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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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02.08.19  
0-1118044/19

~~Signature~~  
~~Sub-Registrar~~  
~~Hooghly~~

DEVELOPMENT AGREEMENT WITH  
GENERAL POWER OF ATTORNEY

This DEVELOPMENT AGREEMENT WITH GENERAL POWER OF ATTORNEY is made on this 2<sup>nd</sup> day of August 2019,

2-08-19  
30-08-19

District Sub-Registrar-II  
Hooghly

District Sub-Registrar-II  
Hooghly

BETWEEN

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সন ২০১৯/৩১ July.

ক্রমিক নাম Srikanta Ghosh ওরফে.

সং - Serampore, Hooghly.

মূল্য - Five Thousand BKR.

স্ট্যাম্প ভেদার - Laxmi Karmakar

শ্রী অনিমেষ রক্ষিত

সং. শ্রীরামপুর, হুগলী

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*[Handwritten signature]*

District Sub-Registrar-II  
Hooghly

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(1) SMT GITA GHOSH (PAN BKFPG3144K) @ GITA GHOSE, Daughter of Late Shib Charan Ghosh, by faith Hindu, by occupation house hold duties, Nationality Indian, residing at 10/2, Sasi Bhusan Ghosh Lane P.O. & P.S. Serampore, Dist Hooghly, Pin 712202, (2)(a) SMT SHEULI GHOSH (PAN ASDPG3570A), Wife of Late Keshab Chandra Ghosh, by faith Hindu, Nationality Indian, by occupation house wife, residing at 10/2, Sasi Bhusan Ghosh Lane, P.O. & P.S. Serampore, Dist Hooghly, Pin 712202, (b) SMT BIJAYA GHOSH (DUTTA) (PAN AQVPG0561F), Wife of Sri Alok Dutta, Daughter of Late Keshab Chandra Ghosh, by faith Hindu, Nationality Indian, by occupation house wife, residing at 71/B/3, Ganguli Bagan Lane, Mahesh, Serampore, Pin 712202, (C) SRI SHIRSAK GHOSH (PAN BJCPG0209B), Son of Late Keshab Chandra Ghosh, by faith Hindu, Nationality Indian, by occupation Service, residing at 10/2, Sasi Bhusan Ghosh Lane, P.O. & P.S. Serampore, Dist Hooghly, Pin 712202, (3)(a) SMT MOHUA MANDAL (PAN NO.AUTPM,7386E) @ MOHUA GHOSH, Wife of Sri Debjit Mandal, Daughter of Late Madhab Kumar Ghosh, by faith Hindu, Nationality Indian, by occupation business, (b) SMT MANJURI GHOSH (PAN NO.BDTPG2801A), Wife of Late Madhab Kumar Ghosh, by faith Hindu, Nationality Indian, by occupation house wife, both are residing at 10/2, Sasibhusan Ghosh Lane, P.O. & P.S. Serampore, Dist. Hooghly, Pin 712202, (4) SRI SRIKANTA GHOSH (PAN ASDPG6650R) Son of Late Shib Charan Ghosh, by faith Hindu, by occupation Business Nationality Indian, residing at 10/2, Sasi Bhusan Ghosh Lane, P.O. & P.S. Serapore, Pin 712202, hereinafter called THE OWNERS (which term or expressions shall mean unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, representatives, successors and assigns) of the FIRST PART.

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M/S."SOPAN"(PAN ADNFS9793E), a Partnership firm having its office at "PANCHABATI" Apartment, Gobra Chanditala Station Road, P.O. Chanditala, P.S. Dankuni, Dist. Hooghly, Pin 712702, presently having partners (1) SRI KAUSIK PANDA(PAN AFXPP4477Q), Son of Sri Digambar Panda, by faith Hindu, by occupation business, residing at 134/2, Thakur Bati Street, P.O. & P.S. Serampore, Dist. Hooghly, Pin. 712201 and (2) SRI NIRUPAM SARKAR(PAN APZPS3809R), Son of Late Biswanath Sarkar, by faith Hindu, by occupation business, residing at 10, Sashi Bhusan Ghosh Lane, P.O. & P.S. Serampore, Dist. Hooghly, Pin. 712202, hereinafter jointly called the PARTNERS/DEVELOPER (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, successors, successors in office and assigns) of the SECOND PART.

WHEREAS ALL THAT a piece and parcel of Bastu Land measuring about more or less 05 Ka 10 Ch 00 sq.ft. Or 0.090 Acre together with about 300 sq.ft. R.T. Shed standing thereon, laying in Mouja Mahesh, J.L No.15, comprised in C.S.Dag no 3154/3336, C.S. Khatian no 436, R.S. Dag no 3336, L.R Dag no.11521, L.R Khatian no.1515,1683,5644,7574, Holding no. 522, G.T Road, within the municipal jurisdiction of Serampore Municipality, Ward no.18, A.D.S.R office at Serampore, P.S. Serampore, Dist Hooghly, which is fully described in the schedule below and hereinafter referred to as the Schedule- A as the "said property", originally belonged to Sri Kedar Nath Ghosh and the said Kedar Nath Ghosh died leaving

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behind his wife namely Prasadmoyee Dasi and three Sons namely Sri Satya Charan Ghosh, Sri Ram Charan Ghosh, and Sri Shib Charan Ghosh as his legal heirs and successors & the said Sm Prasadmoyee Dasi was the devotee of god & surrendered her right in favour of her three Sons namely Sri Satya Charan Ghosh, Sri Ram Charan Ghosh and Sri Shib Charan Ghosh, and there after Sri Satya Charan Ghosh, Sri Ram Charan Ghosh and Sri Shib Charan Ghosh jointly owners of the schedule property along with other property and thereafter Sri Satya Charan Ghosh, Sri Ram Charan Ghosh and Sri Shib Charan Ghosh executed a Partition Deed Being no 3930/1951 (Book no 1, Volume no 47, Pages 260 to 261) executed at A.D.S.R. Serampore and according to the said Partition Deed Shib Charan Ghosh possessed and became the owner of the schedule property and mutated his name in the B.L. & L.R.O Department and Local Municipality and thereafter the said Shib Charan Ghosh died on 02/01/1983, leaving behind his wife Smt Renuka Bala Ghosh and one daughter namely Smt Gita Ghosh @ Gita Ghose and three sons namely Sri Keshab Ghosh @ Keshab Chandra Ghosh, Sri Madhab Kumar Ghose @ Madhab Ghose and Sri Srikanta Ghosh as his legal heirs and successors and they mutated their names in the Local Municipality and B.L. & L.R.O Department and thereafter Sm Renuka Bala Ghosh died on 30/01/2014 leaving behind her one daughter namely (1) Smt Gita Ghosh @ Gita Ghose and three Sons namely, (2) Sri Keshab Ghosh @ Keshab Chandra Ghosh, (3) Sri Madhab Kumar Ghose @ Madhab Ghose and (4) Sri Srikanta Ghosh as her only legal heirs and successors and thereafter they mutated their names in the Local Municipality and B.L. & L.R.O Department

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and they are became the owners of 1/4<sup>th</sup> share each of the 'A' Schedule property and thereafter Sri Keshab Ghosh @Keshab Chandra Ghosh died on 22/10/2017 leaving behind his wife namely Smt Sheuli Ghosh and his Daughter Bijaya Ghosh(Dutta) and son namely Sri Shirsak Ghosh as his only legal heirs and successors and Sri Madhab Kumar Ghose @ Madhab Ghose died on 05/01/2016 leaving behind his wife Smt Manjuri Ghosh and his daughter Smt Mohua Mandal @ Mohua Ghosh, as his only legal heirs and successors.

AND WHEREAS (1) SMT GITA GHOSH @ GITA GHOSE, (2)(a) SMT SHEULI GHOSH, (b) SMT BIJAYA GHOSH(DUTTA), (C)SRI SHIRSAK GHOSH, (3)(a) SMT MANJURI GHOSH, (b) SMT MOHUA MANDAL @ MOHUA GHOSH,(4)SRI SRIKANTA GHOSH, are the present owners of the 'A' schedule property.

AND WHEREAS the present owners/vendors, as mentioned here above mutated their names in the records of the local Serampore Municipality and before the B.L & L.R.O department at Serampore, Hooghly and paying rents and taxes regularly.

WHEREAS the present Vendors/Owners become the absolute joint owners of the schedule property more or less of 05 Ka 10 Ch 00 sq.ft or 0.090 Acre 'Bastu' land and 300 Sq.ft. R.T.Shed which is more fully and specifically described in the 'A' Schedule below.

AND WHEREAS the owners herein for better use and enjoyment of the said plot of land have decided to develop the said property upon construction of a multistoried building i.e. ground floor to upwards thereon upon demolition of the existing R.T.Shed standing thereon.

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AND WHEREAS the owners not being equipped with the required man power, finance and technical knowledge to implement the said scheme of development have desired to appoint a developer who would be in a position to construct and complete the said multi storied building on the said plot of land more fully described in the Schedule 'A' here under written, demolition of the existing tile shed standing there at with his own men, materials & resources in terms of the building plan to be prepared by the said Developer & sanctioned by Serampore Municipality.

AND WHEREAS having come to know the said proposal the Developer herein appraohed the Owners for awarding the work of development of the premises more fully described in the Schedule 'A' here under written and the Owners agreed and accepted the said proposal upon terms & conditions which are reduced to writing herein.

AND WHEREAS before execution of this Agreement the Owners have represented and assured the Developer as follows:-

- 1) That the said property is free from all encumbrances, charges, liens, lispensens, attachments, whatsoever and howsoever and no Court case is pending relating to and/or concerning title of the said property.

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- 2) That excepting the Owners herein nobody have any right, title, interest, claim and demand whatsoever into or upon the said property or any part thereof.
- 3) That there is no notice of acquisition or requisition received or pending in respect of the said property as fully described in the Schedule 'A' here, under written.
- 4) The Owners have declared to the Developer that the Owners have a marketable title in respect of the said land & including the said Tile Shed situated thereon without any claim, right, title, interest of any person thereon or therein and the Owners have absolute right to enter into this Agreement with the Developer and the Owners hereby undertake to indemnify & keep the Developer indemnified against any third party's claim and demand whatsoever with regard to the title & ownership of the said property or any part or portion thereof.
- 5) The Owners agree to pay all outstanding municipal taxes dues & payable in respect of the said property till the date of execution of this Agreement.

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6) The Owners agree to make over vacant and peaceful possession of the said property immediately upon sanction of the building plan by Serampore Municipality or at such time as will be mutually agreed upon with the Developer.

7) The Developer shall be entitled to demolish the existing R.T Shed standing on the said land immediately upon obtaining vacant possession from the Owners and shall be entitled to deal with or dispose of the old structure materials without any objection and/or interference from the Owners. The Developer shall be entitled to receive the sale proceeds of the old structure materials in the manner he likes.

8) The Owners shall soon after execution of this Agreement handover against accountable receipt all the documents of title in respect of the said property in original except the Title Deed to the Developer and the Owners are bound to present the original Title Deed to the Developer when & where it is needed and it shall be returned by the Developer to the Owners after completion of that very work.

9) The Developer hereby agrees & undertakes that the Developer shall keep these documents in his custody and shall use those documents only for the purpose of satisfaction of the buyers of

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The flats pertaining to Developer's share in the matter obtaining loan from the banks and other financial institutions against verification of those original documents. The Developer shall not create any liability with the aid and assistance of those documents by way of mortgage or otherwise with the help of those documents.

- 10) The Owners declare that they have not transferred, alienated, encumbered, and /or disposed off and have not entered into any Agreement either for Development or otherwise in respect of the said property prior to execution of this Agreement.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows:-

ARTICLE-1

- 1) THE PREMISES:- Shall mean ALL THAT piece and parcel of the land measuring about an area a little more or less 05 Ka 10 Ch 00 sq.ft.or 0.090 Acre 'Bastu' land & 300 sq.ft R.T. shed lying & situated at Mouja Mahesh, J.L. no.15, in C.S. Dag no 3154/3336 and C.S.Khatian no 436, R.S. Dag no 3336, L.R.Dag no.11521, L.R. Khatian no 1515,1683,5644,7574, in P.S.Serampore, A.D.S.R.Serampore, holding no.522, G.T.Road,within the ambit of Serampore Municipality,ward no.18, Dist. Hooghly.

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2) BUILDING PLAN:- Shall mean such building plan to be sanctioned by Serampore Municipality for construction of a straight multistoried building i.e. Ground floor to upwards with parking space on the said plot of land as fully described in the Schedule 'A' here under written together with all its amendments & modifications and new additional floor if any as may be done from time to time and a plan will be sanctioned for multistoried building in Bastu land as more fully described in the Schedule 'A' below.

3) OWNERS:- Shall mean (1) SMT GITA GHOSH @ GITA GHOSE, (2)(a) SMT SHEULI GHOSH, (b) SMT BIJAYA GHOSH(DUTTA), (c) SRI SHIRSAK GHOSH, (3)(a) SMT MANJURI GHOSH, (b) SMT MOHUA MANDAL @ MOHUA GHOSH, (4) SRI SRIKANTA GHOSH, including their heirs, representatives, executors, administrators, successors and assigns.

4) DEVELOPER:- Shall mean M/S "SOPAN", a partnership firm, presently the partners are (1) SRI KAUSIK PANDA, (2) SRI NIRUPAM SARKAR, including their respective heirs, representatives, executors, administrators, successors, successors in office and assigns.

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- 5) BUILDING: - Shall mean the Multistoried building i.e. ground Floor to upwards with parking space to be constructed at the aforesaid holding over the land mentioned in the Schedule 'A' herein under in accordance with the building plan sanctioned by the Serampore Municipality.
- 6) COMMON PURPOSE/S :- Shall mean and include the purpose/s of managing, maintaining protecting and up keeping the building and in particular the common areas, installations and facilities rendering common services to the flat holders, collection and disbursement of the common expenses and dealing with the matters of common interest of the Flat Owners.
- 7) FLAT/S /UNIT/S :- Shall mean the constructed area/s and or space/s in the building capable of being occupied and enjoyed independently.
- 8) ARCHITECT/S :- Shall mean and include such competent person or persons or the Firm or the Company whom the DEVELOPER may appoint from time to time as the Architect/s of the building.

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9) FLAT HOLDER/S :- According to its context shall mean and include the present, proposed and prospective Owner/s of other Flat/s, Unit/s, Apartment/s, shop/s and Commercial Office/s and open garages at the premises and/or on the building to be constructed at the said premises.

10) COMMON AREAS & FACILITIES:- Shall mean and include the entrance, passages, stair ways, landing, and common installations, Septic Tanks, Deep Tube well, Overhead tank, water pump and motor, Rain water pipes and other facilities like sanitary water connection, electric connection etc comprised at the said building provided by the DEVELOPER and expressed and intended by the OWNERS for the common use and enjoyment of the Flat Holders.

11) SUPER BUILD UP AREA :- According to the subject or context shall mean (i) the built up area of Flat/s / Unit/s which shall include, inter alia, the area of the covered balconies if any attached thereto and also the thickness of the exterior and the interior walls thereof and columns and pillars therein provided that any wall or pillar is common between two Unit/s, Flat/s in that case one half of the area under such wall pillar and column shall be include in each such Unit/s and undivided proportionate share of common area/s and facilities both determined by the Owners herein and certified by the Architect/s of the building.

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12) OWNERS' ALLOCATIONS: - Shall mean the Owners' jointly agree to receive 40% constructed super built up Saleable area as per sanctioned plan (40% constructed super built up Saleable area as per sanctioned plan in total from 1<sup>st</sup> floor of the multistoried building i.e. Ground Floor to up wards building as per the choice of the Developer) of Multi storied building on the 'A' Schedule property and this 40% constructed super built up Sell-able area as per sanctioned plan will be allocated for the present owners and the 40% share will be distributed in 4(Four) equal shares that means :-

(1) SMT GITA GHOSH @ GITA GHOSE will get 1/4<sup>th</sup> share of 40%,

(2)(a) SMT SHEULI GHOSH, (b) SMT BIJAYA GHOSH(DUTTA), (C) SRI SHIRSAK GHOSH, will get 1/4<sup>th</sup> share of 40% jointly,

(3)(a) SMT MANJURI GHOSH, (b) SMT MOHUA MANDAL @ MOHUA GHOSH, will get 1/4<sup>th</sup> share of 40% jointly,

(4) SRI SRIKANTA GHOSH, will get 1/4<sup>th</sup> share of 40%,

together with undivided proportionate share in the land TOGETHER WITH undivided proportionate share in the common parts and facilities on the 'A' Schedule mentioned property and Rs.20,00,000/- (Twenty Lakhs) will

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be given to the present owners as down money by the Developer and the said amount of Rs.20,00,000/-(Twenty Lakhs) will be adjusted with the Owners' allocated 40% share and Rs.20,00,000/-(Twenty Lakhs) will be distributed in 4(Four) equal parts that means:-

(1) SMT GITA GHOSH @ GITA GHOSE will get Rs.5,00,000/- (Five Lakhs),

(2)(a) SMT SHEULI GHOSH, (b) SMT BIJAYA GHOSH(DUTTA), (C )SRI SHIRSAK GHOSH, will get Rs.5,00,000/-(Five Lakhs) jointly,

(3)(a) SMT MAMJURI GHOSH, (b) SMT MOHUA MANDAL @ MOHUA GHOSH, will get Rs.5,00,000/-(Five Lakhs) jointly,

(4) SRI SRIKANTA GHOSH, will get Rs.5,00,000/-(Five Lakhs), and there is same share/right i.e. 40% share on the roof of the new additional floor if any upon the said multistoried storied building be constructed on 'A' Schedule property and the down payment Rs.20,00,000/-(Twenty Lakhs) will be adjusted at the rate of Rs.3,000/-(Three thousands) per sq.ft. from the 40% constructed super built up saleable

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area of the said multistoried building be constructed on 'A' Schedule property by the Developer.

(13) DEVELOPER'S ALLOCATIONS:- Shall mean rest of 60% constructed super built up sell-able area except 40% allocated as per sanctioned plan for the owners (40% in total from 1<sup>st</sup> floor of the multistoried building i.e. Ground Floor to upwards building as per the choice of the Developer) of the 'A' Schedule property in the Multistoried building TOGETHER WITH undivided proportionate share in the land TOGETHER WITH undivided proportionate share in the common parts and facilities and the same shall be constructed with sufficient modern fitting and fixtures subject to sanction of total Floor Area Ratio TOGETHER WITH right over the Roof for its

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maintenance & fixing up Overhead Tank with Water distribution line & other necessity of the building TOGETHER with the proportionate right on the roof of the new additional floor if any upon the said multistoried storied building be constructed on the 'A' Schedule property.

(14)TRANSFER: - with its grammatical variation shall include transfer by possession and by any other means adopted for effecting what is understood as transfer of space in the G+4 storied building of the purchaser thereof.

(15)TRANSFeree: - Means the person/s, firm/s & company/ companies, association of persons to whom space/s in the building has been transferred.

(16)WARD IMPARTING: - Singular Number shall mean Plural number and vice versa.

(17)ADVOCATE:- Shall mean the Advocate who shall be entitled to do all legal works/Agreements/Deed of Project herein on behalf of the Owners and Developer to be appointed exclusively by the Developer.

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ARTICLE-II

OWNERS' REPRESENTATION AND DECLARATION

The owners herein are absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said property free from all encumbrances, charges, liens, dues and/or acquisition/ requisition whatsoever.

ARTICLE-III

DEVELOPER'S RIGHTS AND LIABILITIES

1)The Owners hereby grants subject to what has been hereinafter provided the exclusive right to the Developers herein to build, construct, erect and complete the said building comprising of the various sized Flat/s, Unit/s, Apartment/s, Shop/s, commercial office/s and open garages at the premises and/or on the building/s to be constructed at the premises both for the owners' allocation and for the developers' allocation and in order to sell the Flat/s, Unit/s, Apartment/s, Shop/s, Commercial Office/s and open garages at the premises and/or on the multistoried building to be constructed at the premises to the prospective buyers for their residential/commercial purpose by entering into Agreement for Sale and/or transfer and/or construction in respect of the Developers' Allocation in accordance with the Building Plan sanctioned by Serampore Municipality or modification, revision, amendment and/or alteration thereof.

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M. Chatterjee  
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2) The Developer shall be entitled to prepare, modify or alter the Building Plan/s and to submit the same to the appropriate authorities in the name of the Owners, the Developers shall pay and bear all the costs and expenses of the deeds including the Architect's Fees, charges and expenses required to be paid or deposited for the sanction of the Plan including the water and drainage from the Serampore Municipality or any appropriate authorities.

3) Nothing in these presents shall be construed as a demise or an assignment or transfer by the Owners of the said premises or any part thereof to the Developer's or creating any right, title or interest in respect thereof in favour of the Developer other than an exclusive license to the Developers to construct a new building upon the said premises with their own money and to deal with and sell dispose or transfer the new Flat/s, Unit/s, Apartment/s, Shop/s, Commercial Office/s at the premises comprised under the Developers' Allocation under these presents in the manner and subjects to the terms & conditions hereinafter stated.

4) During the course of construction of the said proposed building at the said property any labour or worker meet with any accident such compensation shall be paid exclusively by the Developers herein and Criminal Proceedings if any shall be Developer's responsibility and liability and all expenses legal or otherwise shall be borne by the Developer herein.

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5) The Developer herein shall make the payment of the taxes, rents, outgoings, ceases and others to the concerned authority and /or authorities after obtaining possession of the said premises.

6) After allocating the 40% constructed super built up Saleable area as per sanctioned plan (40% constructed super built up Saleable area as per sanctioned plan in total from 1<sup>st</sup> floor of the multistoried building as per the choice of the Developer) of multistoried building on the 'A' Schedule property to the Owners by the Developer, the Owners and the Developers unanimously decide whether they would sell or rent the total commercial part of the multi storied building for the economical benefit of both the Owners as well as the Developer.

ARTICLE- IV

(APARTMENT CONSIDERATION)

1) In consideration of the Owners having agreed to permit the Developers to erect, construct and complete the proposed building at the said premises and the right, authority and the privileges to sell the Flat/s, Unit/s, Apartment/s, Shop/s, Commercial Office/s and open garages of the Developers Allocation, the Developer agrees here under mentioned as follows:-

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- a) To obtain all the necessary permission required for the construction of the proposed Multistoried storied building/s at the said premises at own costs and expenses.
- b) To pay all the costs, charges and expenses for the supervision of the development and construction of the Owners' allocation on the building at the premises.
- c) To bear all the costs, charges and expenses for construction of the building including the finishing thereof.

ARTICLE -V

(OWNERS' OBLIGATION)

- 1) The Owners herein shall deliver, quit, vacant, peaceful Khas possession of the land comprised under to the Developer within 30(Thirty) days from the execution of this Agreement and Power of Attorney shall take place for starting construction work.
- 2) The Owners herein shall grant General Power of Attorney in favour of the Developers to facilitate the construction of the building and to receive the payment from Flat/ Space/s and others and to make Deed of Conveyance/s etc.

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- 3) The Owners are liable to provide the original deed to the Developers at the time of execution of this agreement and the Owners are bound to present the original Title Deed to the Developer when & where it is needed and it shall be returned by the Developer to the Owners after completion of that very work.
  
- 4) The Owners shall not share the expenses for bringing the electric connection at the said premises proportionately.

ARTICLE -VI

(DEVELOPERS' OBLIGATION)

PROVIDED HOWEVER THAT the Developers herein shall handover the possession to the prospective buyers and the Developer herein have handed over the Owners' Allocation to the Owners herein and comply with all other obligation on the part of the Developer herein under this agreement.

*M. K. Khatun*  
*(Signature)*

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ARTICLE-VII  
(CONSTRUCTION)

The Developer shall be solely and absolutely responsible for the construction of the said building and the Developer shall hand over a copy of the completion certificate to the owners on or before six months of delivery of possession of the Owners' allocation, which shall be delivered to the owners after 36 months from the date of the starting construction work over the 'A' schedule property except natural calamity and insufficient supplying of material.



ARTICLE-VIII  
(SPACE ALLOCATION)

The Developer herein shall be exclusively entitled to the Developers' Allocation in the building with exclusive right to transfer or deal with or dispose of the same' without any claim whatsoever by the Owners and the Owners shall not in any way disturb the quiet and peaceful possession of the Developers' allocation.

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ARTICLE-IX

(BUILDING)

1) The Developers herein shall construct the building as per the sanctioned and approved revised, modified and/or altered plan with good, standard quality materials as may be specified by the Architect of the Developers herein. Such construction including the finishing works of the building shall be completed by the Developers herein within a period of 36 months from the date of the starting construction work over the 'A' schedule property and the same may be extended by the mutual consent to be settled between the parties.

2) The Developer herein shall erect the said building at their own cost as per the specification and drawing provided by the Architect, pump, tube well, water storage, tanks, over head reservoirs, electrifications, permanent electric connections and until permanent electric connections is/are obtained, temporary electric connection shall be provided and other facilities as are required to be provided for in the residential building having self contained flats which are to be sold to the prospective buyers including the Owners' allocation.

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- 3) The Developer herein shall be authorized in the name of the Owners in so far as a necessary to apply and obtain quota, entitlements and other allotments of or for cements, steel, bricks and other building materials and similarly apply for and to obtain temporary and permanent connections of water, electricity, power, drainage, sewerage and/or gas to the building and /or gas to the building and other facilities required for the construction of the building.
- 4) The Developer herein shall, at his own cost and expenses and without creating any financial or other liabilities on the Owner herein, complete the building as per the sanction plan and any amendment thereto or modification thereof made or caused to be made by the Developer.
- 5) All the costs for construction and completing the building inclusive the Owners' allocated portion charges and expenses including Architect's fees shall be paid discharged and borne by Developer and the Owners shall have no liability in this context.
- 6) The Developers shall provide at their own cost pipeline and water sewerage connection in the portion/s of the Owners' Allocation.

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ARTICLE-X

(LEGAL PROCEEDING)

- 1) It is hereby expressly agreed by & between the parties hereto that it shall be the responsibility of the Developers as constituted Attorney of the Owners to defend all the actions, suits & proceeding which may arise in respect of the Development of the said Plot of land & all costs charges & expenses incurred for that purpose with the approval of the Owners shall be done, borne and paid by the Developer specified as may be required to be done by the Developers & for which the Developers may need the authority of the Owners' application & other documents may be required to be signed or made by the Owners' relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds matters and things that may be reasonably required to be done in the matter and the owner shall execute any Power of Attorney and/or authorization as maybe required by the Developers herein for the purpose and the owners also undertake to sign & execute all such additional writings & other documents as the case may be provided that all such acts deeds and things do not in any way infringe on the rights of the Owners herein and/or for against the spirit of the agreement.

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- 2) Any notice required to be given by the Developers herein shall be delivered to the Owners by hand and duly acknowledge and shall likewise be deemed to have been served by registered post to the registered office of the Developers herein.
- 3) The name of the building shall be settled by the Developer.
- 4) As and from the date of completion of the building the Developer herein and/or its transferees and the Owners and/or their transferees shall each be liable to pay and bear proportionate charges on account of ground rent and wealth tax and other taxes payable in respect of their space.

ARTICLE-XI

(ARBITRATION)

If at any time any dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability of the parties under the agreement the same shall be referred to the common arbitrator in case the parties herein agree to the same otherwise two arbitrators one to be appointed by each of the parties in dispute for the Arbitration within the meaning of the Arbitration and Conciliation Act, 1996 or any statutory modifications there under enforced and the decision of the said Arbitrator will be binding on both the parties and both the parties have no objection to the same in any manner whatsoever.

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GENERAL POWER OF ATTORNEY

That in continuation and also according to the terms of this Development Agreement We, (1)SMT GITA GHOSH (PANBKFP3144K) @ GITA GHOSE, Daughter of Late Shib Charan Ghosh, by faith Hindu, by occupation house hold duties, Nationality Indian, residing at 10/2, Sasi Bhusan Ghosh Lane, P.O. & P.S. Serampore, Dist Hooghly, Pin 712202, (2)(a)SMT SHEULI GHOSH (PANASDPG3570A), Wife of Late Keshab Chandra Ghosh, by faith Hindu, Nationality Indian, by occupation house wife, residing at 10/2, Sasi Bhusan Ghosh Lane, P.O. & P.S. Serampore, Dist Hooghly, Pin 712202, (b)SMT BIJAYA GHOSH (DUTTA)(PANAQVPG0561F), Wife of Sri Alok Dutta, Daughter of Late Keshab Chandra Ghosh, by faith Hindu, Nationality Indian, by occupation house wife, residing at 71/B/3, Ganguli Bagan Lane, Mahesh, Serampore, Pin 712202, (C )SRI SHIRSAK GHOSH(PAN BJCPG0209B), Son of Late Keshab Chandra Ghosh, by faith Hindu, Nationality Indian, by occupation Service, residing at 10/2, Sasi Bhusan Ghosh Lane, P.O. & P.S. Serampore, Dist Hooghly, Pin 712202, (3)(a) SMT MOHUA MANDAL(PAN NO.AUTPM7386E) @ MOHUA GHOSH, Wife of Sri Debjit Mandal, Daughter of Late Madhab Kumar Ghosh, by faith Hindu, Nationality Indian, by occupation business,(b)SMT MANJURI GHOSH(PAN NO.BDTPG2801A), Wife of Late Madhab Kumar Ghosh, by faith Hindu, Nationality Indian, by occupation house wife, both are residing at 10/2, Sasibhusan Ghosh Lane, P.O. & P.S. Serampore, Dist. Hooghly, Pin 712202, (4)SRI SRIKANTA GHOSH(PANASDPG6650R), Son of Late Shib Charan Ghosh, by faith Hindu, by occupation Business Nationality Indian, residing at 10/2, Sasi Bhusan Ghosh Lane, P.O.& P.S. Serapore, Pin 712202,being the Owners Executants herein, do hereby

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nominate, appoint and constitute & authorize the said developer M/S.SOPAN, a Partnership firm having registered office at "PANCHABATI" Apartment, Gobra Chanditala Station Road, P.O. Chanditala, P.S. Dankuni, Dist. Hooghly, Pin 712702 being represented by its partners (1) Sri Kausik Panda( PAN NO. AFXPP4477Q), Son of Sri Digambar Panda, by faith Hindu, by occupation business, residing at 134/2, Thakur Bati Street, P.O. & P.S. Serampore, Dist. Hooghly, Pin. 712201 and (2) Sri Nirupam Sarkar(PAN NO. APZPS3809R), Son of Biswanath Sarkar, by faith Hindu, by occupation business, residing at 10 Sashi Bhusan Ghosh Lane, P.O. & P.S. Serampore, Dist. Hooghly, Pin 712202 , as our true & lawful JOINT ATTORNEY holders in our names and on our behalves to execute, perform and to do all acts, deeds, matters and things as follows;-

NOW THIS DEED WITNESSETH AS FOLLOWS;-

- 1) To represent me & to appear in all Government/ Public offices including the Serampore Municipality, any Court of Law, Tribunal, B.L. & L.R. Office and all other offices as and when required.
- 2) To supervise & administer our said property as our Attorney may think fit and proper.

*M. K. Chatterjee*

Contd. In page 29

- 3) To make sign and verify all application or objection to appropriate authorities for obtain any licence permission or consent etc. required by law in connection with the construction of the building in schedule mentioned land.
- 4) To pay sanction fees and other fees to the Municipality for sanction of such building plan and its modified plan and to appear and represent before the Municipal authority and to sign all plans and papers for submissions to the Municipality for sanction of proposed building plan from the building department of the Municipality and sewerage, drainage, water connection etc. plan or plans.
- 5) To apply for and obtain connection for water, sewerage, electricity, gas and to apply for and avail all other facilities which may be required for the said construction of the building.
- 6) To pay all charges and expenses including the Municipal rates & taxes building taxes and other levies which may be required for the said construction:
- 7) To install electric services line, meter and/or sub meter if necessary to obtain low/high tension electricity in the said building/premises.

*M. Chatterjee*  
*Adv.*

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(8) To file all applications, petition and any document before the Serampore Municipality or any authority and to appear before the Municipal Authority on my behalf in any case and to sign and file all site plans, building plan and other documents in my name & to obtain the same from the Authority.

(9) To swear Affidavit in any Court or before any Magistrate, Notary Public or any authority empowered to administration on oath.

(10) To sign & execute on our behalves and in our names in any Deed of sale, gift, mortgage to the appropriate concern, documents and writings and declaration that may be required in respect of the Developer's allocated portion.

(11) To negotiate with the intending purchaser or purchasers for sale or transfer of the Developer's allocation of the proposed building and enter into Agreement(s) for sale with such intending purchaser or purchasers and to accept the payment from them and issue receipt for this purpose execute all necessary papers and documents as may be necessary the manner on the terms and conditions of as would be mutually agreed upon between the said Developer and the respective purchaser(s).

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Contd. In page 31



(12) To deliver the peaceful possession of Developer's allocated flats/shops/garages/constructed spaces to the prospective purchasers in the proposed multistoried building or buildings.

(13) To sell, grant, transfer and convey our said property or any part thereof, with all right, title and interest thereto to any person/persons or purchaser/purchasers in respect of the said Developer's allocation at or for any consideration as our Attorney shall think best, fit and proper in respect of the proposed building mentioned in the schedule here under written.

(14) To sign, execute and register all Agreement for Sale, Sale Deeds, Deeds of Conveyance and all other documents in respect of the said Developer's allocation, which are necessary to effectuate the aforesaid purpose and to present the documents before the Registrar for Registration and to admit the same for and on my behalf.

(15) To sign and execute all Sale Agreement, or Agreement for sale, Sale Deed or Deed of Conveyance in respect of the said Developer's allocation, in our names and on our behalves and to appear before the Sub-Registrar, District Registrar, Registrar of Assurances, Kolkata and any other Registering Authority and to present all documents for Registration and to admit the same and

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to represent us before the Registering Authority and to present all documents for registration and to admit the same and to do all acts, deeds & things for and on our behalves as our Attorney think fit & proper.

(16) The said Attorney holders shall also be entitled to institute, prosecute or defend any suit, complaint or proceeding that may be necessary or expedient for the purposes mentioned herein and to appoint Pleader, Advocate, Agent on my behalf to prosecute and defend such legal proceedings in or before any Court or Courts or Appellate or Revisional Authority and for such purposes the said Attorneys may accept services of summons or notice issued by any legal authority.

AND GENERALLY to do perform all such acts deeds and things as may be necessary and required to be done and performed to give effect to the Power & functions given on them by these presents.

We do hereby agreed to accept all acts, deeds and things that may be lawfully done by our said Attorney which shall construed as our acts, deeds and things done by us and undertake to ratify and confirm all and whatever that our said Attorney shall lawfully do and cause to be done for us by virtue of this Power hereby given in connection with the management and construction of the said new building.

Contd. In page 33

*Mehal Singh*  
*Attor.*

'A' SCHEDULE ABOVE REFERRED TO

ALL THAT the piece & parcel of Bastu Land measuring about more or less 05 Ka 10 Ch 00 sq.ft.or 0.090 Acre, together with about 300 sq.ft. R.T.Shed standing thereon, laying in Mouja Mahesh, J.L No. 15, comprised in C.S. Dag no 3154/3336, C.S. Khatian no 436, R.S. Dag no 3336, in L.R Dag no.11521, L.R Khatian no 1515,1683,5644,7574, Holding no. 522, G.T.Road, within the municipal jurisdiction of Serampore Municipality, ward no 18, A.D.S.R office at Serampore, P.O. & P.S. Serampore, Dist Hooghly.

THIS PROPERTY IS BUTTED & BOUNDED BY:-

ON THE NORTH:- HP Petrol Pump,

ON THE SOUTH:- 521, G.T Road,

ON THE EAST:- P/O Manjuri Ghosh & ors,

ON THE WEST:- G.T Road,

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M. Chatterjee  
A.S.R.

District S.A. Registrar-II  
Hooghly

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REGISTRATION



'B' SCHEDULE OWNERS' ALLOCATION

Shall mean the Owners' jointly agree to receive 40% constructed super built up Saleable area as per sanctioned plan (40% constructed super built up Saleable area as per sanctioned plan in total from 1<sup>st</sup> floor of the multistoried building i.e. Ground Floor to up wards building as per the choice of the Developer) of Multi storied building on the 'A' Schedule property and this 40% constructed super built up Sell-able area as per sanctioned plan will be allocated for the present owners and the 40% share will be distributed in 4(Four) equal shares that means :-

(1) SMT GITA GHOSH @ GITA GHOSE will get 1/4<sup>th</sup> share of 40%,

(2)(a) SMT SHEULI GHOSH, (b) SMT BIJAYA GHOSH(DUTTA), (C) SRI SHIRSAK GHOSH, will get 1/4<sup>th</sup> share of 40% jointly,

(3)(a) SMT MANJURI GHOSH, (b) SMT MOHUA MANDAL @ MOHUA GHOSH, will get 1/4<sup>th</sup> share of 40% jointly,

(4) SRI SRIKANTA GHOSH, will get 1/4<sup>th</sup> share of 40%,

together with undivided proportionate share in the land TOGETHER WITH undivided proportionate share in the common parts and facilities on the 'A' Schedule mentioned property and Rs.20,00,000/- (Twenty Lakhs) will

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be given to the present owners as down money by the Developer and the said amount of Rs.20,00,000/-(Twenty Lakhs) will be adjusted with the Owners' allocated 40% share and Rs.20,00,000/-(Twenty Lakhs) will be distributed in 4(Four) equal parts that means:-

(1) SMT GITA GHOSH @ GITA GHOSE will get Rs.5,00,000/- (Five Lakhs),

(2)(a) SMT SHEULI GHOSH, (b) SMT BIJAYA GHOSH(DUTTA), (C) SRI SHIRSAK GHOSH, will get Rs.5,00,000/-(Five Lakhs) jointly,

(3)(a) SMT MAMJURI GHOSH, (b) SMT MOHUA MANDAL @ MOHUA GHOSH, will get Rs.5,00,000/-(Five Lakhs) jointly,

(4) SRI SRIKANTA GHOSH, will get Rs.5,00,000/-(Five Lakhs), and there is same share/right i.e. 40% share on the roof of the new additional floor if any upon the said multistoried storied building be constructed on 'A' Schedule property and the down payment Rs.20,00,000/-(Twenty Lakhs) will be adjusted at the rate of Rs.3,000/-(Three thousands) per sq.ft. from the 40% constructed super built up saleable

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area of the said multistoried building be constructed on 'A' Schedule property by the Developer.

'C' SCHEDULE DEVELOPER'S ALLOCATION

Shall mean rest of 60% constructed super built up sellable area except 40% allocated as per sanctioned plan for the owners (40% in total from 1<sup>st</sup> floor of the multistoried building i.e. Ground Floor to upwards building as per the choice of the Developer) of the 'A' Schedule property in the Multistoried building TOGETHER WITH undivided proportionate share in the land TOGETHER WITH undivided proportionate share in the common parts and facilities and the same shall be constructed with sufficient modern fitting and fixtures subject to sanction of total Floor Area Ratio TOGETHER WITH right over the Roof for its maintenance

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& fixing up Overhead Tank with Water distribution line & other necessity of the building TOGETHER with the proportionate right on the roof of the new additional floor if any upon the said multistoried storied building be constructed on the 'A' Schedule property.

THE SCHEDULE 'D' (COMMON PARTS/ COMMON AREAS)

(COMMON TO THE CO OWNERS OF THE BUILDING)

- 1) Main Entrance Gate, Passage from Main Entrance leading to the stair case. Open space on all sides of the building.
- 2) Staircase with railing, lighting, fixtures and windows and all its landings and the roof on the Top Floor and the Staircase room.
- 3) Water pump, water reservoir, overhead water reservoir Distribution pipes to different flats from overhead tank to the respective flats and from underground Reservoir to overhead tank.
- 4) Electrical wiring from ground floor to the individual flats respectively and switches, meter room, pump room, electrical wiring of staircase and switches and other electrical fittings in all common area of the building.

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- 5) Rain water pipes & Water & Sewerage evacuation pipes from the respective flats to the discharges points to the Municipal Road which is common for more than one/all the flats.
- 6) But such common part/ common portion shall not include any open and/or covered space for parking car if any as per sanctioned building plan or as decided by the Developer as car parking Space or otherwise in other areas of the building and save those which required for ingress & egress to & from the flat.

THE CONSTRUCTION SCHEDULE 'E'

(The Standard Specification for Flat is mentioned herein under)

- 1) FOUNDATION:- R.C.C. foundation and framed structure ground to top floor 9' 6" height of each floor.
- 2) WALL:- Outer wall 8" thick, partition wall 5" thick and all inside wall will be finished with cement plaster and plaster of paris.
- 3) DOOR:- Frame of good quality sal wood and flush door by commercial plywood with standard local fittings. Toilet door make be PVC.

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Contd. In page 39

- 4) WINDOWS:- Sliding windows with glass fittings.
  
- 5) TOILET & SANITARY :- Toilet would be provided with Commode fittings and concealed water line and wash line by polythene pipe. As per requirements one exhaust fan point in each toilet.
  
- 6) WATER SUPPLY :- 24 hours water supply via overhead tanks from deep tube well.
  
- 7) ELECTRICAL WORK: Concealed wiring through the flat. One ceiling fan point, two light points and one plug point of 5 Amp. In each bed room. In drawing/dining room there shall one fan point, two light points and TV point and one fridge point. All other places there will be provisions for only one light point.
  
- 8) KITCHEN : Cooking counter by black stone & the top of the counter 3' height tiles to protect the oil spot.
  
- 9) FLOOR: All rooms lay with cast in Vitrified Tiles with 6" height skirting. Dado of toilet tiles would be covered by tiles up to door height and the stair case shall be of Vitrified Tiles.
  
- 10) OUTSIDE WALL: Super Snowcem finish.
  
- 11) LIFT:- Lift facility will be available in the proposed building.

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for*



IN WITNESSES WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day month and year first above written.

1. Sita Ghose.
2. Sheuli Ghosh.
3. Bijaya Ghosh (Sutta)
4. Shirsata Ghosh
5. Mohua Mandal
6. Manjini Ghosh.
7. Sakanta Ghosh.

SIGNED, SEALED AND DELIVERED

In presence of the following

WITNESSES:-

1. Sambaram Basak  
S/o Lt. Pradip Kr. Basak  
o/ 14, Anathbandhu Mukherjee  
Lane, Seagram, Hooghly.

2. Anam Paul  
E-Kamal Paul  
Bhusan Ghosh Lane  
Drafted by me

1 Sakhi  
mahat

*Mahua Chatterjee*

Advocate MAHUA CHATTERJEE  
II B (Cal) ADVOCATE  
District Judge's Court  
Chinsurah, Hooghly  
Regd. No.- WB/800/2002



(SIGNATURES OF OWNERS)

*Kamuk Paul*  
*Nimparan Sankar*

(SIGNATURES OF DEVELOPER)

*Kamuk Paul*  
*Nimparan Sankar*

(SIGNATURE OF ATTORNEY HOLDERS)

Contd. In page 41

MEMO OF CONSIDERATION

SL.no.	Date	Particulars	Amount
1.	15/07/19	D.D no. <del>647411</del> , of Indian Bank, Serampore Branch in the name of Srikanta Ghosh	Rs. 5,00,000/-
2(A)	15/07/19	D.D no. <del>647410</del> , Indian Bank, Serampore Branch, in the name of Shirsak Ghosh	Rs. 1,66,667/-
2(B)	15/07/19	D.D no. <del>647416</del> , of Indian Bank, Serampore Branch, in the name of Bijaya Ghosh (Dutta)	Rs. 1,66,666/-
2(C)	15/07/19	D.D no. <del>647415</del> , Indian Bank, Serampore Branch, in the name of Sheuli Ghosh	Rs. 1,66,667/-
3(A)	15/07/19	D.D no. <del>647414</del> , of Indian Bank, Serampore Branch, in the name of Mohua Mandal @ Mohua Ghosh	Rs. 2,50,000/-
3(B)	15/07/19	D.D no. <del>647413</del> , of Indian Bank, Serampore Branch, in the name of Manjuri Ghosh	Rs. 2,50,000/-
4.	22/07/19	D.D no. <del>647424</del> , Indian Bank, Serampore Branch, in the name of Gita Ghosh @ Gita Ghose	Rs. 5,00,000/-
Total			Rs. 20,00,000/-

## WITNESSES:-

1. Sambaran Basak  
S/O Pradip K. Basak  
of 14, Anant Bandhu Mukherjee  
Lane, Serampore, Hooghly.

2. Anan Paul  
S/O Bikram Paul  
Sashu Bhushan Ghosh  
Maha, Serampore Hooghly.

Gita Ghose.  
Sheuli Ghosh.  
Bijaya Ghosh (Dutta)  
Shirsak Ghosh  
Mohua Mandal.  
Manjuri Ghosh.  
Srikanta Ghosh.

(SIGNATURE OF OWNERS)

SPECIMEN FROM TEN FINGER PRINTS



*Kanishk  
Purohit*

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



*Niraj Kumar Sankar*

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 FINGER PRINTS



Manjui Ghosh

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Meena Mandal

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Shanti Ghosh

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Bijaya Ghosh  
(Sister)

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

SPECIMEN FROM TEN FINGER PRINTS



*Shirsak Ghosh*

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



*Gita Ghose*

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE



*Saikanta Ghosh*

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



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

GRN: 19-201920-005279890-1

Payment Mode Online Payment

GRN Date: 01/08/2019 15:07:50

Bank : State Bank of India

BRN : IK0ADXPB3

BRN Date: 01/08/2019 15:08:41

DEPOSITOR'S DETAILS

Id No. : 06020001118044/6/2019  
(Query No./Query Year)

Name : DILIP KR ROY

Contact No. : Mobile No. : +91 9002950715

E-mail :

Address : JANAI

Applicant Name : Mr Mahuya Chatterjee

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	06020001118044/6/2019	Property Registration- Stamp duty	0030-02-103-003-02	15051
2	06020001118044/6/2019	Property Registration- Registration Fees	0030-03-104-001-16	20046
<b>Total</b>				<b>35097</b>

In Words : Rupees Thirty Five Thousand Ninety Seven only

Verified





Government of India

AADHAAR

ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির নম্বর/Enrolment No.: 1149/20021/00113

To

সম্বরণ বসাক

Sambaran Basak

14

Anathbandhu Mukherjee Lane

Sreerampur, Dey Street

Near More Shopping Mall

Serampur Uttarpara

Hugli Serampore

West Bengal - 712201

9051563660

Download Date: 15/02/2017

Generation Date: 12/12/2011



আপনার আধার সংখ্যা / Your Aadhaar No.:

**2877 9636 1762**

আমার আধার, আমার পরিচয়

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

**INFORMATION**

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

■ আধার সারা দেশে মান্য।

■ আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।

■ Aadhaar is valid throughout the country .

■ Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারত সরকার

Government of India

সম্বরণ বসাক

Sambaran Basak

জন্মতারিখ/ DOB: 07/07/1990

পুরুষ / MALE



**2877 9636 1762**

আমার আধার, আমার পরিচয়



ভারত সরকার

Unique Identification Authority of India

আধার

ঠিকানা:

১৪, অনাথবন্ধু মুখার্জী লেন, দিয়ার  
মোর শপিং মল, শ্রীরামপুর, দে স্ট্রীট,  
শ্রীরামপুর উত্তরপাড়া, হুগলি,  
পশ্চিম বঙ্গ - ৭১২২০১

Address:

14, Anathbandhu Mukherjee  
Lane, Near More Shopping Mall,  
Sreerampur, Dey Street,  
Serampur Uttarpara, Hugli,  
West Bengal - 712201

**2877 9636 1762**



1947



help@uidai.gov.in

www

www.uidai.gov.in

Sambaran Basak



Government of West Bengal  
Directorate of Registration & Stamp Revenue










FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0602000206/2019	Date of Application	02/08/2019
Query No / Year	06020001118044/2019		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	Mr Mahuya Chatterjee		
Stampduty Payable	Rs.20,051/-		
Registration Fees Payable	Rs.20,046/-		
Applicant Name of the Visit Commission	Mr Mahua Chatterjee		
Applicant Address	serampore court		
Place of Commission	134/2, Thakur Bati Street, P.O:- Serampore, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712201		
Expected Date and Time of Commission	02/08/2019 7:00 PM		
Fee Details	J1: 250/-, J2: 120/-, PTA-J(2): 60/-, Total Fees Paid: 430/-		
Remarks			



I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Shri Kausik Panda 134/2, Thakur Bati Street, P.O:- Serampore, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN - 712201	Represent ative of Developer [M S Sopan ]			 D.T. / 2041
9	Shri Nirupam Sarkar 10/2, Sashi Bhusan Ghosh Lane, P.O:- Serampore, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN - 712201	Represent ative of Developer [M S Sopan ]			 D.T. / 2042
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Sambaran Basak Son of Pradip Kumar Basak 14, Anath Bandhu Mukherjee Lane, P.O:- Serampore, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712201	Smt Gita Ghosh, Smt Sheuli Ghosh, Smt Bijaya Ghosh Dutta, Shri Shirsak Ghosh, Smt Mohua Mandal, Smt Manjuri Ghosh, Shri Srikanta Ghosh, Shri Kausik Panda, Shri Nirupam Sarkar			 D.T. / 2043



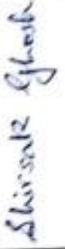








11-621919-d-Registar-II  
Hooghly

05 AUG 2019

(Anand Bhawas)  
DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R. -  
II HOOGHLY  
Hooghly, West Bengal



I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category		Finger Print	Signature with date
4	Shri Shirsak Ghosh 10/2, Sashi Bhusan Ghosh Lane, P.O:- Serampore, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN - 712202	Land Lord			 D.T. 9/2037
5	Smt Mohua Mandal Alias Mohua Ghosh 10/2, Sashi Bhusan Ghosh Lane, P.O:- Serampore, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN - 712202	Land Lord			 D.T. 9/2038
6	Smt Manjuri Ghosh 10/2, Sashi Bhusan Ghosh Lane, P.O:- Serampore, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN - 712201	Land Lord			 D.T. 9/2039
7	Shri Srikanta Ghosh 10/2, Sashi Bhusan Ghosh Lane, P.O:- Serampore, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN - 712201	Land Lord			 D.T. 9/2040



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - II HOOGHLY, District Name :Hooghly

Signature / LTI Sheet of Query No/Year 06020001118044/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Smt Gita Ghosh 10/2, Sashi Bhusan Ghosh Lane, P.O:- Serampore, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN - 712202	Land Lord			 D.T. 9/2034
2	Smt Sheuli Ghosh 10/2, Sashi Bhusan Ghosh Lane, P.O:- Serampore, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN - 712202	Land Lord			 D.T. 9/2035
3	Smt Bijaya Ghosh Dutta 71/B/3, Ganguli Bagan Lane, Mahesh, P.O:- Serampore, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN - 712202	Land Lord			 D.T. 9/2036.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ADNFS9793E



नाम / Name  
SOPAN

विगमन / गठन की तारीख  
Date of Incorporation/Formation  
07/12/2017

02012018

*Kamuk Pundh.*





रथाई लेखा संख्या /PERMANENT ACCOUNT NUMBER	<b>A:FXPP4477Q</b>	
	नाम /NAME <b>KAUSIK PANDA</b>	
	पिता का नाम /FATHER'S NAME <b>DIGAMBAR PANDA</b>	
	जन्म तिथि /DATE OF BIRTH <b>16-11-1972</b>	
हस्ताक्षर /SIGNATURE		
		आयकर आयुक्त, प.ब. - XI COMMISSIONER OF INCOME-TAX, W.B. - XI

*Kausik Panda*

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

APZPS3809P



नाम / NAME  
NIRUPAM SARKAR

पिता का नाम / FATHER'S NAME  
BISWANATH SARKAR

जन्म तिथि / DATE OF BIRTH  
19-06-1974

हस्ताक्षर / SIGNATURE

*Nirupam Sarkar*

*Signature*

आयकर अधिकारी, प.सं.-III

COMMISSIONER OF INCOME-TAX, W.B. - III

*Nirupam Sarkar*

आयकर विभाग  
INCOME TAX DEPARTMENT  
MANJURI GHOSH

भारत सरकार  
GOVT. OF INDIA

BIMAL KUMAR GHOSH  
01/01/1962  
Permanent Account Number  
BDTPG2801A

*Manjuri Ghosh*  
Signature



*Manjuri Ghosh.*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



03072006

*Mohua Mandal*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHEULI GHOSH

CHITAMBOR GHOSH

01/08/1952

Permanent Account Number

ASDPG3570A

*Sheuli Ghosh*

Signature



25082009



## and Details as per Land Record

District: Hooghly, P.S:- Serampur, Municipality: SERAMPORE, Road: G. T. Road - Mahesh, Road Zone : (Holding located on G. T. Road -- Holding located on G.T. Road) , Mouza: Mahesh, , Holding No:522 JI No: 15, Pin Code : 712202

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 11521, LR Khatian No:- 1515	Owner:কেশব ঘোষ, Gurdian:শিবচর ঘো, Address:নিজ , Classification:বাস্ত, Area:0.02300000 Acre,	Smt Sheuli Ghosh
L2	LR Plot No:- 11521, LR Khatian No:- 1683	Owner:গীতা ঘোষ, Gurdian:শিব চর ঘো, Address:নিজ , Classification:বাস্ত, Area:0.02300000 Acre,	Smt Gita Ghosh
L3	LR Plot No:- 11521, LR Khatian No:- 5644	Owner:মাধব ঘোষ, Gurdian:শিবচর ঘো, Address:নিজ , Classification:বাস্ত, Area:0.02200000 Acre,	Smt Mohua Mandal
L4	LR Plot No:- 11521, LR Khatian No:- 7574	Owner:শ্রীকান্ত ঘোষ, Gurdian:শিবচর ঘো, Address:নিজ , Classification:বাস্ত, Area:0.02200000 Acre,	Shri Srikanta Ghosh

Endorsement For Deed Number : I - 060201618 / 2019

On 16-07-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,41,52,504/-



Anadi Biswas  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II HOOGHLY  
Hooghly, West Bengal


On 02-08-2019

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

Presented for registration at 19:22 hrs on 02-08-2019, at the Private residence by Smt Gita Ghosh , one of the Executants.




**आयकर विभाग**  
**INCOME TAX DEPARTMENT**


**भारत सरकार**  
**GOVT. OF INDIA**

**BIJAYA GHOSH**  
**KESHAB CHANDRA GHOSH**

**03/04/1982**  
 Permanent Account Number  
**AQVPG0561F**

  
*Bijaya Ghosh*  
 Signature

*Bijaya Ghosh (Sutta)*



*In case this card is lost / found, kindly inform / return to :*  
 Income Tax PAN Services Unit, UTISI  
 Plot No. 3, Sector 11, CBD Beasapur,  
 Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :  
 आयकर पैन सेवा यूनिट, ए टी आई सी  
 प्लॉट नं. 3, सेक्टर 11, सीबीडी बियापुर,  
 नवी मुंबई-400 614

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHIRSAK GHOSH

KESHAB CHANDRA GHOSH

24/07/1991

Permanent Account Number

BJCPG0209B

*Shirsak Ghosh*

Signature



03652013

*Shirsak Ghosh*



युक्त संघर्ष के लिये/कार्य के लिये/सुविधा के लिये/सुविधा के लिये  
आयकर विभाग, मुंबई, २०१३  
२०१३, २०१३, २०१३  
२०१३, २०१३, २०१३  
२०१३, २०१३, २०१३  
२०१३, २०१३, २०१३

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

Income Tax PAN Services Unit, NSDI  
5th Floor, Alandi Building,  
Plot No. 347, Survey No. 9978,  
Model Colony, Near Deep Bungalow Chowk,  
P.O. - 411 016.  
Tel: 91-20-2721 8000 Fax: 91-20-2721 1081  
E-mail: [pan@nsdi.gov.in](mailto:pan@nsdi.gov.in)

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

GITA GHOSH

SHIBCHARAN GHOSH

01/01/1955

Permanent Account Number

BKFPG3144K

*Gita Ghosh*  
Signature



28072013

*Gita Ghosh.*





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SRIKANTA GHOSH  
SHIBCHARAN GHOSH



14/10/1952  
Permanent Account Number  
ASDPG6650R



*Srikanta Ghosh*  
Signature

*Srikanta Ghosh*



## Major Information of the Deed

Deed No :	I-0602-01618/2019	Date of Registration	30/08/2019
Query No / Year	0602-0001118044/2019	Office where deed is registered	
Query Date	11/07/2019 9:58:56 PM	D.S.R. - II HOOGHLY, District: Hooghly	
Applicant Name, Address & Other Details	Mahuya Chatterjee Konnagar, Thana : Uttarpara, District : Hooghly, WEST BENGAL, Mobile No. : 9831473137, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]		
Set Forth value	Market Value		
Rs. 5/-	Rs. 1,41,52,504/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,051/- (Article:48(g))	Rs. 20,046/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Hooghly, P.S:- Serampur, Municipality: SERAMPORE, Road: G. T. Road - Mahesh, Road Zone : (Holding located on G.T. Road -- Holding located on G.T. Road) , Mouza: Mahesh, , Holding No:522 JI No: 15, Pin Code : 712202

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-11521	LR-1515	Bastu	Bastu	1 Katha 6 Chatak 22.5 Sq Ft	1/-	35,15,626/-	Property is on Road
L2	LR-11521	LR-1683	Bastu	Bastu	1 Katha 6 Chatak 22.5 Sq Ft	1/-	35,15,626/-	Property is on Road
L3	LR-11521	LR-5644	Bastu	Bastu	1 Katha 6 Chatak 22.5 Sq Ft	1/-	35,15,626/-	Property is on Road
L4	LR-11521	LR-7574	Bastu	Bastu	1 Katha 6 Chatak 22.5 Sq Ft	1/-	35,15,626/-	Property is on Road
<b>TOTAL :</b>					<b>9.2812Dec</b>	<b>4 /-</b>	<b>140,62,504 /-</b>	
<b>Grand Total :</b>					<b>9.2812Dec</b>	<b>4 /-</b>	<b>140,62,504 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	300 Sq Ft.	1/-	90,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>300 sq ft</b>	<b>1 /-</b>	<b>90,000 /-</b>	



and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Smt Gita Ghosh (Presentant )</b>                      Daughter of Late Shib Chandra Ghosh 10/2, Sashi Bhusan Ghosh Lane, P.O:- Serampore, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712202 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BKFGPG3144K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 02/08/2019                      , Admitted by: Self, Date of Admission: 02/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/08/2019                      , Admitted by: Self, Date of Admission: 02/08/2019 ,Place : Pvt. Residence</p>
2	<p><b>Smt Sheuli Ghosh</b>                      Wife of Late Keshab Chandra Ghosh 10/2, Sashi Bhusan Ghosh Lane, P.O:- Serampore, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712202 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ASDPG3570A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 02/08/2019                      , Admitted by: Self, Date of Admission: 02/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/08/2019                      , Admitted by: Self, Date of Admission: 02/08/2019 ,Place : Pvt. Residence</p>
3	<p><b>Smt Bijaya Ghosh</b>                      Wife of Shri Alok Dutta 71/B/3, Ganguli Bagan Lane, Mahesh, P.O:- Serampore, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712202 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AQVPG0561F,Aadhaar No, Status :Individual, Executed by: Self, Date of Execution: 02/08/2019                      , Admitted by: Self, Date of Admission: 02/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/08/2019                      , Admitted by: Self, Date of Admission: 02/08/2019 ,Place : Pvt. Residence</p>
4	<p><b>Shri Shirsak Ghosh</b>                      Son of Late Keshab Chandra Ghosh 10/2, Sashi Bhusan Ghosh Lane, P.O:- Serampore, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712202 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BJCPG0209B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 02/08/2019                      , Admitted by: Self, Date of Admission: 02/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/08/2019                      , Admitted by: Self, Date of Admission: 02/08/2019 ,Place : Pvt. Residence</p>
5	<p><b>Smt Mohua Mandal, (Alias: Mohua Ghosh)</b>                      Wife of Shri Debjit Mandal 10/2, Sashi Bhusan Ghosh Lane, P.O:- Serampore, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712202 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUTPM7386E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 02/08/2019                      , Admitted by: Self, Date of Admission: 02/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/08/2019                      , Admitted by: Self, Date of Admission: 02/08/2019 ,Place : Pvt. Residence</p>
6	<p><b>Smt Manjuri Ghosh</b>                      Wife of Late Madhab Kumar Ghosh 10/2, Sashi Bhusan Ghosh Lane, P.O:- Serampore, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712201 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BDTPG2801A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 02/08/2019                      , Admitted by: Self, Date of Admission: 02/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/08/2019                      , Admitted by: Self, Date of Admission: 02/08/2019 ,Place : Pvt. Residence</p>
7	<p><b>Shri Srikanta Ghosh</b>                      Son of Late Shib Chandra Ghosh 10/2, Sashi Bhusan Ghosh Lane, P.O:- Serampore, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712201 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ASDPG6650R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 02/08/2019                      , Admitted by: Self, Date of Admission: 02/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/08/2019                      , Admitted by: Self, Date of Admission: 02/08/2019 ,Place : Pvt. Residence</p>



**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>M S Sopan</b> Panchabati Apartment,Gobra Chanditala Station Rd, P.O:- Chanditala, P.S:- Dunkuni, District:-Hooghly, West Bengal, India, PIN - 712702 , PAN No.:: ADNFS9793E,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Kausik Panda</b> Son of Shri Digambar Panda 134/2, Thakur Bati Street, P.O:- Serampore, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN - 712201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFXPP4477Q,Aadhaar No Not Provided Status : Representative, Representative of : M S Sopan (as Partner)
2	<b>Shri Nirupam Sarkar</b> Son of Late Biswanath Sarkar 10/2, Sashi Bhusan Ghosh Lane, P.O:- Serampore, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APZPS3809R,Aadhaar No Not Provided Status : Representative, Representative of : M S Sopan (as Partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Sambaran Basak</b> Son of Pradip Kumar Basak 14, Anath Bandhu Mukherjee Lane, P.O:- Serampore, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN - 712201			
Identifier Of Smt Gita Ghosh, Smt Sheuli Ghosh, Smt Bijaya Ghosh, Shri Shirsak Ghosh, Smt Mohua Mandal, Smt Manjuri Ghosh, Shri Srikanta Ghosh, Shri Kausik Panda, Shri Nirupam Sarkar			

**Transfer of property for L1**

No	From	To. with area (Name-Area)
1	Smt Gita Ghosh	M S Sopan-0.331473 Dec
2	Smt Sheuli Ghosh	M S Sopan-0.331473 Dec
3	Smt Bijaya Ghosh	M S Sopan-0.331473 Dec
4	Shri Shirsak Ghosh	M S Sopan-0.331473 Dec
5	Smt Mohua Mandal	M S Sopan-0.331473 Dec
6	Smt Manjuri Ghosh	M S Sopan-0.331473 Dec
7	Shri Srikanta Ghosh	M S Sopan-0.331473 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Smt Gita Ghosh	M S Sopan-0.331473 Dec
2	Smt Sheuli Ghosh	M S Sopan-0.331473 Dec
3	Smt Bijaya Ghosh	M S Sopan-0.331473 Dec
4	Shri Shirsak Ghosh	M S Sopan-0.331473 Dec
5	Smt Mohua Mandal	M S Sopan-0.331473 Dec
6	Smt Manjuri Ghosh	M S Sopan-0.331473 Dec
7	Shri Srikanta Ghosh	M S Sopan-0.331473 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Smt Gita Ghosh	M S Sopan-0.331473 Dec
2	Smt Sheuli Ghosh	M S Sopan-0.331473 Dec
3	Smt Bijaya Ghosh	M S Sopan-0.331473 Dec
4	Shri Shirsak Ghosh	M S Sopan-0.331473 Dec
5	Smt Mohua Mandal	M S Sopan-0.331473 Dec
6	Smt Manjuri Ghosh	M S Sopan-0.331473 Dec
7	Shri Srikanta Ghosh	M S Sopan-0.331473 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Smt Gita Ghosh	M S Sopan-0.331473 Dec
2	Smt Sheuli Ghosh	M S Sopan-0.331473 Dec
3	Smt Bijaya Ghosh	M S Sopan-0.331473 Dec
4	Shri Shirsak Ghosh	M S Sopan-0.331473 Dec
5	Smt Mohua Mandal	M S Sopan-0.331473 Dec
6	Smt Manjuri Ghosh	M S Sopan-0.331473 Dec
7	Shri Srikanta Ghosh	M S Sopan-0.331473 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt Gita Ghosh	M S Sopan-42.85714300 Sq Ft
2	Smt Sheuli Ghosh	M S Sopan-42.85714300 Sq Ft
3	Smt Bijaya Ghosh	M S Sopan-42.85714300 Sq Ft
4	Shri Shirsak Ghosh	M S Sopan-42.85714300 Sq Ft
5	Smt Mohua Mandal	M S Sopan-42.85714300 Sq Ft
6	Smt Manjuri Ghosh	M S Sopan-42.85714300 Sq Ft
7	Shri Srikanta Ghosh	M S Sopan-42.85714300 Sq Ft



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

Execution is admitted on 02/08/2019 by 1. Smt Gita Ghosh, Daughter of Late Shib Chandra Ghosh, 10/2, Sashi Bhusan Ghosh Lane, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712202, by caste Hindu, by Profession House wife, 2. Smt Sheuli Ghosh, Wife of Late Keshab Chandra Ghosh, 10/2, Sashi Bhusan Ghosh Lane, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712202, by caste Hindu, by Profession House wife, 3. Smt Bijaya Ghosh, Wife of Shri Alok Dutta, 71/B/3, Ganguli Bagan Lane, Mahesh, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712202, by caste Hindu, by Profession House wife, 4. Shri Shirsak Ghosh, Son of Late Keshab Chandra Ghosh, 10/2, Sashi Bhusan Ghosh Lane, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712202, by caste Hindu, by Profession Service, 5. Smt Mohua Mandal, Alias Mohua Ghosh, Wife of Shri Debjit Mandal, 10/2, Sashi Bhusan Ghosh Lane, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712202, by caste Hindu, by Profession Business, 6. Smt Manjuri Ghosh, Wife of Late Madhab Kumar Ghosh, 10/2, Sashi Bhusan Ghosh Lane, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by Profession House wife, 7. Shri Srikanta Ghosh, Son of Late Shib Chandra Ghosh, 10/2, Sashi Bhusan Ghosh Lane, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by Profession Business  
Indetified by Sambaran Basak, , Son of Pradip Kumar Basak, 14, Anath Bandhu Mukherjee Lane, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Others

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

Execution is admitted on 02-08-2019 by Shri Kausik Panda, Partner, M S Sopan (Partnership Firm), Panchabati Apartment, Gobra Chanditala Station Rd, P.O:- Chanditala, P.S:- Dunkuni, District:-Hooghly, West Bengal, India, PIN - 712702

Indetified by Sambaran Basak, , Son of Pradip Kumar Basak, 14, Anath Bandhu Mukherjee Lane, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Others

Execution is admitted on 02-08-2019 by Shri Nirupam Sarkar, Partner, M S Sopan (Partnership Firm), Panchabati Apartment, Gobra Chanditala Station Rd, P.O:- Chanditala, P.S:- Dunkuni, District:-Hooghly, West Bengal, India, PIN - 712702

Indetified by Sambaran Basak, , Son of Pradip Kumar Basak, 14, Anath Bandhu Mukherjee Lane, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 20,046/- ( B = Rs 20,000/- , E = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 20,046/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 01/08/2019 3:08PM with Govt. Ref. No: 192019200052798901 on 01-08-2019, Amount Rs: 20,046/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0ADXPB3 on 01-08-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,051/- and Stamp Duty paid by by online = Rs 15,051/-  
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Online on 01/08/2019 3:08PM with Govt. Ref. No: 192019200052798901 on 01-08-2019, Amount Rs: 15,051/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0ADXPB3 on 01-08-2019, Head of Account 0030-02-103-003-02



**Anadi Biswas**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II HOOGHLY**  
**Hooghly, West Bengal**



30-08-2019

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,051/- and Stamp Duty paid by Stamp Rs 5,000/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 576286, Amount: Rs.5,000/-, Date of Purchase: 31/07/2019, Vendor name: Animesh Rakshit



**Anadi Biswas**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II HOOGHLY**  
**Hooghly, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0602-2019, Page from 41572 to 41644  
being No 060201618 for the year 2019.



Digitally signed by ANADI BISWAS  
Date: 2019.09.02 13:23:29 +05:30  
Reason: Digital Signing of Deed.

(Anadi Biswas) 02/09/2019 1:23:03 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II HOOGHLY  
West Bengal.

(This document is digitally signed.)