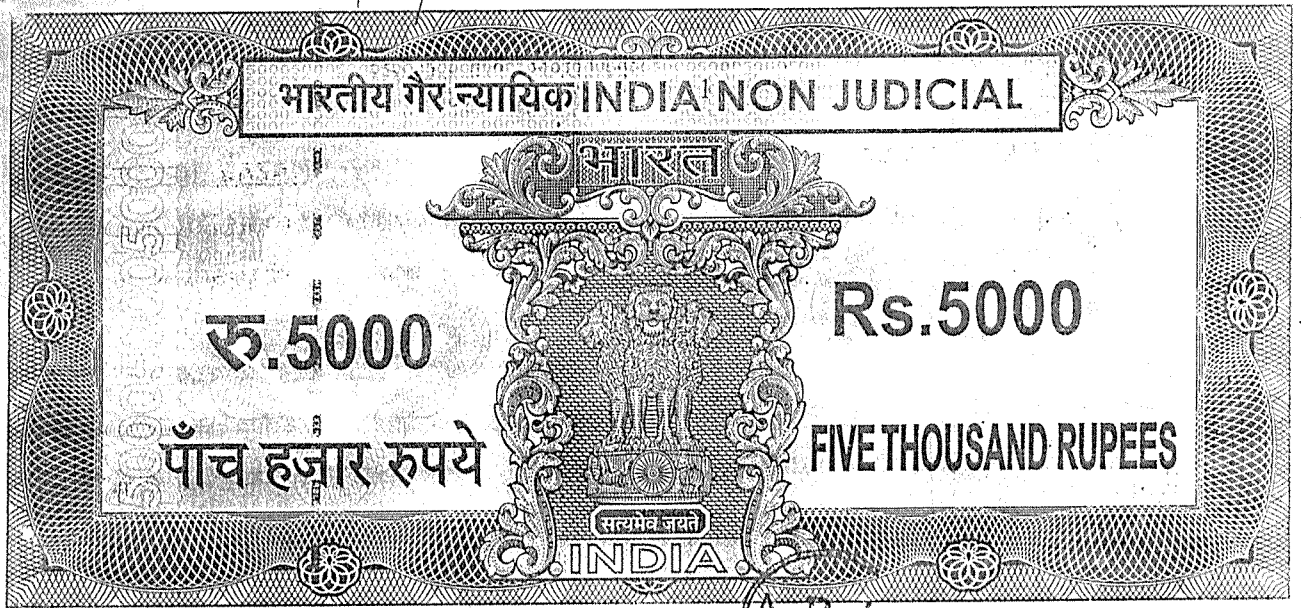


418/2022

E

0498/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A.R.A
IV

H 267080

Additional Registrar of Assurances-IV, Kolkata

Certified that the Document is admitted to Registration, the Stamp Duty and the endorsement fee have been paid on this document on the part of the Registrant.

Additional Registrar of Assurances-IV, Kolkata

17 JAN 2022

AGREEMENT FOR DEVELOPMENT

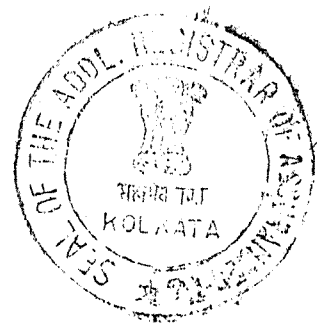
THIS AGREEMENT FOR DEVELOPMENT made this 17th day of January Two Thousand Twenty Two BETWEEN

SL. NO. 291158 DATE 13 JAN 2022
NAME.....
ADD.....
AMT. 5000/- (Five Thousand only)

AMITAVA MONDAL
ADVOCATE
SEALDAH CIVIL COURT
KOLKATA-700014

C
R
V
b

Mousumi Ghosh
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



IDENTIFIED BY ME
Amitava Mondal
AMITAVA MONDAL
SON OF MR. A. N. MONDAL
59C SATCHASI PARA ROAD
KOLKATA-700002
P.S.+P.O.-COSSIPORE
OCCUPATION-ADVOCATE
M-9231988903

Mousumi Ghosh
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
17 JAN 2022

1. SMT. BASANTI GHOSH daughter of Late Bhusan Chandra Ghose residing at 9/1C Hem Dey Lane, Kolkata – 700050, West Bengal, India, Police Station – Sinthee, Post Office – Sinthee, by Occupation – House Wife, P.A.N. – AUCPG9991Q, Aadhaar No.- 345735243459, **2. SMT. ANJALI GHOSE alias ANJALI GHOSH** wife of Sambhunath Ghosh residing at 9/1C Hem Dey Lane, Kolkata – 700050, Police Station – Sinthee, Post Office – Sinthee, Aadhaar No.- 693642699308, P.A.N. – AUCPG9992P, by Occupation – House Wife, **3. SMT. RINA GHOSH ALIAS RANI GHOSH** daughter of Late Sambhu Nath Ghosh alias Shambhunath Ghosh and Wife of Subir Ghosh, residing at 6. J.N. LHIRI ROAD, Kolkata – 712201, Post Office – Seampore, Police Station – Serampore, Hooghly, West Bengal, India, Aadhaar No.- 401464543354, P.A.N.- AIOPG9846Q, by Occupation – House Wife, **4. SMT. TULIKA JANA** wife of Devasish Jana and daughter of Late Shambhunath Ghosh residing at AE 788 Salt Lake City, AE Market, Sector -1, Bidhannagar CC Block, Kolkata – 700064, Post Office – Bidhannagar C.C. Block, Police Station – Bidhannagar, North 24 Parganas, West Bengal, India, Aadhaar No.- 299682501114, P.A.N.- AETPJ4390P, by Occupation – House Wife, **5. SMT. TUHINA BOSE** wife of Sankar Bose and daughter of Late Sambhu Nath Ghose residing at 18/B Mondal Para Lane, Kolkata -700090, Post Office – Noapara, Police Station – Baranagar, North 24 Pataganas, West Bengal, India, Aadhaar No.- 887713577798, P.A.N.- BAQPB0953E, by Occupation – House Wife, **6. SOMENATH GHOSH** son of Late Gopal Chandra Ghosh residing at Ramkrishna Park, Sodepore, Panihati, North 24 Parganas, West Bengal, India, Kolkata – 700110, Post Office – Sodepur, Police Station – Sodepur, P.A.N.- AKYPG3734D, Aadhar No.- 313885715634, by Occupation – Service, all by Religion – Hindu, all by Nationality – Indian hereinafter jointly referred to as the **OWNERS/FIRST PARTY** (which expression shall unless executed by or repugnant to the context be deemed to include their

respective legal heirs/heiresses, executor, administrator, legal representatives and/or assigns) of the **ONE PART**:

AND

"S.N. DEVELOPER", a Partnership firm constituted within the meaning of the Indian Partnership Act 1932, having its place of business at 58/G, Satchasi Para Road, Kolkata – 700002, Police Station – Cossipore, Post Office – Cossipore, West Bengal, India, P.A.N. – AEJFS2218H being represented by its partner **1. SRI AJAY KUMAR SAHA** son of Late Nirmal Kumar Saha residing at 58G, Satchasi Para Road, Kolkata – 700 002, Police Station – Cossipore, Post Office - Cossipore, , West Bengal, India, by religion- Hindu by occupation – Business, by Nationality – Indian, P.A.N. - **AYIPS0066Q**, AADHAAR No. 979026322551 and **2. SRI SAMAR KUMAR SAHA** son of Late Sudhir Kumar Saha, residing at Flat no. B-703, 7th Floor, Block – Salboni, 64/98c, Khudiram Bose Sarani, Kolkata – 700037, Piasal, Police Station – Ultadanga, Post Office - Belgachia, also of Dakshinpara, Rajhat, Polba, Dadpur; Hooghly- 712123, by religion- Hindu, by Nationality – Indian, by occupation – Business, PAN – ALFPS5270G, AADHAAR NO.- 374268804007 hereinafter referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrator, legal representatives and/or assigns) of the **OTHER PART**:

WHEREAS by a registered Deed of Conveyance dated 18th day of May 1949 corresponding to Bengali dated 4th Jaistha 1356 B.S. Sambhunath Ghosh, Biswanath Ghosh, Ajit Kumar Ghosh and Gopal Chandra Ghosh purchased **ALL THAT** piece and parcel of bastu land measuring area about 06 (Six) Cottahs 09 (Nine) Chittacks 16 (Sixteen) Sq. Ft. be the same a little more or less **TOGETHER WITH** structure lying and situated the then Division – 1, Sub-Division – 14, Holding- 190, Mouza - -Sinthi, previously 56, Barrack

Ajay Kumar Saha

Partner

Pore Trunk Road known as Emareld Bower, then 8 East Uttarpar Lane and subsequently at and being 9/1A, Hem De Lane and 9/1C, Hem De Lane presently amalgamated Premises No. 9/1A, Hem De Lane, P.S. - Sinthee, Kolkata - 700050 under Kolkata Municipal Corporation, under Asseessee No.- 110021000.139, Borough No. - 1, Ward No. - 2, with common passage and all facilities with easement right with common passage and all facilities with easement right hereinafter for the sake of brevity referred to as the "**Said Premises**" and more particularly described in the **SCHEDULE** written hereunder and the said Deed of Conveyance was registered with the Office of Registrar of Calcutta and recorded in Book No. - 1, Volume No.- 56, Pages - 6 to 11, Being No.- 1689 for the year 1949 of the said Registration Office;

AND WHEREAS by virtue of purchase as aforesaid Sambhunath Ghosh, Biswanath Ghosh, Ajit Kumar Ghosh and Gopal Chandra Ghosh had become the joint absolute owners in respect of the "**Said Premises**" and/or seized and possessed thereof and/or well and sufficiently entitled to;

AND WHEREAS aforesaid Gopal Chandra Ghosh died intestate on 15/09/2005 leaving behind his son Somenath Ghosh to inherit to his estate, be it mentioned herein that his wife Shila Ghosh demises on 09/05/1995;

AND WHEREAS by virtue of inheritance as aforesaid Sambhunath Ghosh, Biswanath Ghosh, Ajit Kumar Ghosh and Somenath Ghosh had become the joint absolute owners in respect of the "**Said Premises**" and/or seized and possessed thereof and/or well and sufficiently entitled to;



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

GRN Details

GRN: 192021220163386681 Payment Mode: Online Payment
GRN Date: 17/01/2022 08:20:11 Bank/Gateway: HDFC Bank
BRN: 1684794558 BRN Date: 17/01/2022 08:01:57
Payment Status: Successful Payment Ref. No: 2000060441/3/2022
[Query No.* Query Year]

Depositor Details

Depositor's Name: AMITAVA MONDAL
Address: 59C SATCHASI PARA ROAD KOLKATA - 700002.
Mobile: 9231988903
Email: amitavamondaladv@gmail.com
Contact No: 9231988903
Depositor Status: Advocate
Query No: 2000060441
Applicant's Name: Mr AMITAVA MONDAL
Identification No: 2000060441/3/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000060441/3/2022	Property Registration- Stamp duty	0030-02-102-003-02	35021
2	2000060441/3/2022	Property Registration- Registration Fees	0030-03-103-001-16	60021
			Total	95042

IN WORDS: NINETY FIVE THOUSAND FORTY TWO ONLY.

AND WHEREAS aforesaid Ajit Kumar Ghosh died intestate on 11/10/2007 leaving behind his daughter SMT. SUJITA PRAMANICK and son of his predeceased son Subhankar Ghosh (Son of Late Sujit Ghosh) and widow of a pre deceased son Sabitri Ghosh (wife of Late Sujit Ghosh) to inherit to his estate, be it mentioned herein that his wife Kalyani Ghosh demise on 25/11/1986 and his predeceased son Sujit Ghosh died on 08/01/2007;

AND WHEREAS by virtue of inheritance as aforesaid Sambhunath Ghosh, Biswanath Ghosh, Smt. Sujita Pramanick, Subhankar Ghosh, Sabitri Ghosh and Somenath Ghosh had become the joint absolute owners in respect of the "Said Premises" and/or seized and possessed thereof and/or well and sufficiently entitled to;

AND WHEREAS aforesaid Sambhu Nath Ghosh died intestate on 23/01/2010 leaving behind his widow Anjali Ghosh alias Anjali Ghose and three daughters Rina Ghosh alias Rani Ghosh, Tulika Jana and Tuhina Bose to inherit to his estate;

AND WHEREAS aforesaid Biswanath Ghosh died intestate unmarried on 25/04/2021 leaving behind his sister Basanti Ghosh surviving him to inherit to her estate;

AND WHEREAS by virtue of inheritance as aforesaid 1. Smt. Basanti Ghosh, 2. Smt. Anjali Ghosh alias Ghose, 3. Smt. Rina Ghosh alias Rani Ghosh, 4. Smt. Tulika Jana, 5. Smt. Tuhina Bose, 6. Sri Subhankar Ghosh, 7. Smt. Sabitri Ghosh, 8. Smt. Sujita Pramanick, 9. Somenath Ghosh have become the

joint absolute owners in respect of the "**Said Premises**" and/or seized and possessed thereof and/or well and sufficiently entitled to;

AND WHEREAS by a registered Deed of Conveyance dated 01/10/2021 aforesaid Sri Subhankar Ghosh, Smt. Sabitri Ghosh, Smt. Sujita Pramanick, sold, transferred, assigned and assured their total undivided 1/4th share and/or interest of the '**Said Premises**' unto and in favour of Smt. Rina Ghosh alias Rani Ghosh, 4. Smt. Tulika Jana, 5. Smt. Tuhina Bose and the said Deed of Conveyance was registered with the Office of District Sub Registration Office -I, Barasat, North 24 Parganas and recorded in Book No.- I, Volume No. - 1501-2021, Pages - 442010 to 442058, Deed No.- 150112292 for the year 2021 of the said Registration Office;

AND WHEREAS for reason as aforesaid Basanti Ghosh, Smt. Anjali Ghosh alias Anjali Ghose, Smt. Rina Ghosh alias Rani Ghosh, Smt. Tulika Jana, Smt. Tuhina Bose, Somenath Ghosh have become the ^{JOINT} absolute OWNERS in respect of the "**Said Premises**" and/or seized and possesses the "**Said Premises**" and/or absolutely well and sufficiently entitled to;

Rina Ghosh

AND WHEREAS the OWNERS herein being desirous of getting the "**Said Premises**" developed by and through a DEVELOPER have jointly proposed to the DEVELOPER herein to develop the "**Said Premises**" by constructing building upon the '**Said Premises**' at the cost and expenses of the DEVELOPER;

AND WHEREAS the said DEVELOPER herein have agreed with the OWNERS to get the "**Said Premises**" developed by constructing building upon the '**Said Premises**' or on part thereof as per plan sanctioned by the Kolkata

Municipal Corporation under certain terms, conditions and considerations agreed upon by and between the parties;

AND WHEREAS the **OWNERS** herein have declared, confirmed and assured that the "**Said Premises**" is free from all encumbrances, charges, liens, lis-pen-dens, acquisition, requisition or trusts of whatsoever nature or that there is no impediment legal or otherwise to get the "**Said Premises**" developed by raising construction thereon and to sell and transfer the flats and constructed spaces to be constructed upon the "**Said Premises**" to the intending Purchasers/Transferees;

AND WHEREAS the **OWNERS** herein have agreed to get the '**Said Premises**' developed by and through the **DEVELOPER** herein under the following terms, conditions and considerations agreed upon by and between the parties herein.

NOW THIS AGREEMENT WITHENESS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:-

.....
ARTICLE - 1: DEFINITIONS

OWNER'S ALLOCATION:-

The **OWNERS** would jointly be entitled with flat measuring 1000 Sq. Ft. Super Built up area on the First Floor South - West side of the building to be constructed upon the "**Said Premises**";

Apart from the flat as aforesaid owner is entitled with Rs. 1,60,00,000/- (Rupees One Crore Sixty Lacs) Only;

Simultaneously with the execution of this agreement the Developer has pay to the owner Rs. 60,00,000/- (Rupees Sixty Lacs) only.

S. S. Atal Singh

after plan sanction the Developer shall pay Rs. 50,00,000/- (Rupees Fifty Lacs) Only to the OWNER;

The Developer shall pay Rs. 50,00,000/- (Rupees Fifty Lacs) Only to the OWNER at the time of First Floor roof casting;

The **DEVELOPER** shall have liable to obtain Completion Certificate at its own cost and expenses from the Concerned Department of Kolkata Municipal Corporation.

That the Developer shall arrange at its cost and expenditure for single alternative accommodation for the **OWNERS** during the period of construction and till handover of the **OWNERS'** Allocation to the **OWNERS**.

DEVELOPER'S ALLOCATION :-

Excepting the **OWNER'S** allocation as aforesaid balance Flats and constructed spaces would be allotted to the **DEVELOPER** herein with the right to sell, transfer, assign and assure and / or to use and exploit the same absolutely at the discretion of the **DEVELOPER** herein and/also entitled to rubbish and/or debris extract after demolish of existing structure of the '**Said Premises**' **AND** the Developer shall have right to construct further floor upon the roof of the "**Said Premises**".

Flats/Units for the tenants shall be given from Developer's Allocation through registered Sale Deed.

ARTICLE – II: COMMENCEMENT

This agreement shall be deemed to have commenced with effect from the 17TH day of JANUARY, 2022.

Act for Sale

ARTICLE – III: OWNER'S RIGHTS AND REPERENTATIONS

3.1 The **OWNERS** hereto absolutely seize and posses of and / or otherwise well and sufficiently entitled to the '**Said Premises**';

3.2 The said premises is free from all encumbrances, the **OWNERS** have marketable title in respect of the '**Said Premises**'.

3.3 The '**Said Premises**' is free from all encumbrances, charges, lien, lis-pens, attachments, trusts, acquisition, requisition whatsoever or howsoever.

3.4 That the **OWNERS** shall join in all deeds of transfer of the Flats and constructed spaces to be constructed upon the '**Said Premises**' without any excuse whatsoever.

3.6 That the **OWNERS** have declared, confirmed and assured that there is no written or unwritten agreements and/or contracts subsist with the Third Person and/or stranger in respect of the said land as well as the '**Said Premises**'.

ARTICLE – IV: DEVELOPER RIGHTS

4.1 The **OWNERS** hereby grant subject to what have been hereunder provided, exclusive right to the **DEVELOPER** to develop the '**Said Premises**' by constructing a building thereon in accordance with the Building Plan to be sanctioned by the Kolkata Municipal Corporation at the cost of the **DEVELOPER**.

ARTICLE V: PROCEDURE

5. The **OWNERS** shall grant and / or execute a separate Development Power of Attorney in favour of the **DEVELOPER** for the purpose of all jobs to be carried out for proper implementation of the terms and conditions contained in this agreement including obtaining sanction of the Building plan and also to sell and transfer to any intending Purchaser or Purchasers of the **'DEVELOPER'** Allocation in the proposed building.

ARTICLE VI: DEALINGS OF SPACES IN THE BUILDING

6.1 The **DEVELOPER** shall be entitled to enter into agreement for sale or transfer, assign and assure and/or to use and exploit the same in any manner and under any condition whatsoever in respect of **'DEVELOPER'** Allocation on the basis of Development Power of Attorney in their names and be entitled to sign all necessary documents on behalf of the **OWNERS PROVIDED HOWEVER** such dealings shall not in any manner fasten or create any financial and legal liability upon the **OWNERS**.

6.2 The **DEVELOPER** shall execute the deed of conveyance or conveyances in favour of the intending Purchaser or Purchasers of the **'DEVELOPER's'** Allocation of the Building together with proportionate share in Premises on behalf of the **OWNERS** on the strength of the Development Power of Attorney to be executed in its favour **PROVIDED HOWEVER** the costs of conveyances including non judicial stamps and registration expenses and all other legal expenses shall be borne and paid by the intending purchaser or purchasers thereof.

ARTICLE VII: LIABILITY TO PAY RATES & TAXES ETC

7.1 The **DEVELOPER** shall pay and bear all proportionate taxes and other dues and outgoings in respect of the building according due as and from the date of agreement.

7.2 The **OWNERS** and the **DEVELOPER** shall punctually and regularly pay for their allocations the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the **OWNERS** and the **DEVELOPER** and both the parties shall keep each other indemnified against all claims, actions demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the **OWNERS** or the **DEVELOPER** in this behalf.

ARTICLE VIII: OWNER'S OBLIGATIONS

8.1 The **OWNERS** doth hereby covenants with the **DEVELOPER** not to do any act deed or thing whereby the **DEVELOPER** may be prevented from selling, assigning and/or disposing of any of the **DEVELOPER** allocated portion of the said building at the said premises in favour of intending Purchaser of flat/apartments in the said building.

8.2 The **OWNERS** herein doth hereby agree and covenant with the **DEVELOPER** not to let out grant, lease, mortgage and / or charge, part with possession of the "**Said Premises**" or any portion thereof.

8.3 The "**Said Premises**" and / or property have not been subject to any notice of attachment under Public Demands Recovery act or for payment of Income Tax and Municipal dues or any Statutory dues whatsoever or howsoever.

8.4 The **OWNERS** undertake not to create any kind of charges or mortgage including that of equitable mortgage by depositing the title deeds of the "**Said Premises**" or any portion thereof at any time during the substances of this Agreement.

ARTICLE IX: DEVELOPER'S OBLIGATIONS

9.1 The **DEVELOPER** doth hereby agree and covenant with the **OWNERS** herein to complete the construction of the building within 24 (Twenty Four) months from the date of plan sanctioned by the Kolkata Municipal Corporation **PROVIDED HOWEVER** the vacant possession of the "**Said Premises**" is handed over to the **DEVELOPER** herein.

ARTICLE X: OWNER'S AND DEVELOPER'S IDEMNITY

10.1 The **DEVELOPER** and the **OWNERS** hereby keep each other indemnified and saved harmless against all losses, claims, suits, proceedings etc. for any third party claims and / or for non-abiding of the said terms and conditions mentioned herein.

ARTICLE XI MISCELLANEOUS

That simultaneously with the execution of this agreement the **OWNERS** shall hand over all the original title Deeds, mutation certificate, amalgamation papers, tax receipts and all other documents in respect of the "**Said Premises**" to the **DEVELOPER** in original after the execution of this Agreement, which shall be retained by the **DEVELOPER** until the completion of building upon the "**Said Premises**" and the same shall be handed over to the '**OWNERS**' Association' to be formed after the units and spaces of the building is sold.

ARTICLE XII: FORCE-MAJEURE

Force Majeure shall mean flood, earthquake, riot, storm, tempest, civil common strike and/or other act or commission beyond the control of the parties hereto.

ARTICLE XIII: PENAL CLAUSE

13.1 It is made clear that in the event the **DEVELOPER** fails and/or neglects to complete the construction work at the "**Said Premises**" as per the terms of this agreement, then and in that case the **DEVELOPER** shall pay demurrage to the **OWNERS** and further that if the **DEVELOPER** abandons the construction work after some progress then also the above consequence will follow.

13.2 It is made clear that in the event the **DEVELOPER** is/are prevented from proceeding with the construction work during the continuous of such construction or prevented from starting and completing the construction by any act on the part of the **OWNERS** and / or agents, or any person claiming any right under the **OWNERS** then the **DEVELOPER** shall have right to claim demurrage from the **OWNERS** as above.

13.3 Save and except what have been specifically stated hereunder all disputes and differences between the parties arising out of the meaning construction or import of this agreement of their representative rights and liabilities as per this agreement shall be adjudicated by reference to arbitration of independent Arbitrator and this Clause shall be deemed to be a submission within the meaning of the Arbitration and Conciliation Act 1996 and its Statutory modifications and / or enactments thereof in force from time to time.

13.4 Notwithstanding the arbitration clause as referred to herein above, the right to issue for specific performance of this contract by and party against the other as per the terms of this agreement shall remain unaffected.

ARTICLE XIV: MISCELLANEOUS

That the **DEVELOPER** shall have right to raise funds from any Financial Institution to facilitate to complete the construction smoothly in terms of this agreement **PROVIDED HOWEVER** the area to be allotted to the **OWNERS** shall not be charged and / or encumbered by any means and the **OWNERS** shall not have any responsibility or liability on any ground or grounds whatsoever and the **OWNERS** doth hereby declares that this Agreement by itself shall be deemed to have given for such raising of funds or that the **DEVELOPER** will sign and execute all such papers, forms and declarations as it may be need for the said purpose.

SCHEDULE ABOVE REFERRED TO
"SAID PREMISES"

ALL THAT piece and parcel of bastu land measuring area about 06 (Six) Cottahs 09 (Nine) Chittacks 16 (Sixteen) Sq. Ft. be the same a little more or less **TOGETHER WITH** one storied pucca residential structure having cemented floor measuring an area of 4741 Sq. Ft. Covered area on the Ground floor without lift provision lying and situated at and being 9/1A, Hem De Lane and 9/1C, Hem De Lane presently amalgamated Premises No. 9/1A, Hem De Lane (as per registering authority Hem Ch. Dey Lane), P.S. - Sinthee, Kolkata - 700050 under Kolkata Municipal Corporation, under Asseesee No.- 110021000139, Borough No. - 1, Ward No. - 2, District - Kolkata, within Jurisdiction of Additional District Sub Registration Office Cossipore Dum Dum, North 24-Parganas, with common passage and all facilities with easement right with common passage and all facilities with easement right and butted and bounded as follows:-

- ON THE NORTH:** By South Sinthi Road;
- ON THE EAST:** By House of Others;
- ON THE SOUTH:** By 20 Feet wide K.M.C. Road;
- ON THE WEST:** By Hem De Lane (Hem Chandra Dey Lane);

S.A. DEVELOPER

A. J. Saha

SCHEDULE OF THE SPECIFICATIONS ABOVE REFERRED TO

(SPECIFICATION OF WORK)

BUILDING: the Building will be erected on R.C.C. framed structure will be 1:2:4 according to approved design and drawing of the sanctioned plan.

WALL: Brick masonry for the outer wall will be 10"/8" thick; partition wall will be 5" or 3" thick with minimum height as per sanction plan. The outer wall to be finished with cement plaster and snowcem paint and the inside wall will be finished with plaster of Paris.

FLOORS: All floors are Tiles/Marble Finish.

WINDOWS: Aluminium sliding windows with Iron grill painted with synthetic enamel paint and fitted with 3 mm glass and necessary accessories.

DOORS: Doors are Flush Door and Door of the bathroom made by P.V.C. All frames are Sal Wood.

KITCHEN: Black stone Kitchen Slab, Steel Sink 2'-6" Glaze Tiles top of the Kitchen Slab one Tap Water Wall is plaster of Paris.

BATH ROOM: 6' Ft. Glaze tiles top of the skating one Commode, two tap water and one Basin and shower point and wall is plaster of Paris and one geyser point.

ROOM: All walls are Putti.

DINING: All walls are Putti and one Basin will be provided.

VERANDAH: Brick and Grill height 2'-6" total.

TOTAL ELECTRIC POINT: 30 Numbers along with Calling Bell of main Door and 1 Geyser point in bathroom.

COMPLETION CERTIFICATE: The **DEVELOPER** shall be liable to supply authentic copy of necessary building completion certificate to the **OWNERS**.

EXTRA WORK : Any extra work other than the standard Schedule shall be charged extra as decided by the **DEVELOPER** or their engineer and such amounts shall be deposited the execution of such works.

ROOF RIGHT: - Common users with others.

Rina Ghosh
 Somnath Ghosh
 Twina Bose
 Twina Bose

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

SIGNED AND DELIVERED *Tusika Jena Anjali Ghosh Rina Ghosh*
Tuhira Bose (Anjali Ghosh) Sameer Ghosh

by the **FIRST PARTY/OWNERS** at Kolkata *Baranti Ghosh*

In presence of: - SIGNATURE OF THE FIRST PARTY/OWNERS

1. *Ritusree Mondal*
2. *Amitava Mondal*

AN. DE
Ajay Kumar Saha
Partner

SIGNED AND DELIVERED AND SEALED

by the **SECOND PARTY/DEVELOPER** at Kolkata

In presence of: -

[Signature]
Partner
(SAMAR KUMAR SAHA)

SIGNATURE OF THE DEVELOPER

1. *Ritusree Mondal*
2. *Amitava Mondal*

DRAFTED BY ME:-

Amitava Mondal

AMITAVA MONDAL

ADVOCATE

SEALDAH CIVIL COURT

Enrollment No. - WB/306/2009.

Received from the within named DEVELOPER the within mentioned sum of Rs. 60,00,000/- (Rupees Sixty Lacs) Only in terms of agreement as per memo written hereunder.

MEMO OF CONSIDERATION

CHEQUE	BANK	BRANCH	DATE	AMOUNT
001554	HDFC BANK	COSSIPORE	14/01/2022	Rs. 2,00,000/-
001555	HDFC BANK	COSSIPORE	14/01/2022	Rs. 11,60,000/-
001556	HDFC BANK	COSSIPORE	14/01/2022	Rs. 11,60,000/-
001557	HDFC BANK	COSSIPORE	14/01/2022	Rs. 11,60,000/-
001558	HDFC BANK	COSSIPORE	14/01/2022	Rs. 11,60,000/-
001559	HDFC BANK	COSSIPORE	14/01/2022	Rs. 11,60,000/-

Rs. 60,00,000/-

(Rupees Sixty Lacs) Only

Basanti Ghosh












Tulika Jana Anjali Ghosh Rina Ghosh
Tulika Bose. (Anjali Ghosh) Somnath Ghosh

WITNESS












- Ritusree Mondal
w/o A. Mondal
59C, S.P. Road
K01-700002
P.S- COSSIPORE
- Ananta Mondal

SIGNATURE OF THE OWNERS












19

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					




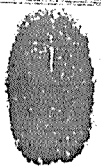







Name: BASANTI GHOSH
 signature: Basanti Ghosh

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

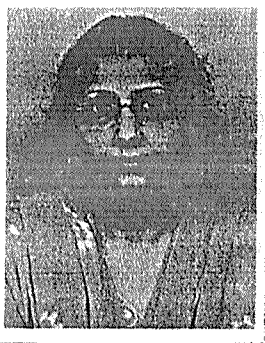










Name: ANJALI GHOSE (ANJALI GHOSH)
 signature: Anjali Ghose (Anjali Ghosh)

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

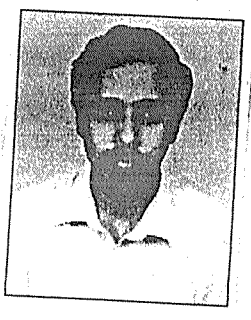










Name: RINA GHOSH
 signature: Rina Ghosh

		Thumb	1st finger	middle finger	Ring finger	small finger
	left hand					
	right hand					

Name: TULIKA JANA
signature: Tulika Jana












		Thumb	1st finger	middle finger	ring finger	Small finger
	left hand					
	right hand					

Name: TUHINA BOSE
signature: Tuhina Bose












		Thumb	1st finger	middle finger	ring finger	Small finger
	left hand					
	right hand					

Name: SOMNATH GHOSH
signature: Somnath Ghosh

21

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name: AJAY KUMAR SAHA
 signature: Ajay Kumar Saha

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name: SAMAR KUMAR SAHA
 signature: [Signature]

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name: _____
 signature: _____



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

WB / 22 / 160 / 159757

IDENTITY CARD

পরিচয় পত্র



Elector's Name	Ghosh Basanti
নির্বাচকের নাম	ঘোষ বাসন্তী
Father/Mother/ Husband's Name	Biswanath
পিতা/মাতা/স্বামীর নাম	বিশ্বনাথ
Sex	F
লিঙ্গ	স্ত্রী
Age as on 1.1.1995	54
১.১.১৯৯৫-এ বয়স	৫৪

Basanti Ghosh

Address

9/1C Hem Dey Lane, Cossipur, Calcutta

ঠিকানা

৯/১সি হেম দে লেন, কাশীপুর, কলিকাতা

Facsimile Signature
Electoral Registration Officer
নির্বাচন-নিবন্ধন আধিকারিক

For 160-BELGACHIA (WEST)
Assembly Constituency

১৬০-বেলগাছিয়া (পশ্চিম)
বিধানসভা নির্বাচন ক্ষেত্র

Place . Calcutta

স্থান কলিকাতা

Date 25.08.95

তারিখ ২৫.০৮.৯৫

23

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AUCPG99910

नाम / Name
BASANTI GHOSH

पिता का नाम / Father's Name
BHUSAN CHANDHA GHOSH

जन्म की तारीख / Date of Birth
20/08/1948

Basanti Ghosh
SIGNATURE



20/08/2018

Basanti Ghosh

इस कार्ड के खोने / पाने पर कृपया सूचित करें। लीडर
आयकर सेवा केंद्र, पत्र एस की एन
4th फ्लोर, मून स्टारिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मोडल कॉलोनी, नर देव बंगला चौक, पुणे
पुणे - 411 016

If this card is lost / someone's lost card is found,
Please inform / return to
Income Tax PAN Services Unit, NSDL
4th floor, Moon Starling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deen Bungalow Chowk,
Pune - 411 016

Tel: 91120-27218001 Fax: 91 20 2721 8081
e-mail: pan@nsdl.com



২৫

ভারত সরকার

Unique Identification Authority of India

Government of India

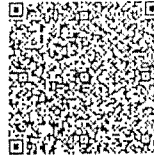
তালিকাভুক্তির আই ডি / Enrollment No.: 1490/11111/12932

To
বাসন্তি ঘোষ
Basanti Ghosh
D/O: Bhusan Chandra Ghosh
9/1C HEM DEY LANE
Sinthee
Sinthee
Kolkata Kolkata
West Bengal 700050
9143438299

27/04/2017
36508774



MD365087741FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

3457 3524 3459

আমার আধার, আমার পরিচয়

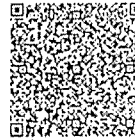


ভারত সরকার

Government of India



বাসন্তি ঘোষ
Basanti Ghosh
জন্মতারিখ / DOB : 28/08/1945
মহিলা / Female



3457 3524 3459

আমার আধার, আমার পরিচয়

Basanti Ghosh



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

WB / 22 / 160 / 159756

IDENTITY CARD

পরিচয় পত্র



Elector's Name
নির্বাচকের নাম

Ghosh Anjali
ঘোষ অঞ্জলী

Father/Mother/
Husband's Name
পিতা/মাতা/স্বামীর নাম

Sambhunath
সম্ভুনাথ

Sex
লিঙ্গ

F
স্ত্রী

Age as on 1.1.1995
১.১.১৯৯৫-এ বয়স

56
৫৬

Anjali Ghosh
Anjali Ghosh

Address
9/1C Hem Dey Lane, Cossipur, Calcutta

ঠিকানা
৯/১সি হেম দে লেন, কাশীপুর, কলিকাতা

Facsimile Signature
Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For 160-BELGACHIA (WEST)
Assembly Constituency

১৬০-বেলগাছিয়া (পশ্চিম)
বিধানসভা নির্বাচন ক্ষেত্র

Place
স্থান

Calcutta
কলিকাতা

Date
তারিখ

25.08.95
২৫.০৮.৯৫

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

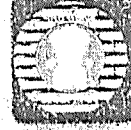
520

ANJALI GHOSE
JIBAN HARI KASHYARI
10/11/1939

Permanent Account Number

AUCFG9992P

Anjali Ghose
Signature



Anjali Ghose
Anjali Ghosh

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/ लौटाएं :
आयकर पैन सेवा इकाई, पट्टाभारत सेवाएँ
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई-400 614



৫৭

ভারত সরকার
 Unique Identification Authority of India
 Government of India

ভালিকাতুক্তির আই ডি / Enrollment No.: 1490/11155/05186

To
 অঞ্জলি ঘোষ
 Anjali Ghosh
 W/O: Sambhunath Ghosh
 9/1C HEM DEY LANE
 Sinthee
 Sinthee
 Kolkata Kolkata
 West Bengal 700050
 9143438299
 MD346516363FH

23/04/2017
34651636



আপনার আধার সংখ্যা / Your Aadhaar No. :

6936 4269 9308

আমার আধার, আমার পরিচয়

ভারত সরকার
 Government of India

অঞ্জলি ঘোষ
 Anjali Ghosh
 পিতা : জীবন হরি কাশ্যোপ
 Father : Jiban Hari Kassyopi
 জন্মতারিখ / DOB : 01/01/1939
 মহিলা / Female



6936 4269 9308

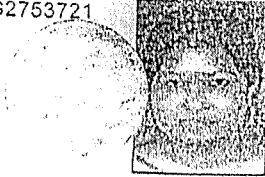
আমার আধার, আমার পরিচয়

Anjali Ghosh
Anjali Ghosh

28



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
HFG2753721



নির্বাচকের নাম : রানী ঘোষ

Elector's Name : Rana Ghosh

স্বামীর নাম : সুবীর ঘোষ

Husband's Name : Subir Ghosh

লিঙ্গ / Sex : স্ত্রী / F

জন্ম তারিখ
Date of Birth : 16/10/1963

Rina Ghosh


29

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RINA GHOSH
SAMBHU NATH GHOSH
10/04/1963
Permanent Account Number
AIOPG9846Q

Rina Ghosh
Signature



Rina Ghosh

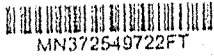
30



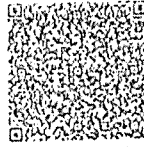
ভারতীয় বিধান পরিষদ প্রাধিকার
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

আপনার আইডি নং / Enrollment No. 1040/20363/02261

37254972
 20-08-2013
 নাম / Name
 Rina Ghosh
 6 NO JIN LAHIRI ROAD
 Serampore
 Serampore
 Surampur Uttarpara Hooghly
 West Bengal 712201



MN372549722FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4014 6454 3354

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



নাম / Name
 Rina Ghosh
 পিতা : শ্রী রাম মোহন
 Father: Srambhu Nath Ghosh
 জন্ম তারিখ / DOB : 16/10/1963
 লিঙ্গ / Gender



4014 6454 3354

আধার - সাধারণ মানুষের অধিকার

Rina Ghosh

31



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

WB / 20 / 139 / 690505



Elector's Name নির্বাচকের নাম	Jana Tulika জানা তুলিকা
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Debasish দেবশীষ
Sex লিঙ্গ	F স্ত্রী
Age as on 1.1.1995 ১.১.১৯৯৫-এ বয়স	28 ২৮

Address
766 Salt Lake, Block-AE, Bidhannagar,
N. 24 Pgs.

ঠিকানা
৭৮৮ সল্ট লেক, ব্লক-এ ই, বিধাননগর, উ-২৪ পঃ

Facsimile Signature
Electoral Registration Officer
নির্বাচন কমিশনের আধিকারিক

For 139 -BELGACHIA EAST
Assembly Constituency
১৩৯ -বেলগাছিয়া পূর্ব
বিধানসভা নির্বাচন ক্ষেত্র

Place স্থান	Calcutta কলিকাতা
Date তারিখ	19.07.95 ১৯ ০৭ ৯৫

Tulika Jana

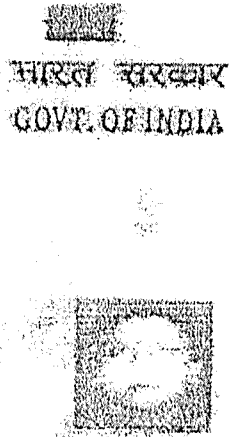
32

भारत सरकार
GOVT. OF INDIA

INCOME TAX DEPARTMENT

TULIKA JANA
SHAMBHU NATH GHOSH

12/03/1984
Permanent Account Number
AETPU4390P



Tulika Jana



33

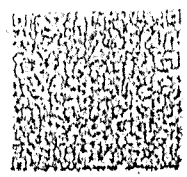
ভারত সরকার
 Unique Identification Authority of India
 Government of India

আধিকারিক আইডি / Enrollment No. 11111908700027

To
 তুলিকা জনা
 Tulika Jana
 W/O: Guvansh Jana
 AE 708 SALT LAKE CITY
 AE MARKET SECTOR-1
 Bidhannagar(M)
 Bidhannagar CC Block
 Salt Lake North 24 Parganas
 West Bengal 700064

41924423 290672013

MIN419244252FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2996 8250 1114

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 Government of India

তুলিকা জনা
 Tulika Jana
 পিতা শ্যামল নাথ গোস্বামী
 Father Shambhu Nath Ghosh
 জন্ম তারিখ / DOB : 16/01/1964
 লিঙ্গ / Female

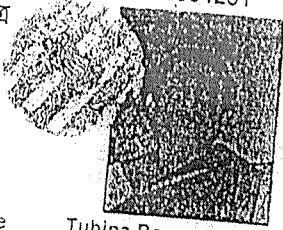
Tulika Jana

34



ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD KTF2304251
পরিচয় পত্র



Elector's Name নির্বাচকের নাম	Tuhina Bose তুহিনা বোস
Husband's Name স্বামীর নাম	Sankar শংকর
Sex লিঙ্গ	F স্ত্রী
Age as on 1.1.2000 ১.১.২০০০-এ বয়স	31 ৩১

Address
18/B Mondal Para Lane Barahanagar
Barahanagar North 24 - Parganas 700090

ঠিকানা
১৮/বি মন্ডল পাড়া লেন বরাহনগর বরাহনগর উত্তর
২৪ পরগণা ৭০০০৯০

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক
For 137-Baranagar
Assembly Constituency
১৩৭-বরানগর

বিধানসভা নির্বাচন ক্ষেত্র
Place North 24 - Parganas
থান উত্তর ২৪ পরগণা
Date 28.08.2000
তারিখ ২৮.০৮.২০০০

Tuhina Bose

35

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TUHINA BOSE
SAMBHU NATH GHOSE
15/10/1969
Permanent Account Number
BAQPB0953E



Tuhina Bose
Signature

Tuhina Bose.



১১৮

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

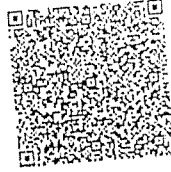
তালিকাভুক্তির আইডি / Enrollment No. : 1111/65327/01301

To
 Tuhina Bose
 তুহিনা বোস
 18/B MONDAL PARA LANE
 Baranagar (m)
 Naopara, North 24 Parganas
 West Bengal - 700090

15/05/2014



KL935887625FT
93588762



আপনার আধার সংখ্যা / Your Aadhaar No. :

8877 1375 7798

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



তুহিনা বোস
 Tuhina Bose
 পিতা : সুম্ভু নাথ বোস
 Father: SUMBHU NATH GHOSH

জন্মতারিখ / DOB: 15/10/1969
 মহিলা / Female



8877 1375 7798

আধার - সাধারণ মানুষের অধিকার

Tuhina Bose.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

BHR2102119

পরিচয় পত্র



Elector's Name Somenath Ghosh

নির্বাচকের নাম সোমনাথ ঘোষ

Father's Name Gopal Chandra Ghosh

পিতার নাম গোপাল চন্দ্র ঘোষ

Sex M

লিঙ্গ পুং

Age as on 1.1.2002 22

১.১.২০০২-এ বয়স ২২

Address:

B/26 Ramkrishna Park 33 Khardah North 24 Parganas
743178

Somenath Ghosh

ঠিকানা :

বি/২৬ রামকৃষ্ণ পার্ক ৩৩ খর্দাহ উত্তর ২৪ পরগণা ৭৪৩১৭৮

Facsimile Signature
Electoral Registration Officer
নির্বাচন নিবন্ধন অধিকারিক

Assembly Constituency: 135-Panihati

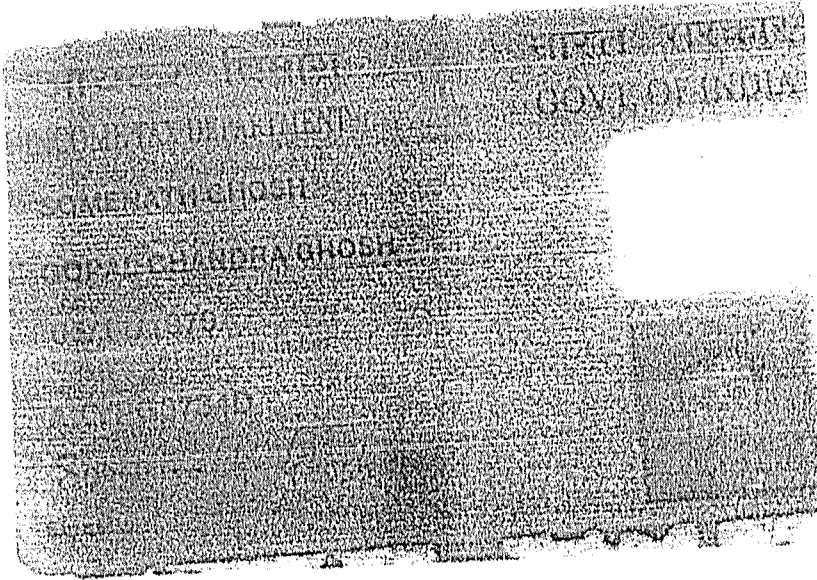
বিধানসভা নির্বাচন কেন্দ্র : ১৩৫ - পানিহাটি

Place: North 24 Parganas স্থান: উত্তর ২৪ পরগণা

Date: 26.07.2002 তারিখ: ২৬.০৭.২০০২

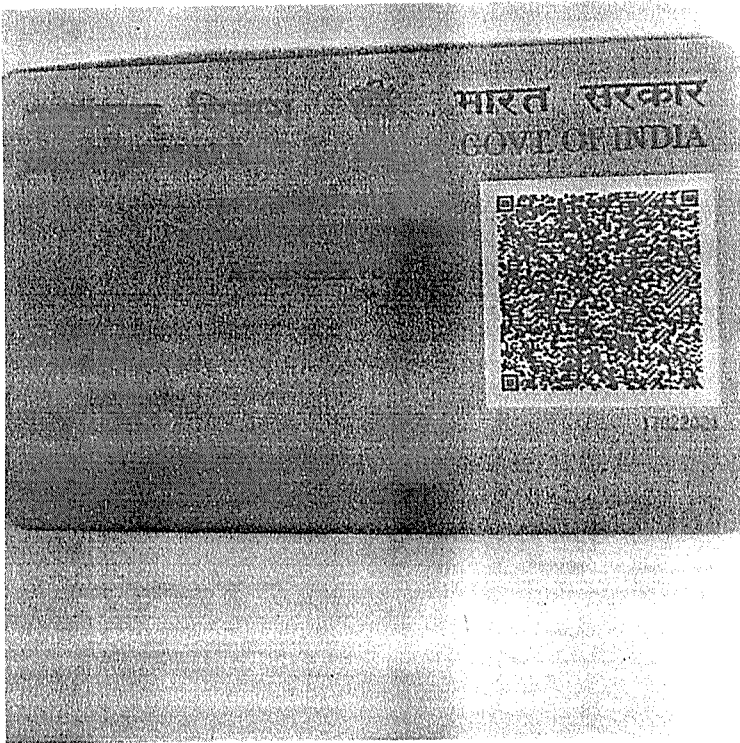
192/0074

38



Sonnet to...


40





S.N. DEVELOPMENT
Asit Kumar Saha
Partner

S.N. DEVELOPMENT
[Signature]
Partner
(SAMAR KUMAR SAHA)

(41)


ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
ARO1924166



নির্বাচকের নাম : অজয় কুমার সাহা
Elector's Name : Ajay Kumar Saha
পিতার নাম : নির্মল সাহা
Father's Name : Nirmal Saha
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ
Date of Birth : 19/10/1977

Ajay Kumar Saha

22

43

आयकर विभाग
INCOME TAX DEPARTMENT
AJAY KUMAR SAHA
NIRMAL KUMAR SAHA
18/10/1977
Permanent Account Number
AYPS0066Q
Signature

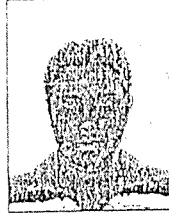


Ajay Kumar Saha

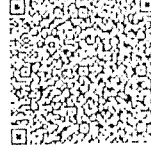
22
17
44



भारत सरकार
GOVERNMENT OF INDIA



अजय कुमार साहा
Ajay Kumar Saha
जन्मतिथि/ DOB. 19/10/1977
पुरुष / MALE



9790 2632 2551

আমার আধার, আমার পরিচয়

Ajay Kumar Saha



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

ঠিকানা:
58/জি, সত্চাশী পাড়া রোড, কসিপুর
কোলকাতা,
পাশের ৩৪ - 700002

58/G, SATCHASHI PARA
ROAD, Cossipore,
Kolkata,
West Bengal - 700002

9790 2632 2551




1947
1800 300 1947

help@uidai.gov.in


www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 601

CS


ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

GGC2119048



নির্বাচকের নাম : সমর কুমার সাহা
Elector's Name : Samar Kumar Saha
পিতার নাম : সুধীর কুমার সাহা
Father's Name : Sudhir Kumar Saha
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ : 10/05/1966



222

43

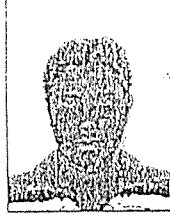
आयकर विभाग
INCOME TAX DEPARTMENT
AJAY KUMAR SAHA
NIRMAL KUMAR SAHA
18/10/1977
Permanent Account Number
AYRS0066Q
Signature

Ajay Kumar Saha



भारत सरकार

GOVERNMENT OF INDIA

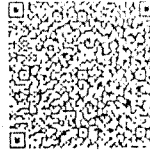


अजय कुमार साहा

Ajay Kumar Saha

जन्मतिथि/DOB: 19/10/1977

पुरुष / MALE



9790 2632 2551

আমার আধার, আমার পরিচয়

Ajay Kumar Saha



भारतीय प्रतिष्ठान प्रमाण प्रमाण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

ঠিকানা:
58/জি, সত্চাশী পাড়া রোড, কশীপুর
কোলকাতা,
পশ্চিম বঙ্গ - 700002

58/G, SATCHASHI PARA
ROAD, Cossipore,
Kolkata,
West Bengal - 700002

9790 2632 2551



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

48

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAMAR KUMAR SAHA

SUDHIR KUMAR SAHA

10/05/1966

Permanent Account Number

ALFPS5270G

Signature




48

भारत सरकार
Union Identification Authority of India
Government of India
Enrollment No.: 2023/31076/00567

To
SAMAR KUMAR SAHA
RAJHAT
Rajhat
Rajhat
Police - Dajpur Hooghly
West Bengal 712123
9433055214



32300384
MA230393931FT




आपका आधार क्रमांक / Your Aadhaar No. :
3742 6880 4007

आधार - आम आदमी का अधिकार

भारत सरकार
Government of India
SAMAR KUMAR SAHA
Father : SUDHIR KUMAR SAHA
DOB : 10/05/1966
Male




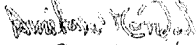
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**BAR ASSOCIATION HIGH COURT
CALCUTTA**
IDENTITY CARD

Name AMITAVA MONDAL
 Advocate

Father's/Husband's Name PAR
NATH MONDAL

 HON'Y SECRETARY


Signature of
the Card Holder

(49)

Amitava Mondal

CARD NO. 7537 DATE OF MEMBERSHIP 2015
 26.08.2015

ADDRESS 59C, Satchasi Para Road,
Kolkata-700 002, Near 4B Bus
Stand, Matri Shakti School

TEL: RES : _____

CH. : _____

MOBILE : 9231988903

ENROLMENT NO. WB/306/2009

ENROLMENT DATE 29.01.2009

DATED THIS THE 17TH DAY OF JANUARY 2022

AGREEMENT FOR DEVELOPMENT

BETWEEN

1. SMT. BASANTI GHOSH

2. SMT. ANJALI GHOSE alias ANJALI
GHOSH

3. SMT. RINA GHOSH ALIAS RANI
GHOSH

4. SMT. TULIKA JANA

5. SMT. TUHINA BOSE

6. SOMENATH GHOSH

.....FIRST PARTY/OWNERS

AND

"S.N. DEVELOPER"

.....DEVELOPER

SRI AMITAVA MONDAL
59C, SATCHASI PARA ROAD
KOLKATA - 700 002

Major Information of the Deed

Deed No :	I-1904-00498/2022	Date of Registration	17/01/2022
Query No / Year	1904-2000060441/2022	Office where deed is registered	
Query Date	07/01/2022 8:46:57 AM		1904-2000060441/2022
Applicant Name, Address & Other Details	AMITAVA MONDAL 59C, SATCHASI PARA ROAD, Thana : Cossipur, District : North 24-Parganas, WEST BENGAL, PIN - 700002, Mobile No. : 8777375810, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 60,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,56,53,547/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 60,105/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

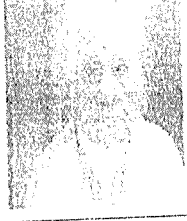

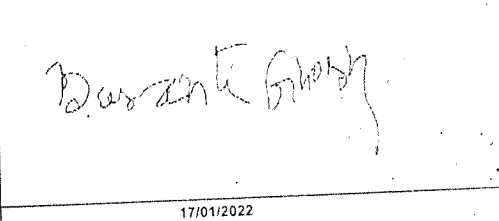
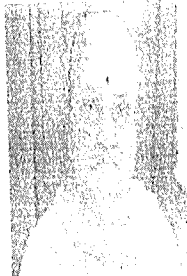

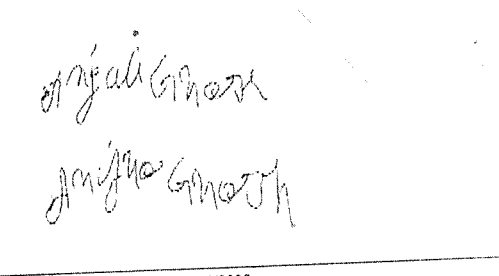
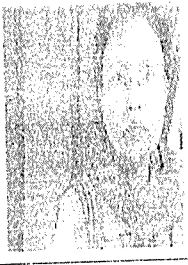

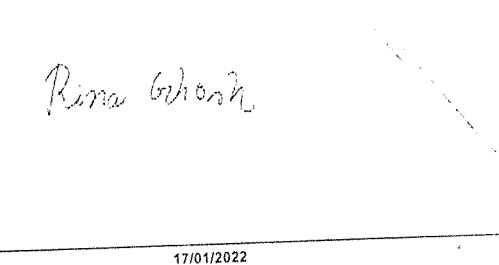
District: North 24-Parganas, P.S:- Sinthi, Corporation; KOLKATA MUNICIPAL CORPORATION, Road: South Sinthee Road, , Premises No: 9/1A, , Ward No: 002 Pin Code : 700050

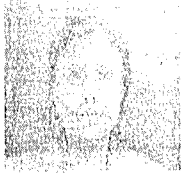

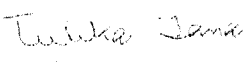
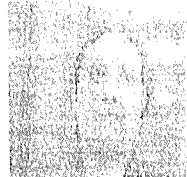

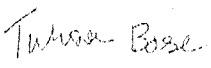
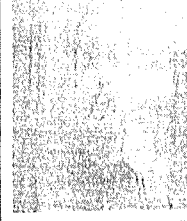

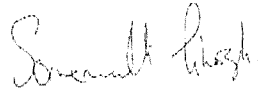
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 9 Chatak 16 Sq Ft	1/-	2,24,53,372/-	Property is on Road
Grand Total :				10.8648Dec	1 /-	224,53,372 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4741 Sq Ft.	1/-	32,00,175/-	Structure Type: Structure
Gr. Floor, Area of floor : 4741 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		4741 sq ft	1 /-	32,00,175 /-	

Land Lord Details :

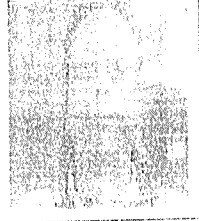

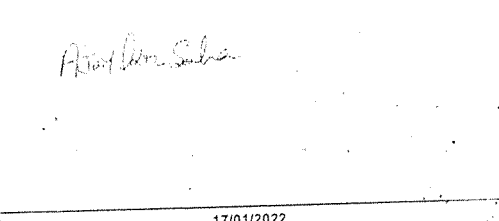
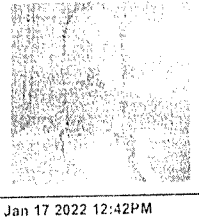
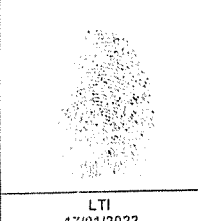
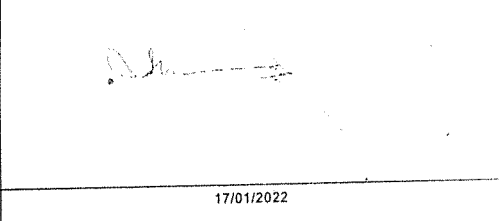
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<p>Smt BASANTI GHOSH Daughter of Late Bhusan Chandra Ghose Executed by: Self, Date of Execution: 17/01/2022 , Admitted by: Self, Date of Admission: 17/01/2022 ,Place : Office</p>			
	17/01/2022		LTI 17/01/2022	17/01/2022
<p>9/1C Hem Dey Lane, City:- , P.O:- SINTHEE, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AUxxxxxx1Q, Aadhaar No: 34xxxxxxxx3459, Status :Individual, Executed by: Self, Date of Execution: 17/01/2022 , Admitted by: Self, Date of Admission: 17/01/2022 ,Place : Office</p>				
2	<p>Smt ANJALI GHOSE, (Alias: Smt ANJALI GHOSH) Wife of Mr Sambhunath Ghosh Executed by: Self, Date of Execution: 17/01/2022 , Admitted by: Self, Date of Admission: 17/01/2022 ,Place : Office</p>			
	17/01/2022		LTI 17/01/2022	17/01/2022
<p>9/1C Hem Dey Lane, City:- , P.O:- SINTHI, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AUxxxxxx2P, Aadhaar No: 69xxxxxxxx9308, Status :Individual, Executed by: Self, Date of Execution: 17/01/2022 , Admitted by: Self, Date of Admission: 17/01/2022 ,Place : Office</p>				
3	<p>Smt RINA GHOSH, (Alias: Smt RANI GHOSH) Daughter of Late Sambhu Nath Ghosh Executed by: Self, Date of Execution: 17/01/2022 , Admitted by: Self, Date of Admission: 17/01/2022 ,Place : Office</p>			
	17/01/2022		LTI 17/01/2022	17/01/2022
<p>6 J.N. LHIRI ROAD, City:- , P.O:- SERAMPUR, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712201 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AIxxxxxx6Q, Aadhaar No: 40xxxxxxxx3354, Status :Individual, Executed by: Self, Date of Execution: 17/01/2022 , Admitted by: Self, Date of Admission: 17/01/2022 ,Place : Office</p>				

4	Name	Photo	Finger Print	Signature
	Smt TULIKA JANA Wife of Mr Devasish Jana Executed by: Self, Date of Execution: 17/01/2022 , Admitted by: Self, Date of Admission: 17/01/2022 ,Place : Office			
		17/01/2022	LTI 17/01/2022	17/01/2022
AE 788 Salt Lake City, AE Market, Sector -1, Bidhannagar CC Block; City:- , P.O:- Bidhannagar CC Block, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxx0P, Aadhaar No: 29xxxxxxxx1114, Status :Individual, Executed by: Self, Date of Execution: 17/01/2022 , Admitted by: Self, Date of Admission: 17/01/2022 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Smt TUHINA BOSE Wife of Mr Sankar Bose Executed by: Self, Date of Execution: 17/01/2022 , Admitted by: Self, Date of Admission: 17/01/2022 ,Place : Office			
		17/01/2022	LTI 17/01/2022	17/01/2022
18/B Mondal Para Lane, City:- , P.O:- NOAPARA, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700090 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BAXxxxxx3E, Aadhaar No: 88xxxxxxxx7798, Status :Individual, Executed by: Self, Date of Execution: 17/01/2022 , Admitted by: Self, Date of Admission: 17/01/2022 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	Mr SOMENATH GHOSH Son of Late Gopal Chandra Ghosh Executed by: Self, Date of Execution: 17/01/2022 , Admitted by: Self, Date of Admission: 17/01/2022 ,Place : Office			
		17/01/2022	LTI 17/01/2022	17/01/2022
Ramkrishna Park, Sodepore, Panihati, City:- , P.O:- SODEPUR, P.S:-Sodepur, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AKxxxxxx4D, Aadhaar No: 31xxxxxxxx5634, Status :Individual, Executed by: Self, Date of Execution: 17/01/2022 , Admitted by: Self, Date of Admission: 17/01/2022 ,Place : Office				

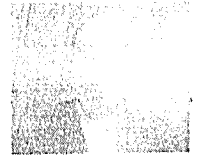

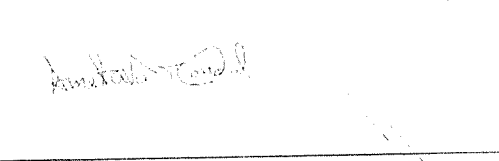
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S.N. DEVELOPER 58/G, Satchasi Para Road, City:- , P.O:- COSSIPORE, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 , PAN No.:: AExxxxxx8H,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
	Mr AJAY KUMAR SAHA (Presentant) Son of Late Nirmal Kumar Saha Date of Execution - 17/01/2022, , Admitted by: Self, Date of Admission: 17/01/2022, Place of Admission of Execution: Office			
	Jan 17 2022 12:42PM	LTI 17/01/2022		17/01/2022
58G, Satchasi Para Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx6Q, Aadhaar No: 97xxxxxxxx2551 Status : Representative, Representative of : S:N. DEVELOPER (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Mr SAMAR KUMAR SAHA Son of Late Sudhir Kumar Saha Date of Execution - 17/01/2022, , Admitted by: Self, Date of Admission: 17/01/2022, Place of Admission of Execution: Office			
	Jan 17 2022 12:42PM	LTI 17/01/2022		17/01/2022
7th Floor, Khudiram Bose Sarani, Block/Sector: Salboni, Flat No: B-703, 64/98c, City:- , P.O:- Belgachia, P.S:-Ultadanga, District:-North 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx0G, Aadhaar No: 37xxxxxxxx4007 Status : Representative, Representative of : S.N. DEVELOPER (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AMITAVA MONDAL Son of Mr AMAR NATH MONDAL 59C, S.P. ROAD, City:- , P.O:- COSSIPORE, P.S:-Cossipur, District:- North 24-Parganas, West Bengal, India, PIN:- 700002			
	17/01/2022	17/01/2022	17/01/2022
Identifier Of Smt BASANTI GHOSH, Smt ANJALI GHOSE, Smt RINA GHOSH, Smt TULIKA JANA, Smt TUHINA BOSE, Mr SOMENATH GHOSH, Mr AJAY KUMAR SAHA, Mr SAMAR KUMAR SAHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt BASANTI GHOSH	S.N. DEVELOPER-1.8108 Dec
2	Smt ANJALI GHOSE	S.N. DEVELOPER-1.8108 Dec
3	Smt RINA GHOSH	S.N. DEVELOPER-1.8108 Dec
4	Smt TULIKA JANA	S.N. DEVELOPER-1.8108 Dec
5	Smt TUHINA BOSE	S.N. DEVELOPER-1.8108 Dec
6	Mr SOMENATH GHOSH	S.N. DEVELOPER-1.8108 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt BASANTI GHOSH	S.N. DEVELOPER-790.16666700 Sq Ft
2	Smt ANJALI GHOSE	S.N. DEVELOPER-790.16666700 Sq Ft
3	Smt RINA GHOSH	S.N. DEVELOPER-790.16666700 Sq Ft
4	Smt TULIKA JANA	S.N. DEVELOPER-790.16666700 Sq Ft
5	Smt TUHINA BOSE	S.N. DEVELOPER-790.16666700 Sq Ft
6	Mr SOMENATH GHOSH	S.N. DEVELOPER-790.16666700 Sq Ft

On 17-01-2022

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 12:06 hrs on 17-01-2022, at the Office of the A.R.A. - IV KOLKATA by Mr AJAY KUMAR SAHA .

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 2,56,53,547/-

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

Execution is admitted on 17/01/2022 by 1. Smt BASANTI GHOSH, Daughter of Late Bhusan Chandra Ghose, 9/1C Hem Dey Lane, P.O: SINTHEE, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession House wife, 2. Smt ANJALI GHOSE, Alias Smt ANJALI GHOSH, Wife of Mr Sambhunath Ghosh, 9/1C Hem Dey Lane, P.O: SINTHI, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession House wife, 3. Smt RINA GHOSH, Alias Smt RANI GHOSH, Daughter of Late Sambhunath Ghosh, 6 J.N. LHIRI ROAD, P.O: SERAMPUR, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by Profession House wife, 4. Smt TULIKA JANA, Wife of Mr Devasish Jana, AE 788 Salt Lake City, AE Market, Sector -1, Bidhannagar CC Block, P.O: Bidhannagar CC Block, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession House wife, 5. Smt TUHINA BOSE, Wife of Mr Sankar Bose, 18/B Mondal Para Lane, P.O: NOAPARA, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by Profession House wife, 6. Mr SOMENATH GHOSH, Son of Late Gopal Chandra Ghosh, Ramkrishna Park, Sodepore, Panihati, P.O: SODEPUR, Thana: Sodepur, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Others

Indetified by Mr AMITAVA MONDAL, , , Son of Mr AMAR NATH MONDAL, 59C, S.P. ROAD, P.O: COSSIPORE, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-01-2022 by Mr AJAY KUMAR SAHA, PARTNER, S.N. DEVELOPER (Partnership Firm), 58/G, Satchasi Para Road, City:- , P.O:- COSSIPORE, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002

Indetified by Mr AMITAVA MONDAL, , , Son of Mr AMAR NATH MONDAL, 59C, S.P. ROAD, P.O: COSSIPORE, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by profession Advocate

Execution is admitted on 17-01-2022 by Mr SAMAR KUMAR SAHA, PARTNER, S.N. DEVELOPER (Partnership Firm), 58/G, Satchasi Para Road, City:- , P.O: COSSIPORE, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002

Indetified by Mr AMITAVA MONDAL, , , Son of Mr AMAR NATH MONDAL, 59C, S.P. ROAD, P.O: COSSIPORE, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60,105/- (B = Rs 60,000/- , E = Rs 21/- , I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 60,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB. Online on 17/01/2022 8:21AM with Govt. Ref. No: 192021220163386681 on 17-01-2022, Amount Rs: 60,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1684794558 on 17-01-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 35,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 29158. Amount: Rs.5,000/-, Date of Purchase: 13/01/2022, Vendor.name: M Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/01/2022 8:21AM with Govt. Ref. No: 192021220163386681 on 17-01-2022, Amount Rs: 35,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1684794558 on 17-01-2022, Head of Account 0030-02-103-003-02

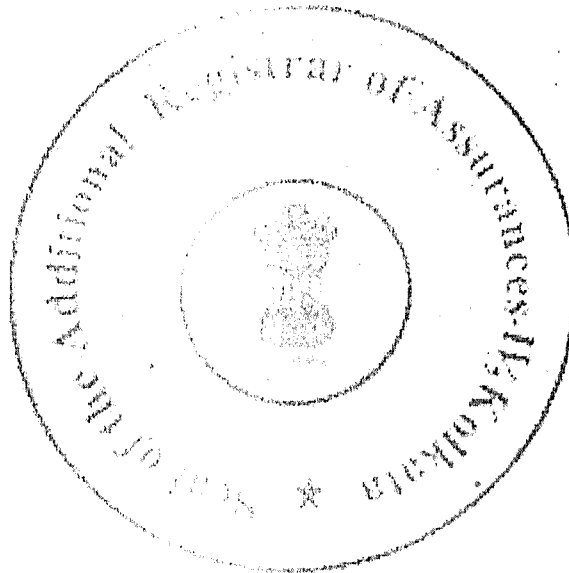
Mohul Mukhopadhyay
Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 137450 to 137511

being No 190400498 for the year 2022.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.01.24 19:26:57 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/01/24 07:26:57 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)