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*Notate in details at*

*29 no. - 31*

Additional Registrar of Assurances  
Kolkata

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Registration. The Signature Sheet and the  
endorsement are the part of this document

Additional Registrar  
of Assurances II Kolkata

26 MAY 2023

JOINT VENTURE AGREEMENT

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



192023240069685298

GRN Details

GRN: 192023240069685298 Payment Mode: SBI Epay  
GRN Date: 25/05/2023 18:18:07 Bank/Gateway: SBIEpay Payment Gateway  
BRN: 3732040470730 BRN Date: 25/05/2023 18:18:35  
Gateway Ref ID: 925927030 Method: Axis Bank-Retail NB  
GRIPS Payment ID: 250520232006968528 Payment Init. Date: 25/05/2023 18:18:07  
Payment Status: Successful Payment Ref. No: 2001211565/1/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Shri Prosenjit Paith  
Address: 62/64, Haripada Datta Lane, Jadavpur, Kolkata-700033  
Mobile: 6291342097  
Period From (dd/mm/yyyy): 25/05/2023  
Period To (dd/mm/yyyy): 25/05/2023  
Payment Ref ID: 2001211565/1/2023  
Dept Ref ID/DRN: 2001211565/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001211565/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	2001211565/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	11021
Total				16042

IN WORDS: SIXTEEN THOUSAND FORTY TWO ONLY.

**PAID**



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			Total	16042

IN WORDS: SIXTEEN THOUSAND FORTY TWO ONLY.

PAID

**THIS JOINT VENTURE AGREEMENT** is made this the 26<sup>th</sup> day of May, 2023(Two Thousand Twenty Three),

**B E T W E E N**

1. **SANKAR GHOSH** having **PAN AGFPG0678M, AADHAAR 442470682489**, son of Late Panchanan Ghosh, by occupation - service,  
 2. **SWAPAN KUMAR GHOSH** having **PAN BVDPG9095A, AADHAAR 933814339568**, son of Late Panchanan Ghosh, by occupation - retired,  
 3. **BASUDEV GHOSH** having **PAN APBPG5120P, AADHAAR 971244976600**, son of Late Ajit Kumar Ghosh, by occupation - service,  
**AND** 4. **PROBIR KUMAR GHOSH** having **PAN ACTPG7254K, AADHAAR 542618818625** son of Late Kali Charan Ghosh, by occupation - retired, all are by faith - Hindu, by nationality - Indian, and residing at 43 Anjuman Ara Begum Row, Post Office Tollygunge, Police Station - Golfgreen (previously Jadavpur), District - 24 Parganas(South), Kolkata - 700033, West Bengal, for the sake of brevity hereinafter referred to and called as the **LANDOWNERS** collectively (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heir/ heirs, executor/ executors, administrator/administrators, representative/ representatives and assigns/assigns) of the **FIRST PART**:

**A N D**

**NEEL BUILDER & DEVELOPER**, a Proprietorship concern, having its office at Flat-3B, 3<sup>rd</sup> Floor, Premises No. 62/64, Haripada Dutta Lane, Post Office -Tollygunge, P.S- Golf Green (previously Jadavpur), Kolkata - 700033, District - South 24 Parganas, represented by its sole proprietor **SRI PROSENJIT PAITH** having **PAN AKYPP3748A, ADHAAR No.**

**845281526860**, son of Late Sudhir Kumar Paith, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Flat-3B, 3<sup>rd</sup> Floor, Premises No. 62/64, Haripada Dutta Lane, Post Office -Tollygunge, P.S- Golf Green(previously Jadavpur), Kolkata - 700033, District - South 24 Parganas, for the sake of brevity hereinafter referred to and called as the **DEVELOPER** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heir /heirs, executor/ executors, administrator/ administrators, representative/ representatives and assigns/assigns) of the **SECOND PART**.

**AND WHEREAS** the Landowners herein are the sole and absolute owner of **ALL THAT** two storied dwelling house measuring about 1200 square feet with cemented floor , being the Premises No 43 Anjuman Ara Begum Row, upon the piece and parcel of a plot of land measuring about 3( three) kattahs 2( two) chattaks 7 (seven) square feet more or less, comprised in C.S 780, under Khatian No 614, lying and situated at Mouza - Chandpur, J. L. No. 41, Touzi No. 155, within the local limits of Ward No. 94 under Kolkata Municipal Corporation, within the jurisdiction of the Sub-Registrar at Alipore, within the jurisdiction of the Office of the Additional District Sub-Registrar at Alipore, Police Station Golf green(previously Jadavpur), Kolkata-700033, District 24 Parganas south, West Bengal, for the sake of brevity hereinafter collectively called and referred to as the **"Said Property"** fully described in the First Schedule hereunder written and enjoying the same as being absolute owner in respect thereof.

**WHEREAS** one Kali Charan Ghosh, since deceased was the absolute owner of the said property being **ALL THAT** two storied dwelling house measuring about 1200 square feet in each floor, with cemented floor,

being the Premises No 43 Anjuman Ara Begum Row, upon the piece and parcel of a plot of land measuring about 3( three) kattahs 2( two) chattaks 7 (seven) square feet more or less, comprised in C.S 780, under Khatian No 614, lying and situated at Mouza - Chandpur, J. L. No. 41, Touzi No. 155, within the local limits of Ward No. 94 under Kolkata Municipal Corporation, within the jurisdiction of the Sub-Registrar at Alipore, within the jurisdiction of the Office of the Additional District Sub-Registrar at Alipore, Police Station Golfgreen (previously Jadavpur), Kolkata-700033, District 24 Parganas south, West Bengal;

**AND WHEREAS** the said Kali Charan Ghosh, since deceased died intestate leaving behind him, 6 (six) sons namely 1) Pachanan Ghosh, 2) Ajit Kumar Ghosh, 3)Sailen Kumar Ghosh, 4) Sukumar Ghosh, 5) Robin Kumar Ghosh 6) Probir Kumar Ghosh and two daughters namely 1) Mahamaya Hati wife of Late L.K Hati and 2) Smt. Uma Das wife of Late B.N Das.

**AND WHEREAS**, after the demise of the said Kali Charan Ghosh, since deceased, his six(6) sons became the owner of the property as per the arrangement made upon the mutual terms and conditions between the sons and daughters and the sons mutated their names as the owners of the said property with the concerned department of the Kolkata Municipal Corporation.

**AND WHEREAS** the said Robin Kumar Ghosh left the house in the year 1972 and did not come back and subsequently one suit for partition being no T.S 187 of 2011 it was decreed by the Learned 5<sup>TH</sup> Civil Judge (Senior Division) that the said Robin Kumar Ghosh @Gopali is dead and his share in the said property devolved into the other co sharers of the said property.

**AND WHEREAS** with the demise of the above mentioned Ajit Kumar Ghosh since deceased, in the year 1983 and his share in the said property devolved into his widow wife Smt Jyotsna Ghosh, son Basudev Ghosh and two daughter Jaya Biswas and Keya Ghosh.

**AND WHEREAS** with the demise of Panchanan Ghosh his share in the said property devolved into his widow Ramala Ghosh, sons Sankar Ghosh and Swapan Kumar Ghosh and daughters Kalpana Banerjee and Alpana Rahut.

**AND WHEREAS** the by a Deed of Gift dated the 28<sup>th</sup> day of October, 2005 one of the above mentioned owners Sri Sailen Kumar Ghosh, son of Late Kali Charan Ghosh, transferred his undivided 1/6<sup>th</sup> share in the said property, towards one of his nephew namely Sri Sankar Ghosh, son of Sri Panchanan Ghosh, Landowner herein, out of love and affection and the said Deed of Gift was duly registered with the Office of the Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 218, Pages from 159 to 181, Being No. 03150 for the year 2005 and thus handed over the vacant and peaceful possession of the aforesaid property absolutely and forever;

**AND WHEREAS** with the demise of the said Sukumar Ghosh son of Late Kali Charan Ghosh his share in the said property devolved into the other co sharers.

**AND WHEREAS** the above named Sankar Ghosh one of the Landowners here filed one suit for partition being no T.S 187 of 2011 it was decreed by the Learned 5<sup>TH</sup> Civil Judge (Senior Division) and as per the decree of the said suit the said Sankar Ghosh, son Late Panchanan Ghosh has become the 6/25<sup>th</sup> shareholder in the said property and Ramala Ghosh, wife of Late Panchanan Ghosh, Swapan Kumar Ghosh son of Late

Panchanan Ghosh, Kalpana Banerjee and Alpana Rahut daughters of Late Panchanan Ghosh has become 1/25<sup>th</sup> shareholder each in the said property.

**AND WHEREAS** as per the decree of the said suit for partition being no T.S 187 of 2011 passed by the Learned 5<sup>TH</sup> Civil Judge (Senior Division) Smt. Jyotsna Ghosh wife of Ajit Kumar Ghosh, Basudev Ghosh son of Ajit Kumar Ghosh since deceased and two daughters of Ajit Kumar Ghosh since deceased, namely Jaya Biswas and Keya Ghosh have become 1/20<sup>th</sup> shareholder each in the said property and Probir Kumar Ghosh son of Late Kalicharan Ghosh has become 3/10<sup>th</sup> share holder in the said property.

**AND WHEREAS** with the death of the said Ramala Ghosh on 24/09/2020, her share in the said property devolved into her sons and daughters.

**AND WHEREAS** by virtue of a Gift deed dated 24<sup>th</sup> January 2022 duly registered with the Office of the District Sub-Registrar -I at Alipore and recorded in Book No.1, Volume No.1601-2022 , Pages from 13838 to 13870, Being No. 160100223 for the year 2022, said Sankar Ghosh transferred a portion of his share in the said property and Kalpana Banerjee and Alpana Rahut transferred their total shares in said property in favour of the another co sharer Swapan Kumar Ghosh.

**AND WHEREAS** by virtue of another Gift deed date 28<sup>th</sup> January 2022 duly registered with the Office of the District Sub-Registrar - at Alipore and recorded in Book No. 1, Volume No.1601-2022 , Pages from 17562 to 17593, Being No. 160100303 for the year 2022 said Jyotsana Ghosh,

Jaya Biswas and Keya Ghosh transferred their total shares in said property in favour of the another co sharer Basudev Ghosh.

**AND WHEREAS** in the said manner stated above the First Part/ Land owners became the sole and absolute owners of the said property.

**AND WHEREAS** the First Party/ Landowners therein while thus acquired the said Property, by way as aforesaid, intend to develop the said Property and such development would be carried out upon the said property, in accordance with the building plan to be sanctioned by the authority concern.

**AND WHEREAS** due to various reasons and difference of opinion between them the First Part herein has proposed to the Developer herein, to implement and/or materialize their intention as aforesaid, disclosing all the facts and circumstances relating to the said property and the Developer herein and being satisfied title of the First Part herein the Developer herein has agreed to develop the said Property, in accordance with the building plan to be sanctioned by the authority of Kolkata Municipal Corporation at its own costs and expenses, on the settled terms and conditions hereunder appearing. The parties hereto felt it necessary to register this presents for the purpose stated herein.

**AND WHREAS** the First Part/The Landowners herein represent, assure and covenant the Developer herein as follows :-

1. The Landowners herein own and possess, ALL THAT two storied dwelling house measuring about 1200 square feet in each floor, with cemented floor , being the Premises No 43 Anjuman Ara Begum Row, upon the piece and parcel of a plot of land measuring about 3( three) katahs 2( two) chattaks 7 (seven) square feet more or less, comprised in

C.S 780, under Khatian No 614, lying and situated at Mouza - Chandpur, J. L. No. 41, Touzi No. 155, within the local limits of Ward No. 94 under Kolkata Municipal Corporation, within the jurisdiction of the Sub-Registrar at Alipore, within the jurisdiction of the Office of the Additional District Sub-Registrar at Alipore, Police Station Golf green (previously Jadavpur), P.O. Tollygunge, Kolkata-700033, District 24 Parganas south, West Bengal morefully and particularly described in the First Schedule hereunder written and intend to develop the said property.

2. That the said property is free from all encumbrances and mortgages, charges, liens, lispendens, or any claims and demands, liabilities, acquisition or requisition up to date whatsoever.

3. That there is no impediment of any nature whatsoever and/or carrying out the development of the said property for construction of proposed G + III [three] storied Residential building along with covered car parking space to be known and identified as **"MANGAL DEEP APARTMANT."** over the land for the sake of brevity hereinafter collectively referred to as the **"New Building"**, morefully described in the Second Schedule hereunder written, in accordance with the building plan to be sanctioned by the authority concern.

4. That the Landowners shall handover vacant, peaceful physical possession of the said property upon execution of this Development Agreement and also after the obtaining the building permit of the proposed new building by to the Second Part. The Developer shall intimate the land owners for handing over the vacant possession of the said property before 60 days from the date of such handover.

5. That the Landowners shall execute a General Power of Attorney in favour of the Developer authorizing the Developer to enter into agreement for sale with the intending buyers, in connection with Developer's allocation in the building and/or all other matters, papers, plans and documents as may be required as the constituted attorney of the Landowners may deem fit and proper and to do everything and to take all action in relation to construction of the said New Building on the said property on behalf of the Landowners and to represent the Landowners before any authority as may be necessary and to negotiate with the prospective buyers of flats, car parking spaces, relating to the said Property, fully described in the First Schedule hereunder written and to take advances from the prospective buyers in respect of the Developer's allocation, stated in details herein and the Landowners shall execute General Power of Attorney, in favour of the Developer or its nominee, as required by the Developer, for representing the Landowners for transferring the title of said Flats /Car parking spaces included in the Developer's Allocations only, as and when required for registration of Deed of Conveyance.

6. It is specifically agreed that the Developer, at the request of the Landowners shall execute, register the Deed of Conveyance in favour of the intending buyers of Landowners' Allocation in the proposed building, if it is required and in that regard the Developer herein would join as the confirming party therein.

**AND WHEREAS** that the Second Part / Developer herein represented, assured and covenanted the First Part herein as follows :-

1. That the Developer herein shall be responsible to pay any amount in respect of said property and all the expenses, charges, fees and taxes

relating thereto shall be borne by the Developer herein and in that regard the First Part herein shall have no responsibility, subject to signing on the necessary papers/forms relating thereto only.

2. The pursuance of the negotiations, the Developer at its own costs, shall prepare an appropriate building plan for the construction of the New Building upon the said property utilizing maximum ground coverage or F.A.R. possible and it is made specifically clear that all costs, charges, expenses including incidental expenses for obtaining the sanction of the said building plan, shall be paid and borne by the Developer and the land Landowners shall have no responsibility or liability relating thereto.

3. That the cost of construction of the New Building shall be carried out by the Developer, by engaging its own men and agents and the Landowners and/or their men, agents and servants shall act in such manner so that no disturbance may cause during the period of construction of the building in all respect and the Landowners has no liability in that regard.

4. It is specifically agreed that in construction of the New Building or buildings, the Developer shall engage its engineer, supervisor, labour, masons, carpenters, electricians, plumber, security guards and/or other persons for construction of the New Building according to the choice of the Developer.

5. That the Developer shall be liable for payment of any compensation to the workers under the law in case of any injury caused and/or sustained by the worker during the period of construction.

6. That the Developer at the first instance, is duty bound to hand over the physical possession of the Landowners' allocation completed in all

respect and in habitable condition with water, electricity and drainage connection as stated herein below to the Landowners herein within **32 (Thirty Two)** months from the date of the execution of this agreement, and it may be extended further after 32 months only by mutual consent of the parties herein.

7. That the construction of the New Building shall be completed in all respect, together with water and electricity connections, the stipulated period as stated herein below.

8. That the Developer shall not be liable for any delay of construction of the building due to any force majeure factor.

9. The Developer shall also construct and handover one extra room measuring about 100 square feet build up area to one of the Landowners namely Swapan Kumar Ghosh adjacent with his allocation on Ground Floor at western portion, from Developer's allocation and for the same the said landowner shall pay an amount of Rs.4,50,000/- (Rupees Four Lakhs Five Thousand) to the developers as a cost of construction. Developer shall handover the said room only after receiving the aforesaid amount fully.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO** as follows :-

**ARTICLE-1 : DEFINATIONS:**

In these presents unless it be contrary or repugnant to the subject or context, the under mentioned terms or expression shall have the meaning as follows:-

1. **LANDOWNERS:** shall mean and include 1. **SANKAR GHOSH** having **PAN AGFPG0678M, AADHAAR 442470682489**, son of Late Panchanan Ghosh, by occupation - service, 2. **SWAPAN KUMAR GHOSH** having **PAN BVDPG9095A, AADHAAR 933814339568**, son of Late Panchanan Ghosh, by occupation - retired, 3. **BASUDEV GHOSH** having **PAN APBPG5120P, AADHAAR 971244976600**, son of Late Ajit Kumar Ghosh, by occupation - service, **AND** 4. **PROBIR KUMAR GHOSH** having **PAN ACTPG7254K, AADHAAR 542618818625** son of Late Kali Charan Ghosh, by occupation - retired, all are by faith - Hindu, by nationality - Indian, and residing at 43 Anjuman Ara Begum Row, Post Office Tollygunge, Police Station - Golfgreen (previously Jadavpur), District - 24 Parganas(South), Kolkata - 700033, West Bengal, and their heir/ heirs, executor/executors, administrator /administrators, representative/ representatives and assign/assigns.

2. **DEVELOPER:** shall mean **NEEL BUILDER & DEVELOPER**, a Proprietorship concern, having its office at Flat-3B, 3<sup>rd</sup> Floor, Premises No. 62/64, Haripada Dutta Lane, Post Office -Tollygunge, P.S- Golf Green (previously Jadavpur), Kolkata - 700033, District - South 24 Parganas, represented by its sole proprietor **SRI PROSENJIT PAITH** having **PAN AKYPP3748A, ADHAAR No. 845281526860**, son of Late Sudhir Kumar Paith, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Flat-3B, 3<sup>rd</sup> Floor, Premises No. 62/64, Haripada Dutta Lane, Post Office -Tollygunge, P.S- Golf Green(previously Jadavpur), Kolkata - 700033, District - South 24 Parganas, and include his heir/ heirs, executor/executors, administrator /administrators, representative/representatives and assign/assigns

3. **TITLE DEEDS:** shall mean all the documents, referred to herein above of the recitals.

4. **SAID PROPERTY:** shall a plot of land, morefully and particularly described in the first schedule hereunder written;

5. **NEW BUILDING :** shall mean and include the said **G+III[three]** storied R.C.C. frame structure residential building containing numbers of residential flats, and covered car parking spaces according to the sanctioned plan by the competent authority and the building shall be known as '**MANGAL DEEP APRTMENT**' upon the said Property. The building shall be completed within the stipulated period as stated herein below.

6. **SUPER BUILT UP AREA:** shall mean the total covered area of the units plus area of the walls, pillars ,entrances, corridors, lobbies, electric room, care-taker's room (if any), roof and other common parts, areas in the building, in this respect the certificate of the architect of the Developer shall be final and binding.

7. **COMMON FACILITIES AND AMENITIES:** shall include corridors, path ways, stair ways, passages, drive ways, pump room, tube-well, parking slot, overhead water tank, water pump and motor, ultimate roof of the building and other facilities which may be mutually agreed upon between the parties and required for the establishment location, enjoyment, provisions, maintenance and/or management of the building.

8. **SALEABLE SPACE:** shall mean the entire space in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof.

9. **LANDOWNER'S ALLOCATION:** shall mean, **entire third floor, 50%** build up area at **southern portion of second floor** and **50%** build up area at **northern portion of ground floor** in the proposed **G+III[three]** storied residential building, shall be known as '**MANGAL DEEP APARTMENT**' which shall be handed over by the Developer herein to the Landowners at the first instance, completely in unencumbered manner after construction of the said proposed building as per the plan to be submitted with the Kolkata Municipal Corporation and also a sum of **Rs. 11,00000/- (Eleven Lakhs)** only, in such manner fully described in the seventh schedule and also in memo of consideration as the part consideration simultaneously on execution of this agreement and such amount shall neither refundable nor adjustable against the Landowners' allocation fully described in the Second Schedule hereunder written, along with the Landowners' absolute right to sell , transfer, lease , let out or self-use or in any manner deal with the same as the absolute Landowners thereof. The Landowners' allocation shall be provided with fittings and amenities as set out in the fourth schedule hereinafter stated. The Landowners' allocation is more particularly described in the Second Schedule hereunder written.

10. **DEVELOPER'S ALLOCATION:** shall mean **entire first floor, 50%** build up area at **northern portion of second floor** and **50%** build up area at **southern portion of ground floor** in the proposed **G+III [three]** storied residential building, shall be known as '**MANGAL DEEP APARTMENT**' having exclusive rights to sell to any intending buyer or buyers at the sole discretion of the Developer herein.

11. **THE ARCHITECT:** shall mean the architect and engineers and/or such person/s who may be appointed by the Developer for both

designing, planning the building and supervising of the development work and/or construction of the proposed building.

12. **THE ADVOCATE** : shall mean an Advocate or Advocates, as appointed by the second part herein for all documentations, acts, deeds and matters as required for the purpose stated herein.

13. **BUILDING PLAN** : shall mean and include the building plan to be sanctioned from the competent authority for construction of the proposed building as also include the renewed/revised and/or modified and all other plans, elevation design, maps, drawings and other specifications for completion of the development of the said Property and construction of the proposed G+III[three] storied R.C.C. frame structure residential building or buildings as may be sanctioned by the Kolkata Municipal Corporation.

14. **TRANSFER** : with its grammatical variations shall include possession under an Agreement or part performance of a contract and by and other means although the same may not amount to a transfer within the meaning of Transfer of property Act.

15. **TRANSFeree** : shall mean a person/s firm, limited company, Association of persons or Body of individuals to whom any space in the building has been transferred or to be transferred.

16. **WORDS** : importing masculine gender shall include feminine and neuter gender, likewise words importing feminine gender shall include masculine and neuter genders and similarly words importing neuter gender shall include Masculine and Feminine Genders.

17. **STIPULATED PERIOD** : shall mean **32 (Thirty Two) months** from the date of execution of this agreement and such stipulated period may

be extended further, after 32 months only on mutual consent of the parties herein.

**ARTICLE-II : DATE OF COMMENCEMENT**

This agreement shall be deemed to have commenced on and with effect from the date of execution of these presents.

**ARTICLE-III :THE DECLARATION BY LANDOWNERS**

- 1) That the said property is free from all encumbrances and the Landowners have good marketable title in the said property.
- 2) That the said property is free from all encumbrances, charge, liens, lispendens, mortgages, attachments, claim, demands, liabilities, trusts, acquisitions, requisitions whatsoever or howsoever provided,
- 3) That there is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling and Regulations) Act, 1976.
- 4) That there is no legal impediment for the Landowners to entrust the Developer, for development of the said property and/or the construction of the building as per the sanctioned building plan to be obtained from the Kolkata Municipal Corporation.
- 5) The Landowners have not entered into any agreement and/or agreements for sale and/or development in respect of the said property described in the first schedule written, with any other person or persons or firm as the case may be.
- 6) The Landowners have also the rights to enter into any agreement(s) to any intending purchaser and to receive any earnest money to sell out Landowners' allocation or the part thereof, in the proposed building.

**ARTICLE-IV: LANDOWNERS' REPRESENTATION & OBLIGATIONS :**

1. That this agreement for development vis-a-vis the construction, made between the Landowners herein and the Developer shall remain valid, lawful and subsists until completion of the proposed building and sale of the entire flats in the building.
2. That the Landowners declare that they have not done any act, deeds, matters or things nor been party to any act, matters, deeds or things whereby the Developer is prevented to undertake development of the said property.
3. That the Landowners shall nominate the Developer to undertake the development of the said property on the agreed terms and conditions contained herein.
4. The said property is free from all encumbrances charges, liens, lispendens, attachment, trust, acquisition, requisitions whatsoever or howsoever.
5. All the responsibility regarding the said Property will be borne by the Landowners until the date of handing over the possession of the said property to the Developer herein, except the responsibilities for mutation of said property with municipality and up to date tax and charges, fees thereof and Landowners shall be responsible and/or liable to resolve any disputes arising out of the title and occupation and all the official formalities for the record of rights of the said property, till the date of execution of these presents and handover the possession of the said property to the Developer and thereafter all the liabilities and responsibilities shall be discharged by the Developer.

**ARTICLE-V: DEVELOPER'S RIGHTS AND OBLIGATIONS**

1. The Landowners hereby grant, subject to that have been hereunder provided, exclusive right to the Developer to develop the said property and to construct proposed G+III[three] storied R.C.C. frame structure residential building thereon at his own costs, expenses and responsibility in accordance with the plan to be sanctioned by the authority concerned with or without any amendment and/or modification thereon made or caused to be made by the parties hereto.

2. All applications, plans and other papers and documents as may be required by the Developer for the purposes of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer shall pay and bear all fees including Architect's fees charges and expenses required to be paid or deposited for exploitation of the said Property **PROVIDED HOWEVER** that the Developer shall be exclusively entitled to all refunds or any of all payments and/or deposit made by the Developer. Before submission of the building plan to the Kolkata Municipal Corporation, the Developer will take approval of the Landowners herein.

3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Landowners of the said property or any part thereof to the Developer or as creating any right title or interest in respect thereof, unless so mentioned other that an exclusive license to the Developer to commercially exploit the same in the terms hereof and right to deal with the Developer's allocation only in the proposed building in the manner hereinafter stated. The Developer shall be at liberty to enter into any agreement for sale, transfer, lease, rent or

in any deal with any person/persons, individuals for Developer's allocation only.

4. That the Developer herein shall be responsible to carry out conversion of nature of the said property, mutate the name of the First Part herein and to amalgamate the holdings if required with Kolkata Municipal Corporation, to pay any amount in respect of said property and all expenses, charges, fees and taxes relating thereto, shall be borne by the Developer herein and in that regard First Part have no responsibility, subject to signing on the necessary papers/forms relating thereto only.

5. That the Developer herein hereby undertakes to construct and complete the proposed G+III[three] storied R.C.C. frame structure residential building at the said property **32 (Thirty Two)** months from the date of the execution of this agreement, and such stipulated period may be extended further after 32 months only on mutual consent of the parties herein.

6. The Developer shall at the first instance, give physical possession of the Landowners' allocation, in the new building completed in all respect and in habitable condition and in unencumbered manner, to the Landowners herein, as described in the Second Schedule hereunder written.

7. The Developer shall pay a sum of Rs.10,000/- (Rupees Ten Thousand) only to each landowners totalling to Rs.40,000/-(Rupees Forty Thousand) per month as the "shifting charge" from the date of handing over the possession of the said land and building by the Landowners to the Developer herein, till the handover of the Landowners allocation.

8. The Developer shall demolish the existing building at its cost and expenses and shall be at liberty to utilize the debris of the existing structure in the said property for the construction of the said building;

#### ARTICLE- VII: CONSIDERATION

1. In consideration of the Landowners, having agreed to permit the Developer for commercially exploit the said property as also in consideration of the said property provided by the Landowners for that purpose and to construct erect and build a new building in accordance with the plan to be sanctioned by the authority concerned.

2. The Developer shall at the first instance, give physical possession of the Landowners' allocation, in the new building, to the Landowners herein, along with the amount as stated herein before, as described in the Third Schedule hereunder written.

3. The Developer hereby undertakes to construct and complete the proposed building at the said property within **32 (Thirty Two)** months from the date of the execution of this agreement, and such stipulated period may be extended further after 32 months only on mutual consent of the parties herein.

4. It is expressly agreed by and between the parties hereto that the Landowners will have proportionate right on the roof of the building along with the roof of the staircase and other common portion and common amenities of the proposed building to be constructed upon the said property.

**ARTICLE-VIII : PROCEDURE**

1. The Landowners shall grant to the Developer a General Power of Attorney as may be required for the purpose of obtaining necessary permission and sanction from different authorities in connection with the construction of the building.

2. The Landowners shall arrange to handover the vacant physical possession of the entirety of the said property for construction a new Building on the said property, in terms of this agreement. Be it further mentioned that the Landowners will be responsible regarding the possession of the said property till the date of execution of this agreement, as the Developer prima-facie satisfied himself as to the title of the Landowners in and upon the said property. The Developer will be responsible for the Construction and liability of Income Tax and other taxes if any, shall be borne by the Developer for the portion of Developer's allocation in the building.

**ARTICLE- IX: SPACE ALLOCATION**

1. On completion of the new building the Landowners shall be entitled to get the Landowners' allocation in the proposed building as stated herein above in unencumbered manner.

2. The Developer shall on completion of the new building, at the first instance, put the Landowners in undisputed vacant possession of the Landowners' allocation and the Developer has right to receive the advance and/or booking and/or consideration money against the Developer's allocation. Subject as aforesaid common portions of the said building and the open spaces the stair case leading to the building along with the roof of the building, roof of the staircase, roof of the overhead

water reservoir and vacant portions of the said property shall belong to the Developer and the Landowners proportionately.

3. The Developer shall be exclusively entitled to the Developer's allocation in the proposed G+III[three] storied R.C.C. frame structure residential building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the Landowners and the Landowners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation and Vice-versa.

4. In so far as necessary all dealings by the Developer in respect of the proposed building shall be in the name of the Landowners for which purpose, the Landowners undertakes to give the Developer, the Power of Attorney in such a form and manner reasonably required by the Developer it being understood, however that such dealing shall not in any manner fasten or create any financial liability upon the Landowners, nor there shall be any clause inconsistent with or against the terms mentioned in this agreement. That the Developer shall have absolute right to take booking money/earnest money and also right to sale the Developer's allocation and make registration in favour of the intending purchaser or purchasers and also liable to take permission from Income Tax authority, if necessary.

5. The Landowners shall execute the deed of conveyance or conveyances in favour of the Developer and/or her nominee or nominees, cost if any, to be borne by the Developer and/or its nominee or nominees, in such part or parts as shall be required by the Developer.

6. The Landowners shall bear and pay the taxes for the portion allotted to her as Landowners' allocation after taking possession of portion/portions from the Developer and the Developer shall bear and pay all taxes and outgoing related to the portions allotted to its as Developer's allocation.

#### **ARTICLE- X: BUILDING**

The Developer shall at its own cost construct erect and complete the proposed G+III[three] storied residential building consisting of several flats, and covered car parking spaces etc. upon the said property in accordance with the sanctioned plan with good and standard materials as may be specified by the Architects from time to time.

1. Subject as aforesaid the decision of the Developer regarding the quality of the materials shall be final and binding between the parties hereto.

2. The Developer shall be authorized in the name of the Landowners in so far as is necessary to apply for and obtain temporary and permanent connections of water, electricity power, drainage and sewerage to the proposed building to be constructed and other inputs and facilities required for the construction or enjoyment of the building for which purpose the Landowners shall execute in favour of the Developer and its nominee or nominees a Power of Attorney and other authorities as shall be required by the Developer.

3. The Developer shall construct and complete the proposed building and various unit and/or apartments therein the accordance with the sanctioned building plan without creating any financial or other liability

on the Landowners and amendment thereto or modification thereof made or caused to be made by the Landowner's and Developer jointly.

4. All cost charges and expenses including Architect's fees shall be discharged by the Developer and the Landowners shall bear no responsibility in this context.

#### **ARTICLE- XI: COMMON FACILITIES**

1. As soon as the new building is completed including all fittings, water, electricity and sewerage connection, the Developer shall give written notice to the Landowners for taking Landowners' allocation in the building and if there be no dispute regarding the completion of the building, in terms of this agreement and according to the specifications and plan thereof and the Developer and/or its nominee or nominees shall pay taxes rates dues and other public outgoing or impositions whatsoever and shall be responsible for all matters relating to income tax, Wealth tax, other taxes due and/or payable in relation to Developer's allocations in proportion to the area allotted to the Developer as Developer's allocation , the rates to be apportioned on pro-rata with reference in the saleable space in the building if they are levied on the building as a whole.

2. The Landowners and the Developer shall punctually and regularly pay for their allocation's the said rates and taxes to the concerned authorities and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges, expenses and proceeding whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Landowners or the Developer in that behalf.

3. As and from the date of service of notice of possessing the Landowners shall also be responsible to pay and bear and shall forthwith pay on demand to the Developer the service charges for the common facilities in the new building payable with respect of the Landowners' allocation, said charges to include proportionate share of premium for the insurance of the building, water, fair scavenging charges and taxes, lights, sanitation, and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common pipes, pumps, motors and other electrical mechanical installations appliance and equipment Stair ways, passage ways and other common facilities, whatsoever as may be mutually agreed from time to time.

4. Neither party shall transfer or permit to transfer their respective allocations or any portion thereof unless;

a) such party shall have observed and performed all terms and conditions on their respective party to be observed and/or performed;

b) the proposed transfer shall have given a written understanding bounded by the terms and conditions hereof and to duly and promptly pay all and whatsoever shall be payable in relation to the area in of their respective possession.

5. Both parties shall abide by all laws buy-laws rules and regulations of the Government, local bodies and associations when formed in future as the case may be without invading the right of the Landowners.

6. The respective allottees shall keep the interior and walls, sewers, drains, pipes and other fittings fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the proposed building

to be constructed in good working conditions and repair and in particular so as not to cause any damage to the other portions of the building, to be constructed upon the said property.

7. The parties hereto shall not do or cause or permit to be done any act or thing which may render void and voidable any insurance of the new building if any or any part thereof and shall keep and Developer and other occupiers of the said building harmless and indemnified from and against consequences of any breach of this conditions mentioned herein.

8. No goods or other items shall be kept by the Landowners and the Developer for display or otherwise in or around corridors or other place of common use in the new building and no hindrances shall be caused in any manner in the free movement in the places of common use in the new building and in case any such hindrance is caused to the Landowners and Developer will be entitled to remove the same at the risk and cost of the flat Landowners.

9. Neither party shall throw or accumulate any dirt rubbish water or refuse or permit the same to be thrown or accumulated in or about the new building or in the compounds or any other portion or portions of the new building.

10. The Landowners hereby agree and covenant with the Developer not to let out, grant, lease, mortgage and/or charge the said property as well as the Developer's allocation thereof without the consent in writing of the Developer during the period of construction.

**ARTICLE- XII: DEVELOPER'S OBLIGATIONS**

1. The Developer hereby agrees and covenants with the Landowners to complete the construction of the proposed G+III[three] storied R.C.C. frame structure residential building within the stipulated period stated herein above, failing which this agreement shall cease its effect, subject to obtaining the necessary mutation certificate from Kolkata Municipal Corporation.
2. The Developer hereby agrees and covenants with the Landowners not to transfer and/or assign the Landowners' benefits of the agreement or any portion thereof.
3. The Developer hereby agrees and covenants with the Landowners, not to do any act deed or thing whereby the Landowners are prevented from enjoying, selling, assigning the disposing of any of the Landowners' allocation in the proposed building at the said plot.
4. That the Developer shall handover possession of Landowners' allocation at first instance.
5. The Developer shall not construct any extra floor after G+ III (three) in the said proposed residential building.
6. The Developer shall not construct and/or sale any portion of the said proposed residential building as shop.
7. The Developer shall not construct and/or sale any portion of the said proposed residential building as shop.
8. The Developer shall obtain "Completion Certificate" from the Kolkata Municipal Corporation regarding the said proposed building and

handover the copy of the said completion certificate to the landowners herein within the stipulated period subject to the availability of the said certificate from the Kolkata Municipal Corporation.

**ARTICLE-XIII: LANDOWNERS 'S INDEMNITY**

The Landowners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy respective allocation without any interference and/or disturbances in any manner whatsoever.

**ARTICLE- XIV: DEVELOPER'S INDEMNITY**

1. The Developer hereby keeps the Landowners indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in or relation to the construction of the proposed building.
2. The Developer hereby undertakes to keep the Landowners indemnified against all actions suits costs proceeding and claims that may arise out of the Developer's action with regard to the development of the said plot and/or in the matter of construction of the said residential building.
3. The Developer shall not construct and/or sale any portion of the said proposed residential building as shop.
4. The Developer shall obtain "Completion Certificate" from the Kolkata Municipal Corporation regarding the said proposed building and handover the copy of the said completion certificate to the landowners herein within the stipulated period subject to the availability of the said certificate from the Kolkata Municipal Corporation.

**ARTICLE- XV: MISCELLANEOUS**

1. The Landowners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed, construed as partnership between the Developer and the Landowners or as a Joint Venture between the parties hereto in any manner nor shall the parties hereto constituted as an Association of persons and on the event of termination or resign of this agreement for any reason whatsoever the Developer shall be entitled to get refund of all the money given by the Developer to the Landowners.

2. It is understood that from time to time to facilitate at the construction of the proposed building by the Developer various deed matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowners and various application and other documents may be required to be signed or made by the Landowners , the Landowners hereby undertake to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter and the Landowners shall execute and register any such additional powers of attorney and/or authorization as may be required by the Developer. Any notice required to be given by the Developer shall without prejudice to any other mode or service available be deemed to have been served on the Landowners are to be delivered by hand and duly acknowledged or sent by pre-paid registered post with to the registered office of the Developer.

3. As from the date of completion of the new residential building, the Developer and/or its transferees and the Landowners and/or their transferees shall each be liable to pay and bear proportionate charges on account of land tax and other taxes payable in respect of their space.

4. That the Landowners shall be at liberty to enter into the said property during constructional period, to look after the work but in no case the Landowners create any obstruction or hindrances to the construction of the building, if there is no willful latches in the part of the Developer for the same.

**ARTICLE-XVI: FORCE MAJEURE**

1. The parties hereto shall not be considered to be liable for any obligations there under to the extent the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligation during of the force majeure.

2 Force majeure shall means and included all extraordinary event and circumstances beyond the control of the parties which law of the land permits for the time being ;

**ARTICLE- XVII: JOINT OBLIGATION**

1. The Developer shall develop and construct a multistoried building or buildings on the said property as per Rules, after utilizing the available F.A.R. as per present rules in force.

2. The Landowners shall sign in all papers such as plans, documents and deeds those may be required by the Developer for successful implementation of the project and be it noted before signing any papers, the copies of the same shall be given to the Landowners.

3. The Landowners shall handover all the original Title Deeds and documents relating to the title of the said property to the Developer on execution of this agreement and on receipt of the said papers the developer shall issue a receipt in this regard. That upon getting the possession of the Landowners' allocation, all the original documents

relating to the title on the said property, shall ultimately be handed over to the Landowners.

**ARTICLE-XVIII : JURISDICTION**

All actions suits and proceedings arising out these present between the parties hereto shall be determined in the Courts of Law according the territorial jurisdiction of the land.

**THE FIRST SCHEDULE**

**SAID PROPERTY**

**ALL THAT** two storied dwelling house measuring about **1200** square feet in each floor with cemented floor , being the Premises No **43 Anjuman Ara Begum Row, P.O. Tollygunge, Police Station Golfgreen (previously Jadavpur), Kolkata-700033, District 24 Parganas south, West Bengal,** upon the piece and parcel of a plot of land measuring about **3( three) kattahs 2( two) chattaks 7 (seven)** square feet more or less, comprised in C.S 780, under Khatian No 614, lying and situated at Mouza - Chandpur, J. L. No. 41, Touzi No. 155, within the local limits of Ward No. 94 under Kolkata Municipal Corporation, within the jurisdiction of the Sub-Registrar at Alipore, within the jurisdiction of the Office of the Additional District Sub-Registrar at Alipore, butted and bounded;

<b>ON THE NORTH</b>	:	By 10' wide K.M.C. Road
<b>ON THE SOUTH</b>	:	By premises No. 44B, residential Building
<b>ON THE EAST</b>	:	By premises No. 37, residential building.
<b>ON THE WEST</b>	:	By 12' wide K.M.C. Road.

**THE SECOND SCHEDULE**

**"NEW BUILDING"**

**ALL THAT G+III [three] storied residential building to be known and identified as "MANGAL DEEP APARTMENT" to be constructed over the said land as per the plan to be sanctioned by the Kolkata Municipal Corporation upon the land measuring about 3 (three) Cottahs 2(two) Chittacks and 7(seven) Square Feet at under Ward No 94 within the ambit of Kolkata Municipal Corporation Premises 43 Anjuman Ara Begum Row, P.O. Tollygunge, Police Station Golf green (previously Jadavpur), Kolkata-700033, District 24 Parganas south, West Bengal.**

**THE THIRD SCHEDULE**

**LANDOWNER'S ALLOCATION**

**ALL THAT shall mean, entire third floor, 50% build up area at southern portion of second floor and 50% build up area at northern portion of ground floor in the proposed G+III[three] storied residential building, shall be known as 'MANGAL DEEP APARTMENT' which shall be handed over by the Developer herein to the land Landowners at the first instance, completely in unencumbered manner after construction of the said proposed building as per the plan to be submitted with the Kolkata Municipal Corporation and also a sum of Rs. 11,00000/- (Eleven Lakhs) only, in such manner fully described in the sixth schedule and also in memo of consideration as the part consideration simultaneously on execution of this agreement and such amount shall neither refundable nor adjustable against the Landowners' allocation.**

**THE FORTH SCHEDULE**

**DEVELOPER'S ALLOCATION**

**ALL THAT entire first floor, 50% build up area at northern portion of second floor and 50% build up area at southern portion of ground floor in the proposed G+III[three] storied residential building, shall be known as 'MANGL DEEP APARTMENT' having exclusive rights to sell to**

any intending buyer or buyers at the sole discretion of the Developer herein

#### **THE FIFTH SCHEDULE**

- a) **Foundation:** The building shall be designed on RCC footing as per design.
- b) **Super Structure:** To be reinforced concrete columns, beams and slab.
- c) **Plinth:** To be brick work with sand on cement mortar.
- d) **Walls:** All External walls shall be 8 inch, thick standard brick work and internal walls shall be 3 inch. thick brick work with sand and cement mortar with both side cement plaster.
- e) **Toilet and kitchen walls and floors:** All floors tiles shall be of 2'x2' in dimension except Bathroom tiles shall be 1'x1' and skirting shall be 4" inch wide. All the toilet/W.C. shall be finished with high glazed wall tiles. Kitchen platform shall be finished with green marble and glazed wall tiles and also has one steel sink.
- f) **Windows:** All the windows shall be made of Aluminium sliding with M.S. Grill with glass fittings.
- g) **Doors:** All door frames except toilet shall be made with Malasian Sal wood. All door shall be standard thick flash door. Toilet doors and frame shall be made with PVC.
- h) **Internal Finish of Wall:** All internal walls & ceiling shall be finished with J.K and or same standard wall putty.
- i) **Plumbing and Drainage:** All internal soil and water, outlet, all inlet pipes are made of Supreme make pipes.

- j) **Fixtures:** All sanitary fixtures shall be Essco brand and each toilet shall be provided one western commode with cistern, one basin with tap, shower each W.C. shall be provided one European commode and cistern and water point.
- k) **Electrical Installation:** All the internal wirings shall be concealed. All switches shall be Anchor Brand. Each bed room shall be provided with 2(two) light points, 1(one) fan point, 1 AC point (15amp). Each drawing and dining room shall be provided with 2 (two) light points, 1(one) fan point, 1(one) power point (15amp), 1(one) calling bell point, 1(one) TV point. Each kitchen shall be provided with 1(one) light point 1(one) exhaust fan point, 1(one) power point (15amp). Each toilet and WC shall be provided with 1(one) light point and 1(one) exhaust fan and 1(one) geyser point. Each flat shall get only one A.C. point. There shall be a main common meter and its cost shall be borne by the flat owners as per the share in the Building. Each flat shall have a separate meter, and the cost of said meter shall be borne by the Flat Owners equally.
- l) **Water Supply:** Water supply from underground water reservoir stored from KMC water connection, if there is no power cut or any technical breakdown.

The colour passport size photographs and the fingers impressions of the parties are attached herewith which is also a part and parcel of this document.

#### SIXTH SCHEDULE

**ALL THAT** a sum of **Rs. 11,00000/- (Eleven Laks)** only, as the part consideration simultaneously on execution of this agreement and such amount shall neither refundable nor adjustable against the Landowners' allocation

**MEMO OF CONSIDERATION**

**RECEIVED** a sum of Rs.1100000/- (Rupees Eleven Lakhs) only, in Bank draft as which is neither adjustable nor refundable as stated herein above for carrying out the purposes of this agreement, as the part of Landowners' allocation.

Sl.	Date	Bank	Cheque/Demand Draft No	Amount (Rs.)
1.	25.05.2023	BOB.	000063.	2,75,000/-
	26.05.2023	BOB.	000064.	2,75,000/-
	26.05.2023	BOB.	000065	2,75,000/-
	26.05.2023	BOB	000066	2,75,000/-
				<b>11,00,000/-</b>

Rupees Eleven Lakhs) only.

**WITNESSES:-**

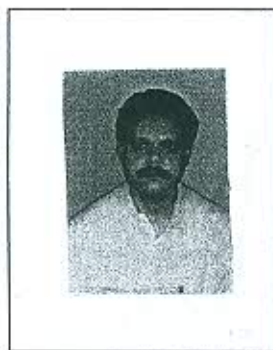
1. Ratan Barik

1. Lanka Ghosh
2. Swapan Kumar Ghosh
3. Basudev Ghosh
4. Prabin Kumar Ghosh

**SIGNATURE OF THE LANDOWNERS**

2. Anujit Ghosh.

## SPECIMEN FORM FOR TEN FINGERPRINTS



Sanjay Senush

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



Swapan Kumar Ghosh

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



Basudev Ghosh

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



Probin Kumar Ghosh

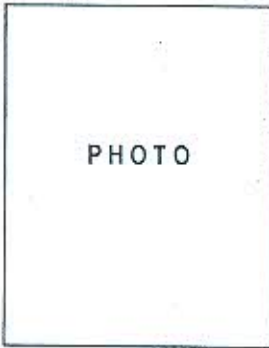
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Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

**SPECIMEN FORM FOR TEN FINGERPRINTS**



*Pro Singh Patel*

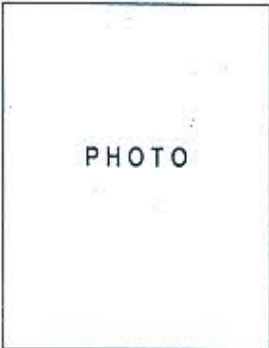
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Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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



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



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



भारत सरकार  
Government of India

Issue Date: 18-11-2012



Prosenjit Pathi  
DOB: 07/03/1965  
Male

8452 8152 6860

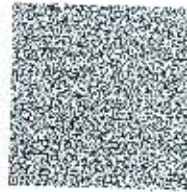
मेरा पहचान, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Print Date: 02/02/2022

Address: C/O. Sudhir Kumar Pathi,  
62/64, Haripada Dutta Lane, 3rd  
Floor, Flat - 3B, Tollygunge, Kolkata,  
West Bengal, 700033



8452 8152 6860



1947



help@uidai.gov.in



www.uidai.gov.in

Prosenjit Pathi



Prosenjit Paith



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

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/20030/12023

To  
বাসুদেব ঘোষ  
Basudev Ghosh  
43 ANJUMAN ARA BEGUM ROW  
Tollygunge H.O  
Tollygunge Kolkata  
West Bengal 700033



MN183419881DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**9712 4497 6600**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



বাসুদেব ঘোষ  
Basudev Ghosh  
পিতা : অজিত কুমার ঘোষ  
Father : AJIT KUMAR GHOSH  
জন্ম সাল / Year of Birth : 1976  
পুরুষ / Male



**9712 4497 6600**

আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

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

INFORMATION

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

- 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.

18341988



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
৪৩, আঞ্জুমান আরা বেগুম রো,  
টোলীগঞ্জ এইচ.ও, কোলকাতা,  
পশ্চিমবঙ্গ, ৭০০০৩৩

Address:  
43, ANJUMAN ARA BEGUM  
ROW, Tollygunge H.O,  
Tollygunge, Kolkata, West  
Bengal, 700033



1947  
1800 180 1947



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

Basudev Ghosh

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

BASUDEV GHOSH

AJIT KUMAR GHOSH

26/08/1976

Permanent Account Number

APBPG5120P

Signature

भारत  
सरकार



1234567890

यदि आपका पैन कार्ड किसी को दे दिया है तो  
आयकर विभाग को सूचित करें।  
पैन कार्ड को वापस लेने के लिए  
नॉकर परतल मुद्रा - 400 013

If this card is lost / someone else has it, please  
inform / return it to  
Income Tax PAN Services Unit, NSDL,  
1st Floor, Times Tower,  
Kamale Mills Compound,  
S.B. Marg, Lower Parel, Mumbai - 400 013  
Tel: 01-22-7499 5630, Fax: 01-22-7495 0664  
email: tininfo@nsdl.co.in

Basudev Ghosh



भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrolment No.: 0648/02332/58444

To  
Probir Kumar Ghosh  
C/O: Kali Charan Ghosh  
43, Anjuman Ara Begum Row  
Tollygunge  
Kolkata West Bengal - 700033  
9681068182

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. ;

**5426 1881 8625**

VID : 9164 1575 7249 8778

मेरा आधार, मेरी पहचान



Issue Date: 10/11/2012



Probir Kumar Ghosh  
Date of Birth/DOB: 28/10/1956  
Male/ MALE

**5426 1881 8625**

VID : 9164 1575 7249 8778

मेरा आधार, मेरी पहचान

*Probir Kumar Ghosh*



*Probir Kumar Ghosh*



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

তালিকাভুক্তি আই ডি / Enrollment No. : 0648/02332/48125

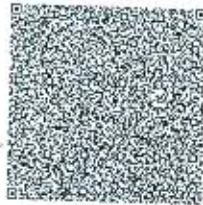
To  
Swapan Kumar Ghosh  
স্বপন কুমার ঘোষ  
43  
Anjuman Ara Begum Row  
Kala Bagan Park  
Tollygunge  
Tollygunge, Circus Avenue, Kolkata,  
West Bengal - 700033  
9874034605

10/11/2012

79763091



KA797630916FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

**9338 1433 9568**

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India

স্বপন কুমার ঘোষ  
Swapan Kumar Ghosh  
জন্ম তারিখ / DOB: 13/02/1951  
পুংস্ব / Male



**9338 1433 9568**

আমার আধার, আমার পরিচয়



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

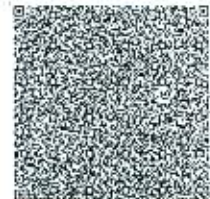
- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- 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.



ঠিকানা: 43, অজমান আরা বেগম রো, কলা বাগান পার্ক,  
টল্লীগঞ্জ, টল্লীগঞ্জ, কোলকাতা, পশ্চিম বঙ্গ, 700033

Address: 43, Anjuman Ara Begum Row, Kala  
Bagan Park, Tollygunge, Tollygunge, Kolkata,  
West Bengal, 700033



**9338 1433 9568**



1947



help@uidai.gov.in



www.uidai.gov.in

Swapan Kumar Ghosh  
26/5/23

आयकर विभाग  
INCOME TAX DEPARTMENT  
SWAPAN KUMAR GHOSH



भारत सरकार  
GOVT. OF INDIA

PANCHANAN GHOSH

13/02/1951  
Permanent Account Number  
BVDPG9095A

*Swapan Kumar Ghosh*  
Signature



28042016

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

आयकर पैन सेवा इकाई, एन एस डी एल  
5<sup>थी</sup> मंजिल, मनी स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/4,  
मोडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

*If this card is lost / someone's lost card is found,  
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Income Tax PAN Service Unit, NSDL  
5th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/4,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721-8080 and 91-20-2721-8081  
email: info@nsdl.com

*Swapan Kumar Ghosh*  
*26/5/23*

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AGFPG0678M



नाम /NAME

SANKAR GHOSH

पिता का नाम /FATHER'S NAME

PANCHANAN GHOSH

जन्म तिथि /DATE OF BIRTH

30-10-1959

हस्ताक्षर /SIGNATURE

*Sankar Ghosh*

*Stalin*

आयकर आयुक्त, (संयुक्त, असा.), कोलकाता

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

*Sankar Ghosh*

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 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,  
Chowringhee Square,  
Calcutta- 700 069.

*Sankar Ghosh*


**INDIAN AIR FORCE**  
**IDENTIFICATION CARD**

**NAME** SHAMEEK CHAKRABARTY, *Admiral*  
**Father's/Husband's Name** *Debabrata Chakrabarty*


  
**(KISHORE DATTA)**  
*Chief Officer*



**Issued/Validated on the Date** *27.02.2004* **At** *101, Central Station Road*  
**Station** *PO*









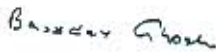
**Signature No.** *411/2004*  
**Date** *27.02.2004* **Date of Birth** *08.01.1980*



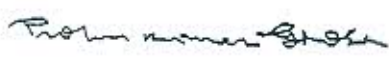
**Date** *08.08.2017*



*Shameek Chakrabarty*

**Lord Details :**










Name,Address,Photo,Finger print and Signature				
1	<p><b>Name</b></p> <p><b>SANKAR GHOSH</b>                      Son of Late PANCHANAN GHOSH                      Executed by: Self, Date of Execution: 26/05/2023                      , Admitted by: Self, Date of Admission: 26/05/2023 ,Place : Office</p>	<p><b>Photo</b></p>  <p>26/05/2023</p>	<p><b>Finger Print</b></p>  <p>LTI 26/05/2023</p>	<p><b>Signature</b></p>  <p>26/05/2023</p>
<p>43, Anjuman Ara Begum Row, City:- Not Specified, P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AGxxxxxx8M, Aadhaar No: 44xxxxxxxx2489, Status :Individual, Executed by: Self, Date of Execution: 26/05/2023 , Admitted by: Self, Date of Admission: 26/05/2023 ,Place : Office</p>				
2	<p><b>Name</b></p> <p><b>SWAPAN KUMAR GHOSH</b>                      Son of Late PANCHANAN GHOSH                      Executed by: Self, Date of Execution: 26/05/2023                      , Admitted by: Self, Date of Admission: 26/05/2023 ,Place : Office</p>	<p><b>Photo</b></p>  <p>26/05/2023</p>	<p><b>Finger Print</b></p>  <p>LTI 26/05/2023</p>	<p><b>Signature</b></p>  <p>26/05/2023</p>
<p>43, Anjuman Ara Begum Row, City:- Not Specified, P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BVxxxxxx5A, Aadhaar No: 93xxxxxxxx9568, Status :Individual, Executed by: Self, Date of Execution: 26/05/2023 , Admitted by: Self, Date of Admission: 26/05/2023 ,Place : Office</p>				
3	<p><b>Name</b></p> <p><b>BASUDEV GHOSH</b>                      Son of Late AJIT KUMAR GHOSH                      Executed by: Self, Date of Execution: 26/05/2023                      , Admitted by: Self, Date of Admission: 26/05/2023 ,Place : Office</p>	<p><b>Photo</b></p>  <p>26/05/2023</p>	<p><b>Finger Print</b></p>  <p>LTI 26/05/2023</p>	<p><b>Signature</b></p>  <p>26/05/2023</p>
<p>Anjuman Ara Begum Row, City:- Not Specified, P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: APxxxxxx0P, Aadhaar No: 97xxxxxxxx6600, Status :Individual, Executed by: Self, Date of Execution: 26/05/2023 , Admitted by: Self, Date of Admission: 26/05/2023 ,Place : Office</p>				

Name	Photo	Finger Print	Signature
<b>PROBIR KUMAR GHOSH</b> Son of Late KALI CHARAN GHOSH Executed by: Self, Date of Execution: 26/05/2023 , Admitted by: Self, Date of Admission: 26/05/2023 ,Place : Office	 26/05/2023	 LTI 26/05/2023	 26/05/2023
Anjuman Ara Begum Row, City:- Not Specified, P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ACxxxxxx4K, Aadhaar No: 54xxxxxxxx8625, Status :Individual, Executed by: Self, Date of Execution: 26/05/2023 , Admitted by: Self, Date of Admission: 26/05/2023 ,Place : Office			

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>NEEL BUILDER &amp; DEVELOPER</b> 62/64, Haripada Datta Lane, City:- Not Specified, P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.: AKxxxxxx8A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Shri PROSENJIT PAITH (Presentant)</b>            Son of Late SUDHIR KUMAR PAITH            Date of Execution - 26/05/2023, , Admitted by: Self, Date of Admission: 26/05/2023, Place of Admission of Execution: Office         </td> <td>   May 26 2023 4:34PM         </td> <td>   LTI 26/05/2023         </td> <td>   26/05/2023         </td> </tr> </tbody> </table> 62/64, Haripada Datta Lane, City:- Not Specified, P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKxxxxxx8A, Aadhaar No: 84xxxxxxxx6860 Status : Representative, Representative of : NEEL BUILDER & DEVELOPER (as Sole Proprietor)	Name	Photo	Finger Print	Signature	<b>Shri PROSENJIT PAITH (Presentant)</b> Son of Late SUDHIR KUMAR PAITH Date of Execution - 26/05/2023, , Admitted by: Self, Date of Admission: 26/05/2023, Place of Admission of Execution: Office	 May 26 2023 4:34PM	 LTI 26/05/2023	 26/05/2023
Name	Photo	Finger Print	Signature						
<b>Shri PROSENJIT PAITH (Presentant)</b> Son of Late SUDHIR KUMAR PAITH Date of Execution - 26/05/2023, , Admitted by: Self, Date of Admission: 26/05/2023, Place of Admission of Execution: Office	 May 26 2023 4:34PM	 LTI 26/05/2023	 26/05/2023						

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SHAMEEK CHAKRABORTY</b> Son of Late DEBESH Chakraborty HIGH COURT CALCUTTA, City:- Not Specified, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 70001	 26/05/2023	 26/05/2023	 26/05/2023

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	SANKAR GHOSH	NEEL BUILDER & DEVELOPER-1.29307 Dec
2	SWAPAN KUMAR GHOSH	NEEL BUILDER & DEVELOPER-1.29307 Dec
3	BASUDEV GHOSH	NEEL BUILDER & DEVELOPER-1.29307 Dec
4	PROBIR KUMAR GHOSH	NEEL BUILDER & DEVELOPER-1.29307 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	SANKAR GHOSH	NEEL BUILDER & DEVELOPER-600.00000000 Sq Ft
2	SWAPAN KUMAR GHOSH	NEEL BUILDER & DEVELOPER-600.00000000 Sq Ft
3	BASUDEV GHOSH	NEEL BUILDER & DEVELOPER-600.00000000 Sq Ft
4	PROBIR KUMAR GHOSH	NEEL BUILDER & DEVELOPER-600.00000000 Sq Ft

25-05-2023

**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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 15:48 hrs on 26-05-2023, at the Office of the A.R.A. - II KOLKATA by Shri PROSENJIT PAITH .

**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 83,20,469/-

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

Execution is admitted on 26/05/2023 by 1. SANKAR GHOSH, Son of Late PANCHANAN GHOSH, 43, Road: Anjuman Ara Begum Row, , P.O: TOLLYGUNGE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Service, 2. SWAPAN KUMAR GHOSH, Son of Late PANCHANAN GHOSH, 43, Road: Anjuman Ara Begum Row, , P.O: TOLLYGUNGE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Retired Person, 3. BASUDEV GHOSH, Son of Late AJIT KUMAR GHOSH, Road: Anjuman Ara Begum Row, , P.O: TOLLYGUNGE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Service, 4. PROBIR KUMAR GHOSH, Son of Late KALI CHARAN GHOSH, Road: Anjuman Ara Begum Row, , P.O: TOLLYGUNGE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Retired Person

Indetified by Mr SHAMEEK CHAKRABORTY, , Son of Late DEBESH Chakraborty, HIGH COURT CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 70001, by caste Hindu, by profession Advocate

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

Execution is admitted on 26-05-2023 by Shri PROSENJIT PAITH, Sole Proprietor, NEEL BUILDER & DEVELOPER, 62/64, Haripada Datta Lane, City:- Not Specified, P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

Indetified by Mr SHAMEEK CHAKRABORTY, , Son of Late DEBESH Chakraborty, HIGH COURT CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 70001, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 11,105.00/- ( B = Rs 11,000.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 11,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/05/2023 6:18PM with Govt. Ref. No: 192023240069685298 on 25-05-2023, Amount Rs: 11,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 3732040470730 on 25-05-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 8900, Amount: Rs.5,000.00/-, Date of Purchase: 24/05/2023, Vendor name: M GHOSH

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/05/2023 6:18PM with Govt. Ref. No: 192023240069685298 on 25-05-2023, Amount Rs: 5,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 3732040470730 on 25-05-2023, Head of Account 0030-02-103-003-02

*Signature*

**Satyajit Biswas**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 221112 to 221159

being No 190206987 for the year 2023.



Digitally signed by SATYAJIT BISWAS  
Date: 2023.05.31 14:17:01 -07:00  
Reason: Digital Signing of Deed.

*Handwritten signature*

(Satyajit Biswas) 2023/05/31 02:17:01 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)