রী প্রবীর কুমার সাঁতরা

মূল্য- ৫০০০/- মোকাম- চন্দননগর কোর্ট

P. Santha



pt

Addl. District Sub-Registrar
Chandannagar, Hooghly

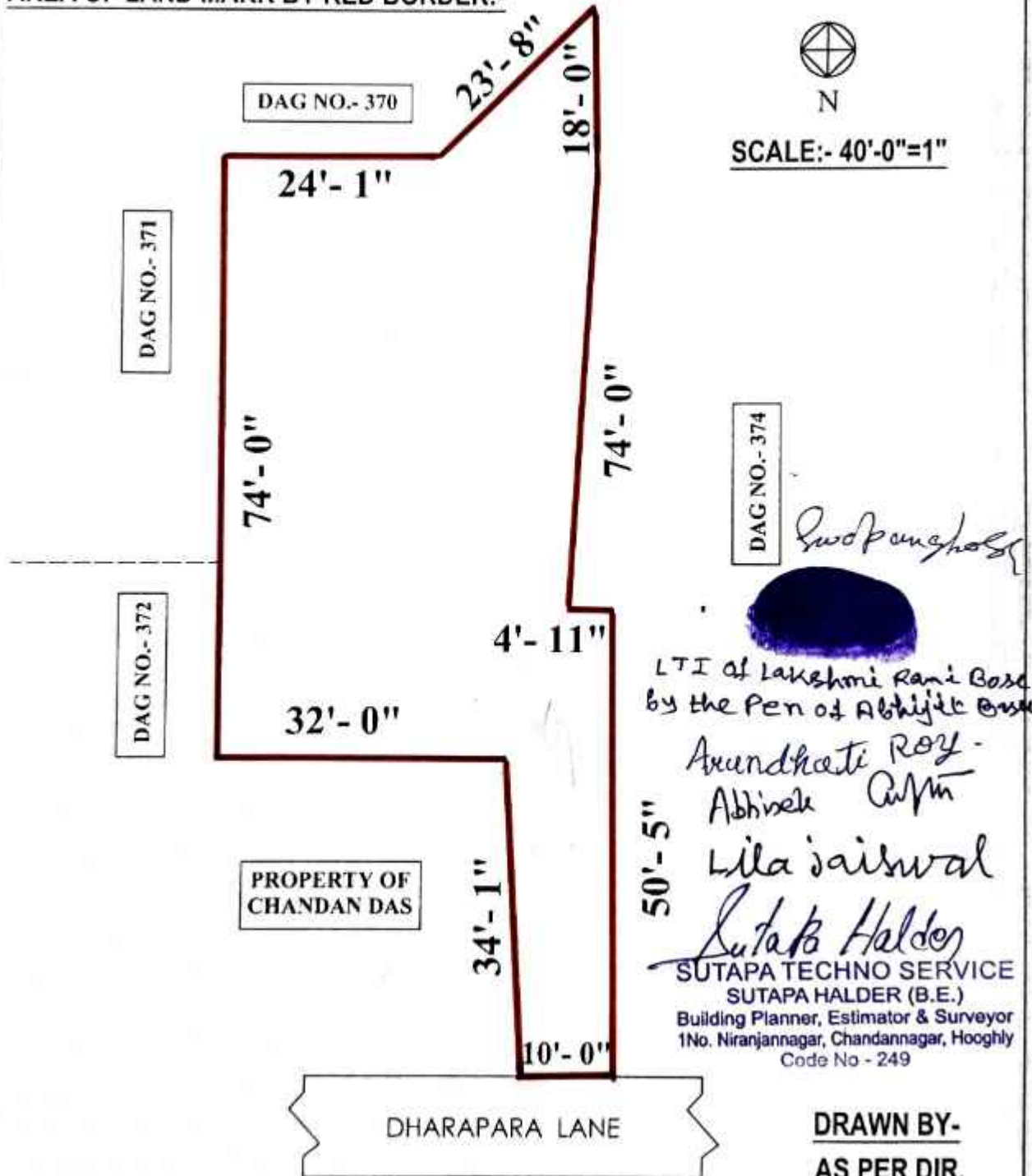
02 AUG 2023

DEED PLAN

R.S. DAG NO.- 255 (PART), R.S. KHATIAN NO.- 149, L.R. DAG NO.- 373, L.R. KHATIAN NO.- 303, SHEET NO.- 7, HOLDING NO.- 561, WARD NO.- 7, AT DHARAPARA, J.L. NO.- 1, BOROUGH NO.- II, MOUZA & P.S.- CHANDANNAGAR, DISTRICT- HOOGHLY, UNDER CHANDANNAGAR MUNICIPAL CORPORATION.

AREA OF LAND - 4 KA. 14 CH. 43 SFT.

AREA OF LAND MARK BY RED BORDER:-





Addl. District Sub-Registrar
Chandannagar, Hooghly

02 AUG 2023

Shree an gosh



Arundhati Roy-

Abhisek Gupta

Lila Jayswal

Bati, Post & Police Station- Chandannagar, Dist - Hooghly, WB- 712136, hereinafter collectively called and referred to as the one of the **LAND OWNERS** (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to include their heirs, successors, administrators, representatives and assigns) of the **1ST PART**.

AND

1. **Mr. ABHISEK GUPTA**, PAN NO.- AUYPG0587G, S/O.- Lt. Utpal Gupta, Subhaspully(West), Chandannagar, Dist.- Hooghly, P.O- Khalisani, P.S. -Bhadreswar, WB, 712138 & 2. **Smt. LILA JAYSWAL**, PAN NO.- AJJPJ8355R, D/O. Lt. NABU LAL JAYSWAL, by faith Hindu and Indian Citizen, by profession business, residing at Mallick Kashim Hat, Hooghly Chinsurah, Dis-Hooghly, P.S. - Chinsurah, WB, 712103, hereinafter called and referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to this context shall mean and include their legal heirs, representatives, successors-in-office, administrators and/or assigns as the case may be) of the **2ND PART** and said Abhisek Gupta & said Lila Jayswal are bounded with their registered Partnership Deed or Memorandum of Understanding which was registered on the dated of 02/08/2023 particularly for this project.

✓ **WHEREAS** the property mentioned in the Schedule hereunder was previously owned and possessed by Nirada Mani Dasi & Gour Chandra Dasi. From the Said Nirada Mani Dasi & Gour Chandra Dasi the property was purchased by Ram Ranjan Saha by 179 No. Notary Deed on 14/06/1947. And after completing of initial registry with the Page No. of 159, Book No. of 170 on 16/06/1947, the final registry was done on the same day with the Page No. of 189, Book No. of 44 with Registry No. - 2178. And Ram Ranjan Saha became the owner of the property.

AND WHEREAS the said Ram Ranjan Saha was the sole owner of the property, the Said Naba Gopal Saha was gifted the property by Ram Ranjan Saha, who is the father of Naba Gopal Saha, by Deed

Swapanghosh



Arundhati Roy

Abhinav Gupta

Lila Jaiswal

of Gift registered at Sub Register Office of Chandannagar on 11/10/1955 with the Registry No.- 444, Volume No.- 8 and Book No.- 1. And recorded with the Dag No 255, Khatian No - 149 of 0.1079 Acre Land as Bastu with constructed building and others on the name of said Naba Gopal Saha.

AND WHEREAS the said Sambhu Charan Ghosh purchased the said property from the said Naba Gopal Saha by the deed of sale registered on Chandannagar Sub Register Office on Deed No.- 851, Page No.- 158 to 167, Volume No.- 11 & Book No.- 1 on the date of 26/09/1957. After the death of said Sambhu Charan Ghosh dated on 16/07/1970, said Manaka Gosh, W/O. - Sambhu Charan Ghosh, said Swapan Ghosh, S/O.- Sambhu Charan Ghosh, said Arundhati Roy, D/O.- Sambhu Charan Ghosh & said Laxmirani Bose, D/O.- Sambhu Charan Ghosh was the joint owner of that said property and update L.R. Mutation recorded with each 0.027 Acre Bastu Land with the L.R. Khatian No.- 303/1, 419, 22 & 354 respectively. Later on from the entire said property, the said Sandhya Rani Saha purchased 1Katha 8Chatak Bastu Land from said Menaka Ghosh, said Swapan Ghosh, said Arundhati Roy & said Laxmirani Bose by the deed of sale registered on ADSR Office Chandannagar on Book No - 1, Page No.- 55 to 62, Volume No.- 12 & Bahir No.- 641 on the date of 07/08/2000. And the rest of said property of total 0.0829 Acre was jointly owned by said Menaka Gosh, said Swapan Ghosh, said Arundhati Roy & said Laxmirani Bose. After death of Said Menka Ghosh dated on 17/12/2021, said Swapan Ghosh, S/O.- Sambhu Charan Ghosh, said Arundhati Roy, D/O.- Sambhu Charan Ghosh & said Laxmirani Bose, D/O.- Sambhu Charan Ghosh was the joint owner of that said property and update L.R. Mutation recorded with 0.0276, 0.0276 & 0.0277 Acre Bastu Land with the L.R. Khatian No.- 419, 22 & 354 respectively.

AND WHEREAS The land owners decided to construct a multi-storied building on the Schedule mentioned property AND with the negotiation with other shareholders, As the 1st party have no experience or financial capacity to construct the multi-storeyed building containing residential flats, commercial spaces, shops,

Surben Ghosh



Amarendra Roy.

Abhishek Gupta

Lila Jaiswal

they are in search of such a person/persons who has experience and financial ability to construct the multi-storeyed building and being known about the decisions of the 1st party, the party of the 2nd part approached the 1st party with a proposal to construct the multi-storeyed building in place of the old, dilapidated building. After due negotiations between the 1st party and 2nd party, it has been decided that the entire construction work will be done by the 2nd party and for that the 1st party will be eligible to get **TWO number of adjoin / side by side Residential Flat on 2nd floor** of the project with the specification of which has given in the Schedule along with **Rs.5,00,000/- (Rupees five lakh only)** on the other hand the 2nd party will get rest of the residential flats and commercial areas garages and other all spaces, other than the portion allocated to the 1st Party.

To avoid any contradictions of opinion and to avoid any sort of dispute in connection with the construction the parties hereto decided execute the instant Development Agreement as per Law and equity.

DEFINITIONS:-

The terms in this presents shall unless there be contrary or repugnant to the context, mean and include the following:

- 1) **ARBITRATOR(S):-** shall mean the Arbitrator(s) to be appointed by the Land owners and the Developer.
- 2) **ARCHITECTS:-** shall mean such architects as may be appointed as the architects by the Developer for planning, designing, rendering etc. all technical inputs in the project.
- 3) **BLOCK:-** shall mean building having different sizes of flats space/commercial space and car parking space, common facilities and amenities and such other rooms, common toilets and other portions as the architects may decide.
- 4) **COMMON EXPENSES:-** shall mean and include all expenses to be incurred by the Unit Owners for the management, maintenance and upkeep of the New Building(s) and/or the common portions therein and/or premises and/or the expenses for common purposes of the Unit Owners.
- 5) **COMMON PORTIONS:-** shall mean all the common areas and installations to comprise in the New Building(s) and the

Sudipen Sheth



Arundhati Roy -

Aditya Roy

Lila Jaiswal

premises, after the development, including staircase, landings lobbies, corridors, lifts, lift machines rooms, passage, path ways, boundary walls, room for water pumps, common toilet on the ground floor, underground water reservoirs, overhead water tanks, water pumps with motors, electrical plumbing and other installations and facilities and service areas etc. which the Owners and the Developer may decide from time to time by mutual agreement.

- 6) **COMMON PURPOSES:-** shall mean all acts, deeds and things as are necessary for ensuring the beneficial use of the New Building and/or Buildings, by the Unit Owners, in common.
- 7) **COMPLETION CERTIFICATE:-** shall mean and include full/partial certificate granted under the *Chandernagore Municipal Corporation* and/or any other relevant authority or authorities.
- 8) **COVERED AREA:-** shall mean the entire covered area as may be sanctioned by the *Municipal Corporation* and shall include the plinth area of the Unit including the plinth area of the bathrooms and balconies and open terraces if any, appurtenant thereto and also the thickness of the common portions PROVIDED THAT if any wall be common between other Units.
- 9) **SUPER BUILT UP AREA:-** of a unit shall mean the built-up area of the unit together with its proportionate share of the staircase, landings, passages, and like share in all constructed areas and each such unit shall be entitled to full advantages and right of user.
- 10) **FORCE MAJEURE:-**

✓ A. Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout, labour unrest, non-availability of electricity, want of water, delay for installation of lift, any legal disturbances and/or any other acts or commission beyond the control of the parties hereto affected thereby.

B. The parties hereto shall not be considered to be liable for any obligations here above to the extent that the performance of the relative obligations prevented by the existence of the 'Force

Surbangsh



Arunthath Roy

Abhishek Roy

Lila Jaiswal

"Majeure" shall be suspended from the obligation during the period of this "Force Majeure".

C. In the event of Land owners committing breach of any of the terms and conditions herein contained of delay in delivery of possession of the said premises as hereinbefore stated the Developer shall be entitled to and the Land owner shall be liable to pay such losses and compensation as shall be reasonably settled between the parties *PROVIDED HOWEVER*, if such delay shall continue for a period of three months then and in that event in addition to any other right which the Developer may have against the Land owner and the Developer shall be entitled to sue the land owner for specific performance of this Agreement or to rescind or cancel this agreement or claim/refund of all the moneys paid and/or incurred by the Developer with interest @ 3% per month and such losses and damages which the Developer may suffer in future.

11) **LAND:-** shall mean the land comprises in the premises more fully described in the *First Schedule* hereunder written.

12) **CORPORATION:-** shall mean the *Chandernagore Municipal Corporation* and shall include other concerned authorities which may recommend or comment upon approval and/or sanction of the plans.

13) **NEW BUILDINGS:-** shall mean multi-storied building having several Blocks of the Buildings proposed to be constructed on the premises by the Developer in pursuance hereof.

14) **PARKING SPACES:-** shall mean the spaces in the basement(if any) and/or on the ground floor of the New Building(s) as also in the open space surrounding the New Building(s), capable of being used for parking of motor cars (medium size) and two wheelers.

15) **PLANS:-** shall mean the plans of the New Building(s), as prepared by the Developer and to be sanctioned and approved by the *Chandernagore Municipal Corporation* and shall also, wherever the context permits, include such plans, drawings, designs, elevations and specifications as would be prepared by the architects for utilizing the

Sudip Ghosh



Arundhati Roy

Abhishek Gupta

Lila Jaiswal

premises under the rules of the Corporation from time to time, including variations, modifications therein, if any.

- 16) **PREMISES:-** shall mean the construction, sheds and structures TOGETHER WITH the pieces or parcels of Land there unto belonging and on which the same are erect and built, administering on the portion of the land situated at Ward No. 7 of the Chandernagore Municipal Corporation, P.S. Chandernagore, Dist. Hooghly, more fully described in the First Schedule Hereunder written and shall also include the New Building(s) to be constructed thereon, wherever the context permits.
- 17) **PROJECT:-** shall mean the work of the development undertaken and to be done by the Developer in pursuance hereof, till the development of the premises be completed and possession of the Unit be taken over by the Unit Owners.
- 18) **PROPORTIONATE:-** with all its cognate variations shall mean such ratio, i.e. the Covered Area of any Unit or Units be in relation to the Covered Area of all the Units in the New Building(s).
- 19) **UNIT:-** shall mean any residential flat, shop, commercial or other Covered Area in the New Building(s), which is capable of being exclusively owned used and/or enjoyed by any Unit Owners.
- 20) **UNIT OWNERS:-** shall according to its context mean all Owners of different Units in the New Building(s) including the Developer and the Owners in respect of such Units as may remain unsold or be retained by them respectively.
- 21) **PARTNERSHIP DETAILS OF DEVELOPERS:-** In between developers, they should be bounded through a registered Partnership Agreement or Memorandum of Understanding (Which was mentioned before with date of registry.) and entire activity, investment, job roles, profile, power and others details should be clear and both parties should be bounded to follow the registered agreement.
- 22) **NAME OF ORGANIZATION:-** "Gupta Civil & Engineering Services Pvt. Ltd." / "GCES Pvt. Ltd." Will be represented organization for this project. In case for any critical / required situation organization name will may vary as per

Sudhanu Ghosh



Arundhati Roy

Abhishek Gupta

Lila Jaiswal

only decision of Mr. Abhishek Gupta and the project will run under the name of that organization.

- 23) **ADVOCATE:-** shall mean the Advocate for the entire project as appointed by the Developer.

REPRESENTATION OF THE OWNERS

The Land Owners have represented to the Developer and the Developer acted on the basis of representation made by the Owners as follows:-

- A) The entire premises as described in the *First Schedule* herein below is the khas possession of the Owners to the exclusion of all others.
- B) There are no suits and/or proceedings and/or litigations pending in respect of the premises or any part thereof.
- C) No person other than the Owners have any right, title and/or interest of any nature whatsoever in the premises or any part thereof.
- D) The right, title and interest of the Owners in the premises are free from all encumbrances whatsoever and the Owners have a good marketable title thereto.
- E) The old building standing on the 'A' Schedule property is attached with the property of the eastern side having common wall as previously both the property was part of a single building / property. So, to demolish the old building standing on the 'A' Schedule property it is required to take no objection from the owner of the eastern sided property. The First party will be liable to take no objection from the owner of the eastern sided property of the 'A' Schedule property. This is to be mentioned here that until the aforesaid no objection will be brought the Second party will not be able to demolish the old building and as such no building plan will be submitted for construction of multi-storied building.
- F) The Owners have already mutated/recorded their names as Owners in the office of the B.L & L.R.O but not before the authority of Chandernagore Municipal Corporation and before the other authority(s). The Land owners shall record their names as the owners of the property in the assessment

Surobengshah

Arundhati Roy -
Abhishek Gupta

Lila Jaiswal

record of Chandernagore Municipal Corporation after mutating the name of previous owner.

- G) Neither the premises nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law or due to income tax revenue or any other public demand or in any other Law for the time being in force.
- H) The Land Owners have not in any way the premises whereby the right, title and interest of the Land Owners as to the entitlement, use, development and enjoyment thereof is or may be affected in any manner whatsoever.
- I) Here is no wakf, tomb, mosque, burial ground, temple and/or any change or encumbrances relating to or on the schedule mentioned property or any part thereof.
- J) The Land owners are not holding any excess vacant land within the meaning of the West Bengal Land Reforms Act, 1955.
- K) The Land owners hereby undertake to clear the arrears of Municipal Tax and land Revenue, if any, and the penalty and costs, if any at its own costs up to the date of these presents.
- L) The Land owners shall have its names mutated in the relevant Govt. Department(s) and will obtain the conversion certificate under the provision of Section 4(C) of the West Bengal Land Reforms Act, 1955 to enable the Developer to construct the Housing complex as well as obtain the necessary permission, if applicable.
- M) The Developer have seen and examined the title of the Land owners in respect of the schedule mentioned property and thereafter the Developer have agreed to develop the said premises in the terms of the Agreement provided however, if at any time in future, there shall be any claims or defects found in the title of the Land owners, the Land owners will take all efforts to rectify the same at the earliest for which the costs and charges, if any, shall be borne by the Land owners.

Swapan Ghosh



Arunodhanti Roy.
Abhinav Gupta
Lila Jaiswal

CLAUSES AND CLAUSE HEADINGS

The clause and paragraph headings in the Agreement are for case of reference only and shall not be taken into the account in the construction or interpretation of any covenant, conditions or provision to which they refer.

AGREEMENT

Relying on the aforesaid representations made by the Land owners and in view of the desire of the Land owners to develop the premises, the Land owners and the Developer have agreed to enter into this *Development Agreement* with each other for carrying out the works as herein contained, on the terms and conditions hereunder written.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY THE PARTIES as follows:-

BASIC AGREEMENT

The Owners and the Developer have entered into this Agreement for the purpose of commercial exploitation of the aforesaid properties on the terms and conditions hereunder contained. From the Commencement Date the Developer will have exclusive right of development of the premises subject to the terms and conditions stated herein.

COMMENCEMENT AND TENURE

It is made clear that this Agreement shall commence and/or become effective from the day of execution of this Agreement hereinafter called the "**COMMENCEMENT DATE**".

This Agreement shall continue to be in force for a period of 36 months from the date of sanction of the building plan by the *Chandernagore Municipal Corporation*, from the Land & Land Reforms Department, Govt. of West Bengal whichever is later. However the parties herein have decided to extend such period of

Sudhanshu



Anandhathi Roy

Abhishek

Lila Jaiswal

another 6 MONTHS and the Land owners during the extended periods shall not entitled to rescind or cancel this agreement without the prior written consent of the Developer.

MODALITIES

TITLE DOCUMENTS of the Land owners have already been handed over, like Xerox copies of the Title Deeds of the premises to the Developer and shall be entitled to take inspection of the original Title Deeds, parchas, Municipal tax receipts and other related papers to the Developer who will hold and keep it in the safe custody and also allow the necessary inspection, of the original documents to the intending purchasers, Owners or purchaser(S) of the Owners allocation area, bank, financial institutions, Corporation, Govt. bodies and any other agencies as may be required from time to time.

TITLE

The Land owners hereby undertake and assure that the they shall be liable and responsible for any latent defect in the title of the premises and will be responsible for remedying such defects and in this regard the Land owners hereby indemnifies and undertake and agrees to keep the Developer indemnified from and against all losses and damages which the Developer may suffer on account of such defect on title.

SURVEY

Immediately hereafter the Developer will cause survey of soil testing and prepare the plans for construction of the New Building(s) at the premises. At all times during the subsistence of this Agreement the Developer shall be allowed to enter upon the premises and soil testing, survey and all other preparatory works as may be necessary for the purpose of preparing a plan of sanction of construction of the new building(s) on the premises at the cost and the expenses of the Developer, it is clarify that upon

Sunderghat



Arundhati Roy

Atlixer CPM

Lila Jaiswal

signing of the Agreement the Land owners hand over possession of the said premises to the Developer.

SITE PLAN

Simultaneously with the execution of this Agreement the Land Owners will deliver to the Developer a Site Plan of the premises clearly indicating therein the total area of the land with measurement of the four boundaries.

PLANS

The Developer shall prepare a map or plan for submission to the authorities concerned for sanction. While causing to be prepare the plans as aforesaid the Developer shall avail of and/or consume/utilize the maximum FAR available on the premises.

PREPARATIONS OF PLANS

The Developer shall finalize the plan with the architects and such finalize plan shall be submitted by the Developer to the *Chandernagore Municipal Corporation* for necessary sanction, at the cost of the Developer. A copy of such sanction plan shall be made over to the Land owners.

✓ At the time of submission of the plan to the *Chandernagore Municipal Corporation* for sanction and also thereafter from time to time (as may be necessary) the Land owners will sign such papers, documents, deeds and undertakings and render such co-operations, as be required by the Developer and recommended by the architects for obtaining the sanction of the plan or for the construction and competition of the New Building(s).

The Developer shall be entitled to carry out such additions and alteration to the plan or map as are required by the competent authority(s).

Sudhanu Ghosh



Arunachali Roy

Abhishek Gupta

Lila Jainwal

Immediately upon the plan being sanctioned the Land owners and the Developer shall mutually determined on two copies of the sanctioned plan their respective allocations in the manner hereinafter stated and put their signatures thereon. One of such copies of the sanctioned plans their respective allocations in the manner hereinafter stated and put their signatures thereon. One of such copies of the sanctioned plan will be taken by the Owners and the other such copy the Developer, such ratio shall apply not only to physical area but to intangible such as market norms, advantage and benefits in the event of any dispute regarding allocation, the same shall be referred to Arbitration in the manner hereinafter provided.

All fees of the architects for preparation of the plans and for supervision the construction of New Building(s) at the premises and all costs, charges and expenses relating to sanction of the plan by the *Chandernagore Municipal Corporation* shall be borne, paid and discharged by the Developer alone.

Simultaneously with the execution of this Agreement the Land owners put the Developer in possession of the said *First Schedule* mentioned property and the Developer shall have and continue to have a charge, lien and possession over the Schedule mentioned property to the extent of its allocation and deposits.

On and from the date of receiving possession of the premises till the completion of the project, the Developer shall be entitled to set up temporary site offices and/or quarters for its staff at a portion of the *First Schedule* mentioned property and shall further be entitled to put up boards and sign advertising the project and post its watch and word stall.

The Developer shall be at liberty to do all works as be required for the project and to utilize the water, electricity and telephone connections in the premises at its own risk, costs and expenses. The Developer shall have the right to obtain temporary connection of utilities for the project and the Land owners will sign and execute all papers and documents necessary therefore.

CONSTRUCTION AND COMPLETION

Sudhangosh



Arundhati Roy

Abhinav

Lila Jaiswal

The Developer shall be entitled to construct, erect and complete the new multi-storied Building(s) consisting of several residential flats, units, shops, showrooms, offices, garages and other constructed spaces capable of being held and/or enjoyed independently as per the sanctioned plans.

The Developer shall make construction of the New Building(s) in accordance with the plans that may be sanctioned by the concerned authorities and as per specification as be decided by the architect only. The Developer shall install and provide in the New Building(s) at its own costs tube well(s), water reservoir and other facilities and amenities as per the plan and the specification hereunder written. The Developer shall make provision for generator(s) of the required capacity within or outside the premises, costs whereof shall be initially paid by the Developer and the Land owners in their aforesaid ratios of their respective allocations and the same shall be recoverable from the intending purchasers of the Covered/constructed/other areas in the project. The costs and deposits payable to WBSEDCL on account of H.T & L.T. Electricity including the transformers shall be shared and contributed by the Land owners and the Developer in proportion to their respective allocations. The Land owners and the Developer shall also contribute and share the costs of operating and running the generators in proportion to their respective allocations. However, the Land owners and the Developer shall be entitled to realize and recover all such charges and expenses from the intending purchaser(s).

The Developer shall incur all costs and expenses for construction and completion of the New Building including all sanction fees expenses and fees of the architects and engineers.

✓ The Developer shall abide by all the laws, bye-laws, rules and regulations of the Government local bodies as the case may be and shall attend to answer and be responsible for any deviation/violation and/or breach, if any, of the said laws by laws rules and regulations and the Owners will not be responsible in any manner whatsoever for any deviation or breach, if any, however the Developer's responsibility in this regard shall be over after obtaining full completion certificate from the relevant

Soojan Shah



Arundhati Roy

Abhinav

Lila Jaiswal

authorities and handing over possession of the Land owners allocation in phase wise manner as mentioned in this Agreement.

The Developer undertake to construct the New Building(s) in accordance with the sanctioned plan and undertakes to pay damages penalties and/or compounding fees payable to the authorities concerned for reasons of any fee from all liabilities in this regard.

The Developer shall be authorized in the name of the Land owners in so far as necessary to apply for obtain quota entitlements and other allocations for cement, steel, bricks and other materials as may be allocable to the Land owners for the construction of the New Building(s) and similarly to apply for and obtain temporary And/or permanent connection of water , electricity power and/or gas to the New Building(s) and/or the premises and other inputs and facilities of the construction or enjoyment of the New Building(s).

For the purpose of completion of the construction of the New Building(s) of the aforesaid shall be deemed to have been completed if the same is made fit for habitation and provided with water, electric, drainage and sewerage connection and certified by the architects.

During the continuance of this Agreement the Land owners or any person claiming under or through him it shall not in any way interfere with the development of the premises and/or construction of the said New Building(s) by the Developer. However, the Land owners will be entitled to inspect the development and/or construction particularly as to the compliance with the Agreement specifications.

✓ For the purpose of construction of the New Building(s) at the premises, the Developer shall be entitled to appoint, engage and employ such contractor, sub-contractors. Engineers, labours, mistries, caretakers, guards and other staff and employees at such remuneration and on such terms and conditions as may be deemed necessary by the Developer and they shall have no privity of contract with the Land owners will not in any way be liable or responsible for their salaries, wages, remunerations, compensations etc. and the Developer hereby indemnifies and

Swobanghosh


 Arundhati Roy
 Adviser CUPM
 Lila Jaiswal

undertakes and agrees to keep the Land owners indemnified from and against the same.

The Developer shall obtained and produce to occupancy certificate from the *Chandernagore Municipal Corporation* with regard to the completion of the prefect.

It is certified that the Developer at its discretion can construct Banglows, flats for middle income Group, Low Income Group, Housing of any nature or any other development at the said premises.

CONSIDERATION AND SPACE ALLOCATION

The First Party / Land owners is the absolute Owners of the *First Schedule* Mentioned property and paying the rent and taxes to the competent authority.

The First Party / Land owners are agreeable to receive the following allocation and the consideration from the Second Party / Developer which is out and out said to be exclusive allocation of the First Party / Land owners receivable by the First Party / Land owners.

AREA ENTITLEMENTS AND ALLOCATION TO THE LAND OWNERS AND DEVELOPER

- 1) After completion of the construction work, the Land Owners and the Developer will have their allocation of constructed area in the following manner:-

THE LAND OWNERS SHALL BE PROVIDED-

- i) with Two Residential Flat having total measurement of Approx 740 squire feet including Super Builtup Area(With 2 Bed Room, 1 Drawing & Dining Room, 2 Bathroom & 1 Kitchen) and both flat should be in 2nd Floor and side by side flat. Provided the exact position of the flats to be allotted to the 1st Party will be as per sanctioned plan from local municipality or corporation of the Multistoried building.

Sudhangshu



Arundhati Roy

Abhiram

Lila Saisudh

- ii) other than the aforesaid two Residential Flats the Developer will pay an amount Rs. 5,00,000/- out of which A) Rs. **1,50,000/- (One Lakh Fifty Thousand Rupees)** will be paid within 1 days from the date of execution of the instant Development Agreement. B) Before Demolishing 2nd Party will pay **Rs. 2,00,000/- (Two Lakh Rupees)** C). And out of the rest amount the Developer will pay an amount of **Rs. 1,50,000/- (One lakh Fifty Thousand Rupees)** will be paid by the Developer or 2nd Party with in One Year (Maximum) from the date of sanctioned Building plan from Chandannagar Corporation Municipality.
- iii) If any situation came, both party mutually can transfer 1st party's flat to other any property of 2nd party with the facility will be remain same as per schedule of this agreement.
- 2) The exact location and orientation of the constructed area to be determined in line with the guide lines approved by the architects.
- 3) The specification of the residential unit to be allotted to the Land Owners is annexed herewith in the *Third Schedule* herein below.
- 4) By virtue of the aforesaid space allocation to the Land owners and consideration the Developer shall be free to sell all the entire constructed area along with common area, common amenities, car parking space, commercial space etc. to the intending purchaser(s), It is under sole discretion of the Developer. Accordingly, the Developer shall be free to enter into all type of Agreements for sale, sale deeds, receive earnest money, progressive payment, final Agreement from the intending purchaser(s) against sale of Unit(s).
- 5) The First Party hereby further declare that they have no claim or claims whatsoever from the Developer apart from the Land owners allocation provided in the Second Schedule herein below during subsistence of this indenture and make free the Developer to sale, enter into agreement for sale with any intending purchaser(s) at the

Swoopenghosh



Arunachal Roy

Abhishek Gupta

Lila Jaiswal

sole discretion of the Developer and to realize the consideration from the purchaser(s).

- 6) The facilities and the consideration payable to the First Party / Land owners, the allocation which provided in the Second Schedule herein below are the sole allocation of the First Party and shall remain firm and unchanged.
- 7) The remaining constructed area even along with all common facilities apart from the allocation and consideration receivable by First Party, the rest is said to be allocation receivable by the Second Part (More fully described in the *Second Schedule Part "B"* in the Developer's Allocation).
- 8) After getting the plan sanctioned from the Chandernagore Municipal Corporation the Second Part shall undertake for execution of construction of the proposed New Building(s) in the Schedule mentioned property in accordance with the Sanctioned Plan to be approved by *Chandernagore Municipal Corporation*.
- 9) The entire cost to develop the constructed area along with the common area stipulated in the Second Schedule as the Land owners allocation the remaining constructed area along with common facilities in the Schedule mentioned property shall be out and out the allocation belong to Second Part. Further the Second Part is free to Sale or transfer the entire constructed area EXCEPTING constructed along with common facilities of the multistoried Building in favour of any intending purchaser(s).
- 10) Be it expressly stated that the Owners will have absolute right to transfer all the developed or constructed property. They may at their direction execute and registered a revocable Power of attorney in favour of the Developers to ease the Construction or to transfer the developed property.
- 11) Owners will be bound to execute the the Deed of transfer the Developer's allocated area, on the otherhand the Developers also bound to execute as confirming Party in relation to the every Deed to transfer this Developed property.

Sushanghosh



Arundhati Roy.

Adviser Capital

Lila Jaiswal

- 12) As it has been mentioned the Land owners are executing Power of attorney with this Development agreement for all the required works of the entire construction Job and also for the execution, presentation and registration of Sale deeds in connection with the Developers' allocated portion to any intending Purchaser/s and also for the handing over the possession of specific demarcated portion to the intending Purchaser well within the Developer's allocated portion. The Developer shall handover the Owner's allocated portions TO THE Land owners, prior to the sale of Developer's allocated portion.
- 13) The First Party shall convey the undivided proportionate land of the Schedule mentioned property and the Second Part shall convey the undivided proportionate share of the constructed area in favour of the intending purchaser(s) by discharging their signature in all Deeds of conveyances.
- 14) That after getting the vacant possession of the Schedule property the Developer will arrange for the alternative accommodation with 2Bed Room, Bath Room, Kitchen & others facilities for the One Land Owner or his family members. If the accommodation to be arranged by the developer will be not suitable for the Land Owner or his family members the Developer will pay an amount of 6,000/- (Rupees Six Thousand Only) per month basis for the purpose of accommodation of Land Owner the said amount will never be adjusted with the amount to paid according to the owner allocation mentioned above. The rent will be paid by 2nd Party upto delivery allocation of the owners in their favour.
- 15) **Time of Project Completion ---**
- A) This is an undivided property, so all land owners of this property including 1st party have to wait till last one. So 2nd party at least need 1 year or 12 months to complete the formalities

Sudhanshu

Arundhati Roy.
Abhinav Gupta

Lila Jaiswal

After 1 year or 12 months, project will be depended on the readiness of other share holders. The will be mutually extended on the readiness of share holders. After only completion of all share holders, the technical work will be started.

- B) The time of completion of the multistoried Buildings shall be within **36 CLEAR MONTHS** from the date of sanction of the building plan by *Chandannagar Municipal Corporation* and permission for conversion of the Bastu land from the Land & Land Reforms Department, Govt. of West Bengal whichever is later. However the parties herein have decided to extent such period of another 6 MONTHS and the Land owners during the extended periods shall not entitled to rescind or cancel this agreement without the prior written consent of the Developer but the Land owners shall eligible to claim from the Developer @ 3% per month interest for non-completion of the development work (subject to the conditions mentioned under the heading Force Majure).
- 16) The Developer shall not hand over the construction /development work to another except to complete the project by themselves.

DISPOSAL

The Developer's allocation shall belong to and the absolute property of the Developer. The Developer shall be entitled, at any time to enter into Agreements for Sale and/or transfer and/or disposal of the Developer's allocation or any portion thereof. The Land Owners shall (by way of granting power and authority to the Developer and/or its nominees or otherwise) also sign and execute such Agreements, Deeds, Instruments, Documents and Conveyances along with the Developer. All moneys received in respect of such agreements/ Conveyances shall belong absolutely to exclusion of the Land Owners. The Land Owners shall have no right, title, interest, claim or demand over and in respect thereof irrespective of the matter contained in such Agreements, Instruments and Documents. The Developer hereby indemnifies

Sudipangshu


 Anuradha Roy.
 Advisor
 Lila Jaiswal

and undertakes and agrees to and shall keep the Land owners free harmless and indemnified of from and against all such claims whatsoever.

It is clarified that Developer are entailed to obtain loan from the financial institutions, banks or else either for the purpose of meeting construction cost and other costs on such terms and conditions as Developer may feel and proper or the intending purchase(s) can also apply and obtain the bank loan by mortgaging their respective flats/area.

DOCUMENTATION

The Advocate of this project will be such person as may be appointed by the Developer.

All Agreements, Deeds and Documents to be entered into by the parties hereto with their respective nominees and/or the intending purchaser(s) or Units etc. as well as other necessary documents shall be prepared by the Advocates of this project.

The cost of preparation stamping registration and the other charges of the Agreements for Sale/Constructions and the Conveyances shall be borne and paid by the Unit Owners of the respective parties to the Advocates of the project.

MAINTENANCE AND HOLDING ORGANIZATION

✓ The Land Owners and the Developer shall maintain at their own respective costs their respective allotted areas upon the construction of same being completed and shall keep the same in good and habitual conditions and shall not do or allow to be done anything in or to the premises and or the common portions of the New Building(s) which may be against the law or which will cause obstruction interference to the user of such common portions. In this regard it is clarified that the Owner's liability shall arise only upon the land owners receiving or being deemed to have received possession of the Land Owner's area.

Sujoy Ghosh



Arundhati Roy

Abhisek Gupta

Lila Jaiswal

For the purpose of maintenance management and administration of the New Building(s) and the premises and rendition of the services in common to the Unit Owners of the New Building(s) and doing all other acts, deeds and things for the common purposes, the Developer hereto shall form or cause to be formed an Association of Society or Syndicate or Company hereinafter called "the holding organization" of the **Unit Owners**. All the **Unit Owners** shall be obliged to become and shall be made the members of such holding organization as early as possible. After the completion of the project the Developer and the Land Owners shall hand over to the holding organization all deposits after deducting there from all dues and/or all the amounts spent by them respectively on behalf of the Unit Owners jointly and/or severally and all matters arising in respect of the management of the premises and particularly the common portions to the holding organizations.

All the Unit Owners (including the Owners and Developer herein) shall be made to agree to bear and pay proportionate share of the common expenses, maintenance charges, *Municipal* rents and taxes and other outgoings in respect of their respective Unit to such holding organization or the persons or agencies for the time being given the responsibility for the same by the Owners and the Developer with effect from the notice of delivery of possession to the Unit Owners of their respective Units.

Developer will frame the rules and regulations of the holding organization regarding user, maintenance, management upkeep and administration of the New Building(s), taking of deposits of accounts of maintenance charges, common expenses, Municipal rents and taxes etc. from the Unit Owners, payment of common expenses/maintenance charges, municipal rents and taxes etc. and other common purposes.

COMMON OWNERSHIP

The common portions including the land appurtenant to the new multi-storied building(s) entrances, lobbies, stair case, lifts etc. shall be used in common by the Land owners, the Developer and their respective nominee(s).

Sudhanshu



Arunhati Roy

Abhisek Gupta

Lila Jaiswal

POWER AND AUTHORITY

Simultaneously with the execution hereof, the Land owners are also appointing **MR. ABHISEK GUPTA, S/O. Lt. Utpal Gupta, by faith Hindu and Indian Citizen, by profession business, residing at Subhaspully(West), Chandannagar, P.O.- Khalisani, P.S.- Bhadreswar, Dist. Hooghly, Pin. 712138, PAN NO. AUYPG0587G, W.B.** as there true and lawful attorney conferring all powers like all necessary permission and approvals from the different authorities in connection with construction of the proposed building and electricity and water supply connections and all other connections including drainage and sewerage connection from the *Chandernagore Municipal Corporation* and other authorities and dealing with all authorities in respect of execution of the Project on behalf of the Land owners to apply for and obtain quotas, entitlements and other allocations or for cement, steel, bricks and other building materials allocable to the land owner for the construction of the schedule mentioned property enumerated in the First schedule herein below and to apply for and obtain temporary connections of water, electricity, powers and permanent drainage and sewerage connection to the new building(s) and other inputs and facilities required for the construction of enjoyment of the building including the power to sale, gift, mortgage, lease and any kind of transfer of schedule mentioned property in favour of the buyer(s) / purchaser(s), company/firm whether private or Govt. etc. The main power has been given to the Developers to construct the Multistoried building according to the Building Plan sanctioned by the Local Chandernagore Municipality.

✓ The power and/or authorities granted as aforesaid shall remain irrevocable during the subsistence of this Agreement. The detail powers conferring to the Attorney have been given herein below.

Notwithstanding the grant of the aforesaid Power of Attorney, the Land Owners shall give such co-operation to the Developer and sign such paper(s), confirmation and/or authorities as may be reasonably required by the Developer from time to time, for the project at the costs and expenses of the Developer.

Sudhanshu



Arundhati Roy.
 Abhishek
 Lila Jaiswal

The Land Owners and the Developer shall co-operate with each other to effectuate and implement this Agreement and shall execute and/or register such further documents and papers as may be required by them for giving full effect to the terms hereunder agreed.

INDEMNITY

The Developer shall be responsible for all engineers, contractors and other workman engaged and employed in the construction of the said New Building(s). The Developer shall keep the Land owners indemnified against any damage, claim or action that may arise by virtue of such employment in any manner whatsoever.

The Developer shall keep be responsible and shall observe all rules, regulations and laws for the time being in force including the Building Rules of the *Chandernagore Municipal Corporation* and shall be responsible and liable for any violation or contravention and shall keep the Land Owners duly and fully indemnified and saved harmless against all actions suits, proceedings, demand, costs, charges and expenses in this regard.

FORCE MAJURE

A. Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout, labor unrest, non-availability of electricity, want of water, delay for installation of lift, any legal disturbances and/or any other acts or commission beyond the control of the parties hereto affected thereby and also non-availability of essential materials like cement, steel, stone chips, brick, sand etc.

✓ B. The parties hereto shall not be considered to be liable for any obligations here above to the extent that the performance of the relative obligations prevented by the existence of the "Force Majeure" shall be suspended from the obligation during the period of this "Force Majeure".

C. In the event of Land owners committing breach of any of the terms and conditions herein contained of delay in delivery of possession of the said premises as hereinbefore stated the

Swapan Ghosh



Arundhati Roy.

Abhinav Gupta

Lila Jaiswal

Developer shall be entitled to and the Land owner shall be liable to pay such losses and compensation as shall be reasonably settled between the parties **PROVIDED HOWEVER**, if such delay shall continue for a period of three months then and in that event in addition to any other right which the Developer may have against the Land owner and the Developer shall be entitled to sue the land owner for specific performance of this Agreement or to rescind or cancel this agreement or claim/refund of all the moneys paid and/or incurred by the Developer with interest @ 6% per month and such losses and damages which the Developer may suffer in future.

COMMON EXPENCES

After the project is completed in terms of this Agreement and Handling over possession of respective allocation with completion certificate from the architect, all property taxes and other outgoing in respect of the premises shall be paid and borne by the Land Owners and the Developer or their respective nominees in proportion to their Respective allocations.

COMMON RESTRICTION

The Land owners allocation in the project shall be subject to the same restrictions of transfer and use as are applicable to the Developer's allocation. In the project intended for the common benefit of all occupiers of the New Building(s) which shall include the following:

- 1) The Land owners or the Developer or any of their transferees shall not use or permit to use of their respective allocations in the New Building(s) or any portion thereof for carrying on any obnoxious, illegal or immoral trade or activity or use or allow the use thereof for any purpose which may create nuisance hazard to the other occupiers of the New Building(s).
- 2) The Land owners or the Developer or any of their transferees shall not demolish of any wall or other structure in their respective Units or any portion thereof

Swapan Ghosh

Arunabha Roy.

Abhishek Gupta

Lila Jaiswal

or make any structural alteration therein without the previous consent of the Owners/Developer/Holding Organizations in this behalf.

- 3) The Land owners shall not transfer or permit to transfer of the Land owner's allocation or any portion thereof unless the proposed transferee agrees to be bound by the terms and conditions hereof and agrees to duly and promptly pay all and whatever sums which shall be payable in relation to the Units being so transferred.
- 4) Similarly the Developer shall not transfer or permit of the Developer's allocation or any portion thereof unless the proposed transferee shall agree to be the founded by the terms and conditions hereof and agrees to duly and promptly pay all and whatever sums which shall be payable in relating to the Units being so transferred.
- 5) The Land owners or the Developer and any of their transferee(s) shall keep the interior and walls, steer, drains, pipes, and other fittings, fixtures, appurtenances, floors, ceiling etc, in their respective Units in the New Building(s) in goods working conditions and repair in particular so as to cause any damages to the New Building(s) or any other space or accommodation herein and shall keep the Land owners and Developer and the other occupiers of the New Building(s) as the case may be indemnified from and against the consequences of any such breach.
- 6) The Land owners and the Developer or any of the transferee(s) shall not do cause or permit to be done any act or thing which may render void and avoidable instances of the New Building(s) or any part thereof and shall keep the Land owners and the Developer and other occupiers of the New Buildings as the case may harmless and indemnified from and against the consequences of any such breach.
- 7) No goods or other terms shall be kept by the Land owners or the Developer or any of their transferee(s) for display or otherwise in the corridors or other of common use in or around the New Buildings and no hindrance shall be caused in any manner in the free movement in the

Sudhanshu



Anuradha Roy

Abhishek Gupta

Lila Jaiswal

corridors and other places of common use in the New Building(s) and in case any such hindrance is caused the Land owners /Developer or holding organization shall be entitled to remove the same at the risk and costs of the person who such goods or creates such hindrance.

- 8) The Owners or the Developer or any of their transferees shall not throw or accumulate any dirt, wastes or refuse or permit the same to be thrown or accumulated in or about the New Buildings or in the compounds, corridors or any portion or portions of the New Buildings.
- 9) The Land owners or the Developer or any of their transferee(s) shall permit the Land owners /Developer or holding organization of their respective servants and/or agents with or without workmen and others at all reasonable times to enter into and upon their respective Units in the New Building(s) and any part thereof to view and examine the state and condition thereof and find out or determine the faults or defaults and the Land owners or the Developer or any of their transferees as the case may be shall be rectify such faults or defaults notice whereof in this regard shall be given in writing to the occupier concerned.
- 10) The Land owners or the Developer or any of their transferees shall permit the holding organization and its servants and agents with or holding organization and its servants and agents with or without workmen and others at all reasonable times to enter and upon their respective Units and every part thereof for the purpose of maintaining or repairing maintaining, rebuilding cleaning lighting and keeping in order and good condition any facilities and/or for the purpose of maintaining repairing and testing drains, gas and water and electric wires and for any similar purpose.

MISCELLANEOUS

- 1) The New Building(s) shall be collectively known as or named by such name as may be decided by the Developer.

Surojan Ghosh

Anandhathi Roy.
Abhishek Roy
Lila Jaguwal

2) This Agreement is being entered into purely on principal basis nothing contained herein is intended to nor shall be constructed as partnership between the Land owners and the Developer and nor shall constitute an association of persons.

3) During subsistence of this Agreement the Land owners shall not sell, transfer, encumber in any manner deal with the *First Schedule* mentioned property other than in furtherance of this Agreement.

4) In the event of any dispute between the Land owners and/or Developer being ordered by the Arbitrator(s) to be liable to pay any sum by way of penalty or compensation or damages and committing a default in respect thereof, such party to pay the same to the other party Owners, irrespective of whether they remain or continue to be director/directors of the Land owners or the Developer as the case may be or not.

5) The Land owners and the Developer as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of a force majeure and shall be suspended for the duration of the force majeure.

6) It is understood that from time to time to enable the development of premises by the Developer various acts, deeds matters and things not herein specifically referred may be required to be done by the Developer for which the Developer may require the authority of the Land owners and various applications and other documents may be required legally to be signed be made by the Land owners relating to which no specific provisions has been made herein. The Owners hereby authorize and empower the Developer to do all such acts, deeds, matters and things and undertake forthwith upon being required by the Developer in this behalf to execute any such additional power or Power of Attorney(s) and/or other authorization as may be legally required by the Developer for the purpose of the project as also undertake to sign and execute all such additional applications and other documents as may be required for the purpose of the project provided however the Developer shall make copy of such

Sudhanshu



Arundhati Roy

Abhinav

Lila Jaiswal

application or document available to the Owners prior to submissions.

7) The Developer shall in consultation with the Land owners frame a scheme for the management and administration of the New Building(s) and/or common parts thereof and they hereby agree to abide by all such Rules and Regulations as approved by them and/or framed by the Holding Organization upon its function.

8) Any notice required to be by the Land owners to the Developer shall, without prejudice to any other mode of service available, be deemed to have been served if delivered by hand or sent by prepared registered post with acknowledgement due to the hereinbefore stated address of the party to whom it is addressed or to such other address as be informed by the party concerned in writing from time to time and copy thereof is delivered to the Advocates of the project.

9) The Land owners and the Developer hereby agree and mutually covenant with each other to duly perform and observe their respective obligations therein contained and in the event of any of them committing any default or breach the defaulting party shall be liable to be pay such damages or compensate losses as may awarded by the Arbitrator(s) in favour of the other of them.

JURISDICTION

The Learned Court/Courts having territorial jurisdiction over the *First Schedule* mentioned property shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

ARBITRATION

In case of any dispute or difference which may arise between the parties with regard to the construction, meaning and effect or interpretation of any of the terms and conditions or any part thereof herein confined or touching these presents or determination of any liability the same shall be referred to arbitration and the decision of a sole arbitrator, if the parties in dispute so agree, otherwise to two arbitrators one to be

Sudhanshu



Anandhathi Roy-

Abirak Gupta

Lila Jaiswal

nominated by each party and in case of difference of opinion between them, by the Umpire selected by them at the commencement of the reference shall be binding upon the parties and this clause shall be deemed to be a submission within the meaning of the Arbitration & Conciliation Act, 1996 including its statutory modification and re-enactment.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of Bastu land measuring about 0.0829 Acre along with one old dilapidated single storied building having covered area of 250 square feet (Near About) situated at Dharapara Lane, Dharapara, P.O. & P.S. Chandannagar, Holding No. 689 (new), under Ward No. 7. Mouza and P.S.- Chandernagore, J.L. No. 1, Sheet No. 7, R.S. Khatian No. 149 and R.S. Dag No. 255 corresponding to L.R. Khatian No. 419, 354 & 22 and L.R. Dag No. 373 in the District Hooghly.

THE PROPERTY IS BUTTED AND BOUNDED BY:-

ON THE SOUTH : Property of Dag No.- 370.

ON THE NORTH : Municipal Road

ON THE EAST : Property of Chandan Das, Dag No.- 372 & 371

ON THE WEST : Property of Dag No.-374.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(A) OWNERS' ALLOCATION the Land Owners shall be provided-

After completion of the construction work, the Land Owners and the Developer will have their allocation of constructed area in the following manner:-

That the Land Owners shall be provided-

- i) with Two side by side / adjoin Residential Flat having total measurement of Approx 740 square feet each including Super Builtup Area With 2 Bed Room, 1 Drawing & Dining Room, 2 Bathroom & 1 Kitchen). Provided the position of the flats to be

Suo Peng Zhash



Arunachari Roy

Abhishek Gupta

Lila Sainwal

allotted to the 1st Party will should be in the 2nd Floor of the Multistoried building. Provided the exact position of the flats to be allotted to the 1st Party will be as per sanctioned plan from local municipality or corporation of the Multistoried building. And also The specific measurement of the Residential flats to be allocated to the 1st Party may be altered after Sanction of Building Plan from Chandernagore Municipal Corporation.

- ii) other than the aforesaid two Residential Flats the Developer will pay an amount Rs. 5,00,000/- out of which A) Rs. **1,50,000/- (One Lakh Fifty Thousand Rupees)** will be paid within 1 days from the date of execution of the instant Development Agreement. B) Before Demolishing 2nd Party will pay equally **Rs. 2,00,000/- (Two Lakh Rupees)**, i.e **Rs. 66,667/- (Sixty Six Thousand Six Hundred & Sixty Seven Rupees)** on each of 1st Party C). And out of the rest amount the Developer will pay an amount of **Rs. 1,50,000/- (One lakh Fifty Thousand Rupees)**, i.e **Rs. 50,000/- (Fifty Thousand Rupees)** on each of 1st Party will be paid by the Developer or 2nd Party with in One Year (Maximum) from the date of plan sactioned from Chandannagar Corporation Municipality.

- iii) If any situation came, both party mutually can transfer 1st party's flat to other any property of 2nd party with the facility will be remain same as per schedule of this agreement.

(B) DEVELOPER'S ALLOCATION the Developer shall be provided- The Developer will get the entire Residential Flats, Commercial spaces/ shop rooms, garages, Car Parking & other all spaces which ever left excepting the allocation of the 1st party given hereinabove.

Sudhanshu



Anandhathi Roy

Abhinav Gupta

Lila Jaiswal

THIRD SCHEDULE ABOVE REFERRED TO:
(SPECIFICATION FOR THE PROPOSED BUILDING)

- (1) **General:** The Building shall be R.C.C framed structure as per Chandernagore Municipal Corporation sanction plan.
- (2) **Brick Work:** All exterior brick work shall be 8" thick in mortar as approval by Chandernagore Municipal Corporation. All partition brick wall shall be 5" thick in mortar.
- (3) **Plaster Work:** The outside and inside of the building will be plastered.
- (4) **Living/Dining/Lobby/Passage:**
 - (a) Floor: Vitrified Tile.
- (5) **Bed Rooms:** (a) Floor: Vitrified Tile.
- (6) **Kitchen:**
 - (a) Floor: Vitrified.
 - (b) Walls: Glazed tiles up to 2'-0" above counter.
 - (c) Counter: Marble Top with stone partition.
- (7) **Balcony:**
 - (a) Floor: Vitrified Tile.
 - (b) Walls: Exterior part.
 - (c) Ceiling: Exterior part.
- (8) **Doors:**
 - (a) Entrance Doors: Sall Wooden frame with Segun Wooden door.
 - (b) Internal Doors: Hardwood frame, flush door shutters.
- (9) **Windows:** Powder coated Aluminum Glazing.
- (10) **Electrical:** Switches and copper wiring.
- (11) **Toilets:** (a) Floor: Ceramic.
- (12) **Lift:** Lift room and lift wall (optional)

Sudhanu Ghosh

LTI of Lakshminani
Gose by the Pen of
Abhijit Bose.Arundhati Roy -
Abhisek Gupta

Lila Jaiswal

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day, month and year first above written. Signed, sealed and delivered by the parties in the presence of: -

Witnesses

1. Abhijit Bose.
S/o. Late Ajit Kr. Bose.
Dharapara,
P.O. & P.S. - Chandannagore
Hooghly. Pin - 712136
2. Subrata Mondal
Rathesarak, Chandannagore
Dist. Hooghly. Pin: 712136
3. Ranajay Das
C/O. Mohan Das
11, Arun Kumar Lane,
Bhadrasan, Hooghly,
W.B. - 712124
No. ZSC 2437440

1. Sudhanu Ghosh

2.

LTI of Lakshminani Gose by the Pen of
Abhijit Bose.

3.

Arundhati Roy -

Signature of the 1st Party /
Land Owners

Abhisek Gupta

Lila Jaiswal

Signature of the Developer

DRAFTED & PRINTED BY

Ashok Kumar Pal

Ashok Kumar Pal
AdvocateChinsurah Court
Chandernagore, Hooghly,

Regn No - WB-212/1995



দুই হাতের আঙ্গুল-এর টিপ ছাপ
ক্রেতা/বিক্রেতা/দাতা/গ্রহীতা

Shoban ghosh

বাঁহাতের আঙ্গুল-এর টিপ ছাপ		ডানহাতের আঙ্গুল-এর টিপ ছাপ	
	(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
	(২) তর্জনী	(২) তর্জনী	
	(৩) মধ্যমা	(৩) মধ্যমা	
	(৪) অনামিকা	(৪) অনামিকা	
	(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

Shoban ghosh

স্বাক্ষর

[যে ব্যক্তির দুই হাতের আঙ্গুল-এর টিপ ছাপ লওয়া হইল]



দুই হাতের আঙ্গুল-এর টিপ ছাপ
ক্রেতা/বিক্রেতা/দাতা/গ্রহীতা

বাঁহাতের আঙ্গুল-এর টিপ ছাপ		ডানহাতের আঙ্গুল-এর টিপ ছাপ	
	(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
	(২) তর্জনী	(২) তর্জনী	
	(৩) মধ্যমা	(৩) মধ্যমা	
	(৪) অনামিকা	(৪) অনামিকা	
	(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	



LTI of Lakshmirani Bose
by the Pen of Abhijit Basu.

স্বাক্ষর

[যে ব্যক্তির দুই হাতের আঙ্গুল-এর টিপ ছাপ লওয়া হইল]

Arunmati Roy



দুই হাতের আঙ্গুল-এর টিপ ছাপ
ক্রেতা/বিক্রেতা/দাতা/গ্রহীতা

বাঁহাতের আঙ্গুল-এর টিপ ছাপ		ডানহাতের আঙ্গুল-এর টিপ ছাপ	
	(১) বৃহদঙ্গুলী	(১) বৃহদঙ্গুলী	
	(২) তর্জনী	(২) তর্জনী	
	(৩) মধ্যমা	(৩) মধ্যমা	
	(৪) অনামিকা	(৪) অনামিকা	
	(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

Arunmati Roy

স্বাক্ষর

[যে ব্যক্তির দুই হাতের আঙ্গুল-এর টিপ ছাপ লওয়া হইল]



দুই হাতের আঙ্গুল-এর টিপ ছাপ
ক্রেতা/বিক্রেতা/দাতা/গ্রহীতা

বাঁহাতের আঙ্গুল-এর টিপ ছাপ		ডানহাতের আঙ্গুল-এর টিপ ছাপ	
	(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
	(২) তর্জনী	(২) তর্জনী	
	(৩) মধ্যমা	(৩) মধ্যমা	
	(৪) অনামিকা	(৪) অনামিকা	
	(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

Abhinav Gupta

স্বাক্ষর

[যে ব্যক্তির দুই হাতের আঙ্গুল-এর টিপ ছাপ লওয়া হইল]



দুই হাতের আঙ্গুল-এর টিপ ছাপ
ক্রেতা/বিক্রেতা/দাতা/গ্রহীতা

Lila Jaiswal

বাঁহাতের আঙ্গুল-এর টিপ ছাপ		ডানহাতের আঙ্গুল-এর টিপ ছাপ	
	(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
	(২) তজ্জনী	(২) তজ্জনী	
	(৩) মধ্যমা	(৩) মধ্যমা	
	(৪) অনামিকা	(৪) অনামিকা	
	(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

Lila Jaiswal

স্বাক্ষর

[যে ব্যক্তির দুই হাতের আঙ্গুল-এর টিপ ছাপ লওয়া হইল]

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



192023240153161508

GRN Details

GRN:	192023240153161508	Payment Mode:	SBI Epay
GRN Date:	02/08/2023 13:45:57	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	7256600744425	BRN Date:	02/08/2023 13:46:16
Gateway Ref ID:	CHN2996022	Method:	State Bank of India NB
GRIPS Payment ID:	020820232015316149	Payment Init. Date:	02/08/2023 13:45:57
Payment Status:	Successful	Payment Ref. No:	2001956217/9/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Shri ABHISEK GUPTA
Address:	CHANDANNAGAR
Mobile:	8918795773
Period From (dd/mm/yyyy):	02/08/2023
Period To (dd/mm/yyyy):	02/08/2023
Payment Ref ID:	2001956217/9/2023
Dept Ref ID/DRN:	2001956217/9/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001956217/9/2023	Property Registration- Stamp duty	0030-02-103-003-02	2070
2	2001956217/9/2023	Property Registration- Registration Fees	0030-03-104-001-16	28
Total				2098

IN WORDS: TWO THOUSAND NINETY EIGHT ONLY.

Major Information of the Deed

Deed No :	I-0604-02721/2023	Date of Registration	02/08/2023
Query No / Year	0604-2001956217/2023	Office where deed is registered	
Query Date	31/07/2023 6:44:20 PM	A.D.S.R. CHANDANNAGAR, District: Hooghly	
Applicant Name, Address & Other Details	A DEY CHANDANNAGAR, Thana : Chandannagar, District : Hooghly, WEST BENGAL, PIN - 712136, Mobile No. : 8918795773, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 32,41,820/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Dhara Para Lane, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-7, JI No: 1, Pin Code : 712136

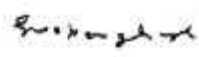
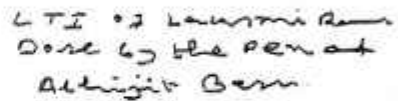
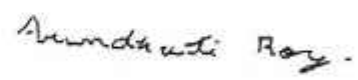
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-373 (RS :-)	LR-419	Bastu	Bastu	0.0829 Acre		31,74,320/-	Property is on Road
Grand Total :					8.29Dec	0/-	31,74,320/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	250 Sq Ft.	0/-	67,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		250 sq ft	0/-	67,500/-	

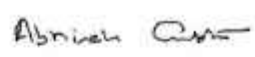
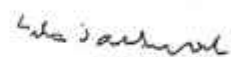
and Lord Details :

Name,Address,Photo,Finger print and Signature

No	Name	Photo	Finger Print	Signature
1	Mr Swapan Ghosh (Presentant) Son of Mr Sambhu Charan Ghosh Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office	 02/08/2023	 LTI 02/08/2023	 02/08/2023
DHARAPARA, City:- Chandannagar, P.O:- CHANDANNAGAR, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AXxxxxxx0D, Aadhaar No: 74xxxxxxxx1224, Status :Individual, Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office				
2	Smt LAKSMI RANI BOSE Daughter of Late SAMBHU CHARAN GHOSH Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office	 02/08/2023	 LTI 02/08/2023	 02/08/2023
City:- Chandannagar, P.O:- CHANDANNAGAR, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: fxxxxxxx1f, Aadhaar No: 75xxxxxxxx8454, Status :Individual, Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office				
3	Smt ARUNDHATI ROY Daughter of Late SAMBHU CHARAN GHOSH Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office	 02/08/2023	 LTI 02/08/2023	 02/08/2023
City:- Chandannagar, P.O:- CHANDANNAGAR, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: APxxxxxx5E, Aadhaar No: 51xxxxxxxx5776, Status :Individual, Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office				

Developer Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr ABHISEK GUPTA Son of Late UTPAL GUPTA Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office			
02/08/2023	02/08/2023	02/08/2023	02/08/2023
Son of Late UTPAL GUPTA City:- Chandannagar, P.O:- Khalisani, P.S:-Bhadreswar, District:-Hooghly, West Bengal, India, PIN:- 712138 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AUxxxxxx7G, Aadhaar No: 86xxxxxxxx0961, Status :Individual, Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
Smt LILA JAYSWAL Daughter of Mr NABULAL JAYSWAL Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office			
02/08/2023	02/08/2023	02/08/2023	02/08/2023
Daughter of Mr NABULAL JAYSWAL City:- Hooghly-chinsurah, P.O:- Chinsurah, P.S:-Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712103 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJxxxxxx5R, Aadhaar No: 95xxxxxxxx8173, Status :Individual, Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri RANAJAY DEY Son of Shri MOHAN DEY BHADRESWAR, City:- , P.O:- BHADRESWAR, P.S:-Bhadreswar, District:-Hooghly, West Bengal, India, PIN:- 712124			
02/08/2023	02/08/2023	02/08/2023	02/08/2023
Identifier Of Mr Swapan Ghosh, Smt LAKSMI RANI BOSE, Mr ABHISEK GUPTA, Smt ARUNDHATI ROY, Smt LILA JAYSWAL			

Transfer of property for L1

No	From	To. with area (Name-Area)
1	Mr Swapan Ghosh	Mr ABHISEK GUPTA-1.38167 Dec,Smt LILA JAYSWAL-1.38167 Dec
2	Smt LAKSMI RANI BOSE	Mr ABHISEK GUPTA-1.38167 Dec,Smt LILA JAYSWAL-1.38167 Dec
3	Smt ARUNDHATI ROY	Mr ABHISEK GUPTA-1.38167 Dec,Smt LILA JAYSWAL-1.38167 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Swapan Ghosh	Mr ABHISEK GUPTA-41.66666667 Sq Ft,Smt LILA JAYSWAL-41.66666667 Sq Ft
2	Smt LAKSMI RANI BOSE	Mr ABHISEK GUPTA-41.66666667 Sq Ft,Smt LILA JAYSWAL-41.66666667 Sq Ft
3	Smt ARUNDHATI ROY	Mr ABHISEK GUPTA-41.66666667 Sq Ft,Smt LILA JAYSWAL-41.66666667 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Dhara Para Lane, Road Zone :
(Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-7, JI No: 1, Pin Code : 712136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 373, LR Khatian No:- 419	Owner:স্বপন কুমার ঘোষ, Gurdian:শঙ্খ চরণ ঘোষ, Address:নিজ , Classification:বাস্ত, Area:0.02760000 Acre,	Mr Swapan Ghosh

02-08-2023

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 (9) of Indian Stamp Act 1899.

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

Presented for registration at 12:35 hrs on 02-08-2023, at the Office of the A.D.S.R. CHANDANNAGAR by Mr Swapan Ghosh, one of the Executants.

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 32,41,820/-

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

Execution is admitted on 02/08/2023 by 1. Mr Swapan Ghosh, Son of Mr Sambhu Charan Ghosh, DHARAPARA, P.O: CHANDANNAGAR, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Retired Person, 2. Smt LAKSMI RANI BOSE, Daughter of Late SAMBHU CHARAN GHOSH, P.O: CHANDANNAGAR, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Others, 3. Mr ABHISEK GUPTA, Son of Late UTPAL GUPTA, P.O: Khalisani, Thana: Bhadreswar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712138, by caste Hindu, by Profession Business, 4. Smt ARUNDHATI ROY, Daughter of Late SAMBHU CHARAN GHOSH, P.O: CHANDANNAGAR, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession House wife, 5. Smt LILA JAYSWAL, Daughter of Mr NABULAL JAYSWAL, P.O: Chinsurah, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by Profession Business

Indetified by Shri RANAJAY DEY, . . Son of Shri MOHAN DEY, BHADRESWAR, P.O: BHADRESWAR, Thana: Bhadreswar, , Hooghly, WEST BENGAL, India, PIN - 712124, by caste Hindu, by profession Business

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/08/2023 1:46PM with Govt. Ref. No: 192023240153161508 on 02-08-2023, Amount Rs: 28/-, Bank: SBI EPay (SBlePay), Ref. No. 7256600744425 on 02-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,070/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,070/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7108, Amount: Rs.5,000.00/-, Date of Purchase: 28/07/2023, Vendor name: P K Santra

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/08/2023 1:46PM with Govt. Ref. No: 192023240153161508 on 02-08-2023, Amount Rs: 2,070/-, Bank: SBI EPay (SBlePay), Ref. No. 7256600744425 on 02-08-2023, Head of Account 0030-02-103-003-02

Swagata Tarafdar

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR

Hooghly, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0604-2023, Page from 58620 to 58667
being No 060402721 for the year 2023.



Digitally signed by SWAGATA
TARAFDAR
Date: 2023.08.09 12:27:19 +05:30
Reason: Digital Signing of Deed.

(Swagata Tarafdar) 2023/08/09 12:27:19 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
West Bengal.

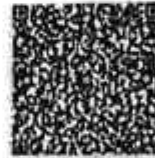
(This document is digitally signed.)



ভারত সরকার
Unique Identification Authority of India
Government of India

ডাকনাম/আই ডি / Enrollment No.: 1040/20477/01185

To
জনমক দে
Ranajoy Dey
11 ARUN KUMAR KAR LANE
Bhadreswar(M)
Bhadreswar
Singur Hooghly
West Bengal 712124
53682155
MN526821554FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

8121 2010 9507

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India
জনমক দে
Ranajoy Dey
পিতা : মোহন দে
Father : Mohan Dey
জন্ম তারিখ / DOB : 14/11/1998
পুং / Male



8121 2010 9507

আধার - সাধারণ মানুষের অধিকার

Ranajoy Dey



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

এনিকিডুইটিং আইডি / Enrollment No. : 1040/21104/00494

To
Swapan Ghosh
বিশ্বম ঘোষ
DHARAPARA
Chandanagar(P)
Chandanagar, Hooghly
West Bengal - 712135
9748006757

06/12/2013



KL664027311FT

66402731



আপনার আধার সংখ্যা / Your Aadhaar No. :

7417 2918 1224

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

বিশ্বম ঘোষ

Swapan Ghosh

পিতা : বিশ্বম ঘোষ

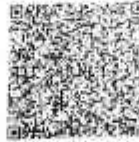
Father: Sambhu Ghosh

জন্মতারিখ: DOB: 12/08/1958

লিঙ্গ / Male



7417 2918 1224



আধার - সাধারণ মানুষের অধিকার

Swapan Ghosh



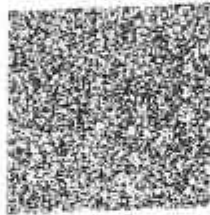
ভালিকাভুক্তির নম্বর/ Enrolment No.: 0623/30262/27048

Download Date: 12/09/2021

To:
লক্ষ্মীরানি বোস
Lakshmirani Bose
C/O: Aji Bosa
Belapurkar dharapara
Chandannagar(MC)
Chandannagar
Hoochly West Bengal - 712136
8246772243

Issue Date: 01/09/2021

Signature valid



আপনার

সংখ্যা / Your

No. :

7550 3077 8454

VID : 9157 1062 7398 6923

আমার

আমার পরিচয়



সংসদ সরকার
Government of India

Download Date: 12/09/2021



লক্ষ্মীরানি বোস
Lakshmirani Bose
জন্ম তারিখ: 21/07/1960
জাতীয়তা: INDIAN

Issue Date: 01/09/2021

7550 3077 8454

VID : 9157 1062 7398 6923

আমার

আমার পরিচয়

Lakshmi Rani Bose

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



FXMPB2991F



LAKSMIRANI BOSE

सम्भु चरण घोष
SAMBHU CHARAN GHOSH

21/07/1960

58534

Laksmi Dami Bose



आधार

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

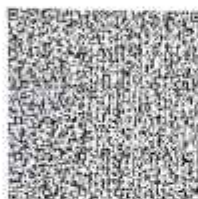
এনরোলমেন্ট নম্বর/ Enrolment No.: 0623/30262/18872

Download Date: 03/07/2019

To
অরুন্ধতি রায়
Arundhati Roy
C/O Dipak Kumar Roy
berelchanditela road
Iaxmiganj bazar
Jagannath bati
Chandannagar(mc)
Chandannagar
Hooghly West Bengal - 712136
9831255469

Generation Date: 2011/02/18

Validly unknown



QR Code with Postage

আপনার আধার সংখ্যা / Your Aadhaar No. :

5180 3949 5776

VID : 9125 6265 7900 0968

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



অরুন্ধতি রায়
Arundhati Roy
জন্মতারিখ/DOB: 07/05/1962
লিঙ্গ/ GENDER: FEMALE

5180 3949 5776

VID : 9125 6265 7900 0968

আমার আধার, আমার পরিচয়



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেকট্রনিক প্রক্রিয়াজাত চিঠি

INFORMATION

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

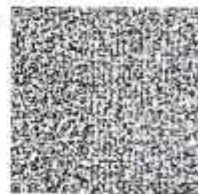
- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
C/O দীপক কুমার রায়, - বেরেলচান্দিতলা রোড, অরুন্ধতি
বাসি, লক্ষ্মীগঞ্জ বাজার, চন্দাননগর (এম সি), হুগলী,
পশ্চিম বঙ্গ - 712136

Address:
C/O Dipak Kumar Roy, - berelchanditela
road, Jagannath bati, Iaxmiganj bazar,
Chandannagar(mc), Hooghly,
West Bengal - 712136



QR Code with Postage

5180 3949 5776

VID : 9125 6265 7900 0968



Government of India

AADHAAR

Arundhati Roy -

आयकर विभाग		भारत सरकार
INCOME TAX DEPARTMENT		GOVT. OF INDIA
ARUNDHATI ROY		
SHAMBHU CHARAN GHOSH		
07/05/1962		
Permanent Account Number		
APLPR6285E		
<i>Arundhati Roy</i>		62100009
Signature		

Arundhati Roy.



भारत सरकार

Government of India

अभिषेक गुप्त

Abhisek Gupta

पिता : उत्पल गुप्त

Father : Utpal Gupta



समस्या/DOB: 24/05/1995

पुल्ल / Male



8638 7697 0961

— साधारण मान्यता अधिकार

Unique Identification Authority of India

ठिकाण: सुभाष पल्ली, पश्चिम बंगाल
चण्डीनगर, खैरसारी, हुगली, पश्चिम बंगाल

Address: SUBHAS PALLY,
PASCHIMPARA,
Chandannagar, Khairasari,
Hooghly, West Bengal,
712138

8638 7697 0961

1547
1800 300 1547

1547
http://uidai.gov.in

UIDAI
www.uidai.gov.in

Abhisek

Signature

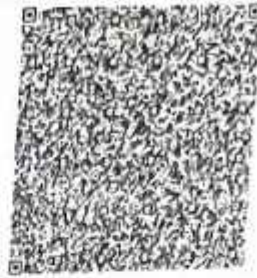
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AUYPG0587G



नाम / Name

ABHISEK GUPTA

पिता का नाम / Father's Name

UTPAL GUPTA

जन्म की तारीख /
Date of Birth

24/05/1985

Abhisek Gupta
हस्ताक्षर / Signature

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारें:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, 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,
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Abhisek Gupta



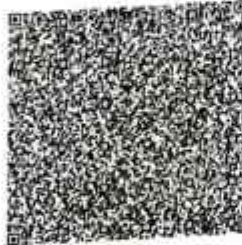
ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারণ
Unique Identification Authority of India

ভুক্তিক্রম নম্বর/ Enrolment No.: 2189/69233/54032

To
লীলা জয়সওয়াল
Lila Jayswal
MALICK KASHIM HAT
Hooghly Chinsurah (M)
Hooghly West Bengal - 712103
9331291309

Signature Not Verified



আপনার আধার সংখ্যা / Your Aadhaar No. :

9546 2692 8173
VID : 9147 9241 0652 4635

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



লীলা জয়সওয়াল
Lila Jayswal
জন্মতারিখ/DOB: 18/02/1969
লিঙ্গ/ FEMALE

9546 2692 8173
VID : 9147 9241 0652 4635

আমার আধার, আমার পরিচয়



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ কিউআর কোড / অফলাইন XML / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেকট্রনিক প্রক্রিয়ার তৈরী পত্র

INFORMATION

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

- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নম্বর ও ইমেইল আইডি আপডেটে রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দ্বারা।

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

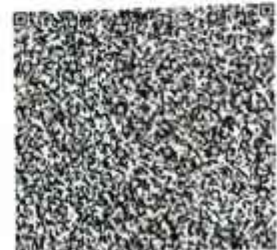


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারণ
Unique Identification Authority of India



ঠিকানা:
মলিক কাশিম হাট, হুগলী চিৎপুরা (এম), হুগলী,
পশ্চিম বঙ্গ - 712103

Address:
MALICK KASHIM HAT, Hooghly Chinsurah
(M), Hooghly,
West Bengal - 712103



9546 2692 8173
VID : 9147 9241 0652 4635



1047



help@uidai.gov.in



www.uidai.gov.in

Lila Jayswal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

LILA JAYSWAL

NABU LAL JAYSWAL

18/02/1969

Permanent Account Number

AJJPJ8355R

Lila jaiswal
Signature



28022008

Lila jaiswal

ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA

নির্বাচকের সচিব পরিচয় কার্ড: ELECTOR PHOTO IDENTITY CARD

ZSG2437440



নাম: রনজয় দে
Name: RANAJAY DEY

পিতার নাম: মোহন দে
Father's Name: MOHAN DEY

লিঙ্গ/Gender: M / Male
জন্ম তারিখ / বয়স: 14-11-1990
Date of Birth/ Age:

ঠিকানা: 55, অরুণ কুমার কান লেইন, ভাদ্রেশ্বর, হাওড়া, 712124
Address: 55, ARUN KUMAR KAN LAKE, Bhadrachar, Howrah, 712124

তারিখ/ Date: 27-02-2021 নির্বাচক নিবন্ধন অধিকারিক
Electoral Registration Officer

নিবন্ধনকারী নির্বাচন/ভোটারের নাম: 188-চন্দ্রানন্দ (সাধারণ)
Assembly Constituency No. and Name: 188-
Chandranagar (GENERAL)

অংশ নং ও নাম: 188-সত্যনাথদাস দত্ত স্মৃতি বিদ্যমান: ভাগ-1
Part No. and Name: 188-Satyanathdas Dutt Smriti
Bidyant Koon-1

বিঃ দ্রঃ / Note

1. আশঙ্কায় রয়েছে যে এই কার্ড ব্যবহারে কোন নিষেধাজ্ঞা নেই যে নির্বাচন
কেন্দ্রের অধিনায়ক আশঙ্কায় রয়েছে। কৃষি/নির্বাচনের আগে অবশ্য
কর্তৃপক্ষের পরামর্শ নিন।

More possession of this card is no guarantee that you are eligible
in the current electoral roll. Please check your name in the
current electoral roll before every election.

2. এই কার্ড ভবিষ্যতে অন্য কোনো নির্বাচন/ভোটারের নাম পরিবর্তন
করার জন্য কোন প্রমাণ প্রদান করা হবে না।

Date of birth mentioned in this card shall not be treated as a proof
of age / D. O. B. for any purpose other than registration in
electoral roll.

Ranajoy Dey