

8138/2023

I-6997/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AN 305400

12-20
26/05/23

8/1355754/2023

Additional Registrar of Assurances-II
Kolkata

Certified that the Document is admitted to
Registration The Signature Sheet and the
endorsement sheet are the part of
this document

Additional Registrar
of Assurances II Kolkata

26 MAY 2023

POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY is made on this 26th day of May Two Thousand Twenty Three(2023).

BETWEEN

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 **PRINCIPALS**.

AND

NEEL BUILDER & DEVELOPER, a Proprietorship concern, having its office at Flat-3B, 3rd 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, 3rd Floor, Premises No. 62/64, Haripada Dutta Lane, Post Office -Tollygunge,

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 5TH 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 28th day of October, 2005 one of the above mentioned owners Sri Sailen Kumar Ghosh, son of Late Kali Charan Ghosh, transferred his undivided 1/6th 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 5TH Civil Judge (Senior Division) and as per the decree of the said suit the said Sankar Ghosh, son Late Panchanan Ghosh has become the 6/25th 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 1/25th 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 5TH 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 1/20th shareholder each in the said property and Probir Kumar Ghosh son of Late Kalicharan Ghosh has become 3/10th 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 24th 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 28th 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 by way of aforesaid the abovenamed principals became the owners of the 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, for the sake of brevity hereinafter referred to as the "**Said Property**".

AND WHEREAS the present owners/principals have clear marketable title of 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, more fully and more particularly described in the Schedule hereunder and the said property is free from all encumbrances and free from all sorts of encumbrances charges, liabilities, liens, lispens and attachment of any kind whatsoever and the said property is absolutely clear, fee and marketable.

AND WHEREAS the owners/principals are desirous to promote and develop said Premises by constructing of multi-storied **G+III** storied residential building having flats/car parking spaces according to permissible law of the Kolkata Municipal Corporation together with the modern taste, design and a architecture in accordance with the sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation and for that intention and purpose, the party of the principals/ Owners have approached the Developer herein.

AND WHEREAS on the aforesaid representation of the principals/ Owners and upon verification of title of the principals/ Owners concerning the said premises as mentioned in the schedule hereunder, the Developer being satisfied has agreed to promote and develop the said premises in accordance with the sanctioned building plan to be

sanctioned by the Kolkata Municipal Corporation on the terms and conditions hereinafter appearing.

AND WHEREAS WE, the Principals herein, have entered into a Development Agreement with one Developer, **NEEL BUILDER & DEVELOPER**, a Proprietorship concern, having its office at Flat-3B, 3rd 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, 3rd Floor, Premises No. 62/64, Haripada Dutta Lane, Post Office -Tollygunge, P.S- Golf Green (previously Jadavpur), Kolkata - 700033, District - South 24 Parganas, for construction of a building on the land described in schedule below as per terms and conditions contained in the said Development Agreement dated executed between us as Owners of the One Part and **NEEL BUILDER & DEVELOPER**, as Developer of the Other Part and said Development Agreement duly registered on 26.05.2023 in the office of the ARA II and registered in Book No. 1, Volume No. — Being No. 6987 for the year 2023.

AND WHEREAS as per the said Development Agreement dated . the Owner's allocation and Developer's allocation are as follows:

*Damodar Ghosh
Sudhir Kumar Ghosh
Basudev Ghosh*

Pudhira Kumar Ghosh

LANDOWNER'S ALLOCATION

Landowner's allocation shall mean, **entire third floor, 50%** more or less build up area at **southern portion of second floor** and **50%** more or less 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 Laks)** only, mentioned and/or fully described in the sixth schedule and also in memo of consideration of the above mentioned Joint Development Agreement as the part consideration simultaneously and such amount shall neither refundable nor adjustable against the Landowners' allocation.

DEVELOPER'S ALLOCATION

Developer's allocation shall mean **entire first floor, 50%** more or less build up area at **northern portion of second floor** and **50%** more or less 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

NOW KNOWN ALL MEN BY THESE PRESENTS, We, 1. SANKAR GHOSH 2. SWAPAN KUMAR GHOSH , 3. BASUDEV GHOSH AND 4. PROBIR KUMAR GHOSH the **Principals** herein do hereby nominate, constitute and appointment **NEEL BUILDER & DEVELOPER**, a Proprietorship concern, having its office at Flat-3B, 3rd 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, 3rd Floor, Premises No. 62/64, Haripada Dutta Lane, Post Office - Tollygunge, P.S- Golf Green(previously Jadavpur), Kolkata - 700033, District - South 24 Parganas, as our true and lawful Attorney for us to act in our name to perform and execute all or any of the several acts, deeds, powers, authorities, matters and things, mentioned hereinafter in respect of the schedule property below.

1. To look after and manage the said premises in all respects as our said Attorney shall deem fit and proper.
2. To defend possession, manage and maintain the said premises.
3. To sign, execute and submit all building plans, documents, statements, papers, undertakings and declarations as may be required for having the plans sanctioned and/or the sanctioned plans modified and/or altered by the Kolkata Municipal Corporation or any other authority.
4. To appear and represent us before the necessary authorities including the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, C.E.S.C. Ltd., Urban Land Ceiling Authorities, Fire Brigade and/or West Bengal Police (if required) and other authorities in connection with the maintenance of the said premises and also in connection with the sanctioned modification and/or alteration of any building plans and/or sanctioned drainage connection, if required.

5. To appoint engineers, architects, surveyors and other agents and contractors, sub-contractors, labours and other personnel on such terms and conditions and to enter into agreement/ contracts for the purpose of looking after and supervising the work of construction as the said Attorney shall deem fit and such appointment at pleasure to revoke and other orders to re-appoint in our place and stead as occasion shall arise.
6. To pay fees and to obtain sanction and such other orders and/or permissions from the necessary authorities as may be expedient for modification and/or alteration of the sanctioned plans concerning the said premises and also to sign and execute other papers and documents as may be required by the necessary authorities on our behalf in connection with the said property.
7. To receive back and release excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the building plans to and from any authority or authorities.
8. To apply such permission or permissions and/or orders and/or approvals as may be necessary for obtaining standard building materials from the concerned authorities of construction of the new building at the said premises.
9. To pay all rates, taxes, charges, expenses and other outgoing whatsoever payable for and on account of the said premises or any part or portion thereof to the extent of owner's divided share on my behalf and similarly to receive all incoming receivable to the extent of the owner's undivided share for and on account of the said premises.
10. To have the said premises surveyed and the soil of the said premises tested and for the aforesaid purpose to enter into all correspondences and to do all such other acts, matters and things as may be necessary or expedient in respect thereof.

11. To apply for and obtain the Occupancy Certificate from the Kolkata Municipal Corporation and/or the Authority or Authorities concerning the said premises.
12. To supervise the development and/or renovation and/or rebuilding of the said premises by making construction of such type of new building or buildings permissible under the existing building rules and in conformity with the building plans to be sanctioned by the Kolkata Municipal Corporation and for that purpose to supervise and to take down, demolish and/or remove any house, building and/or structure of whatsoever nature at the said premises if it contrivance any Rules and Bye Laws of the Kolkata Municipal Corporation as the said Attorney may deem fit and proper.
13. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone and/or other connections of any other utility to the said premises from the concerned authorities and/or to make alteration therein and to close down and/or have disconnected and for the aforesaid purpose to sign, execute and submit all necessary papers, applications, documents and plans and to do all such other acts, deeds and things as may be deemed fit and proper by the Attorney.
14. To appear and represent the owner before all authorities including those under the Kolkata Municipal Corporation for fixation and/or finalization of the annual valuation of the said premises including the proposed construction and for the aforesaid purposes to sign, execute and submit all the necessary papers and documents and to do all such other acts, deeds and things as the Attorney may deem fit and proper.
15. To sell and transfer any part or portion and/or any flat/ unit/ constructed spaces of the new building from Developer's allocation except the owner's allocation to be constructed at the said premises together with other rights, appurtenant thereto to the persons desirous and owing the same on such terms and conditions as the

said Attorney shall think fit and proper and for the said purpose to enter into Agreement for Sale, contract, conveyances, assignments, gift, tenancy, transfer, lease deeds and/or other documents and/or instruments whatsoever in respect of the developer's allocation only and the amounts and/or consideration receivable in respect thereof by the developer only.

16. To receive consideration and/or other money in connection with any such sale and transfer of any flats/ units/ constructed spaces from developer's allocation only and save and except the owner's allocation of the new building and to give and grant effectual receipts and discharges thereof and to appropriate the same as it may deem fit and proper.
17. To sign and execute all agreements, contracts, conveyances, reconveyances and other documents and transfer with regards and in respect of the said premises or any part or portion thereof and/or any flat/ unit/ constructed spaces to be constructed there except the owner's allocation at for and on owner's behalf and in owner's name and to present the same before the appropriate registration authority having jurisdiction.
18. To appear and represent us before Nationalized, Scheduled or Non-Scheduled Bank/ Banks or any financial organization and to grant all consents regarding equitable mortgage in respect of any flat/ flats in the property mentioned in the schedule hereunder for purchase loan by the intending purchaser/ purchasers in respect of Developer's allocation without creating any obligation upon us.
19. To sign on our behalf as our attorney in respect of the property mentioned in the schedule hereunder to any papers and documents towards Nationalized, Scheduled or Non-Scheduled Bank/ Banks or any financial organization and to receive the money or cheque directly in the name of my Constituted Attorney from developer's allocation only.

20. To appear and represent us before any Notary Public, Additional Registrar of Assurances-I, Kolkata, District Sub Registrar-I, South 24 Parganas, Alipore, Metropolitan Magistrate and other officer or officers, authority or authorities having jurisdiction and present for registration and to acknowledge and register or have registered and perfected all deeds, boundary declaration, gift deed (Municipality) instruments and writings executed and signed by the Attorney in any manner concerning the said premises in respect of the Developer's allocation only.
21. To put the intending purchasers in possession of any flat/ unit in the new building to be constructed at the said premises from developer's allocation and save and except the owner's allocation until the Developer hand over the possession of the owner's allocation to the owner i. e. me.
22. To warn off, prohibit and, if necessary, proceed against due form of law against all trespassers of the said premises or any part or portion thereof and to take appropriate legal steps whether by action or otherwise and to abate nuisance thereof.
23. To file and submit all declarations, applications and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained and pertaining to the said premises.
24. To commence, prosecute, enforce, defend, answer and oppose all actions, suits and other legal proceedings and demands touching any of the matters concerning to the extent of owner's undivided share into or upon the said premises or any part thereof including and/or relating to the acquisition and/or requisition in respect of the said premises or any part thereof and if deemed fit.
25. To sign, declare and/or affirm any plaint, written statement, petition, affidavits verification, vakalatnama, warrant of Attorney,

Memo of Appeal or other papers or any other papers or documents in any proceedings or in any way connected therewith with regard to the said premises and construction to be made thereon.

26. For all or any of the purposes not specified herein and mentioned herein to appear and represent the owners before all authorities having jurisdiction and to sign, execute and submit papers and documents as required.

AND GENERALLY to do all such acts, deeds and things in the name of us and as We could have done lawfully and We do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the Attorney under the Power in that behalf hereinbefore mentioned and also not specifically mentioned and required, shall lawfully do or cause to be done in or about the said premises as aforesaid, the Attorney prejudice to any of our rights and contention as the owners of the said premises.

SCHEDULE ABOVE REFERRED TO

(Description of the property)

ALL THAT 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 which is being butted and bounded as follows:

- ON THE NORTH** : By 10' wide K.M.C. Road
ON THE SOUTH : By premises No. 44B, residential building
ON THE EAST : By premises No. 37, residential building.
ON THE WEST : By 12' wide K.M.C. Road.

IN WITNESS WHEREOF the parties hereto abovenamed set and subscribe their respective hands and signatures the day, month and year first above written.

WITNESSES :

1. *Ritam Banik*
 4/59 R.P. Colony
 KOL-33

1. *Sankar Ghosh*
 2. *Sripan Kumar Ghosh*
 3. *Basudev Ghosh*
 4. *Probin Kumar Ghosh*

 SIGNATURE OF THE EXECUTORS/PRINCIPAL

2. *Anijit Ghosh*
 43, Anjana Area
 Bogen Row, KOL-33.

NEEL BUILDER & DEVELOPER
Probin Kumar Ghosh
 Proprietor

 SIGNATURE OF THE DEVELOPER/ATTORNEY

Drafted by,

Shameek Chakraborty

SHAMEEK CHAKRABORTY
 ADVOCATE

C/O S. R. & ASSOCIATES
 ADVOCATES

11 OLD POST OFFICE STREET
 4TH FLOOR, KOLKATA-700001
 OPP. HIGH COURT CALCUTTA
 PH- 9831544071, 6289176917.
 Enrollment No.WB/411/2004

Typed by me.

Somyaj Das.

SPECIMEN FORM FOR TEN FINGERPRINTS



Sanjay Ghosh

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



Anupam Kumar Ghosh

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



Basudev Ghosh

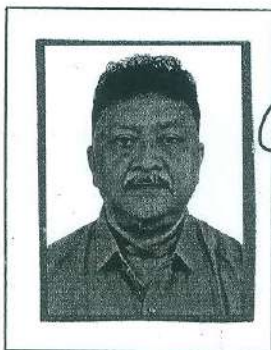
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Prabin Kumar Ghosh

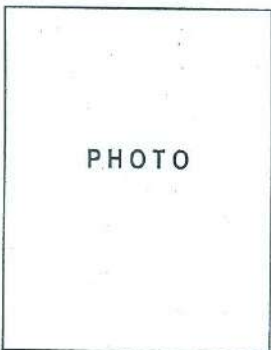
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

SPECIMEN FORM FOR TEN FINGERPRINTS



Georgio Pate

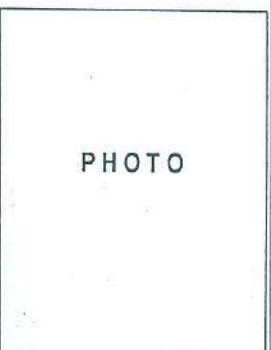
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	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					



	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 Paith
DOB: 07/03/1965
Male

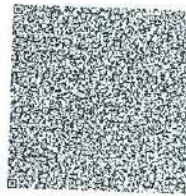
8452 8152 6860

मेरा पहचान, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Print Date: 02/02/2022
Address: C/O: Sudhir Kumar Paith,
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 Paith

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PROSENJIT PAITH
SUDHIR KUMAR PAITH
07/03/1965
Permanent Account Number
AKYPP3748A

Prosenjit Paith
Signature



Prosenjit Paith



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

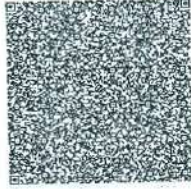
नामांकन क्रमांक / Enrollment No.: 0647/00255/90733

10/11/2012
16891481

To
बासुदेव घोष
Basudev Ghosh
43, ANJUMAN ARA BEGUM ROW,
VTC: Tollygunge H.O,
District: Kolkata,
State: West Bengal,
PIN Code: 700033,
Mobile: 9836183423



MF168914812F1



आपका आधार क्रमांक / Your Aadhaar No. :

9712 4497 6600

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



बासुदेव घोष
Basudev Ghosh
जन्म तिथि / DOB : 26/08/1976
पुरुष / Male

9712 4497 6600

मेरा आधार, मेरी पहचान

10/11/2012



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड/ऑफलाइन XML/ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।

INFORMATION

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

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- 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.

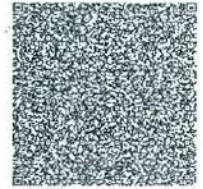


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता: ४३, आंजुमान आरा बेगम रो,
टॉलीगंज एच.ओ, कोलकाता, पश्चिमबंग,
700033

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



9712 4497 6600



1947



help@uidai.gov.in



www.uidai.gov.in

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



24/07/2008

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें
आयकर पैन सेवा केंद्र, एन एस डी भवन
प्रदली मण्डल, टाइम्स टॉवर, कामला मिल्स कंपाउंड, एस बी मार्ग,
लोअर पारेल, मुंबई - 400 013

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

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S.B Marg, Lower Parel, Mumbai - 400 013.

Tel: 91 22 2499 4650, Fax: 91 22 2495 0664
email: tininfo@nsdlco.in

Basudev Ghosh



भारत सरकार
Government of India

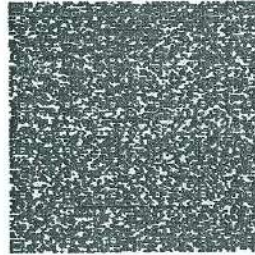
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

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

Digital Signature
CERTIFICATION
AUTHORITY
Since 2002, 11/08/04
UTC



आपका आधार क्रमांक / Your Aadhaar No. ;

5426 1881 8625

VID : 9164 1575 7249 8778

मेरा आधार, मेरी पहचान



भारत सरकार
GOVERNMENT OF INDIA



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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ACTP67254K



नाम
PROBIR KUMAR GHOSH

पिता का नाम
KALI CHARAN GHOSH

28/10/1955

Signature

Probir Kumar Ghosh



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ডালিকাভুক্তির 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
জন্মতারিখ / DOB: 13/02/1951
পুরুষ / 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.

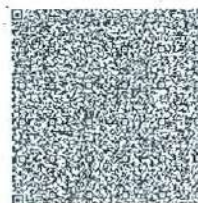
- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: 43, অঞ্জুমার আরা বেগম রো, কলা বাগান পার্ক,
তল্লীগুঞ্জ, তল্লীগুঞ্জ, কলকাতা, 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



26042016

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

आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मन्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016

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

Income Tax PAN Services Unit, NSDI
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: tminto@nsdi.com

Swapan Kumar Ghosh
26/5/23



ভারত সরকার
Government of India



শংকর ঘোষ
Sankar Ghosh
পিতা : পঞ্চানন ঘোষ
Father : PANCHANAN GHOSH
জন্মতারিখ / DOB : 30/10/1969
পুরুষ / Male



4424 7068 2489

আধার - সাধারণ মানুষের অধিকার

Sankar Ghosh



ভারত সরকার
Unique Identification Authority of India

কানা:
3, আনজমান আরা বেগম রো,
লীগঞ্জ, টালীগঞ্জ, কোলকাতা,
পশ্চিম বঙ্গ, 700033

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

4424 7068 2489

1947
800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Sankar Ghosh

Major Information of the Deed

Deed No :	I-1902-06997/2023	Date of Registration	26/05/2023
Query No / Year	1902-8001355754/2023	Office where deed is registered	
Query Date	26/05/2023 4:32:56 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	A CHAKRABORTY Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 6291342097, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 83,20,469/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190206987/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :










District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Anjuman Ara Begum Row, , Premises No: 43, , Ward No: 094 Pin Code : 700033



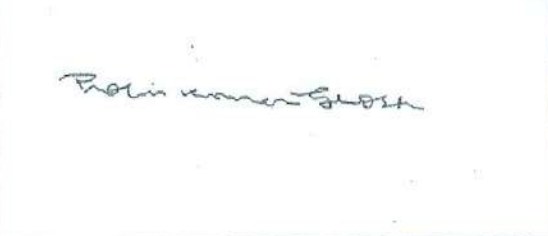
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 2 Chatak 7 Sq Ft		67,00,469/-	Width of Approach Road: 12 Ft., , Project Name :
Grand Total :				5.1723Dec	0 /-	67,00,469 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2400 Sq Ft.	0/-	16,20,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2400 sq ft	0 /-	16,20,000 /-	

Principal Details :










Sl No	Name,Address,Photo,Finger print and Signature			
1	Name SANKAR GHOSH 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	Photo  26/05/2023	Finger Print  LTI 26/05/2023	Signature  26/05/2023
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 Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/05/2023 , Admitted by: Self, Date of Admission: 26/05/2023 ,Place : Office				
2	Name SWAPAN KUMAR GHOSH 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	Photo  26/05/2023	Finger Print  LTI 26/05/2023	Signature  26/05/2023
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 Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/05/2023 , Admitted by: Self, Date of Admission: 26/05/2023 ,Place : Office				
3	Name BASUDEV GHOSH 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	Photo  26/05/2023	Finger Print  LTI 26/05/2023	Signature  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: Service, Citizen of: India, PAN No.:: APxxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/05/2023 , Admitted by: Self, Date of Admission: 26/05/2023 ,Place : Office				

Name	Photo	Finger Print	Signature
PROBIR KUMAR GHOSH Son of Late KALI GHARAN 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 Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/05/2023 , Admitted by: Self, Date of Admission: 26/05/2023 ,Place : Office			



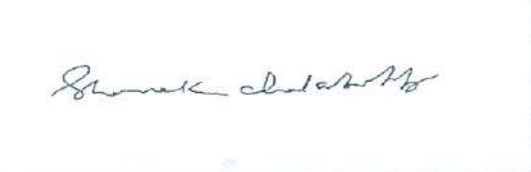
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	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 , 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> Shri PROSENJIT PAITH (Presentant) 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></td> <td></td> <td></td> </tr> <tr> <td>May 26 2023 4:42PM</td> <td>LTI 26/05/2023</td> <td>26/05/2023</td> <td></td> </tr> </tbody> </table> <p>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 Not Provided by UIDAI Status : Representative, Representative of : NEEL BUILDER & DEVELOPER (as Sole Proprietor)</p>	Name	Photo	Finger Print	Signature	Shri PROSENJIT PAITH (Presentant) 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 4:42PM	LTI 26/05/2023	26/05/2023	
Name	Photo	Finger Print	Signature										
Shri PROSENJIT PAITH (Presentant) 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 4:42PM	LTI 26/05/2023	26/05/2023											

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SHAMEEK CHAKRABORTY Son of Late DEBESH CHAKRABORTY HIGH COURT, CALCUTTA, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
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

On 26-05-2023

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 16:37 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

Identified by Mr SHAMEEK CHAKRABORTY, , , Son of Late DEBESH CHAKRABORTY, HIGH COURT, CALCUTTA, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 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

Identified by Mr SHAMEEK CHAKRABORTY, , , Son of Late DEBESH CHAKRABORTY, HIGH COURT, CALCUTTA, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 9091, Amount: Rs.100.00/-, Date of Purchase: 25/05/2023, Vendor name: M GHOSH

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 221664 to 221689

being No 190206997 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.06.01 14:14:33 -07:00
Reason: Digital Signing of Deed.

Signature

(Satyajit Biswas) 2023/06/01 02:14:33 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)