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18/11/19  
17.11.2019  
17/11/2019

Mr. R. 1,78,50,000/-

Additional Registrar  
of Assurances-III, Kolkata



Additional Registrar of  
Assurances III, Kolkata  
18 NOV 2019

**THIS DEVELOPMENT AGREEMENT**

**CUM**

**POWER OF ATTORNEY**

Made this 18<sup>th</sup> day of NOVEMBER, 2019

BETWEEN

1. (SHRI.) RABINDRA NATH GHOSH, (PAN No. "APCPG9876M") (Adhar No. 909986803366) son of Late Balai Chandra Ghosh, by occupation- Retired Person, by faith - Hindu, by nationality Indian, residing at

Kalaberia, P.O.- Rajarhat-Bishnupur, P.S.-Rajarhat, P.S.-Rajarhat, District - North 24 Parganas, Kokata- 700135.

2. **(SHRI.) RANJIT KUMAR GHOSH, (PAN No. "BGBPG2696C") (Adhar No. 823287969047)** son of Late Balai Chandra Ghosh, by occupation-Business, by faith - Hindu, by nationality Indian, residing at Kalaberia, P.O.- Rajarhat-Bishnupur, P.S.- Rajarhat, District - North 24 Parganas, Kokata- 700135.
3. **(SHRI.) ARUP GHOSH, (PAN No. "ASRPG1717F") (Adhar No. 814595067809)** son of Jitendra Nath Ghosh, by occupation-Business, by faith-Hindu, by nationality Indian, residing at Kalaberia, P.O.- Rajarhat-Bishnupur, P.S.-Rajarhat, District-North 24 Parganas, Kolkata -700135.
4. **(SHRI.) ANINDYA KUMAR GHOSH, (Pan No. "BHAPG5723N), (Adhar No. 823483669552)** son of Late Tapan Kumar Ghosh and Grandson of Late Gostha Bihari Ghosh, by occupation-Business, by faith - Hindu, by nationality Indian, residing at Vill.- Kalaberia, P.O.- Rajarhat - Bishnupur, P.S.- Rajarhat, District - North 24 Parganas, Kolkata-700135.
5. **(SHRI.) ARIJIT GHOSH, (Pan No. "AJKPG6357P"), (Adhar No. 852032005847)** son of Late Tapan Kumar Ghosh and Grandson of Late Gostha Bihari Ghosh, by occupation-Business, by faith-Hindu, by nationality Indian, residing at Vill.-Kalaberia, P.O.-Rajarhat-Bishnupur, P.S.-Rajarhat, District - North 24 Parganas, Kolkata- 700135.
6. **(SHRI.) SANTOSH KUMAR GHOSH, (Pan No. "AEPPG4359B"), (Adhar No. 552798452279)** son of Late Gostha Bihari Ghosh, by occupation-Retired Person, by faith -Hindu, by nationality Indian, residing at Kalaberia, P.O.- Rajarhat-Bishnupur, P.S.-Rajarhat, District - North 24 Parganas, Kolkata -700135.



7. **(SHRI.) PARITOSH GHOSH, (Pan No. "ADJPG8234E"), (Adhar No. 283725562215)** son of Late Gostha Bihari Ghosh, by occupation- Retired Person, by faith -Hindu, residing at Kalaberia, P.O.- Rajarhat - Bishnupur, P.S.-Rajarhat, District - North 24 Parganas, Kolkata- 700135.

hereinafter collectively called '**the Owners**' (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representatives, and his successor or successors and assigns) of the **ONE PART.**

**AND**

**(M/S.) PERFECT REALTY, (PAN-AANFP6262G)** a Partnership Firm having its office at 105, B. K. Street, P.O. & P.S.-Uttarpara, Dist.-Hooghly-712258. having by its Partners namely **(1) SRI SUSHIL KUMAR SINGH, (PAN-"AKAPS4895B")** And (AADHAAR No-975460975306) son of Sri Raghubansh Kumar Singh, by faith - Hindu, by occupation- Business, residing at 38, Benepukur Dhar, P.O.- Makhla, P.S.- Uttarpara, District - Hooghly-712245, **(2) SRI SAMARENDRA NATH NANDI, (PAN-"ABXPN5304L")** And (AADHAAR No - 300396391356), son of Rabindra Nath Nandi, by faith - Hindu, by occupation-Business, residing at 90, B.R.B. Road, P.O.- Bhadrakali, P.S.-Uttarpara, District- Hooghly-712232, **(3) SRI PRABIR DAS, (PAN-"AKLPS6095A")** And (AADHAAR No - 232069486122), son of Lakshmi Kanta Das, by faith-Hindu, by occupation-Business, residing at 1 (New-44), Sakuntala Nagar, P.O.- Hindmotor, P.S.- Uttarpara, District- Hooghly-712233, **(4) SRI DHIREN PATEL, (PAN- "ACVPP8113E")** And (AADHAAR No - 629134904812) son of Sri Vinod Kumar Patel, by faith Hindu, by occupation- Business, residing at 75, New G.T. Road, P.O. & P.S.- Uttarpara, Dist.-Hooghly-712258, **(5) SRI SAGAR MUKHERJEE (PAN-"AHCPM7739B")** And (AADHAAR No - 486623821983) son of Sri Swapan

Mukherjee by faith Hindu, by occupation- Business, residing at 202/2, B.B.D. Road, P.O.- Hindmotor, P.S.- Uttarpara, District – Hooghly-712233, hereinafter referred to as "**the DEVELOPER**", (which expression shall unless excluded by or repugnant to the context be deemed to include its administrators, legal representatives, and its successor or successors and assigns) of the **SECOND PART**;

**W H E R E A S:-**

1. **DEFINITIONS:**

Unless in this agreement there by something contrary or repugnant to the subject or content, the following words shall the following meanings:-

**'OWNER'S ALLOCATION'** – shall mean **40% (Forty)** percent) of the total constructed area of new building/s to comprise of various flats, commercial units, Car Parking, apartments and/or constructed at the said First Schedule Property TOGETHER WITH the undivided proportionate impartible part or share in the said Property AND TOGETHER WITH the share in the same proportion in all Common Areas, Facilities and Amenities thereat.

**'DEVELOPER'S ALLOCATION'** – shall mean the remaining area inter-alia consisting of **60% (Sixty)** percent) of the total constructed area of the new buildings to comprise in various flats, commercial units, apartments and/or constructed spaces at the said Premises TOGETHER WITH the undivided proportionate impartible part or share in the Premises attributable thereto AND TOGETHER WITH the share in the same proportion in all Common Areas, Facilities and Amenities.

**'ARCHITECT'** - such person or persons who may be appointed by DEVELOPER as the Architect for the Complex.

**'ADVOCATES'** - shall mean (Mr.) **VINEET PANDEY**, Advocate presently of "PANDEY & ASSOCIATES" 10, Old Post office Street, Kolkata-700 001.

**'ASSOCIATION'** - shall mean any company incorporated under the Companies Act, 2013 or any Association under Apartment Ownership Act or any Syndicate or a Committee or registered Society as may be formed by DEVELOPER for the Common Purposes having such rules, regulations and restrictions as may be deemed proper and necessary by DEVELOPER not inconsistent with the provisions and covenants herein contained.

**'CAR PARKING SPACE'** - shall mean all the spaces in the portions at the ground floor level, whether covered or open, of the Complex expressed or intended to be reserve for parking of motor cars/scooters.

**'COMMON AREAS, FACILITIES AND AMENITIES'** - shall mean and include corridors, hallways, stairways, pump houses, overhead water tanks, water pumps and motors, common lavatories, Generator, transformer, Effluent Treatment Plant, Fire Fighting systems and other facilities in the Complex which may be provided by DEVELOPER and required for establishment, location, enjoyment, provisions, maintenance and/or management of the Complex, morefully mentioned and described in the ***Fifth Schedule*** hereunder.

**'COMMON EXPENSES'** - shall mean and include all expenses for maintenance, management, upkeep and administration of the Common Areas, Facilities and Amenities and for rendition of common service in common and all other expenses for the Common Purpose to be contributed, borne, paid and shared by the Co-transferees to the Developer, morefully mentioned and described in the ***Fourth Schedule*** hereunder.

**'COMMON PURPOSES'** - shall mean and include the purpose of managing, maintaining and up keeping the Complex as a whole in particular the Common Areas, Facilities and Amenities, rendition of common services in common to the Co-transferees, collection and disbursed of the Common Expenses and administering and dealing with the matters of common interest of the Co-transferees and relating to their mutual rights and obligations for the beneficial use and enjoyment of their



respective, Units exclusively and the Common Areas, Facilities and Amenities in common.

**'COMPLETION NOTICE'** - shall mean the notice to be given by the Developer to the Owners for possession of the Owner's Allocation.

**'COMPLEX'** - shall mean the building/s at the Complex with open areas to be constructed, erected and completed by DEVELOPER in terms of this Agreement and the sanctioned Plan.

**'CO-TRANSFEREE'** - according to the context shall mean all the prospective or actual transferees who for the time being shall agree or has agreed or take on sale rent or lease any Unit in the Complex and for all unsold Unit and/or Units in OWNER's allocation shall mean OWNERS and for all unsold Unit and/or Units in DEVELOPER's allocation shall mean DEVELOPER.

**'DATE OF COMMENCEMENT OF LIABILITY'** - shall mean the date on which OWNER takes actual physical possession of their allocation after fulfilling all their liabilities and obligations in terms of this agreement or the date next after expiry of the Completion Notice irrespective of whether OWNER takes actual physical possession or not, whichever is earlier.

**'DEPOSITS'** - shall mean the amounts specified hereunder to be deposited by OWNERS and/or DEVELOPER and/or their respective transferees as the case may be with the Maintenance in charge.

**'MAINTENANCE-IN-CHARGE'** - shall mean and include such agency or any outside agency to be appointed by DEVELOPER under this Agreement for the Common purposes having such rules, regulations and restrictions as may be deemed proper and necessary by DEVELOPER not inconsistent with the provisions and covenants herein contained.

**'MARKETING'** - shall mean marketing, selling, leasing, letting out or otherwise dealing with any space in the complex to any transferee occupying any flat, unit, apartment and/or constructed space either by owner or developer of their respective allocations.

**'NEW BUILDINGS'** - shall mean the new building or buildings in the Complex to be constructed and named by the Developer, erected and completed in accordance with the Plan on the Premises.

**'PLAN'** - shall mean the plan to be sanctioned by the Concerned Authority Together With all modifications and/or additions and/or alterations thereto from time to time made or to be made by DEVELOPER either under advice or on the recommendation of the Architect or agreed upon between the Architect and the Developer from time to time.

**'PROPORTIONATE OR PROPORTIONATELY'** - according to the context shall mean the proportion in which the built up area of any Unit or Units may bear to the built-up area of all the Units in the Complex provided that where it refers to the share of OWNER in the complex, shall mean 40% and where it refers to the share of DEVELOPER in the complex, shall mean 60%.

**'PREMISES'** - **ALL THAT** piece and parcel of undivided share land measuring **28.5 Decimal equivalent to 17 Cottah 3** Chittacks **40** Sq.ft. (more or less) comprised in Mouza - Kalaberia, R.S. & L.R. Dag No. 471 and 472, R.S.Khatian No. 202 L.R. Khatian No.342, 333/2, 146, 454/1, 209/1, 137/1, 324/1, 1168, 362/1, 408/1, J.L. No. 30, Touzi No. 173, P.S.- Rajarhat, District-24 Parganas (North), within the jurisdiction of Rajarhat Bishnupur-I Grampanchayat, Kolkata-700135.

**'SAID SHARE'** - shall the undivided proportionate indivisible part or share in the Premises attributable to either party's allocation as in the context would become applicable.

**'SPECIFICATIONS'** - shall mean the specification for the said Complex as mentioned in the Third Schedule hereunder written subject to the alterations or modifications as may be suggested or approved by the Architect.

**'TITLE DEEDS'** - shall mean the documents of title of OWNER in respect of the Premises and the documents referred to herein.

**'TRANSFER'** - with its grammatical variations shall include transfer by possession and by other means adopted for effecting what is

understood as a transfer of space in multi-storied building to the transferees thereof as per law.

2. **INTERPRETATION:**

In this agreement save and except as otherwise expressly provided -

- i. all words and personal pronouns relating thereto shall be read and construed as the number and gender of the party or parties require and the verb shall be read and construed as agreeing with the required word and pronoun.
- ii. the division of this agreement into headings is for convenience of reference only and shall not modify or affect the interpretation or construction of this agreement or any of the provisions.
- iii) when calculating the period of time within which or following which any act is to be done or step taken pursuant to this agreement, the date which is the reference day in calculating such period shall be excluded. If the last day of such period is not a business day, the period in question shall end on the next business day.
- iv) all references to section numbers refer to the sections of this agreement, and all references to schedules refer to the Schedules hereunder written.
- v) the words 'herein', 'hereof', 'hereunder', 'hereafter' and 'hereto' and words of similar import refer to this agreement as a whole and not to any particular Article or section thereof.
- vi) Any reference to any act of Parliament or State legislature in India whether general or specific shall include any modification, extension or enactment of it for the time being in force and all instruments, orders, plans, regulations, bye-laws, terms or direction any time issued under it.
- vii) Any reference to any agreement, contract, plan, deed or document shall be construed as a reference to it as it may have been or may be from time to time amended, varied, altered, modified, supplemented or novated.



3. **BACKGROUND AND DEVOLUTION OF TITLE :-**

- i. **THAT** BALAI CHANDRA GHOSH, KRISHNA CHANDRA GHOSH, GOSTHO BEHARI GHOSH and SAILA BALA DASI, were recorded Owner with respect to Land **ALL THAT** piece and parcel of BASTU Land measuring **69 Decimal** (more or less) comprised in Mouza-Kalaberia, R.S. & L.R. Dag No. 471, 472 & 472/555, R.S.Khatian No. 202, L.R. Khatian No. 116, 141, 239, 258, 359, 497, 454/1, 415/3, 408/1, 400/1, 362/1, 342, 333/2, 324/1, 146, 209/1 & 1168, J.L. No. 30, Touzi No. 173, P.S.-Rajarhat, District-24 Parganas (North), within the jurisdiction of Bishnupur-I Grampanchayat, Kolkata-700135, hereinafter called "**the Larger Land**" morefully mentioned in the First Schedule free from encumbrances and/or any alienations of any manner whatsoever.
- ii. **AND THAT** The BALAI CHANDRA GHOSH, KRISHNA CHANDRA GHOSH, GOSTHO BEHARI GHOSH and SAILA BALA DASI, became sole and absolute Owner of their respective share in the manner hereinabove :-

<b>NAME</b>	<b>Share</b>	<b>Share in Dag No. 471. (in Decimal)</b>	<b>Share in Dag No. 472 (in Decimal)</b>
Balai Chandra Ghosh	1/4 <sup>th</sup>	12.25	5
Krishna Chandra Ghosh	1/4 <sup>th</sup>	12.25	5
Gostho Behari Ghosh	1/4 <sup>th</sup>	12.25	5
Saila Bala Dasi	1/4 <sup>th</sup>	12.25	5

- iii. **AND THAT** the said Krishna Chandra Ghosh was exclusively allotted 5 Decimal more or less out of 20 Decimal in R.S.Dag No. 472 and was apportioned in R.S.Dag No. 472/555. Thus, in the

manner aforesaid the said Krishna Chandra Ghosh became sole and absolute Owner of his undivided share in the Larger Premises measuring 12.25 Decimal out 49 Decimal more or less, in R.S.Dag No. 471 and 5 Decimal in R.S.Dag No. 472/555.

- iv. **AND THAT** the said Balai Chandra Ghosh being sole and absolute Owner of his respective undivided share in the larger Premises, sold transferred and conveyed All that piece and parcel of demarcated land measuring 5 Decimal more or less comprised in R.S.Dag No. 472, to and unto the favour of the third Party.
- v. **AND THAT** by virtue of Bengali Kobala the said Gostho Behari Ghosh sold and transferred and conveyed ALL THAT piece and parcel of Land measuring 4 Decimal more less, comprised in R.S.Dag No. 472, to Balai Chandra Ghosh, vide Bengali Kobala being No. 225 for the year 1968, registered at the office of Sub-Registrar, Cossipore, Dum Dum.
- vi. **AND THAT** the said said Gostho Behari Ghosh sold and transferred and conveyed ALL THAT piece and parcel of Land measuring 1 Decimal more less, comprised in R.S.Dag No. 472, to Third Party.
- vii. **AND THAT** in the manner aforesaid the said BALAI CHANDRA GHOSH became sole and absolute owner of ALL THAT piece and parcel of Land measuring 16.25 Decimal more or less, Mouza-Kalaberia, R.S. & L.R. Dag No. 471 and 472, R.S.Khatian No. 202, J.L. No: 30, Touzi No. 173, P.S.- Rajarhat, District-24 Parganas (North), within the jurisdiction of Bishnupur-I Grampanchayat, Kolkata-700135, hereinafter referred to as "the

said Property", morefully mentioned and described in the First Schedule hereunder.

- viii. **AND THAT** the said BALAI CHANDRA GHOSH died intestate in the year 1978, and her wife Moha Maya Ghosh had died before demise of her husband Balai Chandra Ghosh in the year 1972, both leaving behind them the following persons as legal heirs, heiress and/or legal representatives as named hereunder:-

NAME	Relation	Share
Rabindra Nath Ghosh	Son	1/28 <sup>th</sup>
Jitendra Nath Ghosh	Son	1/28 <sup>th</sup>
Ranjit Ghosh	Son	1/28 <sup>th</sup>
Shambhunath Ghosh	Son	1/28 <sup>th</sup>
Shantilata Ghosh	Daughter	1/32 <sup>th</sup>
Sikha Rani Ghosh	Daughter	1/28 <sup>th</sup>
Rekha Rani Ghosh	Daughter	1/28 <sup>th</sup>

- ix. **AND THAT** the said Shantilata Ghosh, Sikha Rani Ghosh and Lakshi Roy alias Rekha Rani Ghosh being absolute Owner of their respective share gifted their respective share to and in the favour of Rabindra Nath Ghosh, Ranjit Ghosh and Arup Ghosh, vide Deed of Gift dated 5<sup>th</sup> March, 2014, being No. 02520 for the year 2014.

- x. **AND THAT** the said Jitendra Nath Ghosh being absolute Owner of his respective share gifted his entire share to his only son Shri Arup Ghosh, vide Daan Patra being No. 00092 for the year 2014.

- xi. **AND THAT** the said GOSTHO BEHARI GHOSH died intestate in and his wife Sudha Rani Ghosh alias Menaka Ghosh had also died, both leaving behind them the following persons as legal



heirs, heiress and/or legal representatives as named hereunder:-

NAME	Relation	Share
Tapan Kumar Ghosh	Son	1/12 <sup>th</sup>
Santosh Kumar Ghosh	Son	1/12 <sup>th</sup>
Paritosh Ghosh	Son	1/12 <sup>th</sup>

- xiv. **AND THAT** the said TAPAN KUMAR GHOSH died intestate in the year 21.03.2015, and his wife named Archana Ghosh had also died in the year 29.01.1982, both leaving behind them the following persons as legal heirs, heiress and/or legal representatives as named hereunder:-

NAME	Relation	Share
Anindya Ghosh	Son	1/24 <sup>th</sup>
Arijit Ghosh	Son	1/24 <sup>th</sup>

- xv. In the manner aforesaid, the Owner herein became sole and absolute Owner of **ALL THAT** piece and parcel of undivided share land measuring **28.5 Decimal = 17 Cottah 3 Chittacks 40 Sq.ft.** (more or less) comprised in Mouza - Kalaberia, R.S. & L.R. Dag No. 471 and 472, R.S.Khatian No. 202, L.R. Khatian No.342, 333/2, 146, 454/1, 209/1, 137/1, 324/1, 1168, 362/1, 408/1, J.L. No. 30, Touzi No. 173, P.S.- Rajarhat, District-24 Parganas (North), within the jurisdiction of Rajarhat Bishnupur-I Grampanchayat, Kolkata-700135, hereinafter referred to as "**the said Property**", morefully mentioned and described in the Second Schedule hereunder.

- xv. That being absolute Owners of the Second Schedule property the Owners entered into registered Development Agreement dated 06.03.2014, registered at the office of Additional District

Sub-Registrar, Rajarhat, North 24 Parganas, recorded in Book No. I, Vol.No. 9, Pages 2669 to 2691, being No. 04896 of 2014, has been executed by the Owners and the M/s. S. K. BUILDERS & DEVELOPERS LLP, (PAN- ADUFS8263J), (formerly known as M/S. S. K. BUILDERS & DEVELOPERS PVT.LTD.), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having its Office at 16/1A, Abdul Hamid Street, P.O. Esplanade, P.S. - Hare street, District-Kolkata, Pin-700069, Developer therein on the agreed terms and condition therein and simultaneously Owners executed a Registered Development/General Power of Attorney dated 06.03.2014, Book No. I, Vol.No. 8, Pages 2692 to 2705, being No.-04897 of 2014, in favour of the Developer therein.

xvi. The Owners vide Deed Cancellation dated 18.11.2019, registered at the office of Additional Registrar of Assurances-III, Kolkata, recorded as being Deed No. **190306378** for the year 2019, the Owners cancelled and/or terminated the said Agreement and revoked the Power and authorities thereof.

4. The Owners herein are joint and absolute owners and seized and possessed otherwise sufficiently entitled of **ALL THAT** piece and parcel of undivided share land measuring **28.5 Decimal = 17 Cottah 3 Chittacks 40 Sq.ft.** (more or less) comprised in Mouza - Kalaberia, R.S. & L.R. Dag No. 471 and 472, R.S.Khatian No. 202, L.R. Khatian No.342, 333/2, 146, 454/1, 209/1, 137/1, 324/1, 1168, 362/1, 408/1, J.L. No. 30, Touzi No. 173, P.S.- Rajarhat, District-24 Parganas (North), within the jurisdiction of Rajarhat Bishnupur-I Grampanchayat, Kolkata-700135, hereinafter referred to as "**the said Property**", morefully mentioned and described in the Second Schedule hereunder and enjoying the same without any hindrances

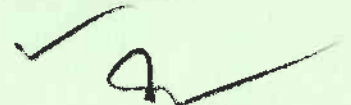
*Saikat Ghosh.*

interferences demands and claims from any third person and free from encumbrances and/or alienation whatsoever;

6. OWNERS being desirous of developing the said property as a housing building complex and/or and a commercial complex and for the said purpose approached the Developer who has the necessary expertise and resources.
8. The OWNERS have agreed to develop and/or construct buildings at the said Property by making construction thereon as per plan to be sanctioned by concerned authority;
9. Pursuant to the approach by the Owners the DEVELOPER has agreed to construct building or buildings consisting of several flats and/or shops and/or Car Parking space and provide therein common areas and facilities as per plan to be sanctioned by concerned Local body at the cost and expenses of the DEVELOPER on the terms and conditions hereinafter appearing.

**NOW THIS AGREEMENT WITNESSETH as follows :-**

1. The OWNER hereby unequivocal consent to the DEVELOPER to promote and/or develop and/or commercially exploit the said property **ALL THAT** piece and parcel of undivided share land measuring **28.5 Decimal = 17 Cottah 3 Chittacks 40 Sq.ft.** (more or less) comprised in Mouza - Kalaberia, R.S. & L.R. Dag No. 471 and 472, R.S.Khatian No. 202, L.R. Khatian No.342, 333/2, 146, 454/1, 209/1, 137/1, 324/1, 1168, 362/1, 408/1, J.L. No. 30, Touzi No. 173, P.S.- Rajarhat, District-24 Parganas (North), within the jurisdiction of Rajarhat Bishnupur-I Grampanchayat, Kolkata-700135, hereinafter referred to as "**the said Property**", morefully described in **the Second Schedule** hereunder written and the





DEVELOPER hereby agrees to promote and develop the same subject to the terms and conditions hereinafter contained.

2. **OWNER'S ALLOCATION'** - The Owners shall be entitled of **40%** (**Forty** percent) of the total constructed area of new building or buildings to comprise of various flats, commercial units, Car Parking, apartments and/or constructed at the said Premises TOGETHER WITH the undivided proportionate impartible part or share in the Premises at the said Premises AND TOGETHER WITH the share in the same proportion in all Common Areas, Facilities and Amenities thereat.
3. **DEVELOPER'S ALLOCATION** - The Developer shall be entitled to **60%** (**Sixty** percent) of the total constructed area of the new buildings to comprise in various flats, commercial units, apartments and/or constructed spaces at the said Premises TOGETHER WITH the undivided proportionate impartible part or share in the Premises attributable thereto AND TOGETHER WITH the share in the same proportion in all Common Areas, Facilities and Amenities.
4. The DEVELOPER hereby pay a sum of **Rs. 43,00,000/-** (Rupees **Forty Three** Lakhs) only to the OWNERS as the REFUNDABLE Security deposit.
5. Upon sanction of the plan from the appropriate authorities or from any other Sanctioning Authority, the parties shall mutually earmark their respective portions within 15 days of obtaining the sanction plan.
6. In consideration of Owners Allocation the Owner hereby appoint the Developer for commercial exploitation of the said property and the DEVELOPER hereby agree and undertake to construct the building

or the buildings at the said Property at its own cost without creating any financial liability upon the OWNERS.

7. The DEVELOPER with assistance of the Owners at its own cost get the plan sanctioned from the office of concerned Authority.
8. The Owners at their Own cost and expenses shall mutate their name in the record of right and other documents within three months from the day of registration of this Agreement.
9. That the DEVELOPER shall complete the proposed building at their own cost within 36 (Thirty-Six) months from the date of obtaining sanctioned plan from the concerned Authority as well as after obtaining the vacant possession from the Owners whichever is later, with further grace period of 6 months.
10. The vacant possession of the said property will be delivered by the OWNERS to the DEVELOPER within 15 days of obtaining sanction plan.
11. All demolition of the existing structures standing thereon if any, shall be done by the Developer and Owners shall not claim any benefit out of the said demolition.
12. If any existing tenants at the said Property under the Owners, who shall be rehabilitated at the proposed building out of the Owner's allocation only.
13. The Developer shall pay shifting expenses to the two numbers of Owners presently residing at the First Schedule Property from the day Owner handingover the peaceful vacant possession of the Second Schedule Property to the Developer. The Owners shall find their alternative accommodation at their Own and the Developer

shall pay Rs.4500/- Per Month to each of the Owner till Developer handing Over the Possession of the Owners Allocation.

14. **OWNER' OBLIGATION :**

- a) The OWNERS have agreed to give possession of the said Property to the DEVELOPER in the terms of this Agreement and hereby grant exclusive right to the DEVELOPER to undertake new construction on the said property in accordance with the plan or plans to be sanctioned by concerned Authority having appropriate jurisdiction or other appropriate authorities.
- b) The OWNERS hereby simultaneously execute and register Power of Attorney in favour of the DEVELOPER granting or empowering the exclusive right to construct the said building (s) in accordance with the plan(s) to be sanctioned by the concern authority without any interference and to sell its portion in accordance with law and the OWNERS undertake not to cause any obstruction against the same.
- c) The OWNERS hereby agree and covenant with the DEVELOPER not to cause any interference or hindrance in construction of the said building or any other useful necessary works in respect of the said proposed building or disposing of their portion by the DEVELOPER in any manner whatsoever.
- d) The OWNERS shall not to do any act deed or thing whereby by the DEVELOPER may be prevented from selling, assigning and/or disposing of the DEVELOPER's allocations subject to the terms and conditions stated hereinafter.
- e) The OWNERS hereby agree and covenant with the DEVELOPER that Owners shall not to let out, grant lease and create any



mortgage or charge over the said Premises or any portion thereof for any reason whatsoever during the subsistence of this Agreement.

- f) The OWNERS hereby simultaneously give the DEVELOPER Power of Attorney/s in the form and in the manner reasonably required by the DEVELOPER to deal or dispose of the Developers Allocation solely and exclusively. But such dealing shall not create any financial liability upon the OWNER.
- g) If any modification is required to be made in the building plan(s) the same shall be done by the DEVELOPER at their own cost and the DEVELOPER shall also pay all fees including Architect's fees, all municipal/panchayat fees, charges and other expenses to be incurred for the same.
- h) The Owners covenant represented and assured with the DEVELOPER that Owners have not entered into any agreement hereinbefore save and except these present and if owners have entered into any agreement hereinbefore all cost and expenses pertaining to extinguishment of the liability under the said Agreement shall be borne by the Owners and all cost and expenses incurred by the Developer in consequence of liability under the said Agreement shall be reimbursed by the Owners to the Developer with cost and damages thereof.

**15. OWNER'S RIGHT AND REPRESENTATIONS :**

- a) The said Property is free from all encumbrances, charges, liens, lis pendences, trusts, attachments and/or acquisition/requisition proceedings and scheme/road alignment whatsoever.

- b) The said Property is not affected by any provisions or Urban Premises Ceiling and Regulation Act, 1976.
- c) The OWNERS upon receiving the OWNER'S Allocation in respect of the building or building to be constructed on the said Property from the DEVELOPER, shall execute Deed(s) of conveyance in respect of the proportionate undivided share in the said Property being the DEVELOPER' Allocation either in favour of the DEVELOPER or in favour of Developers' nominee or nominees in respect of such building or buildings without raising any objection thereto and it is further agreed that such execution of Deed(s) of Conveyance shall be completed/done in stages and upon receiving possession of the Owner' share in such building as aforesaid. The Owners shall execute and register Deed(s) of Conveyance in favour of the DEVELOPER or their nominee(s) in respect of DEVELOPER of such building.
- d) The Owners shall have right to enter into the project for supervision of the development of the Project.

**16. DEVELOPERS OF THE OTHER PARTS' OBLIGATION :**

- a) The DEVELOPER shall take all steps to obtain Electricity, water sewerage/drainage connection and sanction of plan at their own cost and expenses for which the OWNERS shall execute and sign all necessary documents, papers, no-objection certificate, etc. as required.
- b) The DEVELOPER shall construct the building or buildings at its own cost and expenses after obtaining vacant possession of the "said Property" from the OWNERS.

- c) The DEVELOPER shall construct the building at their own cost and expenses within 36 (Thirty-six) months from the date of obtaining proposed sanction plan from the concerned authority and/or the handing over the peaceful vacant possession of the said Property, whichever is later. The Owners will make the said property free from all encumbrances, litigations and tenancies and deliver the possession by complying with all terms and conditions contained herein.
- d) The DEVELOPER shall be exclusively entitled to the DEVELOPERS' Allocation in the said building or buildings with right to deal with or dispose of the same to its nominee or nominees as the DEVELOPERS of the OTHER PART shall think fit and proper and for which the OWNERS shall not in any way interfere or disturb the possession of the DEVELOPERS' share provided that the DEVELOPER complete with all terms and conditions which are to be observed and performed by the DEVELOPER under these presents.
- e) The DEVELOPER hereby agrees and covenants with the owner not to violate or contravene any of the provisions applicable for construction of the said building for which any liability will accrue upon the owner under any law.
- f) The DEVELOPER hereby undertake and confirms that if, Developers accrue loan from any bank and/or financial institution the obligation of repayment of loan shall be of Developer and the Owner shall not be liable for the repayment of same in any manner whatsoever.

**17. DEVELOPERS' RIGHT :-**



- a) The DEVELOPER shall hold the possession of the said Property as the DEVELOPER having the right under this agreement to construct the said buildings in accordance with the sanctioned plan of concerned authority after demolition the existing structure standing thereon.
- b) The DEVELOPER shall apply and obtain cement, steel, bricks and all other building materials at their own cost and expenses as may be required for construction of the said building and apply for obtaining temporary and permanent connection of water, electricity, drainage, sewerage and the inputs and facilities required for construction and enjoyment of the building at the said Property.
- c) The DEVELOPER shall be entitled to enter into Agreement for sale with the intending purchaser/s to sell the Developers' Allocation only and to receive earnest money and/or advance from such purchaser/s for raising fund for making construction of the said building without any financial obligation of the OWNERS to repay or discharge any payment received on account of any such flats and the owners shall have no right or claim in the said sale proceeds or advance money provided however the DEVELOPER will not part with possession of any portion of any building and the DEVELOPER will execute deed of conveyance in favour of any intending purchaser or purchasers in respect of the Developers' share.
- d) The DEVELOPER shall be entitled to raise funds from the Bank or Banks or from any Financial Institutions without creating any financial liability of the OWNERS or affecting their estate, right, title, interest in the said Premises and for that purpose

the DEVELOPER shall keep the OWNERS indemnified and harmless from and against all actions, claims, suits, proceedings, losses, damages and/or costs, charges, and expenses which the owners may suffer in connection therewith.

- e) As from the date of completion of the said building/s the DEVELOPER and/or his transferee and the OWNERS and/or their transfer shall each be liable to pay and bear proportionate charges on account of ground rent and wealth tax and other taxes if any, payable in respect of their respective spaces.

**18. COMMON FACILITIES :**

- a) The DEVELOPER shall pay and bear all taxes and other related with the said Property and/or building to be constructed by the DEVELOPER and outstanding in respect of the Developers' share proportionately from the date of the handing over the peaceful vacant possession of the said property.
- b) That all pending and current taxes will be paid by the Owners till execution and registration of these presents.
- c) On completion of the said building, the DEVELOPER shall give notice to the OWNERS for taking possession of the OWNERS share and possession certificate of the DEVELOPER will be issued to that effect and from the date of such notice by the DEVELOPER to the OWNERS all taxes, rates, dues and other public outgoing and imposition whatsoever in respect of the OWNER' share shall be paid by the OWNERS and on and before taking possession of the Owner Allocation the Owners shall pay all deposits mentioned herein to the Developer.

- d) From the date of service of the notice of possession, the OWNERS shall be responsible to pay and bear all service charges proportionately for the common areas and facilities in the said buildings in respect of the owner's share.
- e) Other areas of the said proposed building or buildings i.e. the areas, after deduction of Owner' allocation and the developer's allocation as mentioned in the Fourth Schedule below, shall always be common amongst the occupiers of the building including the present Owners.

**19. THE OWNER' INDEMNIFY :**

The OWNERS undertake that the DEVELOPER shall be entitled to construct the building or buildings and shall enjoy Developer's Allocations without any interference or disturbance provided the DEVELOPER and fulfils all terms and conditions to be observed and performed on their part.

**20. MISCELLANEOUS :**

The OWNERS have entered into the Agreement purely for construction and nothing contained herein shall be deemed to construct as partnership between the parties hereto in any manner.

- 21. It is understood that from time to time to facilitate the construction of the said buildings, various lawful deeds, matters and things, not specified herein, may be required to be done by the DEVELOPER and for which the DEVELOPER may need the authority of the OWNERS and various applications /papers/documents may be required to be signed by the OWNERS relating to such construction the OWNERS undertake to do all such lawful acts, deeds, matters and things and



the OWNERS shall execute additional power of Attorney in respect thereof.

22. All the occupiers of the proposed building including the present Owners shall enjoy the common areas and also bear the common expenses, as fully described herein.
23. The parties hereto shall have the exclusive right, title and interest in respect of the said buildings after its construction provided however that the intending buyers of flat(s) and other occupiers of the proposed buildings shall have right to enjoy the common areas and other spaces as per the prevailing.
24. If after the plan is sanctioned the OWNERS do not co-operate to complete the transaction, the DEVELOPER shall be entitled to claim refund of the Security deposit and all moneys spent in respect of the said Property which are the subject matter of this Agreement, together with interest at the rate of the Commercial Banks on the said date.
25. Any notice required to be given by the DEVELOPER shall be deemed to have served on the OWNERS, if delivered by hand duly acknowledge or sent by registered post with acknowledgement due or vice versa.
26. The parties shall not be liable for any acts, which may prevent them from performing and observing the terms and conditions herein contained due to flood, earthquake, riot, war, tempest, civil commotion, strike, lockout or any other acts beyond the control of the parties hereto.
27. The Owners hereby agrees to keep the Developer saved, harmless and indemnified against all actions, proceedings claim demands, costs and expenses relating to the period till the date hereof that the Developer

may suffer or incur hereafter by virtue of any claims of any nature whatsoever in respect of any liabilities arising in connection with the said Property, statutory or contractual, and the Owners hereby further undertakes and covenants to forthwith pay, reimburse and/or make good such losses, expenses or costs incurred by the Developer.

28. All disputes and differences between the parties in any manner connected with the said Property aforesaid and/or arising out of this agreement shall be referred to the sole Arbitration of the Person as mutually agreed between the Parties. (hereafter called '***the Arbitrator***');

Such arbitration shall otherwise be in accordance with the Arbitration Act, 1996;

29. **POWER OF ATTORNEY** is hereby given to the Developer by the Owners, the POWER AND AUTHORITES are as hereunder :-

- A. To guard possession of the said Property or part thereof from time to time;
- B. To do all things relating to ascertainment of the boundary of the said Property including deed of boundary declaration, deed of amalgamation and settling all disputes relating thereto;
- C. To deal in all manner with the local people and to settle their claim, if any;
- D. To appear and represent the grantor before all authorities for fixation and/or finalization of the annual valuation of the Land and for that to sign, execute & submit necessary papers, documents to do all other acts, deeds and things as the said attorney may deem fit and proper;

- E. To settle and pay all outgoings including Local Authority, Tax, Rent, Revenue and other charges whatsoever payable in respect of the said Property and receive refund and other monies including compensation of any nature from requisition and/or acquisition authorities and to grant valid receipts and/or discharges there for;
- F. To commence, prosecute, enforce, defend, answer or oppose all actions or other legal and demands, touching any of the matters aforesaid or any other matters relating to the said Property or any part thereof and also if though fit to compromise, abandon, submit to judgement or become non-suited in any such action or proceedings as aforesaid before any Court Civil, Criminal or Revenue, and including those against the claimant, caretaker and local people;
- G. To accept notices and services of papers from any court, Tribunal, Postal and/or other authority and/or persons;
- H. To affirm, sign and verify all complaints, petitions, written statements, consent petitions, affidavits, documents, vakalatnamas, warrant of attorneys, Memorandum of Appeal in any proceedings in any way concerned with the Land or proceedings and to represent or cause to be represented us before any Munsiff, Asst. District Judge, District Judge, Magistrates, High Court or any other Courts to all intents and purposes in connection with the said Property;
- I. To deposit, withdraw and receive documents, costs and to receive refunds or any other money or monies from any court or courts or from opposite parties either in execution of degree or otherwise



and on receipt of payment thereof, to sign and deliver for us or any of us proper receipts and discharges for the same;

- J. To apply for and obtain such certificates and other permissions and clearances, including certificates and/or permissions under the Urban Land (Ceiling And Regulation) Act, 1976 or other law relating to land as may be required for sanction of the Plans;
- K. To appear before all necessary authorities and/or Panchayat and/or Zilla Parishad), Fire Brigade, Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976, Police and Court) in connection with the sanctioning of the Plans of New Building/s, modification of existing building obtaining licenses for lifts and other equipment and all and every matter in connection therewith;
- L. To appoint architects advocates and contractors and other persons for the purpose of construction or modification of the Building on the said Property;
- M. To have prepared and sanctioned by the Local Authority the Building Plans as be required for of the New Building/s or modification of the existing building and also to have the same modified and/or other authorities and in connection therewith, to make, sign, execute and submit necessary plans, forms, applications, declarations, original deeds including title deeds, documents and give undertakings, pay fees, obtain and receive sanctions and such orders and permissions as be expedient;
- N. To construct or cause to be constructed at the said Property building or buildings and/or structures thereon and for the said purpose shall demolish the existing structures and to do soil

testing, excavation and all other works as be deemed expedient at their own cost;

- O. To construct or cause to be constructed at the Land building or buildings and/or structures thereon in accordance of proposed building Plan and/or modification thereto;
- P. To sign, execute, modify, cancel, alter, draw, approve and present for registration, and have registered, all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the sanction of the Plans of the Building/s on the said Property;
- Q. To appear before the Panchayat Corporation and other authorities and Government Departments and/or officers and also all other State, Executive, Judicial or Quasi-judicial, Municipal and other authorities and also all courts and Tribunals, for all matters connected with the modification of Building/s on the Land and connections of utilities and sanctioning of the Plans and other matters relating to the Land;
- R. To appear for and act in all Department and to file application or applications petition or petitions forms, declarations, Indemnity Bond, Affidavits, Deed, Documents, Indentures, signed by the said Attorney on our behalf in connection with building plan to be sanctioned;
- S. To pay fee obtain sanction and such other orders & permissions from the necessary authorities as be expedient for sanction, modification and/or alternation of the plan and also to submit and take delivery of title deeds concerning the Land and other

papers & documents as may be required by the necessary authorities;

- T. To obtain refund of the excess amount of fee, if any, paid for the purpose of sanction, modification and/or alternation of the plan and/or for the purposes related thereto from any authority or authorities;
- U. To apply for and obtain electricity, gas, water sewerage drainage, telephone & other utility in the said Property and/or to make alternation therein and to close down and/or have disconnected the same and for that sign, execute, submit all papers, applications, documents and plans and to do all other acts, deeds & things as may be deemed fit and proper by the said attorney;
- V. To declare, affirm, sign and execute all papers, documents affidavits declarations relating to the title of the said Property;
- W. To give undertakings, assurances and indemnities, as be required for the purposes aforesaid;
- X. To appear before Notary Publics, District Registrars, Sub-Registrars, Registrar of Assurances, Metropolitan and Executive Magistrates and all other officer or officers and authority or authorities in connection with the registration of documents and deeds and enforcement of all powers and authorities as contained herein;
- Y. To negotiate and/or deal with the Developers allocation at the rate attorney may deem fit and proper;
- Z. To execute conveyance/s or any other deed, documents, Agreement for Sale, writing or assurances including any lease, under lease, sub lease in respect of the Developers Allocation or



any part and/or for any portions thereof as the said Attorney may deem fit and proper, present for registration and admit the execution thereof as the Attorney may desire or deem fit;

AA. To sign and execute conveyances and/or deeds of transfer in respect of Developers allocation in the Complex at the land and/or the building existing and/or to be constructed thereat in such form or forms as may be decided by the Attorney as well as appear and represent ourselves before all the registration authorities in Kolkata as well as execute necessary Deed of Conveyance, Agreement for Sale and other transfer documents as required;

BB. To engage and appoint any solicitor, advocates or counsel and/or attorneys and agents to act and plead and otherwise conduct the said court case and also contractor, engineer, architect, surveyor and/or any other person/s or professional whenever our said attorneys shall think proper such appointments at his sole discretion;

**AND GENERALLY** the Attorney shall have the power to do all such other acts, deeds and things as be required for and/or in connection with the aforesaid as are myself could have done;

**AND** we do hereby ratify and confirm and agree to ratify and confirm, all and whatsoever the Attorney shall lawfully do or cause to be done in or about the Land and/or building constructed thereto as aforesaid;

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**[DESCRIPTION OF THE LARGER LAND]**

**ALL THAT** piece and parcel of undivided share land measuring **69 Decimal** (more or less) comprised in Mouza-Kalaberia, R.S. & L.R. Dag No. 471, 472 & 472/555, R.S.Khatian No. 202, L.R. Khatian No. 116, 141, 239, 258, 359,

497, 454/1, 415/3, 408/1, 400/1, 362/1, 342, 333/2, 324/1, 146, 209/1 & 1168, J.L. No. 30, Touzi No. 173, P.S.- Rajarhat, District-24 Parganas (North), within the jurisdiction of Bishnupur-I Grampanchayat, Kolkata-700135.

The Larger Land is butted and bounded in the manner following :-

ON THE NORTH : By PWD Road (30 feet wide);  
ON THE SOUTH : By Land of Manoranjan Ghosh, Tapan Ghosh & others;  
ON THE EAST : By Common Passage:  
ON THE WEST : By O2 Projects;

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**[DESCRIPTION OF THE PREMISES i.e. Undivided Share]**

**ALL THAT** piece and parcel of undivided share land measuring **28.5** **Decimal** equivalent to **17 Cottah 3 Chittacks 40** Sq.ft. (more or less) comprised in Mouza - Kalaberia, R.S. & L.R. Dag No. 471 (area of land 24.5 out of total land measuring 49 Decimal) and 472 (area of land 4 out of total land measuring 15 Decimal) , R.S.Khatian No. 202 L.R. Khatian No.342, 333/2, 146, 454/1, 209/1, 137/1, 324/1, 1168, 362/1, 408/1, J.L. No. 30, Touzi No. 173, P.S.- Rajarhat, District-24 Parganas (North), within the jurisdiction of Rajarhat Bishnupur-I Grampanchayat, Kolkata-700135. ✓

**THE THIRD SCHEDULE ABOVE REFERED TO**  
**(the specification)**

**Foundation:-**

Building design on RCC, foundation conforming to National Building Code and as Municipality regulation.

**Flooring :-**

Flooring of Vitrified Tiles with 6" skirting on all side with 2b chips.

**Toilets:**

Glazed Tiles will be fixed up to Six feet height from floor materials. Flooring will be Floor Tiles. W.C of Western / Indian type with cistern

point. All Sanitary & fitting, with one Wash basin will be Hind ware / Ess Ess / Perry ware.

**Kitchen:**

Cooking platform with built-in-sink and Granite top and wall glazed tiles above cooking platform up to three feet with two C.P bib cocks will be provided to the kitchen, Exhaust fan hole will be provided in Kitchen and Toilets.

**Door & Windows:**

All doors will be good commercial 1.25" thick Flush Doors and main door wooden fitted with Door Bolt. All Windows will be Aluminum Sliding window fitted with glass.

**Walls:**

All inside walls of the flats finished with wall Plaster of Paris.

**Electrical:**

All concealed wiring with 22 points for 2BHK flats & 26 points for 3BHK flats Lights, Geyser, Fridge, TV, Fans & Calling Bell points at entrance.

**Water Supply:**

Water supply will be arranged by Deep Tube Well with plumbing arrangement to overhead tanks in roof.

**Electric Meter:**

Procurement of Electric Meter for individual flat from W.B.S.E.B. / C.E.S.C for which cost will be borne by the flat Owner.

**Transformer:**

Arrangement for installation of L.T. & H.T. transformer if suggested by C.E.S.C the cost of area for transformer room should be borne by the flat Owner /buyers

**Transfer and Registration:**

The cost and expenses for preparing sale deed stamping, registration, Service Tax Solicitor/Advocate fees other duties and charges as



applicable on the date of transfer and registration shall be on account of purchaser.

**THE FOURTH SCHEDULE ABOVE REFERED TO**

- a) All costs for obtaining electricity connection(s).
- b) All deposits required to be made with CESC/WBSEB or Electricity Board.
- c) Proportionate costs for LT or HT connection charges, transformer, switchgears, generators, cables and allied installations.
- d) Proportionate costs for water, gas and sewerage or other utility connections.
- e) Deposit for proportionate charges of maintenance for such allocation for a period of two year from the date of commencement of liability and guarding charges for delay in taking possession.
- f) Goods Service tax and any other statutory levies, sale permission fees, mutation charges, house tax, sales tax, municipal taxes as applicable in present or in future respect of party for sale of flats;
- g) All charges for club/recreation centre;
- h) All costs incurred for doing the extra work inside the flat as per the instruction of flat buyers;
- i) All legal/documentation charges and Transfer fees, etc.;
- j) Charges for forming maintenance association;
- k) Deposits on account of sinking fund if collected;

The above charges collected by Developers shall not be shared with the owner;

**THE FIFTH SCHEDULE ABOVE REFERRED TO**  
(Details of common areas and facilities)

All stair cases, lifts, darwan rooms, Meter room, pump rooms, lobbies, entrance, passage, septic tank, underground water reservoir, overhead water tanks etc.

**MEMO**

RECEIVED of and from the within named DEVELOPER the within mentioned sum of **Rs.43,00,000/-** (Rupees **Forty three Lakhs**) only towards the Refundable Security Deposit, in the manner as detailed below:-

**MEMO OF CONSIDERATION**

Sl.No	Cheque/DD No.	Dated.	Drawn.	Amount (Rs.)
1.	045646	15.02.2014	IDBI Bank, Uttarpara	10,20,000/-
2.	058711	15.02.2014	-----DO-----	10,20,000/-
3.	045647	15.02.2014	-----DO-----	6,60,000/-
4.	058712	15.02.2014	-----DO-----	4,00,000/-
5.	059041	15.02.2014	-----DO-----	4,00,000/-
6.	059042	15.02.2014	-----DO-----	4,00,000/-
7.	059043	15.02.2014	-----DO-----	4,00,000/-
<b>TOTAL</b>				<b>43,00,000/-</b>

(Rupees **Forty three Lakhs**) Only.

Witness:-

1. Shyam Sundar Ghosh  
10, Old Post Office  
Street Kolkata.
2. Susovan Das  
10, Old Post Office Street  
Kolkata.

1. Rakibul Karim Ghosh
2. Ranjit Kumar Ghosh
3. Arun Ghosh
4. Anindya Kumar Ghosh
5. Anjit Ghosh
6. Sanjay Ghosh
7. Paritosh Ghosh.

**SIGNATURE OF THE OWNERS.**

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

Sealed, signed and delivered by the **OWNERS and DEVELOPER** in presence of:

1. *Shyam Sundar Ghosh*  
10, Old Post Office  
Street Kolkata.

2. *Susovan Dey*  
10, Old Post Office Street  
Kolkata.

1. *Rahim Nalla Ghosh*
2. *Ranjit Kumar Ghosh*
3. *Azemp Ghosh*
4. *Swindya Kumar Ghosh.*
5. *Arijit Ghosh.*
6. *Santosh Mr. Ghosh*
7. *Paritosh Ghosh.*

**SIGNATURE OF THE OWNERS.**

For PERFECT REALTY  
*Samaranjan Nalla Nanda*  
*Dhirendra*  
*Rakesh Das*  
Partner

For PERFECT REALTY  
*Subid for Gh*  
*Sagar Mukherjee*  
Partner

**SIGNATURE OF THE DEVELOPER.**

Drafted by me:-

*Vineet Pandey*  
VINEET PANDEY

Advocate.

High Court, Calcutta,

Enrolment No. F/1803/1619/2011.



FORM FOR PHOTOGRAPHS & FINGER PRINTS



Rajan Nethy



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<b>LEFT HAND</b>				
 Thumb	 Fore	 Middle	 Ring	 Little
<b>RIGHT HAND</b>				

Ranjit Kumar Ghosh














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<b>RIGHT HAND</b>				












Azup Ghosh  
Azup Ghosh














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FORM FOR PHOTOGRAPHS & FINGER PRINTS

<i>Swindya Kumar Ghosh.</i>		 Little	 Ring	 Middle	 Fore	 Thumb
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<b>RIGHT HAND</b>						

<i>Arijit Ghosh.</i>		 Little	 Ring	 Middle	 Fore	 Thumb
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<b>RIGHT HAND</b>						

<i>Sambit K. Ghosh</i>		 Little	 Ring	 Middle	 Fore	 Thumb
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<b>RIGHT HAND</b>						



FORM FOR PHOTOGRAPHS & FINGER PRINTS

*Paritosh Ghosh*



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Middle



Fore



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**LEFT HAND**



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**RIGHT HAND**

*Subir Pr 44*



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Middle



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**LEFT HAND**



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**RIGHT HAND**

*Sarwanan Das Das*



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**LEFT HAND**



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**RIGHT HAND**




FORM FOR PHOTOGRAPHS & FINGER PRINTS











*Arjun Das*




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<b>RIGHT HAND</b>				











*Dhruv*



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<b>RIGHT HAND</b>				

*Sagar Mishra*



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<b>RIGHT HAND</b>				

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

GRN: 19-201920-009518391-1

Payment Mode Online Payment

GRN Date: 18/11/2019 15:15:39

Bank : IDBI Bank

BRN : 240746564

BRN Date: 18/11/2019 15:16:31

**DEPOSITOR'S DETAILS**

Id No. : 19030001718015/5/2019  
[Query No./Query Year]

Name : vineet pandey

Contact No. :

Mobile No. : +91 9831082726

E-mail :

Address : 10 old post office street kolkata

Applicant Name : Mr Vineet

Office Name :

Office Address :

Status of Depositor : Advocate

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

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	19030001718015/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	19921
2	19030001718015/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	43105
<b>Total</b>				<b>63026</b>

In Words : Rupees Sixty Three Thousand Twenty Six only



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

GRN: 19-201920-009527433-1

Payment Mode Online Payment

GRN Date: 18/11/2019 17:37:26

Bank : IDBI Bank

BRN : 240779005

BRN Date: 18/11/2019 17:38:12

**DEPOSITOR'S DETAILS**

Id No. : 19030001718015/9/2019

[Query No./Query Year]

Name : Vineet Pandey

Contact No. : 09831082726

Mobile No. : +91 9831082726

E-mail :

Address : 10 Old Post Office Street Room No118 4th Floor

Applicant Name : Mr Vineet

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement  
Payment No 9

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	19030001718015/9/2019	Property Registration- Stamp duty	0030-02-103-003-02	20050
2	19030001718015/9/2019	Property Registration- Registration Fees	0030-03-104-001-16	7
<b>Total</b>				<b>20057</b>

In Words : Rupees Twenty Thousand Fifty Seven only



## Major Information of the Deed

Deed No :	I-1903-06380/2019	Date of Registration	18/11/2019
Deed No / Year	1903-0001718015/2019	Office where deed is registered	
Deed Date	10/11/2019 8:02:39 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Vineet 10, Old Post Office Street, Room No.118, 4th Floor, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830988781, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 43,00,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 1,78,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,071/- (Article:48(g))	Rs. 43,112/- (Article:E, E, E, B, M(a), M(b), I)		
Remarks			

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Kalaberia, JI No: 30, Pin Code : 700135

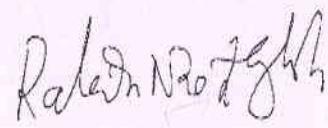
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-471	LR-342	Bastu	Bastu	24.5 Dec	1/-	1,47,00,000/-	Property is on Road Adjacent to Metal Road,
L2	LR-472	LR-333/2	Bastu	Bastu	4 Dec	1/-	24,00,000/-	Property is on Road Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>28.5Dec</b>	<b>2 /-</b>	<b>171,00,000 /-</b>	
		<b>Grand Total :</b>			<b>28.5Dec</b>	<b>2 /-</b>	<b>171,00,000 /-</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	1000 Sq Ft.	1/-	7,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	<b>Total :</b>	<b>1000 sq ft</b>	<b>1 /-</b>	<b>7,50,000 /-</b>	

**Card Details :**

**Name,Address,Photo,Finger print and Signature**

Name	Photo	Finger Print	Signature
<b>Shri RABINDRA NATH GHOSH</b> Son of Late Balai Chandra Ghosh Executed by: Self, Date of Execution: 18/11/2019 , Admitted by: Self, Date of Admission: 18/11/2019 ,Place : Office			
18/11/2019	LTI 18/11/2019	18/11/2019	

Kalaberia, P.O:- Rajarhat Bishnupu, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: APCPG9876M, Aadhaar No: 90xxxxxxxx3366, Status :Individual, Executed by: Self, Date of Execution: 18/11/2019 , Admitted by: Self, Date of Admission: 18/11/2019 ,Place : Office

2

Name	Photo	Finger Print	Signature
<b>Shri RANJIT KUMAR GHOSH</b> Son of Late Balai Chandra Ghosh Executed by: Self, Date of Execution: 18/11/2019 , Admitted by: Self, Date of Admission: 18/11/2019 ,Place : Office			
18/11/2019	LTI 18/11/2019	18/11/2019	

Kalaberia, P.O:- Rajarhat Bishnupu, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BGBPG2696C, Aadhaar No: 82xxxxxxxx9047, Status :Individual, Executed by: Self, Date of Execution: 18/11/2019 , Admitted by: Self, Date of Admission: 18/11/2019 ,Place : Office

3

Name	Photo	Finger Print	Signature
<b>Shri ARUP GHOSH</b> Son of Mr Jitendra Nath Ghosh Executed by: Self, Date of Execution: 18/11/2019 , Admitted by: Self, Date of Admission: 18/11/2019 ,Place : Office			
18/11/2019	LTI 18/11/2019	18/11/2019	

Kalaberia, P.O:- Rajarhat Bishnupu, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ASRPG1717F, Aadhaar No: 81xxxxxxxx7809, Status :Individual, Executed by: Self, Date of Execution: 18/11/2019 , Admitted by: Self, Date of Admission: 18/11/2019 ,Place : Office






Name	Photo	Finger Print	Signature
<b>Shri ANINDYA KUMAR GHOSH</b> Son of Late Tapan Kumar Ghosh Executed by: Self, Date of Execution: 18/11/2019 , Admitted by: Self, Date of Admission: 18/11/2019 ,Place : Office	 18/11/2019	 LTI 18/11/2019	 18/11/2019

Kalaberia, P.O:- Rajarhat Bishnupu, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BHAPG5723N, Aadhaar No: 82xxxxxxxx9552, Status :Individual, Executed by: Self, Date of Execution: 18/11/2019 , Admitted by: Self, Date of Admission: 18/11/2019 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Shri ARIJIT GHOSH</b> Son of Late Tapan Kumar Ghosh Executed by: Self, Date of Execution: 18/11/2019 , Admitted by: Self, Date of Admission: 18/11/2019 ,Place : Office	 18/11/2019	 LTI 18/11/2019	 18/11/2019

Kalaberia, P.O:- Rajarhat Bishnupu, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJKPG6357P, Aadhaar No: 85xxxxxxxx5847, Status :Individual, Executed by: Self, Date of Execution: 18/11/2019 , Admitted by: Self, Date of Admission: 18/11/2019 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Shri SANTOSH KUMAR GHOSH</b> Son of Late Gostha Bihari Ghosh Executed by: Self, Date of Execution: 18/11/2019 , Admitted by: Self, Date of Admission: 18/11/2019 ,Place : Office	 18/11/2019	 LTI 18/11/2019	 18/11/2019

Kalaberia, P.O:- Rajarhat Bishnupu, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEPPG4359B, Aadhaar No: 55xxxxxxxx2279, Status :Individual, Executed by: Self, Date of Execution: 18/11/2019 , Admitted by: Self, Date of Admission: 18/11/2019 ,Place : Office





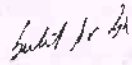
Name	Photo	Finger Print	Signature
<b>Shri PARITOSH GHOSH</b> son of Late Gostha Bihari Ghosh Executed by: Self, Date of Execution: 18/11/2019 , Admitted by: Self, Date of Admission: 18/11/2019 ,Place : Office	 18/11/2019	 LTI 18/11/2019	 18/11/2019



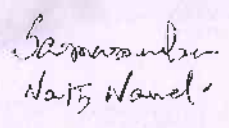
Kalaberia, P.O:- Rajarhat Bishnupu, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADJPG8234E, Aadhaar No: 28xxxxxxxx2215, Status :Individual, Executed by: Self, Date of Execution: 18/11/2019 , Admitted by: Self, Date of Admission: 18/11/2019 ,Place : Office

**Developer Details :**

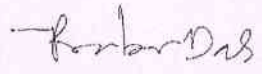
SI No	Name,Address,Photo,Finger print and Signature
1	<b>PERFECT REALTY</b> 105, B. K. Street, P.O:- Uttarpara, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712258 , PAN No.:: AANFP6262G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri SUSHIL KUMAR SINGH (Presentant )</b> Son of Mr Raghubansh Kumar Singh Date of Execution - 18/11/2019, , Admitted by: Self, Date of Admission: 18/11/2019, Place of Admission of Execution: Office	 Nov 18 2019 5:48PM	 LTI 18/11/2019	 18/11/2019
38, Benepukur Dhar, P.O:- Makhla, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712245, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKAPS4895B, Aadhaar No: 97xxxxxxxx5306 Status : Representative, Representative of : PERFECT REALTY (as Partner)				

Name	Photo	Finger Print	Signature
<b>Shri SAMARENDRA NATH NANDI</b> Son of Mr Rabindra Nath Nandi Date of Execution - 18/11/2019, , Admitted by: Self, Date of Admission: 18/11/2019, Place of Admission of Execution: Office	 Nov 18 2019 5:53PM	 LTI 18/11/2019	 18/11/2019



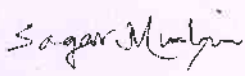
90, B.R.B. Road, P.O:- Bhadrakali, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712232, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABXPN5304L, Aadhaar No: 30xxxxxxx1356 Status : Representative, Representative of : PERFECT REALTY (as Partner)

Name	Photo	Finger Print	Signature
<b>Shri PRABIR DAS</b> Son of Mr Lakshmi Kanta Das Date of Execution - 18/11/2019, , Admitted by: Self, Date of Admission: 18/11/2019, Place of Admission of Execution: Office	 Nov 18 2019 5:54PM	 LTI 18/11/2019	 18/11/2019

1 (New-44), Sakuntala Nagar, P.O:- HINDMOTOR, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712233, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKLPS6095A, Aadhaar No: 23xxxxxxx6122 Status : Representative, Representative of : PERFECT REALTY (as Partner)

Name	Photo	Finger Print	Signature
<b>Shri DHIREN PATEL</b> Son of Mr Vinod Kumar Patel Date of Execution - 18/11/2019, , Admitted by: Self, Date of Admission: 18/11/2019, Place of Admission of Execution: Office	 Nov 18 2019 5:48PM	 LTI 18/11/2019	 18/11/2019

75, New G.T. Road, P.O:- Uttarpara, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712258, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACVPP8113E, Aadhaar No: 62xxxxxxx4812 Status : Representative, Representative of : PERFECT REALTY (as Partner)

Name	Photo	Finger Print	Signature
<b>Shri SAGAR MUKHERJEE</b> Son of Mr Swapan Mukherjee Date of Execution - 18/11/2019, , Admitted by: Self, Date of Admission: 18/11/2019, Place of Admission of Execution: Office	 Nov 18 2019 5:53PM	 LTI 18/11/2019	 18/11/2019

202/2, B.B.D. Road, P.O:- Uttarpara, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712233, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHCPM7739B, Aadhaar No: 48xxxxxxx1983 Status : Representative, Representative of : PERFECT REALTY (as Partner)



Other Details :

	Photo	Finger Print	Signature
<b>Babul Mondal</b> Babul Choudhanda Mondal Rajpara Rajarhat, P.O:- Kashinathpur, Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 741135			
	18/11/2019	18/11/2019	18/11/2019
Identifier Of Shri RABINDRA NATH GHOSH, Shri RANJIT KUMAR GHOSH, Shri ARUP GHOSH, Shri ANINDYA KUMAR GHOSH, Shri ARIJIT GHOSH, Shri SANTOSH KUMAR GHOSH, Shri PARITOSH GHOSH, Shri SUSHIL KUMAR SINGH, Shri SAMARENDRA NATH NANDI, Shri PRABIR DAS, Shri DHIREN PATEL, Shri SAGAR MUKHERJEE			



**Transfer of property for L1**

From	To. with area (Name-Area)
Shri RABINDRA NATH GHOSH	PERFECT REALTY-3.5 Dec
Shri RANJIT KUMAR GHOSH	PERFECT REALTY-3.5 Dec
Shri ARUP GHOSH	PERFECT REALTY-3.5 Dec
Shri ANINDYA KUMAR GHOSH	PERFECT REALTY-3.5 Dec
Shri ARIJIT GHOSH	PERFECT REALTY-3.5 Dec
Shri SANTOSH KUMAR GHOSH	PERFECT REALTY-3.5 Dec
Shri PARITOSH GHOSH	PERFECT REALTY-3.5 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	Shri RABINDRA NATH GHOSH	PERFECT REALTY-0.571429 Dec
2	Shri RANJIT KUMAR GHOSH	PERFECT REALTY-0.571429 Dec
3	Shri ARUP GHOSH	PERFECT REALTY-0.571429 Dec
4	Shri ANINDYA KUMAR GHOSH	PERFECT REALTY-0.571429 Dec
5	Shri ARIJIT GHOSH	PERFECT REALTY-0.571429 Dec
6	Shri SANTOSH KUMAR GHOSH	PERFECT REALTY-0.571429 Dec
7	Shri PARITOSH GHOSH	PERFECT REALTY-0.571429 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Shri RABINDRA NATH GHOSH	PERFECT REALTY-142.85714300 Sq Ft
2	Shri RANJIT KUMAR GHOSH	PERFECT REALTY-142.85714300 Sq Ft
3	Shri ARUP GHOSH	PERFECT REALTY-142.85714300 Sq Ft
4	Shri ANINDYA KUMAR GHOSH	PERFECT REALTY-142.85714300 Sq Ft
5	Shri ARIJIT GHOSH	PERFECT REALTY-142.85714300 Sq Ft
6	Shri SANTOSH KUMAR GHOSH	PERFECT REALTY-142.85714300 Sq Ft
7	Shri PARITOSH GHOSH	PERFECT REALTY-142.85714300 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Kalaberia, JI No: 30, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 471, LR Khatian No:- 342	Owner:রবীন্দ্রনাথ ঘোষ, Gurdian:বলাইচন্দ্র ঘো, Address:নিজ , Classification:বাণ্ড, Area:0.04000000 Acre,	Shri RABINDRA NATH GHOSH



LR Plot No:- 472, LR Khatian  
No:- 333/2

Owner:রঞ্জিত কুমার ঘোষ, Gurdian:বলাই  
চন্দ্র ঘো, Address:বিজ ,  
Classification:ডাঙ্গা, Area:0.02000000  
Acre,

Shri RANJIT KUMAR GHOSH

**Endorsement For Deed Number : I - 190306380 / 2019**

**On 18-11-2019**

**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.

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

Presented for registration at 16:46 hrs on 18-11-2019, at the Office of the A.R.A. - III KOLKATA by Shri SUSHIL KUMAR SINGH ,

**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 1,78,50,000/-

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

Execution is admitted on 18/11/2019 by 1. Shri RABINDRA NATH GHOSH, Son of Late Balai Chandra Ghosh, Kalaberia, P.O: Rajarhat Bishnupu, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Retired Person, 2. Shri RANJIT KUMAR GHOSH, Son of Late Balai Chandra Ghosh, Kalaberia, P.O: Rajarhat Bishnupu, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 3. Shri ARUP GHOSH, Son of Mr Jitendra Nath Ghosh, Kalaberia, P.O: Rajarhat Bishnupu, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 4. Shri ANINDYA KUMAR GHOSH, Son of Late Tapan Kumar Ghosh, Kalaberia, P.O: Rajarhat Bishnupu, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 5. Shri ARIJIT GHOSH, Son of Late Tapan Kumar Ghosh, Kalaberia, P.O: Rajarhat Bishnupu, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 6. Shri SANTOSH KUMAR GHOSH, Son of Late Gostha Bihari Ghosh, Kalaberia, P.O: Rajarhat Bishnupu, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 7. Shri PARITOSH GHOSH, Son of Late Gostha Bihari Ghosh, Kalaberia, P.O: Rajarhat Bishnupu, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business

Indetified by Babulal Mondal, , Son of Gourchandra Mondal, Jamalpara Rajarhat, P.O: Kashinathpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

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

Execution is admitted on 18-11-2019 by Shri SUSHIL KUMAR SINGH, Partner, PERFECT REALTY (Partnership Firm), 105, B. K. Street, P.O:- Uttarpara, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712258

Indetified by Babulal Mondal, , Son of Gourchandra Mondal, Jamalpara Rajarhat, P.O: Kashinathpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Execution is admitted on 18-11-2019 by Shri SAMARENDRA NATH NANDI, Partner, PERFECT REALTY (Partnership Firm), 105, B. K. Street, P.O:- Uttarpara, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712258

Indetified by Babulal Mondal, , Son of Gourchandra Mondal, Jamalpara Rajarhat, P.O: Kashinathpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Execution is admitted on 18-11-2019 by Shri PRABIR DAS, Partner, PERFECT REALTY (Partnership Firm), 105, B. K. Street, P.O:- Uttarpara, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712258

Indetified by Babulal Mondal, , Son of Gourchandra Mondal, Jamalpara Rajarhat, P.O: Kashinathpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Execution is admitted on 18-11-2019 by Shri DHIREN PATEL, Partner, PERFECT REALTY (Partnership Firm), 105, B. K. Street, P.O:- Uttarpara, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712258

Indetified by Babulal Mondal, , Son of Gourchandra Mondal, Jamalpara Rajarhat, P.O: Kashinathpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

is admitted on 18-11-2019 by Shri SAGAR MUKHERJEE, Partner, PERFECT REALTY (Partnership Firm),  
K. Street, P.O:- Uttarpara, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712258

by Babulal Mondal, , Son of Gourchandra Mondal, Jamalpara Rajarhat, P.O: Kashinathpur, Thana: Rajarhat,  
in 24 Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 43,112/- ( B = Rs 43,000/- ,E = Rs 28/- ,I = Rs  
M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 43,112/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/11/2019 3:16PM with Govt. Ref. No: 192019200095183911 on 18-11-2019, Amount Rs: 43,105/-, Bank:  
IDBI Bank ( IBKL0000012), Ref. No. 240746564 on 18-11-2019, Head of Account 0030-03-104-001-16  
Online on 18/11/2019 5:38PM with Govt. Ref. No: 192019200095274331 on 18-11-2019, Amount Rs: 7/-, Bank: IDBI  
Bank ( IBKL0000012), Ref. No. 240779005 on 18-11-2019, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,071/- and Stamp Duty paid by Stamp Rs 100/-,  
by online = Rs 39,971/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 064659, Amount: Rs.100/-, Date of Purchase: 18/11/2019, Vendor name:  
Soumitra Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/11/2019 3:16PM with Govt. Ref. No: 192019200095183911 on 18-11-2019, Amount Rs: 19,921/-, Bank:  
IDBI Bank ( IBKL0000012), Ref. No. 240746564 on 18-11-2019, Head of Account 0030-02-103-003-02  
Online on 18/11/2019 5:38PM with Govt. Ref. No: 192019200095274331 on 18-11-2019, Amount Rs: 20,050/-, Bank:  
IDBI Bank ( IBKL0000012), Ref. No. 240779005 on 18-11-2019, Head of Account 0030-02-103-003-02

**Probir Kumar Golder**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - III KOLKATA**  
**Kolkata, West Bengal**



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PERFECT REALTY

23/04/2012  
Permanent Account Number  
AANFP6262G

19052012

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AKAPS4895B



नाम / Name  
SUSHIL KUMAR SINGH

पिता का नाम / Father's Name  
RAGHUBANSH KUMAR SINGH

जन्म की तारीख / Date of Birth  
02/04/1980

*Sushil K. Singh*  
हस्ताक्षर / Signature




04122017



ভারত সরকার  
Government of India





সুশীল কুমার সিংহ  
Sushil Kumar Singh  
পিতা : রঘুবংশ কুমার সিংহ  
Father : Raghubansh Kumar Singh  
জন্মতারিখ / DOB : 02/04/1980  
পুরুষ / Male



9754 6097 5306

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার  
Government of India




আধার


UIDAI  
Unique Identification Authority of India


ঠিকানা:  
ভবন: 21, সরনী/ রাস্তা/ গলি:  
বেনেপুকুর ধার,  
গ্রাম/উপনগর/নগর: উত্তরপাড়া  
কোত্রুং (এম), জেলা: হুগলী,  
পোস্ট অফিস: মাখিয়া, রাজ্য:  
পশ্চিমবঙ্গ, পিনকোড: 712245

Address:  
Building: 21, Street/Road/Lane:  
BENEPUKUR DHAR,  
Village/Town/City: Uttarpara  
Kotrung (M), District: Hooghly,  
P.O.: Makhia, State: West Bengal,  
PinCode: 712245

9754 6097 5306

  
1947  
1800 300 1947

  
help@uidai.gov.in

  
www.uidai.gov.in



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**ABXPN5304L**

नाम / NAME  
**SAMARENDRA NATH NANDI**

पिता का नाम / FATHER'S NAME  
**RABINDRA NATH NANDI**

जन्म तिथि / DATE OF BIRTH  
**01-10-1969**

हस्ताक्षर / SIGNATURE  
*Samarendra Nath Nandi*

आयकर अधिकारी, प. सं. 111  
 COMMISSIONER OF INCOME-TAX, W.B. - III

*Samarendra Nath Nandi.*

इस कार्ड के लो / मिल जाने पर कृपया जारी करने वाले  
 प्राधिकारी को सूचित / वापस कर दें  
 आयकर निदेशक (पदवृत्ति)  
 ए. आर. ए. सेन्टर, नूतन  
 ई-२, इन्डस्ट्रियल एक्सटेंशन  
 नई दिल्ली - 110 055

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



ভারত সরকার  
Government of India



সমরেন্দ্র নাথ নন্দী  
Samarendra Nath Nandi  
পিতা : রবীন্দ্র নাথ নন্দী  
Father : Rabindra Nath Nandi  
জন্মতারিখ / DOB : 01/10/1969  
পুরুষ / Male



3003 9639 1356

আধার - সাধারণ মানুষের অধিকার


ভারত সরকার  
Unique Identification Authority of India


  
**আধার**


ঠিকানা:  
**ভবন: 10, স্ট্রীট/ রাস্তা/ গলি:**  
 বি.এন রোড,  
 গ্রাম/উপনগর/নগর: উত্তরপাড়া  
 কোত্রুং (এম), জেলা: হুগলী,  
 পোস্ট অফিস: উত্তরপাড়া, রাজ্য:  
 পশ্চিমবঙ্গ, পিনকোড: 712258

Address:  
 Building: 10, Street/Road/Lane:  
 B.N ROAD, Village/Town/City:  
 Uttarpara Kotrung (M), District:  
 Hooghly, P.O.: Uttarpara, State:  
 West Bengal, PinCode: 712258

3003 9639 1356

  
1947  
 1800 300 1947

  
 help@uidai.gov.in

  
 www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRABIR DAS

LAKSHMI KANTA DAS

25/03/1970

Permanent Account Number  
AKLPS6095A

*Prabir Das*  
Signature



05052011





ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/20647/04918

To  
 প্রবীর দাস  
 Prabir Das  
 44 SUKANTA NAGAR  
 Uttarpara Kotrung(M)  
 Hindmotor  
 Serampur Uttarpara HOOGHLY  
 WEST BENGAL 712233

28/11/2013  
 79700618



MN797006189FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**2320 6948 6122**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 Government of India



প্রবীর দাস  
 Prabir Das  
 পিতা : লক্ষী কান্ত দাস  
 Father : Lakshmi Kanta Das  
 জন্মতারিখ / DOB : 25/03/1970  
 পুরুষ / Male



**2320 6948 6122**

আধার - সাধারণ মানুষের অধিকার



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DHIREN PATEL

VINODBHAI PATEL

05/03/1978

Permanent Account Number

ACVPP8113E

*Dhiren Patel*  
Signature



18022016

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारः  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मन्त्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, नैर डीप बंगला चौक के पास,  
पुणे - 411 016.

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

Income Tax PAN Services Unit, NSDL  
5th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [tnmfo@nsdl.co.in](mailto:tnmfo@nsdl.co.in)



ভারত সরকার  
Government of India




ধিরেন পটেল  
Dhiren Patel  
পিতা : বিনোদ কুমার পটেল  
Father : Vinod Kumar Patel  
জন্মতারিখ / DOB : 05/03/1978  
পুরুষ / Male



6291 3490 4812

আমার - সাধারণ মানুষের অধিকার

ভারত সরকার  
Unique Identification Authority of India



ঠিকানা:  
75, নিউ জি.টি রোড, উত্তরপাড়া  
কোতরং (এম), হুগলী,  
উত্তরপাড়া, পশ্চিমবঙ্গ, 712258

Address:  
75, NEW G.T ROAD, Uttarpara  
Kotrung (M), Hooghly, Uttarpara,  
West Bengal, 712258

6291 3490 4812

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



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

**भारत सरकार**  
**GOVT. OF INDIA**

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number  
**AHCPM7739B**

नाम / Name  
**SAGAR MUKHERJEE**

पिता का नाम / Father's Name  
**SWAPAN MUKHERJEE**

जन्म की तिथि / Date of Birth  
**14/07/1969**

*Sagar Mukherjee*  
 हस्ताक्षर / Signature





Sagar Mukherjee

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

यह कार्ड खो जाने पर कृपया सूचित करें / लौटाएं  
 आयकर पैन सेवा यूनिट, UTHISE  
 प्लॉट नं. ३, सेक्टर ११, सी. बी. डी. बेलपुर  
 नवी मुंबई - ४०० ६१४





 ভারত সরকার  
 Government of India


 সগর মুখার্জী  
 Sagar Mukherjee  
 পিতা : স্বপন মুখার্জী  
 Father : SWAPAN MUKHERJEE  
 জন্মতারিখ / DOB : 14/07/1969  
 পুরুষ / Male



4866 2382 1983


আধার - সাধারণ মানুষের অধিকার



 ভারত সরকার  
 Unique Identification Authority of India


ঠিকানা:  
 202/2, বি বি ডি রোড,  
 উত্তরপাড়া কোত্রং (এম),  
 হিন্দমোটর, হুগলী, পশ্চিমবঙ্গ,  
 712233

Address:  
 202/2, B.B.D ROAD, Uttarpara  
 Kotrung(M), Hindmotor, Hooghly,  
 West Bengal, 712233

4866 2382 1983

 1947  
 1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in



ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1111/19224/01026

To  
04/11/2012

রবীন্দ্রনাথ ঘোষ  
 Rabindranath Ghosh  
 RAJARHAT BISHNUPUR Kalaberia  
 Rajarhat Bishnupur North Twenty Four Parganas  
 West Bengal 700135

13679718

MN186797130DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**9099 8680 3366**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 GOVERNMENT OF INDIA



রবীন্দ্রনাথ ঘোষ  
 Rabindranath Ghosh  
 পিতা : বলাই চন্দ্র ঘোষ  
 Father : BALAI CHANDRA GHOSH  
 জন্ম সাল / Year of Birth : 1940  
 পুরুষ / Male



**9099 8680 3366**

আধার - সাধারণ মানুষের অধিকার

*Rabindranath Ghosh*



-52-

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RABINDRANATH GHOSH

BALAI GHOSH

06/06/1940  
Permanent Account Number

APCPG9876M

*Rabindra Nath Ghosh*  
Signature



30072008

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटाएं:  
आयकर पैन सेवा इकाई, एन एस डी एल  
पहली मंजिला, टाईम्स टॉवर, कमला मिल्स कंपाउंड, एस. बी. मार्ग,  
लोअर परेल, 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@nsdl.co.in

*Rabindra Nath Ghosh*

ভারতের নির্বাচন কমিশন  
 ELECTION COMMISSION OF INDIA  
 পরিচয় পত্র  
 IDENTITY CARD  
 YMM1732148



নির্বাচকের নাম : রবীন্দ্রনাথ ঘোষ  
 Elector's Name : Rabindranath Ghosh  
 পিতার নাম : বলাই ঘোষ  
 Father's Name : Balai Ghosh  
 লিঙ্গ/Sex : পুং / M  
 জন্ম তারিখ : XX/XX/1940  
 Date of Birth : XX/XX/1940

YMM1732148

ঠিকানা:  
 কামার পাড়া, কালাবেড়িয়া, রাজারহাট - বিষ্ণুপুর, উত্তর  
 ২৪ পরগণা- 700135

Address:  
 KAMAR PARA, KALABERIA,  
 RAJARHAT-BISHNUPUR, NORTH 24  
 PARGANAS- 700135

Date: 10/12/2013

115-রাজারহাট নিউটাউন বিধানসভা কেন্দ্রের নির্বাচক নিয়ন্ত্রক  
 আধিকারিকের স্বাক্ষরের অনুলিপি  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 115-Rajarhat New Town Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানা সোজা লিখে নাম হোল্ডার ও এলাকা  
 নম্বরের নতুন সঠিক পরিচয়পত্র পরামর্শ গ্রহণ করলেই পত্রটি গ্রহণ করা  
 পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
 In case of change in address mention this Card No.  
 in the relevant Form for including your name in the  
 roll at the changed address and to obtain the card  
 with same number.

Rabindranath Ghosh



-54-



सत्यमेव जयते  
धर्मो रक्षति रक्षितः



आधार

भारतीय विशिष्ट परिचय प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

ভালিকাত্তির আই ডি / Enrollment No.: 1111/19260/00904

To

সন্তোষ কুমার ঘোষ  
SANTOSH KUMAR GHOSH  
KALABERIA  
RAJARHAT BISHNUPUR  
Kalaberia

Rajarhat Bishnupur  
North Twenty Four Parganas  
West Bengal 700135

24/08/2013  
41172429

MN411724292FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5527 9845 2279**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India




সন্তোষ কুমার ঘোষ  
SANTOSH KUMAR GHOSH  
পিতা : গোস্ট বিহারী ঘোষ  
Father : GOSTHA BIHARI GHOSH  
জন্মতারিখ / DOB : 05/01/1947  
পুরুষ / Male





**5527 9845 2279**

আধার - সাধারণ মানুষের অধিকার

Santosh Kumar Ghosh

  
**ELECTION COMMISSION OF INDIA**  
ভারতের নির্বাচন কমিশন

**IDENTITY CARD** WB/20/091/597081  
পরিচয় পত্র


  


Elector's Name : GHOSH SANTOSH  
নির্বাচকের নাম : ঘোষ সন্তোষ  
Father/Mother/  
Husband's Name : GOSTABIHARI  
পিতা/মাতা/স্বামীর নাম : গোস্টাবিহারী  
Sex : M  
লিঙ্গ : পুরুষ  
Age as on 1.1.1995 : 42  
১১১৯৯৫-এ বয়স : ৪২

*Santosh Ghosh*



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AEPFG4359B**

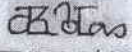


नाम /NAME  
**SANTOSH KUMAR GHOSH**

पिता का नाम /FATHER'S NAME  
**GOSTHA BEHARI GHOSH**

जन्म तिथि /DATE OF BIRTH  
**05-01-1947**

हस्ताक्षर /SIGNATURE  
*Santosh kumar Ghosh*



आयकर आयुक्त, प.बं.-111  
COMMISSIONER OF INCOME-TAX, W.B. - III

*Santosh kumar Ghosh*

-57-



**भारतीय विशिष्ट पहचान प्राधिकरण**  
**भारत सरकार**  
 Unique Identification Authority of India  
**Government of India**  
 Enrollment No.: 2189/71110/22933

To  
 Ranjit Kumar Ghosh  
 RAJARHAT BISHNUPUR  
 Kalaberia  
 Rajarhat Bishnupur  
 North Twenty Four Parganas  
 West Bengal 700135  
 8697528984

114425659



ME144256594FH



आपका आधार क्रमांक / Your Aadhaar No. :

**8232 8796 9047**

**मेरा आधार, मेरी पहचान**



**भारत सरकार**  
 Government of India  
 Ranjit Kumar Ghosh  
 Father : BALAI CHANDRA GHOSH  
 DOB : 11/01/1951  
 Male



**8232 8796 9047**

**मेरा आधार, मेरी पहचान**

**सूचना**

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

**INFORMATION**

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

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण  
 Unique Identification Authority of India

Address  
 RAJARHAT BISHNUPUR, Kalaberia, Rajarhat Bishnupur,  
 North Twenty Four Parganas, West Bengal. 700135

**8232 8796 9047**



1947



help@uidai.gov.in



www.uidai.gov.in

*Ranjit Kumar Ghosh*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

RANJIT KUMAR GHOSH

BALACHANDRA GHOSH

11/01/1951  
Permanent Account Number  
BGBPG2696C

Ranjit Kumar Ghosh  
Signature

भारत सरकार

27102012


इस कार्ड के खोने / चाने पर कृपया सूचित करें / लौटायें.  
आयकर पैन सेवा इकाई, एन एस डी एल  
थीसरी मंजील, सफ़ायर चेंबरस,  
बानेर टेलिफोन एक्सचेंज के नजदीक,  
बानेर, पुना - 411 045.

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



Income Tax PAN Services Unit, NSDL,  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045.

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

Ranjit Kumar Ghosh

  
**ELECTION COMMISSION OF INDIA**  
ভারতের নির্বাচন কমিশন


**IDENTITY CARD** WB/20/091/597394  
পরিচয় পত্র

Elector's Name : GHOSH RANJIT  
নির্বাচকের নাম : ঘোষ রঞ্জিত  
Father/Mother/  
Husband's Name : BALAICHANDRA  
পিতা/মাতা/স্বামীর নাম : বলাইচন্দ্র  
Sex : M  
লিঙ্গ : পুরুষ  
Age as on 1.1.1995 : 39  
১.১.১৯৯৫-এ বয়স : ৩৯

**Address** PART NO.: 200  
RAJARHAT-BISHNUPUR  
NORTH 24 - PARGANAS

ঠিকানা :  
পার্ট নং: ২০০  
রাজারহাট-বিষ্ণুপুর -  
উত্তর ২৪ - পরগনা

  
Facsimile Signature  
Electoral Registration Officer  
নির্বাচক-নিবন্ধন অধিকারিক  
For 091-RAJARHAT(S.C) Assembly Constituency  
০৯১-রাজারহাট (ত প:) বিধানসভা নির্বাচন কেন্দ্র

Place : BARASAT  
স্থান : বারাসাত  
Date : 07/04/95  
তারিখ : ০৭/০৪/৯৫

Ranjit Kumar Ghosh





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

ডালিকাভুক্তির আই ডি/Enrollment No.: 1111/19073/03253

18/11/2012

To

পরিতোষ ঘোষ

Paritosh Ghosh

RAJARHAT BIWSHNUPUR Kalaberia

Rajarhat Bishnupur North Twenty Four Parganas

West Bengal 700135

19896100



MN198961008DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**2837 2556 2215**

আধার - সাধারণ মানুষের অধিকার

তথ্য

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

### INFORMATION

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

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

19896100



ভারত সরকার  
GOVERNMENT OF INDIA



পরিতোষ ঘোষ

Paritosh Ghosh

পিতা : গোস্ট বিহারী ঘোষ

Father : GOSTO Behari Ghosh

জন্ম সাল / Year of Birth : 1952

পুরুষ / Male



**2837 2556 2215**

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

রাজারহাট বিষ্ণুপুর, কলাবেড়িয়া.,

রাজারহাট বিষ্ণুপুর, উত্তর ২৪

পরগনা, পশ্চিমবঙ্গ, 700135

Address:

RAJARHAT BIWSHNUPUR,

Kalaberia, Rajarhat

Bishnupur, North Twenty

Four Parganas, West

Bengal, 700135



1947  
1800 180 1947



help@uidai.gov.in




www.uidai.gov.in





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

Paritosh Ghosh

  
**ELECTION COMMISSION OF INDIA**  
ভারতের নির্বাচন কমিশন

**IDENTITY CARD** WB/20/091/597276  
পরিচয় পত্র

Elector's Name : GHOSH PARITOSH  
নির্বাচকের নাম : ঘোষ পরিতোষ  
Father/Mother/  
Husband's Name : GOSTABIHARI  
পিতা/মাতা/স্বামীর নাম : গোস্টবিহারী  
Sex : M  
লিঙ্গ : পুরুষ  
Age as on 1.1.1995 : 34  
১১১৯৯৫-এ বয়স : ৩৪

*Paritosh Ghosh*

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

**भारत सरकार**  
**GOVT. OF INDIA**

**PARITOSH GHOSH**  
**GOSTHABIHARI GHOSH**  
 01/06/1952

Permanent Account Number  
**ADJPG8234E**

*Paritosh Ghosh*  
 Signature





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 Income Tax PAN Services Unit, UTITSL  
 Plot No. 3, Sector 11, CBD Belapur,  
 Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लोटाए :  
 आयकर पैन सेवा यूनिट, य. टी. एस. एल.  
 प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
 नवी मुंबई-400 614.

*Paritosh Ghosh*



৫৩



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1111/19081/02742

17/11/2012

To

অনিন্দ্য কুমার ঘোষ  
Anindya Kumar Ghosh  
RAJARHAT BIWSNUPUR Kalaberia  
Rajarhat Bishnupur North Twenty Four Parganas  
West Bengal 700135

1866015



MN186801511DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**8234 8366 9552**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



অনিন্দ্য কুমার ঘোষ  
Anindya Kumar Ghosh  
পিতা : তপন ঘোষ  
Father : Tapan Ghosh  
জন্ম সাল / Year of Birth : 1974  
পুরুষ / Male

**8234 8366 9552**



আধার - সাধারণ মানুষের অধিকার

Anindya Kumar Ghosh

84

आयकर विभाग  
INCOME TAX DEPARTMENT




भारत सरकार  
GOVT. OF INDIA

ANINDYA KUMAR GHOSH

TAPAN KUMAR GHOSH


01/11/1974  
Permanent Account Number  
BHAPG5723N

*Anindya K. Ghosh*  
Signature




05012013

Anindya Kumar Ghosh

  
**ELECTION COMMISSION OF INDIA**  
ভারতের নির্বাচন কমিশন

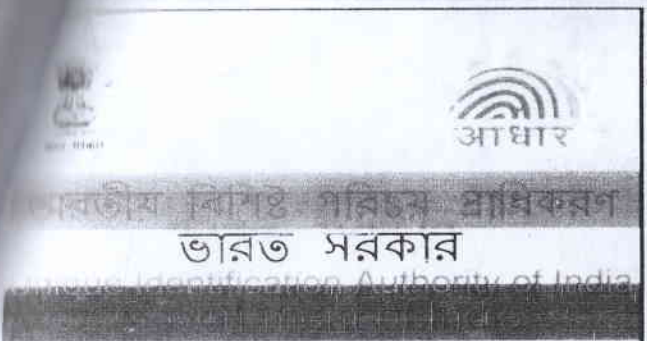
**IDENTITY CARD** WB/20/091/597059  
পরিচয় পত্র



Elector's Name : GHOSH ANINDA  
নির্বাচকের নাম : ঘোষ অনিন্দা  
Father/Mother/  
Husband's Name : TAPAN  
পিতা/মাতা/স্বামীর নাম : তপন  
Sex : M  
লিঙ্গ : পুরুষ  
Age as on 1.1.1995 : 21  
১.১.১৯৯৫-এ বয়স : ২১

Aninda Kumar Ghosh





আধার/Enrolment No.: 1178/39267/02773

To  
অরুণ ঘোষ  
ARUP GHOSH  
S/O Jitendranath Ghosh  
kalaberia  
rajarhat bishnupur  
Kalaberia  
North 24 Parganas Rajarhat Bishnupur  
West Bengal - 700135  
9836180134

Download Date: 21/07/2017

Generation Date: 30/06/2017

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8145 9506 7809**

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India

অরুণ ঘোষ  
ARUP GHOSH  
জন্ম তারিখ / DOB: 21/04/1980  
পুরুষ MALE

**8145 9506 7809**

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

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- 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:

S/O জীতেন্দ্রনাথ ঘোষ, কালাবেরিয়া,  
রাজারহাট বিষ্ণুপুর, কালাবেরিয়া,  
উত্তর ২৪ পরগনা,  
পশ্চিম বঙ্গ - 700135

#### Address:

S/O Jitendranath Ghosh,  
kalaberia, rajarhat bishnupur,  
Kalaberia, North 24 Parganas,  
West Bengal - 700135

**8145 9506 7809**

1947



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www.uidai.gov.in

Arup Ghosh

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**ARUP GHOSH**  
**JITENDRANATH GHOSH**  
**21/04/1980**  
 Permanent Account Number  
**ASRPG1717F**  
*Arup Ghosh*  
 Signature

भारत सरकार  
 GOVT. OF INDIA

  
  
 11112009

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटायें :  
 आयकर पैन सेवा इकाई, एन एस डी एल  
 तीसरी मंजिल, सफायर चेंबर्स,  
 बानेर टेलिफोन एक्चेंज के नजदीक,  
 बानेर, पुना - 411045


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Income Tax PAN Services Unit, NSDL  
 3rd Floor, Sapphire Chambers,  
 Near Baner Telephone Exchange,  
 Baner, Pune - 411 045


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

*Arup Ghosh*

68

  
**ELECTION COMMISSION OF INDIA**  
ভারতের নির্বাচন কমিশন

IDENTITY CARD      GGC2049443  
পরিচয় পত্র



Elector's Name      **Arup Ghosh**  
নির্বাচকের নাম      অরুপ ঘোষ


Father's Name      **Jitendranath**  
পিতার নাম      জীতেন্দ্রনাথ

Sex      **M**  
লিঙ্গ      পুং

Age as on 1.1.2000      **20**  
১.১.২০০০-এ বয়স      ২০

**Address**  
**Kamar Para and Ghosh Para Rajarhat**  
**Bishnupur Rajarhat North 24 - Parganas**  
**743510**

ঠিকানা  
কামার পাড়া ও ঘোষ পাড়া রাজারহাট বিন্দুপুর রাজারহাট  
উত্তর ২৪ পরগণা ৭৪৩৫১০

  
Facsimile Signature  
Electoral Registration Officer  
নির্বাচক নিবন্ধন আধিকারিক

For 91-Rajarhat(SC)  
Assembly Constituency  
৯১-রাজারহাট(তপঃ)  
বিধানসভা নির্বাচন ক্ষেত্র

**Place North 24 - Parganas**  
স্থান উত্তর ২৪ পরগণা

Date 19.07.2000  
তারিখ ১৯.০৭.২০০০

200/000

Arup Ghosh





ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ  
**ভারত সরকার**  
**Unique Identification Authority of India**  
**Government of India**

ভালিকাঙ্কিত আই ডি/Enrollment No.: 1111/19081/02744

To  
 17/11/2012  
 অরিত্জিৎ ঘোষ  
 Arijit Ghosh  
 Kalaberia  
 Rajarhat Bishnupur North Twenty Four Parganas  
 West Bengal 700135

18680091

MN186800913DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**8520 3200 5847**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 GOVERNMENT OF INDIA



অরিত্জিৎ ঘোষ  
 Arijit Ghosh  
 পিতা : তপন ঘোষ  
 Father : Tapan Ghosh  
 জন্ম সাল / Year of Birth : 1980  
 পুরুষ / Male

**8520 3200 5847**



আধার - সাধারণ মানুষের অধিকার

*Arijit Ghosh*

  
ELECTION COMMISSION OF INDIA  
ভারতের নির্বাচন কমিশন

IDENTITY CARD      GGC2048619  
পরিচয় পত্র

Elector's Name নির্বাচকের নাম	Arijit Ghosh অরিত্তিৎ ঘোষ
Father's Name পিতার নাম	Tapan তপন
Sex লিঙ্গ	M পুং
Age as on 1.1.2000 ১.১.২০০০-এ বয়স	20 ২০

*Arijit Ghosh.*

71

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ARIJIT GHOSH  
TAPAN GHOSH  
26/03/1980  
Permanent Account Number  
AJKPC6357P

*Arijit Ghosh*  
Signature



*Arijit Ghosh*



72


  
भारत सरकार  
GOVERNMENT OF INDIA

  
বাবুলাল মন্ডল  
BABULAL MONDAL  
পিতা : গৌর চন্দ্র মন্ডল  
Father : GOUR CHANDRA MONDAL  
জন্ম সাল / Year of Birth : 1979  
পুরুষ / Male



4709 2674 9327

স্বাক্ষর - সাধারণ মানুষের অধিকার


  
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


ঠিকানা:  
জামালপাড়া, কাশীনথপুর, উত্তর ২৪  
বরগনা, পশ্চিমবঙ্গ, 700135

Address:  
Jamaipara, Kashinathpur,  
North Twenty Four  
Parganas, West Bengal,  
700135

  
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1800 180 1947

  
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P.O. Box No. 1947,  
Kolkata-700 001

*Babulal Mondal*

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2019, Page from 262901 to 262986  
being No 190306380 for the year 2019.



*Probir Kumar Golder*

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GOLDER  
Date: 2019.11.28 11:44:56 +05:30  
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 11/28/2019 11:43:30 AM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
West Bengal.

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Sl. No.....Date.....

Name.....

Add.....

AMT.....100.....

18 NOV 2019

18 NOV 2019

VINEET PANDEY

Advocate

10, Old Post Office Street  
Room No. 118, 4th Floor,  
Kolkata-700 001

te

SOUMITRA CHANDA  
Licensed Stamp Vendor  
8/2, K. S. Roy Road, Kol-1

*[Handwritten signature]*



Additional Registrar of  
Assurances, Kolkata  
18 NOV 2019



*[Handwritten signature]*



Additional Registrar of  
Companies  
Kolkata  
18 NOV 2019