

2731/19

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 289584

*Handwritten signature and date: 14/6/19*

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

Additional Dist. Sub Registrar  
Saidah

17 JUN 2019

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** made this the *14<sup>th</sup>* day of *June*....., Two Thousand And *Nineteen* of the Christian Era;

BETWEEN

*Handwritten notes:*  
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তার \_\_\_\_\_

MAHAMANI PROPERTIES PVT. LTD.  
BA-17, Sector-I, Salt Lake City  
Kolkata-700 064

স্ট্যাম্প ভেতার স্বাক্ষর \_\_\_\_\_

বিধান নগর (সল্টলেক/সিটি) এ. ডি. এস. অফিস

মেটি স্ট্যাম্প ক্রয় তার \_\_\_\_\_

চালান নং \_\_\_\_\_ মেটি কত টাকা খরিদ \_\_\_\_\_

11 MAR 2019

টুজারী বারাকপুর ভেতার-মিতা দত্ত

888000

Shovan Ghosh.



VVTI  
2553

Shovan Ghosh.



VVTI  
2554

Kamala Ghosh.



VVTI  
2555

Kamala Ghosh.



VVTI  
2556

Rita Ghosh.




A.D.S.R., SEALDAH  
4 JUN 2019  
Dist.-South 24 Parganas

Identified by me  
Chandan Mandal  
S/o - Thaita Mandal  
1, NO. Gort. Colony  
P.O. - Hadia  
P.S. - K.L.C



(1) **SRI RATAN KUMAR GHOSH (PAN: AECPG7038N)** son of Late Ramani Mohan Ghosh and Late Manorama Ghosh, by Faith: Hindu, by Occupation: Business, by Nationality : Indian, (2) **SMT. DIPALI GHOSH (PAN: ADTPG6135G)**, wife of Sri Ratan Kumar Ghosh, by Faith: Hindu, by Occupation: Housewife, by Nationality: Indian, (3) **SRI RANA GHOSH (PAN: ADTPG6137E)**, son of Sri Ratan Kumar Ghosh, by Faith: Hindu, by Occupation : Business, by Nationality: Indian, (4) **SRI RAJA GHOSH (PAN: AECPG7046N)**, son of Sri Ratan Kumar Ghosh, by Faith: Hindu, by Occupation: Business, by Nationality: Indian, all residing at 1/1, Canal South Road, P.O: Tangra, Police Station: Entally, Kolkata – 700 015, (5) **SRI ARESH KANTI MAJUMDER (PAN: AZRPM7940H)** son of Late Atul Kumar Majumder and Late Rani Kana Majumder, by Faith: Hindu, by Occupation: Self-employed, by Nationality: Indian, residing at 22/B, Lansdowne Place, P.O: Sarat Bose Road, P.S: Rabindra Sarabar, Kolkata – 700 029, (6) **SMT. KUNTALA GHOSH (PAN: AQFPG5512L)** wife of Mr. Santanu Ghosh and daughter of Late Atul Kumar Majumder and Late Rani Kana Majumder, by Faith: Hindu, by Occupation: Housewife, by Nationality: Indian, residing at 106A, Motilai Nehru Road, P.O: Sarat Bose Road, P.S: Rabindra Sarabar, Kolkata – 700 029, (7) **SMT. MIMI DAS (ALGPD1719G)**, wife of Mr. Arun Das and daughter of Late Atul Kumar Majumder and Late Rani Kana Majumder, by Faith: Hindu, by Occupation: Housewife, by Nationality: Indian, residing at 12H, Baishnabghata Lane, P.O: Naktala, P.S: Naktala, Kolkata – 700 047, (8) **SMT. KAMALA GHOSH (PAN: BPYPG9164D)**, wife of Late Hari Narayan Ghosh, by Faith : Hindu, by Occupation : Housewife, by Nationality : Indian, residing at 1/1, South Sealdah Road, Police Station: Entally, P.O: Tangra, Kolkata - 700015, (9) **SRI SHO VAN GHOSH (PAN: BKPPG1372R)**, son of Late Hari Narayan Ghosh, by Faith : Hindu, by Occupation : Service, by Nationality: Indian, residing at 4A, Pan Bagan Lane, P.O: & P.S: Entally, Kolkata – 700 014, (10) **SRI MANOJ GHOSH (PAN: ASXPG5987F)**, son of Late Hari Narayan Ghosh, by Faith: Hindu, by Occupation : business, by Nationality: Indian, residing at 1/1, South Sealdah Road, P.O. & P.S: Entally, Kolkata - 700015, (11) **SMT. RITA GHOSH (PAN: CPWPG4185D)**, wife of Late Sudhir Kumar Ghosh, by Ffaith : Hindu, by Occupation : Housewife, by Nationality : Indian, residing at 3/1J, South Sealdah Road, P.O: Tangra, P.S: Entally, Kolkata - 700015, (12) **MS. PRIYA SEN (nee GHOSH) (PAN: KGWPS3355C)**, daughter of Late Sudhir Kumar Ghosh, by Faith : Hindu, by Occupation : Household work, by Nationality : Indian, residing at T-80A/1C, Dr. S. Ch. Banerjee Road, P.O. & P.S: Belegghata, Kolkata – 700 010, (13) **MS. RITUPARNA GHOSH (PAN: BIZPG2368D)**, daughter of Late Sudhir Kumar Ghosh, by Faith : Hindu, by Occupation : Household. work, by Nationality: Indian, residing at 3/1J, South Sealdah Road, Post Office: Tangra, P.S: Entally, Kolkata – 700 015, (14) **SMT. CHANDRANI KUNDU (Nee GHOSH) (PAN: HIBPK9032G)** w/o. Sri Shib Shankar Kundu (daughter of Late Sudhir Ghosh), by Faith: Hindu, by Occupation Housewife, by Nationality: Indian, residing at 124, Kali Kumar Mazumdar Road, Post Office: Santoshpur, Police Station: Purba Jadabpur, South 24-Parganas Kolkata — 700 075 (15) **SMT. MITA GHOSH ( PAN : BHIPG9931Q )** wife of Late Madan Ghosh, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at 4C, South Sealdah Road, Post Office - Tangra, Police Station - Entally, Kolkata – 700 015 AND (16) **SRI VICKY GHOSH, ( PAN : BGNPG9913Q )** son of Late Madan Ghosh, by faith Hindu, by Occupation Business, residing at 4C, South Sealdah Road, Post Office - Tangra, Police Station - Entally, Kolkata - 700 015, hereinafter jointly

✓  VUTI  
2557  
Priya Sen

✓  VUTI  
2558  
Rituparna Dey

✓  VUTI  
2559

✓ Chandrani Kundu

 VUTI  
2560

✓ satabhosh

 VUTI  
2561

✓ Vicky Ghosh

 VUTI  
2562

✓ Kuntala Ghosh



by

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Chandan Mandal



referred to as the **OWNERS** (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

**MAHAMANI PROPERTIES PRIVATE LIMITED** (having PAN:AAICM44I3A) a Company incorporated under Indian Companies Act, 1956 having its registered office at BA-17, Salt Lake City, Sector—I, P.O: Bidhannagar, P.S: Bidhannagar (North), Kolkata 700 064 being represented by one of its Director **SRI SANJEEB GUPTA**, son of Sri Gopal Prasad Gupta, by Faith: Hindu, by Occupation: Business, by Nationality: Indian, residing at BA-17, Sector—I Salt Lake City, P.O: Bidhannagar, P.S: Bidhannagar (North), Kolkata — 700 064, hereinafter referred to as the **DEVELOPER/BUILDER** (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors and or successors-in-office, administrators, and assigns) of the **SECOND PART**.

**REPRESENTATIONS AND WARRANTIES ON TITLE BY THE FIRST PARTY OWNERS:**

1. One Gopal Krishna Das was the owner of the property lying at 6 & 7, Munshibazar Road i.e. land measuring about 2 Bighas 14 Cottahs and 25 Sq.ft. together with structure standing thereon lying at 6, Munshibazar Road and land measuring about 2 Cottahs 6 Chittaks and 39 Sq. ft. together with structure standing thereon along with other properties.
2. The said Gopal Krishna Das died intestate on 06.11.1904 leaving behind him surviving his son Jiban Krishna Das as his only heir and legal representative in respect to his aforesaid properties and his wife Giribala Dassi, and daughter-in-law Tarak Bala Dassi seized and possessed considerable properties.
3. The said Jiban Krishna Das died intestate on 26.03.1905 leaving behind him surviving his mother Giribala Dassi as his only heiress and legal representative but leaving four sisters namely Santoshmohini Dasi, Durgeshnandini Dasi, Bidyutnalini Dasi alias Bidhumukhi Dasi and Nripendranandini Dasi who were also seized and possessed the properties left by their deceased father Gopal Krishna Das.
4. The said Giribala Dassi died intestate on 01.11.1918 leaving behind her surviving grandsons namely Panchanan Sarkar, Saradananda Sarkar, Sibananda Sarkar, Ashutosh Das, Gopinath Das, Kashinath Das, Kanailal Dalui and Jatindra Nath Biswas as reversionary heirs of said Jiban Krishna Das who were jointly inherited the properties left by deceased Jiban Krishna Das in equal share.





5. Upon demise of said Giribala Dassi on or about 01.11.2018 the Court of Wards known as Janbazar Ward Estate No.2 took over the management of the properties of Jiban Krishna Das.
6. On or about 16.07.1925 said Kanai Lal Dalui got his 1/8<sup>th</sup> share in the properties of Jiban Krishna Das released from the management of the court of Wards on attending majority and got his name recorded in the assessment records of the Calcutta Municipal Corporation in respect to his share of properties excepting Premises nos.73/1 and 74, Dharmatola Street, 5, Puran Chand Nahar Avenue and 1, Ram Chandra Avenue in which he had no share.
7. The said Panchanan Sarkar died intestate on 26.05.1982 leaving behind him surviving his sons namely Pradyumna Kumar Sarkar and Pratap Kumar Sarkar and his wife Angur Bala Sarkar as his heir and heiress.
8. The said Jatindra Nath Biswas died intestate on 01.06.1943 leaving behind him surviving his wife Radharani Biswas and his sons namely Jugal Kishore Biswas, Rabindara Nath Biswas alias Rabindar Kumar Biswas, Kartick Chandra Biswas and Arun Kumar Biswas as his legal heiress and heirs.
9. The said Ashutosh Das died intestate on 06.08.1947 leaving behind him surviving his sons namely Amiya Kumar Das, Ajoy Kumar Das and Amal Kumar Das as his legal heirs.
10. On or about 22.11.1950 said Kanailal Dalui filed a suit being Title Suit Being No.187 of 1950 in the court of Subordinate Judge at Alipore, 24-Parganas against said Pradyumna Kumar Sarkar, Pratap Kumar Sarkar, Angur Bala Sarkar, Saradananda Sarkar, Sibananda Sarkar, Amiya Kumar Das, Ajoy Kumar Das, Amal Kumar Das, Gopinath Das, Kashinath Das, Jugal Kishore Biswas, Rabindara Nath Biswas alias Rabindra Kumar Biswas, Kartick Chandra Biswas, Arun Kumar Biswas and Radharani Biswas.
11. The said suit being Title Suit being No.187 of 1950 finally disposed off in terms of commissioners report whereby and whereunder said property lying at 6 & 7, Munshibazar Road remain joint properties between the parties of the said suit.
12. The said Jugal Kishore Biswas died intestate leaving behind him surviving his wife Archana Biswas and two sons namely Meghnath Biswas and Chandan Biswas as his legal heiress and heirs who were jointly inherited the properties left by deceased Jugal Kishore Biswas.
13. The said Kanailal Dalui leaving behind him surviving his wife Renuka Dolui and two sons namely Asesh Kumar Dolui and Amalesh Kumar Dolui as his legal heiress and heirs who were jointly inherited the properties left by deceased Kanailal Dalui.
14. The said Gopinath Das leaving behind him surviving his wife Umarani Das and son Gokulananda Das as his legal heiress and heir who were jointly inherited the properties left by deceased Gopinath Das.



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15. Upon demise Kashinath Das his sons and daughter in law Kalyan Kumar Das and Dipti Rani Das became the owner of his properties.
16. The said Amiya Kumar Das, Ajay Kumar Das, Amal Kumar Das, Rabindra Nath Biswas, Kartick Chandra Biswas, Arun Kumar Biswas, Archana Biswas, Meghnath Biswas, Chandan Biswas, Alesh Kumar Dolui, Amalesh Kumar Dolui, Renuka Dolui, Gokulananda Das, Umarani Das, Kalyan Kumar Das, Dipti Rani Das agreed to sell their undivided 05 annas share out of total 10 annas share in respect to Premises no. 6 & 7, Munshi Bazar Road, within the limits of the Calcutta Municipal Corporation (now Kolkata Municipal Corporation) i.e. land measuring about 18 Cottahs 01 Chittak 12.50 Sq. ft. (actual measurement 17 Cottahs 10 Chittaks 14 Sq.ft.) together with structure standing thereon unto and in favour of Dipali Ghosh, Rana Ghosh, Raja Ghosh, Hari Narayan Ghosh, Sudhir Ghosh, Madan Ghosh, by way of Memorandum of Agreement dated 12.12.1984 and the same was duly registered with the office of the Sub-Registrar, Sealdah and recorded in Book no.1, Being no.740 for the year 1984.
17. In terms of Memorandum of Agreement dated 12.12.1984 said Amiya Kumar Das, Ajay Kumar Das, Amal Kumar Das, Rabindra Nath Biswas, Kartick Chandra Biswas, Arun Kumar Biswas, Archana Biswas, Meghnath Biswas, Chandan Biswas, Alesh Kumar Dolui, Amalesh Kumar Dolui, Renuka Dolui, Gokulananda Das, Umarani Das, Kalyan Kumar Das, Dipti Rani Das sold, transferred and conveyed a piece and parcel their undivided 05 annas out of total 10 annas share in respect to Premises nos. 6 & 7, Munshi Bazar Road, within the limits of the Calcutta Municipal Corporation (now Kolkata Municipal Corporation) i.e. land measuring about 18 Cottahs 01 Chittak 12.50 Sq. ft. (actual measurement 17 Cottahs 10 Chittaks 14 Sq.ft.) together with structure standing thereon unto and in favour of Dipali Ghosh, Rana Ghosh, Raja Ghosh, Hari Narayan Ghosh, Sudhir Ghosh, Madan Ghosh, by way of a Deed of Sale dated 27.03.1985 and the same was duly registered with the office of the Sub Registrar, Sealdah and recorded in Book No. 1, Volume No.8, Pages 1 to 14, Being No.294 for the year 1985.
18. The said Archana Biswas executed a registered Indemnity Bond dated 27.03.1985 unto and in favour of Dipali Ghosh, Rana Ghosh, Raja Ghosh, Hari Narayan Ghosh, Sudhir Ghosh, Madan Ghosh whereby and whereunder she indemnified and harmless about her minor son Chandan Biswas who was one of the seller in Deed of Sale dated 27.03.1985 represented by said Archana Biswas and the said Indemnity Bond duly registered with the office of the Sub Registrar, Sealdah and recorded in Book No. 1, Volume no.8, Pages 35 to 40, Being No.297 for the year 1985.
19. Ld. Civil Judge (Senior Division) , 9th Court, Alipore by a final order dated 23.07.1986 in terms of compromise petition in Title suit being no.101 for the year 1985, allotted the undivided 1/4th share unto and in favour of the defendants namely Bimal Krishna Mondal, Provat Kumar Chatterjee, Sambhu Nath Mondal, Minoti Das, and Ajit Kumar Das in respect to Premises no. 6 & 7, Munshi Bazar Road, within the limits of the Calcutta Municipal Corporation ( now Kolkata Municipal Corporation) upon payment of consideration amount fixed by



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the Court , unto and in favour of Dipali Ghosh, Satya Chanda, Rana Ghosh, Raja Ghosh, Hari Narayan Ghosh, Sudhir Ghosh, Madan Ghosh, Mira Chanda, Sanjib Chanda, Rajib Chanda, Santu Chanda .

20. The said Bimal Krishna Mondal died intestate on 23.03.1988.
21. Subsequently said Provat Kumar Chatterjee, Sambhu Nath Mondal, Minoti Das, and Ajit Kumar Das executed a Deed of Sale dated 10.03.1989 in respect to aforesaid undivided 1/4th share in respect to Premises no. 6 & 7, Munshi Bazar Road, within the limits of the Calcutta Municipal Corporation (now Kolkata Municipal Corporation) i.e. land measuring about 14 Cottahs 01 Chittak 38.50 Sq. ft. unto and in favour of Dipali Ghosh, Satya Chanda, Rana Ghosh, Raja Ghosh, Hari Narayan Ghosh, Sudhir Ghosh, Madan Ghosh, Mira Chanda, Sanjib Chanda, Rajib Chanda, Santu Chanda which was duly registered with the office of the Registrar of Assurances , Calcutta and recorded in Book No. 1, Volume no.88, Pages 378 to 387, Being no.2834 for the year 1989.
22. The said Dipali Ghosh, Satya Chanda, Rana Ghosh, Raja Ghosh, Hari Narayan Ghosh, Sudhir Ghosh, Madan Ghosh, Mira Chanda, Sanjib Chanda, Rajib Chanda, Santu Chanda sold, transferred and conveyed the said land measuring about 14 Cottahs 01 Chittak 38.50 Sq. ft. lying and situated at Premises no. 6 & 7, Munshi Bazar Road, within the limits of the Calcutta Municipal Corporation (now Kolkata Municipal Corporation) unto and in favour of one Manorama Ghosh by way of a Deed of Sale dated 30.06.1989 which was duly registered with the office of the Registrar of Assurances , Calcutta and recorded in Book No. 1, Volume no.198, Pages 495 to 505, Being No.7402 for the year 1989.
23. One Sarada Nanda Sarkar became the owner of two annas undivided share in respect to Premises no. 6 & 7, Munshi Bazar Road, within the limits of the Calcutta Municipal Corporation (now Kolkata Municipal Corporation) i.e. land measuring about 7 Cottahs 41 Sq. ft. by way of Partition Decree in Title suit no. 187 for the year 1950 before the Ld. 5th Sub Ordinate Judge, Alipore.
24. The said Sarada Nanda Sarkar created a Trust named Leela Bati Trust Estate in respect to his said two annas undivided share in respect to Premises no. 6 & 7, Munshi Bazar Road, within the limits of the Calcutta Municipal Corporation (now Kolkata Municipal Corporation) by way of Trust Deed dated 25.05.1966, which was duly registered with the office of the Registrar of Assurances , Calcutta and recorded in Book No. 1, Volume no.80., Pages 194 to 201, Being no.2713 for the year 1966 and appointed the Asit Kumar Sarkar as trustee of the said deed and it is also stipulate that upon demise of said Leela Bati Sarkar said Asit Kumar Sarkar shall be the absolute owner of the said property.
25. The said trustee i.e. Asit Kumar Sarkar leased out a portion of land measuring about 3 Cottahs 15 Chittaks 19 Sq. ft. together with structure standing thereon for a period of 99 years unto and in favour of Dipali Ghosh, Rana Ghosh, Raja Ghosh, Hari Narayan Ghosh, Sudhir Ghosh, Madan Ghosh by way of a Deed of Lease dated 12.12.1984, which was duly registered with the office of the Sub Registrar, Sealdah and recorded in Book no.1, Volume no.20, Pages 476 to 487, Being No.747 for the year 1990 and in clause no.6 on the said lease deed it is



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- stipulated that upon demise of Leela Bati Sarkar said Asit Kumar Sarkar will sell the said leased property unto and in favour of the lessee Dipali Ghosh, Rana Ghosh, Raja Ghosh, Hari Narayan Ghosh, Sudhir Ghosh, Madan Ghosh.
26. The said Leela Bati Sarkar died on 25.10.1986 and on her death said Asit Kumar Sarkar became the absolute owner of the said two annas undivided share in respect to Premises no. 6 & 7, Munshi Bazar Road, within the limits of the Calcutta Municipal Corporation (now Kolkata Municipal Corporation) i.e. land measuring about 7 Cottahs 41 Sq. ft. and thus said Asit Kumar Sarkar in terms of said Deed of Lease dated 12.12.1984 sold, transferred and conveyed the said land leased land measuring about 3 Cottahs 15 Chittaks 19 Sq. ft. together with structure standing thereon unto and in favour of Dipali Ghosh, Rana Ghosh, Raja Ghosh, Hari Narayan Ghosh, Sudhir Ghosh, Madan Ghosh by way of a Deed of Sale dated 30.03.1990, which was duly registered with the office of the Registrar of Assurances, Calcutta and recorded in Book No. I, Volume No.61, Pages 434 to 443, Being No.4597 for the year 1990.
  27. The said Hari Narayan Ghosh died intestate leaving behind his wife Kamala Ghosh and two sons namely Shovan Ghosh and Manoj Ghosh as his legal heirs and representatives.
  28. The said Monorama Ghosh died intestate leaving behind his son Ratan Ghosh and daughter Rani Mazumdar as her legal heir and heiress.
  29. A Title Suit being no. 156 for the year 2009 instituted between Satya Chanda, Mira Chanda, Sanjib Chanda, Rajib Chanda, Santu Chanda and Dipali Ghosh, Rana Ghosh, Raja Ghosh, Kamala Ghosh, Shovan Ghosh and Manoj Ghosh, Sudhir Ghosh, Madan Ghosh, Ratan Ghosh and Rani Mazumdar before the Ld. Civil Judge (Sr. Division), Sealdah for partition of the aforesaid joint properties, whereby and whereunder the Ld. Court by an final order dated 05.01.2001 in terms of compromise petition allotted all that piece and parcel of land measuring about 1 Bigha 15 Cottahs 04 Chittaks 29 Sq. ft. lying and situated at 6 & 7, Munshibazar Road, within the limits of the Kolkata Municipal Corporation unto and in favour of said Dipali Ghosh, Rana Ghosh, Raja Ghosh, Kamala Ghosh, Shovan Ghosh, Manoj Ghosh, Sudhir Ghosh, Madan Ghosh, Ratan Ghosh and Rani Mazumdar jointly.
  30. The said Sudhir Ghosh died intestate leaving behind his wife Rita Ghosh and three daughters namely Priya Ghosh, Rituparna Ghosh and Chandrani Kundu (nee Ghosh) as his legal heiress and representatives.
  31. By a Deed of Amalgamation the said Premises No. 6, Munshi Bazar Road, and 7, Munshi Bazar Road were amalgamated as one single premises as Premises No. 6, Munshi Bazar Road measuring about 1 Bigha 15 Cottahs 4 Chittacks 29 Sq. ft more or less.
  32. The said Dipali Ghosh, Rana Ghosh, Raja Ghosh, Kamala Ghosh, Shovan Ghosh, Manoj Ghosh, Rita Ghosh, Priya Ghosh, Rituparna Ghosh, Chandrani Kundu (nee Ghosh), Madan Ghosh (since deceased), Ratan Ghosh and Rani Kana Mazumdar entered into a Development Agreement dated 11.12.2013 with Mahamani Properties Pvt. Ltd. for the purpose development of the land



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measuring about 35 Cottahs 04 Chittacks 29 Sq. ft. (but inadvertently the land was referred to as 36 Cottahs 02 Chittacks 25 Sq. ft.) and the same was duly registered with office of the Additional Registrar of Assurances –I, Kolkata and recorded in Book No. I, CD Volume no.22, Pages 746 to 781, Being No.11567 for the year 2013. The measurement in the said Deed was incorrectly recorded but the correct land measures an area of 1 Bigha 15 Cottahs 04 Chittacks 29 Sq. ft under the amalgamated Premises No.6, Munshi Bazar Road and the parties are confirming the said area which is less than the area inadvertently recorded in the earlier development agreement.

33. The said Dipali Ghosh, Rana Ghosh, Raja Ghosh, Kamala Ghosh, Shovan Ghosh, Manoj Ghosh, Rita Ghosh, Priya Ghosh, Rituparna Ghosh, Chandrani Kundu( nee Ghosh), Madan Ghosh (since deceased), Ratan Ghosh and Rani Kana Mazumdar also executed a Development Power of Attorney dated 11.12.2013 whereby and whereunder they have appointed Sanjeb Gupta and Sujit Gupta as their constituted attorneys and the same was duly registered with office of the Additional Registrar of Assurances –III, Kolkata and recorded in Book No. IV, CD Volume no.13, Pages 2176 to 2205, Being no.08897 for the year 2013.
34. The said Madan Ghosh died intestate on 12.07.2016 and is survived by his wife and son namely Mala Ghosh and Vicky Ghosh the First parties herein and accordingly as the co-owners of the Schedule Property it has been mutually decided that to avoid any future dispute and difference between the parties the present owners have decided to execute a Supplementary Agreement in favour of the Developer and also a power of attorney by the present land owner in favour of the Developer.
35. The First Parties being the Co- Owners are absolutely seized and possessed of the undivided share in the land together with the other co-owners of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring 35 Cottahs 04 Chittacks 29 Sq. ft of land or a little more or less situate lying at and being part of premises Nos. 6 & 7 Munshibazar Road, presently known as 6, Munshi Bazar Road, Police Station - Entally, Kolkata 700015, within Ward No. 57 of Kolkata Municipal Corporation in the District of South 24-Parganas more fully described in the FIRST SCHEDULE hereunder written free from all encumbrances, lien, charges and attachments whatsoever.

**AND WHEREAS** the "Land Owners" absolutely seized and possessed of the said premises by way of exercising their right, title and interest therein more fully described in the FIRST SCHEDULE hereunder written intended to develop by way of raising or constructing a set of a multi-storeyed buildings under several phases or blocks comprising of Commercial Units, Shopping Complex, Residential Flats, Garages, Parking Spaces including basement and other Units of entertainments at the said premises and approached the DEVELOPERS/BUILDERS having its long experience and good credentials in the matter of executing several Housing and Commercial



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Complexes in the locality for materialization the aims, objective and desire of the land owners.

**AND WHEREAS** by the representation of the Owners/First Part who have been represented and assured, the Developers/Builders/ Second Part, inter alia, as follows:

- i). That the First Party is presently the joint owners of the Subject Property free from all Encumbrances and Liabilities whatsoever and is in khas vacant and peaceful possession thereof. The facts about the First Party deriving title to the Subject Property is represented and warranted by the First Party in the SCHEDULE hereto and the same are all true and correct. The First Party/Owners further declare, say and undertake that they are the absolute Owners of the property described in the First Schedule hereunder written and the same is not subject matter of any mortgage or under Agreement for Sale with any other third party and the same has never been requisitioned or subject matter of acquisition by the State of West Bengal or any other authority or authorities and the First Party/Owners never received any notice of such requisition or acquisition or any compensation from any requiring authority or from the State Authority in respect of the First Schedule property or any part or portion thereof and as such the First Schedule property is absolutely free from all sorts of encumbrances, lien, charges, attachment and lispensens whatsoever.
- ii) That the First Party have not prior to the execution of this Development Agreement, entered upon any agreement or contract with any other person or persons in connection with the sale of the Subject Property or any part thereof or its development/ dealing with/transfer/ lease in any way or in any manner whatsoever.
- iii) That the First Party have absolute, unfettered and unqualified right to enter into this Development Agreement with the Second Party/Developers/ Builders;
- iv) That the First Party have not stood as Guarantor(s) or Surety(s) for any obligation, liability, bond or transaction whatsoever;
- v) That the First Party have well and truly and fully understood the scheme of development of the Project Site and the nature and basis of allotment of the First Party's' Allocation in terms hereof. The First Party acknowledges and confirms that the First Party is fully aware that the Subject Property or any part thereof may or may not have any building constructed upon it and the development and future use of the Subject Property or any part thereof shall completely depend on the planning and scheme that may be finalized by the Second Party/Developers/Builders for overall development of the Project Site i.e. the FIRST SCHEDULE property, and accepts the same and has no objection to the same.
- vi) There is no difficulty in compliance of the obligations of the First Party hereunder and the entire property shall be butted and bounded by a boundary wall by the Owners at their own cost and the handing over of possession to the Developer for the purposes of this development agreement shall be with the said boundary wall.



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vii) It needs to be clarified that the mode or way of acquisition of title to the "First Schedule Property" by the present Owners both by way of purchase as well as by way of inheritance and some of their predecessor-in-interest have been recited in registered Sale Deeds referred to above and a series of suits including suit for partition, its final Decree, report of partition Commissioner and partition Map shall be deemed to be the part of title documents in the matter of consideration of mode of acquisition of the title to the "First Schedule Property". That apart in the partition plan the allotment of the Owners under LOT-B has been shown as 1 Bigha 15 Cottahs 04 Chittacks 29 Square Feet and as appearing upon calculation of transfer under Title Deeds it stands 36 Cottahs 02 Chittacks 25 Square Feet and as such for avoiding controversy the area of land shall be deemed the area available in actual physical measurement. In the title documents the "First Schedule Property" has been shown and written as being premises Nos. 6 & 7, Munshi Bazar Road, but in fact the "First Schedule Property" is presently under premises No. 6, Munshi Bazar Road within the local limit of Kolkata Municipal Corporation and stands in the names of the present owners and some of their predecessors and as such the same may be corrected accordingly. The Owners further say, declare and undertake that there is no other legal heirs or heiresses or owner having any interest in the "First Schedule Property" has been left out. The persons as shown as the "Owners" in this document are the actual Owners of the "First Schedule Property" having their right, title and interest therein absolutely and forever.

AND WHEREAS relying on the aforesaid representations and assurances made and/or contained on the part of the First Party/Land Owners, and believing the same to be true and correct and acting on good faith thereof, the Second Party/ Developers/Builders have agreed to develop the Project Site i.e. the FIRST SCHEDULE property for and subject to the terms and conditions hereinafter contained.

AND WHEREAS the "Land Owners" being desirous to develop the FIRST SCHEDULE property by way of raising sets of multi-storeyed building or buildings to be sanctioned by the competent authority and for want of necessary fund and lacking of appropriate experience and knowledge, the Land Owners approached the Developers/Builders herein for development of the First Schedule property under Joint Venture or otherwise under Collaboration Agreement at the costs and expenses of the Developers/Builders and after a series of bi-lateral talk and discussions and relying upon above representation of the Land Owners as to their acquisition of good and marketable title to the FIRST SCHEDULE property and relying upon their strong assertion as to acquisition of their marketable title and commitment to deliver vacant peaceful physical possession thereof. The parties hereto bi-laterally agreed to complete the transaction i.e. to say, the development work under the terms, conditions and stipulations contained in the body of this Development Agreement.

AND ALSO WHEREAS after a series of negotiations the "Land Owners" as well as the Developer/Builder have formally agreed to enter into these presents under the terms, conditions, covenants and stipulations contained in the body of this Development Agreement.



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**AND ALSO WHEREAS** after a series of negotiations the "Land Owners" as well as the Developer/Builder have earlier entered into a Development Agreement on 11.12.2013 which was duly registered with office of the Additional Registrar of Assurances –I, Kolkata and recorded in Book No. I, CD Volume no.22, Pages 746 to 781, Being No.11567 for the year 2013. The measurement in the said Deed was incorrectly recorded and thereafter the said Dipali Ghosh, Rana Ghosh, Raja Ghosh, Kamala Ghosh, Shovan Ghosh, Manoj Ghosh, Rita Ghosh, Priya Ghosh, Rituparna Ghosh, Chandrani Kundu (nee Ghosh), Madan Ghosh, Ratan Ghosh and Rani Kana Mazumdar also executed a Development Power of Attorney dated 11.12.2013 whereby and whereunder they have appointed Sanjeeb Gupta and Sujit Gupta as their constituted attorneys and the same was duly registered with office of the Additional Registrar of Assurances –III, Kolkata and recorded in Book No. IV, CD Volume No.13, Pages 2176 to 2205, Being No.08897 for the year 2013 subsequently the said Madan Ghosh died intestate on 12.07.2016 and is survived by his wife and son namely the said Mita Ghosh and Vicky Ghosh and thereafter said Rani Kana Majumder died on 05.11.2018 and is survived by his son and daughters namely the said Aresh Kasnti Majumder, Kuntala Ghosh and Mimi Das and to avoid any dispute entered into a Development Agreement.

**AND ALSO WHEREAS** after execution of the prior Agreements as stated hereinabove the parties have negotiated amongst themselves whereunder the Developer has assumed the responsibility of negotiating with the occupiers/ tenants for their vacating the occupied/tenanted portion in the present condition of the structures and for their relocation in the ground floor of the new building to be erected by the Developer. The sharing ratio in the Project has been duly discussed between the parties and save and except the ratio as agreed upon the parties shall not claim any other allocation over the other's share.

**NOW THIS MEMORANDUM OF AGREEMENT WITNESSETH** as follows:

1. That the OWNERS are absolutely owned and possessed of the FIRST SCHEDULE property and have acquired their right, title and interest therein in the manner stated hereinabove and is free from all encumbrances, lien, charges, attachment and lispendens whatsoever.

2. That the DEVELOPER/BUILDER shall execute the construction work of sets of multi-storeyed buildings including basement thereon as would be sanctioned by the local Kolkata Municipal Corporation Authority or any other competent authority or authorities, subject to the nature and extent of approval to be made or as would be accorded by the Sanctioning Authority, comprising of Commercial Units, Shopping Complexes, Garages, Parking Spaces, Places of Entertainments and Residential Apartments at the costs and expenses of the Developers/Builders, strictly in accordance with the specification to be shown in the building plans and revised building plans etc. to be sanctioned by the local Kolkata Municipal Corporation Authority and also in terms of the schedule of specification attached with this Memorandum of Development Agreement.

3. That the premises shall mean the FIRST SCHEDULE PROPERTY presently



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premises No. 6, Munshi Bazar Road, situated within the local limit of Kolkata Municipal Corporation, Police Station: Entally, District South 24-Parganas, more fully described in the FIRST SCHEDULE hereunder written free from all encumbrances.

4. That the building or buildings shall mean the sets of multi-storeyed buildings to be constructed by the DEVELOPER/BUILDER in the land described in the FIRST SCHEDULE hereunder written in single phase or more in accordance with the specification shown in the building plans to be sanctioned by the Kolkata Municipal Corporation authority and also in terms of the Schedule of Specification annexed hereto.

5. That the saleable space shall mean all constructed areas comprising of basement commercial units, residential flats and parking spaces in the proposed multi-storeyed Buildings available for independent use and occupation together with common facilities and amenities and right to common areas and common users including proportionate share in land underneath.

6. That the Title and its Declaration : The owners (1) SRI RATAN GHOSH, (2) SMT. DIPALI GHOSH, (3) SRI RANA GHOSH, (4) SRI RAJA GHOSH, (5) SRI ARESH KANTI MAJUMDER, (6) SMT. KUNTALA GHOSH, (7) SMT. MIMI DAS, (8) SMT. KAMALA GHOSH, (9) SRI SHO VAN GHOSH, (10) SRI MANOJ GHOSH, (11) SMT. RITA GHOSH, (12) MS. PRIYA GHOSH (13) MS. RITUPARNA GHOSH, (14) SMT. CHANDRANI KUNDU (nee GHOSH) AND 15) SMT. MITA GHOSH (16) SRI VICKY GHOSH are the absolute owners having their good and marketable right, title and interest in the property described in the FIRST SCHEDULE hereunder written and relying upon the declaration, representation and warranties by the Owners/First Party on the title to the property i.e. the First Schedule property, the Developer/Builder have entered into this Development Agreement and as such if any subsequent stage it detect that the Land Owners/First Party has/have no marketable title to the First Schedule property or the same is not free from all encumbrances, in that event the Land Owners/First Party shall refund the entire security deposit, costs of development, all litigations costs and other miscellaneous expenses with calculated damages and interest to the Developer/ Builder in accordance with law.

7. That the DEVELOPER/BUILDER hereby declare and say that they shall execute the entire construction work of several sets of multi-storeyed buildings as would be sanctioned or available by the Local Authority i.e. the Kolkata Municipal Corporation providing Residential Flats and commercial areas upto the height or floors as admissible under Corporation's Building Rules or any other statutory provisions and other areas, in accordance with the sanction to be obtained from the local Kolkata Municipal Corporation Authority or any other authority competent to do so, strictly in accordance with the specification described in the SCHEDULE OF SPECIFICATION under FOURTH SCHEIULE hereunder written entirely at their own costs and expenses and that the Land Owners shall not spend even a single coin towards the costs of construction.

8. That the owners hereby grant exclusive right to the DEVELOPER /BUILDER





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to built upon and commercially exploit the said property and the proposed buildings in accordance with the building plans or revised plans and shall be absolutely liable to the owners as well as to the local authority for any sort of deviation from the sanctioned building plan or plans. The DEVELOPER/ BUILDER shall be legally bound to obtain sanction, permission, clearance or approval as may be required for the construction of the proposed building or buildings in the First Schedule property exclusively and entirely at their costs and expenses. The owners equally agrees to extend all sorts of co-operation to the DEVELOPER/BUILDER by signing and executing any or all such documents or representations to be required for obtaining necessary sanction or approval from the Govt. offices and local Kolkata Municipal Corporation Authority. The Owners further declare, say, undertake and promise that if any storey or storeys over and above the admissible pattern is sanctioned by the local Kolkata Municipal Corporation Authority in any subsequent stage in that event the Land Owners shall not make any additional or excess claim of constructed areas to be constructed over and above pattern, save and except the "ratio" or proportion hereunder agreed.

9. That this Development or Collaboration Agreement shall be deemed to have been effected, the moment it is executed by the parties hereto and the DEVELOPER/BUILDER shall complete the entire construction work of the said building or buildings including colour painting, water supply, installation of lifts and electric energy, within a period of 48 (forty eight) months time however with outer limit of 60 (sixty) months from the date of such sanction of building plan from the local Kolkata Municipal Corporation Authority at their own costs and expenses or from the date of handing over peaceful vacant physical possession of the "First Schedule" property by removing and/or shifting the existing Tenants therefrom and/or demolishing all existing Structures therefrom in favour of the Developers/Builders whichever is later, unless prevented by "FORCE MAJEURE".

The Developer shall bear the shifting charges but the selection of temporary space for the tenants shall be done by the Landowners however the Landowners shall not expend any amount for shifting or removing the existing Tenants from the "First Schedule Property", However it is made clear that the actual relocation of the tenants in the new building shall be out of the landowners' Allocation in the new building.

Upon identification of the shifting location the Land Owners the Developer/Builder have agreed to raise and/or construct four/five numbers Sheds for Temporary accommodation of the existing Tenants in the said Sheds/ Structures to be constructed by the Developer/Builder in the "First Schedule" Property.

10. That the DEVELOPER/BUILDER shall use good quality cement, steel, brick, fittings, fixtures, wood and steel works, water, electricity, telephone connection, sanitary and plumbing works and other essential amenities and other inputs and facilities required for the construction work and/or for enjoyment of the demised premises.



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11. That the DEVELOPER/BUILDER shall complete the entire construction work of the building or buildings to be completed in all respect within a period of 48 (forty eight) months time with 12 months more outer limit, from the date of obtaining sanction of the proposed building plans from the local Kolkata Municipal Corporation Authority and/or from the date of handing over peaceful physical possession of the first schedule property whichever is later, unless the construction work is prevented by any acts of GOD or restrained by any sort of order of Injunction by any competent Court of Law or from any sort of Legal embargo.

12. That the floors of the buildings specially the residential flats shall be of Marble flooring/vitrified tiles flooring and the other finishing shall be completed in terms of specification and the DEVELOPER/BUILDER shall use quality building materials i.e. brick, sand, cement, iron rod, steel panel, doors and windows etc. for the construction work.

13. That the DEVELOPER/BUILDER'S allocation shall mean and include the remaining 55% (fifty five percent) constructed areas of residential Flats, commercial areas and parking spaces i.e. the constructed areas along with proportionate share in land and common areas and users etc. is the allocated areas, the DEVELOPER/BUILDER shall be entitled to in terms of this Memorandum of Agreement absolutely and free from all encumbrances. To make it clear, DEVELOPER/BUILDER'S allocation is more fully described in the THIRD SCHEDULE hereunder written which is more particularly the remaining constructed areas after giving delivery of physical possession of Land Owners' allocation as described in the SECOND SCHEDULE hereunder written.

13.1 Upon issuance of the sanction plan the Landowners and the Developer shall identify, demarcate their respective allocations on the basis of the space as recorded in this Agreement. Such identified and demarcated allocations shall be duly recorded in a Supplementary Agreement to be executed between the parties where a copy of the sanctioned plan shall be appended and made a part thereof. All other balance areas shall belong to the Developer. The saleable area in respect of all the Units in the Building Complex shall be uniform and be such as be determined by the Architect for the Building Complex.

13.2 While determining the allocations in terms of clause 13.1 above The Owners' allocation shall be first made in the ground floor (primary allocation area) and any balance remaining (remaining allocation area) shall be proportionately done in all the floors of the proposed building(s) and such allotment of the remaining allocation area shall be made under mutual discussions in between the parties.

14. That the DEVELOPER/BUILDER in course of construction shall be entitled to enter into agreement(s) for sale of residential flats, commercial units, garages and parking spaces out of its allocated areas to intending buyer or buyers with the terms and conditions as would be agreed upon and to transfer the same in favour of the intending





buyers by way of execution of proper Deed(s) of Conveyance and to present the same before the concerned registration office, to admit execution, granting registration receipt and to sign and execute any other papers and documents for effectual registration of flats, commercial spaces, garages and other constructed areas along with proportionate share in land out of the allocated areas of the Developer/Builder and in that event the Developer/ Builder and its nominated Director shall be deemed to be the agent and attorney of the Land Owners. And in case of such transactions the owners shall not be liable in any way or in any manner whatsoever. The DEVELOPER/BUILDER further agrees and undertakes that the owners would not be in any way liable or answerable to such intending buyers from whom the DEVELOPER/BUILDER would receive any amount or amounts by way of booking money or consideration money in respect of residential flats, commercial units, garages and parking spaces to be constructed in the "First Schedule" property by the DEVELOPER/BUILDER.

15. That the Owners and the DEVELOPER/BUILDER entering into this Memorandum of Agreement purely on principal to principal basis and nothing stated herein shall be deemed to be or construed as a partnership between the Owners and the DEVELOPER/BUILDER, but it is a Joint Venture i.e. a Collaboration Agreement in between the parties to this Memorandum of Agreement.

16. That the DEVELOPER/BUILDER shall be entitled to assign the interest of this Memorandum of Agreement in favour of any third party, strictly protecting the allocation of the Owners.

17. That it is incumbent and obligatory on the part of the DEVELOPER/BUILDER to proceed with the construction work in accordance with the sanctioned building plans and with due compliance of the provisions of Kolkata Municipal Corporation Act as well as "The Town and Country Planning Act", and other statutory provisions for the time being in force. It is further agreed that if there be any violation of any statutory provisions or any sort of deviation of sanctioned building plans or revised plan etc. in that case the DEVELOPER/ BUILDER shall stand responsible.

18. That the DEVELOPER/BUILDER shall sincerely and honestly go for the construction work with all standard quality building materials and shall complete the construction work within the stipulated period, saving the reasons of Force Majeure or any other natural reasons beyond their control.

19. That it is further reiterated that the entire cost of construction and other impositions both Govt. and local bodies shall be borne and paid by the DEVELOPER/BUILDER and the owners shall not spend even a single coin towards the cost of construction or for any other expenses towards payment of Kolkata Municipal Corporation rates, Govt. rent or any other imposition.

20. That it is further agreed that the advances, if any, received by the DEVELOPER/BUILDER under any agreement for sale of residential flats, commercial units and parking spaces etc. from the intending buyers, it would be at the risk and





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responsibility of the DEVELOPER/BUILDER and to that effect the Owners shall be well indemnified by the DEVELOPER/BUILDER, PROVIDED ALWAYS the Developer/Builder shall take every liberty to deal with and dispose of the allocated areas of the Developer/Builder to the extent of 55% of the constructed areas along with proportionate share in land underneath and to transfer the same in favour of the intending buyers on receipt of consideration thereof.

21. That the Owners further declare and say that they are the absolute owners of the FIRST SCHEDULE property and the same is free from all encumbrances.

22. That the proposed buildings or sets of buildings to be called and named at the choice of the Developer/ Builder.

23. That simultaneous with execution and registration of this Memorandum of Agreement or soon hereafter the OWNERS shall execute and register an appropriate Development Power of Attorney authorizing Sri Sanjeeb Gupta, one of the Directors of the DEVELOPER/BUILDER to do certain acts, deeds and things so to be required for smooth and speedy completion of the construction work and both the documents i.e. this Memorandum of Development Agreement and the Development Power of Attorney registered and to be registered before the Registration Office, shall constitute a single document and transaction for its true and legal interpretation and as such both the documents to be interpreted analogously. Although the authority given herein is sufficient to deal with the allocated areas of the Developer/Builder under and by virtue of this Development Agreement.

24. The Owners shall get a sum of Rs. 1,00,00,000/- (Rupees One Crore) only from the Developer/Builder free of interest, and will be refundable and the mode of payment of refundable security deposit has been shown and described in the Memorandum of Payment made under the FIFTH SCHEDULE hereunder written.

25. The Owners shall not interfere or create any obstruction in the construction and completion of the work in any manner, but shall have access to the construction site to point out any defect in construction work or workmanship and even to question the quality of the construction works and standard of building materials.

26. That the title deeds and documents hereby handed over by the Owners to the Developer/Builder for completing the formalities relating to the agreement and shall thereafter be returned to the Owners, who shall however make those documents available for reference by the Owners and occupants or to the flat Owners' Association to be formed afterwards.

27. In the event of neglect, failure, default on the part of the Owners or the Developers/ Builders, the affected party shall have the right to specific performance of this agreement at the cost and risk of the defaulting party who shall also be liable to pay damages.



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28. The Developer/Builder shall be entitled either to retain or sell its share in allocated areas in the buildings. The Owners shall execute necessary documents for transferring the share corresponding to the Developer/Builder's portion and proportionate share in land underneath of the building in accordance with Law, but the Developer/Builder hereby given express power and authority to transfer the proportionate, undivided and impartable share in land underneath along with constructed areas under and by virtue of this Development Agreement.

29. That saving Owners' allocated areas, the remaining part of the buildings along with proportionate share in land underneath shall belong to the Developer/Builder as having spent the cost of construction of the entire building and all other installations, services rendered and for deploying workmanship, technical experts and goodwill.

30. It is specifically noted that the area of the respective flat shall be calculated as follows: -

Covered area of the respective flat plus proportionate areas on staircase and lobby etc. and the mode and nature of this calculation shall be binding on both the Owners and the Developer/Builder and this calculation shall never clarify by the Architect or any other appropriate Authority or Authorities and it is calculated on the basis of mutual discussions by and between the parties herein.

31. The land Owners shall extend and offer all necessary facilities and co-operation to the Developer/Builder for obtaining permanent connection of water supply, electricity with meter, drainage, sewerage, telephone and similar other installations needed for completion of the proposed sets of multi-storeyed buildings, hazards free and well habitable conditions for all the residents at the cost and expenses of the Developer/Builder. It is also declared and undertaken by the Owners that if any, subsequent stage hereafter, if the title of the "First Schedule Property" found defective or clouded by adverse claim or demand by any Third Party apprehending any loss or injury to be sustained by the Developer/Builder or any Purchasers or Proposed Purchasers, in that event the Owners shall be under legal obligation to make good and/or bear all such losses, injuries, costs of litigation, damages with interest including refund of money paid under this Development Agreement to the Developer/Builder.

32. It is agreed that whenever it becomes lawfully necessary and as and when shall be required by the Developers/Builders, the land Owners shall sign papers and execute documents in connections with obtaining of sanctioned plans or any modification thereof during the course of construction period of the proposed sets of multi-storeyed buildings till completion, disposal and sale of any/or portions of the said multi-storeyed building or buildings without raising any objection.



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33. It is agreed by and between the parties hereto that breach of any terms herein contained by any of the parties hereto shall be legally enforceable against the wrong doer by operation of Law.

34. It is bi-laterally agreed in between the parties hereto that the land Owners soon after obtaining the sanction of the proposed building plan from the local authority, shall arrange delivery of physical possession of the "First Schedule" property in favour of the Developer/Builder enabling the Developer/ Builder to execute the construction work within a period of 48 months with 12 months outer limit as recited hereinabove.

35. That save and except the common electric meter, the individual electric meter shall be arranged at the cost and expenses of the parties, Owners shall not be responsible in this regard. However, the Owners shall be bound by the rules.

36. That it is required to be further clarified that soon after obtaining sanctioned building plans and starting of construction work the Developer/Builder shall have every liberty to enter into any agreement for sale with intending buyer or buyers in respect of any residential apartment or any commercial spaces and to receive earnest money or part of consideration money or consideration money from such intending buyers in respect of allocated areas of the Developer/Builder only. And in that case the Developer/Builder shall well indemnify the Owners from any damages or any sorts of claims or liabilities whatsoever. However, the Developer/Builder shall not deal with the allocated areas of the Landowners in any way or in any manner whatsoever.

37. That it is bi-laterally agreed by and between the parties that if the Landowners fail or neglect to hand over peaceful physical possession of the FIRST SCHEDULE property in favour of the Developer/Builder enabling the Developer/ Builder to go on with the construction work peacefully in that event the land owners shall be under legal obligation to refund the amount paid under this Memorandum of Development Agreement along with damage and interest.

38. That the Owners shall be under legal obligation and bound by the terms contained in the body of this Development Agreement and the parties shall execute a separate allocation agreement and demarcate their respective allocations after the sanction plan and the parties shall be entitled to deal with dispose of transfer, assign, enter into Agreement for Sale and receive advances from intending purchasers for sale of the identified and demarcated units pertaining to the constructed space together with undivided proportionate share in the land attributable thereto and the Developer shall handover the Landowners' revenue pertaining to the Landowners' 45% allocation to the Landowners upon sale of constructed spaces to intending purchasers.





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39. That the Owners/First Party further reiterate, declare, say and undertake that if any sort of litigation, disputes, claim and demand come up touching the fair right, title and interest of the Owners/First Party in respect of the First Schedule property at any subsequent stage the Owners/First Party shall fight out all such litigations, counter claim and demand of any third party or parties or from any authority or authorities, in that case, the Owners/First Party shall bear all such costs of litigation out of the allocation of the Owners/First Party and for taking all sorts of steps, tadbir, acts and actions shall be performed by the Constituted Attorneys Sri Sanjeeb Gupta and Sri Sujit Gupta, separately appointed under and by virtue of a Development Power of Attorney executed by the Owners/First Party.

40. That the Owners shall arrange mutating their names in the office of the local Kolkata Municipal Corporation and Taxes and other impositions against and in respect of the First Schedule property as on this day of execution of the Memorandum of Agreement shall have to be paid by the Owners.

41. That any other point or points which has not been specifically mentioned here, the provisions of Indian Contract Act, Transfer of Property Act and Law of Agency shall come into play and apply "mutatis — nutandis".

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

(Land to be Developed)

ALL THAT piece and parcel of land measuring **35 Cottahs 4 Chittacks 29 Sq. ft** a little more or less situate lying at and being Premises No.6, Munshi Bazar Road, Police Station - Entally, Kolkata - 700 015 within Ward No.57 of Kolkata Municipal Corporation in the District of South 24-Parganas, butted and bounded in the manner following :-

On the North	:	By 8, Munshi Bazar Road;
On the South	:	By South Sealdah Road;
On the East	:	By 6/A, Munshi Bazar Road;
On the West	:	By Munshi Bazar Road

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

(Allocation of the Owners):

- (i) That the Owners' allocation shall mean and include **45% (Forty Five percent)** of the constructed areas in all the average floors in the buildings out of the entire project to be constructed in the FIRST SCHEDULE property along with



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all sorts of common rights in common areas with proportionate and impartible share in land underneath.

- (ii) That simultaneous with execution of this Memorandum of Agreement the Developer/Builder has paid unto the owners a sum of **Rs. 2,90,000/- (Rupees Two Lakhs Ninety Thousand)** only in terms of Memo of Consideration written hereunder out of the refundable sum of **Rs. 1,00,00,000/- (Rupees One Crore)** only.
- (iii) That the balance amount of **Rs. 97,10,000/- (Rupees Ninety Seven Lakhs Ten Thousand)** only will be paid simultaneous with obtaining approved project building plans to be sanctioned by the Kolkata Municipal Corporation Authority and simultaneous with handing over peaceful vacant physical possession of the First Schedule Property in favour of the Developer/Builder free from all encumbrances, lien, charges, attachments and lispendens whatsoever.
- (iv) The allocation of the Owners shall be made accordingly and any excess or short area shall be adjusted by money value.
- (v) The entire sum of **Rs. 1,00,00,000/- (Rupees One Crore)** only will be refundable amount.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
(Allocation of the Developers/Builders)

The Developers/Builders allocation of commercial areas, residential apartments parking space and other constructed areas shall mean and include **55% (fifty five percent)** of the total constructed areas along with proportionate undivided and impartible share in land underneath. To make it clear remaining areas after giving delivery of physical possession of the allocated areas of the Land Owners as fully described in the SECOND SCHEDULE hereinabove.

**THE FOURTH SCHEDULE ABOVE REFERRED TO:**  
**DOOR & WINDOW:**

1. All doorframes ( size 4"x 2 1,4" ) would be made of Sal wood, doors shutter would be flush doors made of commercial ply (Brahmaputtra ply or any other Co. of the same rate), all doors thickness 32 mm fitted with Round locks. Main door would be fitted with Godrej night latch lock. All windows would be made of natural colour aluminium sliding (two doors) with plain white glass without any grill. All doors would be painted with white enamel paint (Berger Co., Id).
2. KITCHEN: Black Granite Marble counter top, Stainless steel sink (17" x 20"), glazed tiles up to 3 ft above marble counter.



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3. FLOORING:

All Bed Rooms, Dinning-cum-Living, and Balcony would be finished with Ivory vitrified tiles (24 x 24") and 4" skirting. Bath-room, Kitchen & Balcony would be finished with lovry ceramic tiles (\*\* 12 x 12") flooring , The walls of the Toilets/Bathroom would finish with white glazed tiles in 72" height roof would be finished with roof tiles.

4. SANITARY & PLUMING :

Standard toilet would be provided with C.P. Showerone commodes/Indian type pan (Paryware or some other equivalent Brands) with P.V.C. cistern (Reliance Co.) and in W.C. there would be only one tap.(All taps & C.P. fittings of Essco or similar brand (base model) .There be concealed line and geyser line in all bathrooms. There would be two basins (18' x 12') Parryware or similar brand) in each flat.

5. ELECTRICAL WORKS:

- a) Concealed wiring in all flats (copper electrical wire, Finolex or similar brand).
- b) Each flat will be provided with the following electrical points:  
(All switches modular type (Mylinc print of leg rand or similar brand of the same rate)
- i) Bed room (each) 2 Light points 1 Fan point 1 plug point (5 Amp)
- ii) Dining/ Drawing:
  - 2 Light points
  - 2 Fan point
  - 2 Plug point (15 Amp.)
  - 1 TV Power point
  - 1 Cable Point without Wire
  - 1 phone Point without Wire
- iii) Kitchen:
  - 1 Light point
  - 1 Exhaust Fan Point
  - 1 Plug point (15 Amp.)
- iv) Toilet :
  - 1 Light point
  - 1 Exhaust Fan Point
  - 1 Plug point (5Amp.) for Geyser
- v) Verandah
  - 1 Light point
- vi) 1 TV Power point.
- vii) Entrance:
  - 1 Door Bell point

6. WATER:

Underground water tank and overhead water tank is to be constructed for supply of water (24 hours).





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7.	<u>PAINTING :</u>	Plaster of Paris inside walls.
8.	<u>OUTSIDE PAINTING :</u>	Snowcem 2 coats painting.
9.	<u>RAILING OF STAIR CASE:</u>	Plaster of Paris with colour.
10.	<u>STAIR CASE PAINTING :</u>	Railing of iron.
11.	LIFT:	Standard Quality Lift.
12.	Lobby:	Well Decorated

**THE FIFTH SCHEDULE ABOVE REFERRED TO**  
**(PAYMENT TO THE LAND OWNERS TO BE ADJUSTED AGAINST THE**  
**ALLOCATED AREAS OF THE LAND OWNERS)**

i) **Rs.2,90,000 (Rupees Two Lakhs Ninety Thousand )** only hereby paid by the Developer/ Builder and duly acknowledge the receipt thereof in terms of Memo of Payment hereunder, being part or out of the said sum of **Rs.1,00,00,000/- (Rupees One Crore)** only.

ii) The Developer/ Builder will pay a balance sum of **Rs.97,10,000/- (Rupees Ninety Seven Lakh Ten Thousand)** only on or before 2<sup>nd</sup> Roof Casting of the proposed building and will refunded by the owners before handing over the Owners Allocations.





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

SIGNED, SEALED AND DELIVERED by the aforesaid Executants in the presence of :

1. Chandan Mandal  
I, NO. Govt. Colony  
P.O. - Hadia  
P.S. - K. L. K.  
KOL - 150

2. Goutam Bose  
20 - South Sealdah  
Road KOL - 15

1. Ratan Kumar Ghosh
2. Dipali Ghosh
3. Ranu Ghosh
4. Raja Ghosh
5. Aresh Kanti Majumdar
6. Kuntala Ghosh Kuntala Ghosh
7. Mimi Das.
8. Kamala Ghosh.
9. Shovan Ghosh.
10. Manoj Ghosh.
11. Rita Ghosh.
12. Priya Sen
13. Rituparna Dey
14. Chandrani Kundu



A.D.S.R., SEALDAH  
4 JUN 2019  
Dist.-South 24 Parganas

15 *Srita Ghosh*

16 *Vidya Ghosh*

---

**SIGNATURE OF THE LAND OWNERS**

Drafted by me :

*Debraj Guin*  
Advocate

High Court, Calcutta.

WB-246/2001.

MAHAMANI PROPERTIES PVT. LTD.

*Sangeet Gupta*  
Director

---

**SIGNATURE OF THE  
DEVELOPER/BUILDER**

















































A.D.S.R., SEALDAH

14 JUN 2019

Dist.-South 24 Parganas

**SPECIMEN FORM FOR TEN FINGER PRINTS**

Signature of the Executants/Presentants	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
 <i>Balan Kumar Ghosh</i>					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
 <i>Zepali Ghosh</i>	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
 <i>Ramen Ghosh</i>	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
 <i>Raja Ghosh</i>	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					



Handwritten signature or initials in blue ink.

A.D.S.R., SEALDAH  
14 JUN 2019  
Dist.-South 24 Parganas



**SPECIMEN FORM FOR TEN FINGER PRINTS**

Signature of the  
Executants/Presentants



*Atesh Kanti Majumdar*



*Kuntala Chhosh*



*Mimi Das*



*Kamala Ghosh*

LEFT HAND

Little      Ring      Middle      Fore      Thumb



RIGHT HAND

Thumb      Fore      Middle      Ring      Little



LEFT HAND

Little      Ring      Middle      Fore      Thumb



RIGHT HAND

Thumb      Fore      Middle      Ring      Little



LEFT HAND

Little      Ring      Middle      Fore      Thumb



RIGHT HAND

Thumb      Fore      Middle      Ring      Little



LEFT HAND

Little      Ring      Middle      Fore      Thumb



RIGHT HAND

Thumb      Fore      Middle      Ring      Little





A.D.S.R., SEALDAH  
4 JUN 2019  
Dist.-South 24 Parganas

**SPECIMEN FORM FOR TEN FINGER PRINTS**

Signature of the  
Executants/Presentants



*Shovan Ghosh.*

LEFT HAND

Little      Ring      Middle      Fore      Thumb



RIGHT HAND

Thumb      Fore      Middle      Ring      Little



LEFT HAND

Little      Ring      Middle      Fore      Thumb



RIGHT HAND

Thumb      Fore      Middle      Ring      Little



LEFT HAND

Little      Ring      Middle      Fore      Thumb



RIGHT HAND

Thumb      Fore      Middle      Ring      Little



LEFT HAND

Little      Ring      Middle      Fore      Thumb



RIGHT HAND

Thumb      Fore      Middle      Ring      Little



*Priya Sen*





A.D.S.R., SEALDAH  
14 JUN 2019  
Tel. No. 24 Parganas

**SPECIMEN FORM FOR TEN FINGER PRINTS**

Signature of the  
Executants/Presentants



Rituparna Dey

LEFT HAND

Little	Ring	Middle	Fore	Thumb

RIGHT HAND

Thumb	Fore	Middle	Ring	Little

LEFT HAND

Little	Ring	Middle	Fore	Thumb

RIGHT HAND

Thumb	Fore	Middle	Ring	Little

LEFT HAND

Little	Ring	Middle	Fore	Thumb

RIGHT HAND

Thumb	Fore	Middle	Ring	Little

Sita Ghosh.



Vidyut Ghosh

LEFT HAND

Little	Ring	Middle	Fore	Thumb

RIGHT HAND

Thumb	Fore	Middle	Ring	Little



6

A.D.S.R., SEALDAH  
14 JUN 2019  
Dist.-South 24 Parganas



**SPECIMEN FORM FOR TEN FINGER PRINTS**

Signature of the  
Executants/Presentants



*Sayon Gupta*

LEFT HAND

Little                  Ring                  Middle                  Fore                  Thumb



RIGHT HAND

Thumb                  Fore                  Middle                  Ring                  Little



LEFT HAND

Little                  Ring                  Middle                  Fore                  Thumb



RIGHT HAND

Thumb                  Fore                  Middle                  Ring                  Little



LEFT HAND

Little                  Ring                  Middle                  Fore                  Thumb



RIGHT HAND

Thumb                  Fore                  Middle                  Ring                  Little



LEFT HAND

Little                  Ring                  Middle                  Fore                  Thumb



RIGHT HAND

Thumb                  Fore                  Middle                  Ring                  Little





↓

**A.D.S.R., SEALDAH**  
**14 JUN 2019**  
Dist.-South 24 Parganas

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

GRN: 19-201920-002489602-1

Payment Mode Online Payment

GRN Date: 13/06/2019 18:32:33

Bank : HDFC Bank

BRN : 823960197

BRN Date: 13/06/2019 18:34:26

DEPOSITOR'S DETAILS

Id No. : 16060000809284/4/2019

[Query No./Query Year]

Name : MAHAMANI PROPERTIES PVT LTD

Contact No. : Mobile No. : +91 9331018605

E-mail : gmg.rprasad@gmail.com

Address : BA17 Sector1Salt LakeKolkata700064

Applicant Name : Mr Debraj Giri

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16060000809284/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	74921
2	16060000809284/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	2921

Total

77842

In Words : Rupees Seventy Seven Thousand Eight Hundred Forty Two only







Government of West Bengal

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

OFFICE OF THE A.D.S.R. SEALDAH, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16060000809284/2019

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Ratan Kumar Ghosh 1/1, Canal South Road, P.O:- Tangra, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700015	Land Lord			Ratan K. Ghosh 14/6/19
2	Smt Dipali Ghosh 1/1, Canal South Roads, P.O:- Tangra, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700015	Land Lord			Dipali Ghosh 14.6.19
3	Shri Rana Ghosh 1/1, Canal South Road, P.O:- Tangra, P.S:- Entaly, District:-South 24- Parganas, West Bengal, India, PIN - 700015	Land Lord			Rana Ghosh 14.06.19





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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri Raja Ghosh 1/1, Canal South Road, P.O:- Tangra, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700015	Land Lord			Raja Ghosh 14/06/19
5	Shri Aresh Kanti Majumder 22/B, Lansdowne Place, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24- Parganas, West Bengal, India, PIN - 700029	Land Lord			Aresh Kanti Majumder 14/06/19
6	Smt Kuntala Ghosh 106A, Motilal Nehru Road, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24- Parganas, West Bengal, India, PIN - 700029	Land Lord			Kuntala Ghosh 14/6/19
7	Smt Mimi Das 12H, Baishnabghata Lane, P.O:- Naktala, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN - 700047	Land Lord			Mimi Das 14.06.19,



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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Smt Kamala Ghosh 1/1, South Sealdah Road, P.O:- Tangra, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700015	Land Lord			Kamalar Ghosh 14.6.19
9	Shri Shovan Ghosh 4A, Pan Bagan Lane, P.O:- Entaly, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700014	Land Lord			Shovan Ghosh. 14/6/19
10	Shri Manoj Ghosh 1/1, South Sealdah Road, P.O:- Entaly, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700015	Land Lord			Manoj Ghosh. 14/6/19
11	Smt Rita Ghosh 3/1J, South Sealdah Road, P.O:- Tangra, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700015	Land Lord			Rita Ghosh 14/6/19

















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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
12	Ms Priya Sen T-80A/1C, Dr. S.C. Banerjee Road, P.O.- Belehata, P.S.- Behalghata, District:- South 24-Parganas, West Bengal, India, PIN - 700010	Land Lord			Priya Sen 14.6.19
13	Mrs Rituparna Dey Alias Mrs Rituparna Ghosh 61A/25, Dr. S.C. Banerjee Road, P.O.- Behalghata, P.S.- Behalghata, District:- South 24-Parganas, West Bengal, India, PIN - 700010	Land Lord			Rituparna Dey 14.6.19
14	Smt Chandrani Kundu 124, Kali Kumar Mazumdar Road, P.O.- Santoshpur, P.S.- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075	Land Lord			Chandrani Kundu 14.6.19





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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
15	Smt Mita Ghosh 4C, South Sealdah Road, P.O:- Tangra, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700015	Land Lord			 14/06/2019
16	Shri Vicky Ghosh 4C, South Sealdah Road, P.O:- Tangra, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700015	Land Lord			 14/06/2019
17	Shri Sanjeeb Gupta BA- 17, Salt Lake City, Sector-I, P.O:- Bidhannagar, P.S:- Bidhannagar, Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700064	Represent ative of Developer [MAHAMA NI PROPER TIES PRIVATE LIMITED]			 14/6/19
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Chandan Mandal Son of Mr Jhantu Mandal 1, No. Govt. Colony, P.O:- Hadia, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 700150	Shri Ratan Kumar Ghosh, Smt Dipali Ghosh, Shri Rana Ghosh, Shri Raja Ghosh, Shri Asesh Kanti Majumder, Smt Kuntala Ghosh, Smt Mimi Das, Smt Kamala Ghosh, Shri Shovan Ghosh, Shri Manoj Ghosh, Smt Rita Ghosh, Ms Priya Sen, Mrs Rituparna Dey, Smt Chandrani Kundu, Smt Mita Ghosh, Shri Vicky Ghosh, Shri Sanjeeb Gupta			 14.6.19



(Kaushik Ray)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
SEALDAH  
South 24-Parganas, West  
Bengal







ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/22/155/423485

পরিচয় কার্ড



Elector's Name

Ghosh Dipali

নির্ভোক্তার নাম

ঘোষ দিপালী

Father/Mother/Husband's Name

Ratan

পিতা/মাতা/স্বামীর নাম

রতন

Sex

F

স্বয়ং

মহিলা

Age as on 1.1.1995

30

১.১.১৯৯৫-এ বয়স

৩০

Address

1/1 Canal South Road, Calcutta.

বিতান

১/১ কানাল সাউথ রোড, কলিকতা

*G. S. Ghosh*

Facsimile Signature  
Electoral Registration Officer

নির্ভোক্তা-নিবন্ধন কর্মকর্তার স্বাক্ষর

For 155-BELIAGHATA

Assembly Constituency

১৫৫-বেলিঘাটা

বিধানসভা বিধান কেন্দ্র

Place

CALCUTTA

স্থান

কলিকতা

Date

05.07.95

তারিখ

০৫.০৭.৯৫



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 22 / 155 / 423357

পরিচয় পত্র



Elector's Name	Ghosh Rana
নিরপেক্ষ নাম	গোষ রানা
Father/Mother/ Husband's Name	Ratan
পিতা/মাতা/স্বামীর নাম	রতন
Sex	M
লিঙ্গ	পুং
Age as on 1.1.1995	24
১.১.১৯৯৫-এ বয়স	২৪

Address

1/1 Canal South Road, Calcutta.

ঠিকানা

১/১ কানাল সাউথ রোড, কলিকাতা।

*(Handwritten Signature)*  
 Facsimile Signature  
 Electoral Registration Officer  
 নির্বাচন কমিশনের অধিকারিক

For 155-BELIAGHATA  
Assembly Constituency

১৫৫ -বেলেঘাটা  
বিধানসভা নির্বাচন এলাকা

Place CALCUTTA

স্থান কলিকাতা

Date 05.07.85





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 22 / 155 / 423385

পরিচয় পত্র



Elector's Name	Ghosh Ratan
নির্বাচক নাম	গোষ রতন
Father/Mother/ Husband's Name	Ramani Mohan
পিতা/মাতা/স্বামীর নাম	রামানী মোহন
Sex	M
লিঙ্গ	পুং
Age as on 1.1.1995	46
১.১.১৯৯৫-এ বয়স	৪৬

Address

1/1 Canal South Road, Calcutta.

ঠিকানা

১/১ কানাল সাউথ রোড, কলিকতা

Facsimile Signature  
Electoral Registration Officer

নির্বাচন নিবন্ধন কর্মকর্তার স্বাক্ষর

For 155 -BELIAGHATA

Assembly Constituency

১৫৫ -বেলিয়াঘাটা

বিধানসভা নির্বাচন এলাকা

Place

CALCUTTA

স্থান

কলিকতা

Date

05.07.95

তারিখ

০৫.০৭.৯৫

ভাৰতৰ নিৰ্বাচন কমিছন  
भारत च निर्वाचन आयोग  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

ILJ1355445



নিৰ্বাচকেৰ নাম : হাৰা-গোষ

Elector's Name : Rata Ghosh

পিতাৰ নাম : হাতন গোষ

Father's Name : Ratan Ghosh

লিংগ / Sex : পুৰ / M

জন্ম তাৰিখ : XX/XX/1972  
Date of Birth

ILJ1355445

ঠিকনা:  
1/1 কানাল সাউথ ৰোড কে.এম.বি কলকতা  
700015

Address:  
1/1 CANAL SOUTH ROAD KMC  
KOLKATA 700015

Date: 17/12/2008  
164-প্ৰোগ্ৰামাৰ নিৰ্বাচন ৱেবছাইট নিৰ্বাচন নিয়ম  
মৰিফাইণ্ডেশ্বন বাৰডাউন অনুযায়ী  
Facsimile Signature of the Electoral  
Registration Officer for  
164-Balghata Constituency

বিভিন্ন পৰিৱৰ্তন হলে নতুন ঠিকনাত প্ৰাপ্ত হোৱাৰ পিছত ল'কে  
কোম্পাৰ্ট এনক্ৰিপ্টেড নতুন পৰিচালনা পত্ৰ  
লৈ প্ৰিণ্ট আউট কৰি পৰিচালনা পত্ৰটো উলিয়াব লাগিব।  
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.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AECPG7038N



नाम / NAME

RATAN KUMAR GHOSH

पिता का नाम / FATHER'S NAME

RAMANI MOHAN GHOSH

जन्म तिथि / DATE OF BIRTH

31-10-1945

हस्ताक्षर / SIGNATURE

*Ratan K. Ghosh*

*R. Ghosh*

सूचना संख्या, ए.ए. 111

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

*Ratan Ghosh*





Dipali Ghosh

स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER <b>ADTPG6137E</b>		
	नाम / NAME <b>RANA GHOSH</b>	
	पिता का नाम / FATHER'S NAME <b>RATAN KUMAR GHOSH</b>	
	जन्म तिथि / DATE OF BIRTH <b>22-03-1970</b>	
हस्ताक्षर / SIGNATURE 	 अधिकारी संयुक्त, प. ३. ३. XI COMMISSIONER OF INCOME-TAX, W.S. - XI	

*Rana Ghosh*

इस कार्ड के खो / गिरा जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस करके संयुक्त आयकर आयुक्त (पदाति एवं तकनीकी), पी-7, चौरंगी स्क्वायर, कलकत्ता - 700 009.

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- 700 009.

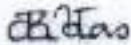
स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER  
**AECPG7046N**

नाम / NAME  
**RAJA GHOSH**

पिता का नाम / FATHER'S NAME  
**RATAN KUMAR GHOSH**

जन्म तिथि / DATE OF BIRTH  
**09-10-1971**

हस्ताक्षर / SIGNATURE  
*Raja Ghosh*

  
 अकाउंट संख्या - प. खा-111  
 COMMISSIONER OF INCOME-TAX, W.B. - II

इस खाते के खो / गिरा जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें (संदुक्त आवक/आयुक्त (पदाति एवं तकनीकी), पी-7, चौरंगी स्क्वायर, कलकत्ता - 700 069.

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

*Raja Ghosh*

आयकर विभाग

INCOME TAX DEPARTMENT

ASESH KANTI MAJUMDER

ATUL KUMAR MAJUMDER

15/01/1962

Permanent Account Number

AZRPM7940H

*Ash Kanti Majumder*

Signature

भारत सरकार

GOVT. OF INDIA



24072009

*Aresh Kanti Majumder*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KUNTALA GHOSH  
MAJUMDER KUMAR ATUL

17/06/1957  
Permanent Account Number  
AQFPG5512L

*Kuntala Ghosh*  
Signature

भारत सरकार  
19127008



*Kuntala Ghosh*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

MIMI DAS

ATUL KUMAR MAJUMDER

08/02/1955

Permanent Account Number

ALGPD1719G

*Mimi Das*

Signature



*Mimi Das*

आयकर विभाग, भारत सरकार, दिल्ली  
5वीं मंजिल, मॉडर्न स्टाफ़, एनएच 4, पूर्व नं. 141, सर्वे नं. 997/2  
मोहन कॉलोनी, दीपकपुरा चौक, पुणे  
पुणे - 411 016

If this card is lost (someone's else card is found)  
Please inform (person)  
Income Tax PAN Services Unit, NSDL  
5th floor, Main Seating  
Plot No. 241, Survey No. 9074  
Mohan Colony, Near Deep Durgawade Chowk,  
Pune - 411 016

Tel: 91 20 2721 6082, Fax: 91 20 2721 8081  
e-mail: [income@nsdl.co.in](mailto:income@nsdl.co.in)

*Mimi Das*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KAMALA GHOSH  
SUDHIR GHOSH  
15/05/1988

Permanent Account Number  
BPYFD9164D

Signature



Kamala Ghosh

Kamala Gos

आयकर विभाग  
INCOME TAX DEPARTMENT  
SHOYAN GHOSH  
HARI NARAYAN GHOSH  
27/06/1973  
Passport Account Number  
BKPPG1372R  
Signature  
भारत सरकार  
GOVT. OF INDIA



Shoyan Ghosh



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

**भारत सरकार**  
**GOVT. OF INDIA**

**MANOJ GHOSH**  
**HARINARAYAN GHOSH**

30/11/1975  
 Permanent Account Number  
**ASXPG5987F**

*Manoj Ghosh*  
 Signature



Manoj Ghosh.

In case this card is lost / found, kindly inform / return to:  
 Income Tax PAN Services Unit, UTTEI,  
 Plot No. 2, Sector 11, CBD Belapur,  
 Navi Mumbai - 400 614.

प्रसक्त न होने पर कृपया सूचना दें/ वापस करें :  
 आयकर PAN सेवाएँ इकाई, UTTEI,  
 प्लॉट नं. 2, सेक्टर 11, CBD बेलपुर,  
 नवी मुंबई - 400 614.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



नाम / Name  
RITA GHOSH

स्थायी खाता संख्या कार्ड  
Permanent Account Number Card

CPWPG4185D



पिता का नाम / Father's Name  
SHYPRASAD BISWAS

जन्म की तारीख / Date of Birth  
31/10/1963

हस्ताक्षर

Signature



00000000

इस कार्ड को खोले / यदि यह कहीं खोया जाये / यदि  
आयकर विभाग से प्राप्त हुआ है, कृपया उसे  
5 वीं मंजिल, मन्त्री स्ट्रीटिंग, प्लॉट नं. 341, सर्वे नं. 997/3,  
मोडल कोलोनी, वीथ वेंगला रोड 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. 997/3,  
Model Colony, Near Deep Bunglow Chowk,  
Pune - 411 016.

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

Rita Ghosh

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

KGWPS3355C



नाम / Name  
PRIYA SEN

पिता का नाम / Father's Name  
SUDHIR GHOSH

जन्म की तिथि / Date of Birth  
28/10/1988

*Priya Sen*  
Signature



इस कार्ड को खोने / कर्ने पर कृपया सूचित करें / लॉस्ट।  
आयकर सेवा सेवा इकाई, एनएसयूआई  
5 वीं मंजिल, मॉडल स्टडींग, प्लॉट नं. 341, सर्वे नं. 9978,  
मॉडल कोलोनी, नज़द डीप बंगलो चोक,  
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, Model Staging,  
Plot No. 341, Survey No. 9978,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-22-2721 8081, Fax: 91-22-2721 8081  
e-mail: info@nsdl.co.in

*Priya Sen*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RITUPARNA GHOSH

SUDHIR GHOSH

19/06/1994

Permanent Account Number

BIZPG2368D

*Rituparna Ghosh*  
Signature



19/06/1994

*Rituparna Ghosh*



आयकर विभाग  
INCOME TAX DEPARTMENT

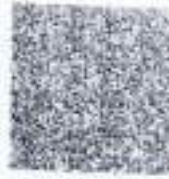


भारत सरकार  
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड  
Permanent Account Number Card

HIBPK9032G



नाम / Name  
CHANDRANI KUNDU

पिता का नाम / Father's Name  
SUDHIR GHOSH

जन्म तिथि / Date of Birth  
21/02/1988

*Chandrani Kundu*  
आयकरकर्ता / Signature

16/07/2018

यदि कार्ड खोया / यदि वास्तुगत नुसला कार्ड / खोया -  
आयकर सेवा केंद्र, पुणे, पुणे-411 016  
ए.टी.सी. कॉम्प्लेक्स, प्लॉट नं. 341, सर्वे नं. 997/28,  
मोडल कॉलोनी, न्यू टोप बंगलोर चौक,  
पुणे-411 016.

If this card is lost / someone's lost card is found,  
please inform / return to:  
Income Tax PAN Service Unit, NSDI,  
1st Flax, Muthi, Newtop,  
Plot No. 341, Survey No. 997/28,  
Model Colony, New Deep Bangalore Chowk,  
Pune-411 016.

Tel: 91-20-2771 5083, Fax: 91-20-2721 5081  
e-mail: [income@nsdi.gov.in](mailto:income@nsdi.gov.in)

*Chandrani Kundu*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MITA GHOSH

SACHINDRA NATH DEY

08/01/1968

Personeel Account Number  
BHIPG9931Q

*Mita Ghosh*

Signature



25013013

Mita Ghosh

आयकर विभाग

INCOME TAX DEPARTMENT

VICKY GHOSH

MADAN GHOSH

09/02/1985

Permanent Account Number

BGNPG9913Q

*Vicky Ghosh*

Signature



भारत सरकार

GOVT. OF INDIA



08112012

*Vicky Ghosh*

इस कार्ड से ध्यान / ध्यान से कृपया सुरक्षित करें / संभालें।  
आयकर सेवा सेंटर, एन एस यू एल  
तीसरी मंजिल, सफ़ायर चेंबर,  
बानेर टेलिफोन एक्सचेंज के नजदीक,  
बानेर, पुणे - 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

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAICM4413A



पं. / Name  
MAHAMANI PROPERTIES PRIVATE  
LIMITED

दिनांक / Date of Incorporation/Formation  
14/02/2013

0000018

MAHAMANI PROPERTIES PVT. LTD.

Sayaji M

Director



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



भारतीय बैंक भंडार कार्ड  
Financial Account Number Card



ADUPG1777F

नाम: Name  
SANJEEV GUPTA

पिता का नाम: Father's Name  
GOPAL PRASAD GUPTA

जन्म तिथि: Date of Birth  
08/01/1972

*Sanjeev Gupta*  
हस्ताक्षर: Signature



DEPGC017

*Sanjeev Gupta*



ELECTION COMMISSION OF INDIA

ভাড়াভের নির্বাচন কমিশন

IDENTITY CARD  
পরিচয় পত্র

WB / 20 / 139 / 863463



Elector's Name নির্বাচক নাম	Gupta Sanjib গুপ্ত সঞ্জিব
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Gopalprasad গোপালপ্রসাদ
Sex লিঙ্গ	M পুং
Age as on 1.1.1995 ১.১.১৯৯৫-এ বয়স	25 ২৫

*Sanjib Gu*

Address

9 SaltLake Block AB Bidhannagar,  
North 24 Parganas

বিতন

৯ সল্টলেইক ব্লক এবি বিধাননগর,  
উত্তর ২৪ পরগণা

*S. Sanjib*

Facsimile Signature  
Electoral Registration Officer  
নির্বাচক নিবন্ধন অধিকারিক

For 139 BELGACHIA EAST  
Assembly Constituency

১৩৯ বেলগাছিয়া পূর্ব  
বিধানসভা নির্বাচন কেন্দ্র

Place	Calcutta
থানা	কলিকাতা
Date	19.07.95
তারিখ	১৯.০৭.৯৫





ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

LXQ0200634



নির্বাচকের নাম : কুমতলা গোস্বামী

Elector's Name : Kuntala Ghosh

স্বামীর নাম : সর্দার গোস্বামী

Husband's Name : Sardar Ghosh

লিঙ্গ / Sex : স্ত্রী / F

জন্ম তারিখ : 17/06/1957  
Date of Birth : 17/06/1957

*Kuntala Ghosh*

LXQ0200634

ঠিকানা:

106A/1st FL, MOTILAL NEHRU ROAD  
LAKE Kolkata 700029

Address:

106A/1st FL, MOTILAL NEHRU ROAD  
LAKE Kolkata 700029



Date: 12/08/2007

149-রাসবিহারী স্ট্রীটের নির্বাচন কেন্দ্রের অফিসার

স্বাক্ষর

Facsimile Signature of the Electoral  
Registration Officer for

149-Rasbihari Avenue Constituency

ঠিকানা পরিবর্তন হলে যখন ঠিকানা বোর্ডের নির্বাচন  
কেন্দ্রে ও এতে সংশ্লিষ্ট নতুন নির্বাচন পরিচয় পত্র  
স্বাক্ষর করা হবে তখন এই পরিচয় পত্রের নথিটি  
সংরক্ষণ করা হবে।  
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.

*Kuntala Ghosh*





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/23/152/ 588618

পরিচয় পত্র



Elector's Name : MIMI DAS  
নির্বাচকের নাম : মিমি দাস  
Father/Mother/  
Husband's name : ARUN  
পিতা/মাতা/  
স্বামীর নাম : অরুণ  
Sex : FEMALE  
লিঙ্গ : মহিলা  
Age as on 1.1.1985 : 35  
১.১.১৯৮৫র বয়স : ৩৫

Mimi Das.

Address : 21A MAFF MURPHY'S ROAD  
CALCUTTA

ঠিকানা : ২১ এ মপি মুখার্জী রোড  
কলিকাতা



Facsimile Signature  
Electoral Registration Officer  
নির্বাচক নিবন্ধন অধিকারিক

For BALLYGUNGE Assembly Constituency  
বালিগঞ্জ বিধানসভা নির্বাচন কেন্দ্র

Place : CALCUTTA  
স্থান : কলিকাতা  
Date : 9.3.1995  
তারিখ : ৯.০.১৯৯৫

Mina Das

भारत  
राष्ट्रिय निर्वाचन आयोग  
भारत  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

LJ2017522



निर्वाचक नाम : कमला घोष

Electoral Name : Kamala Ghosh

पति/पति  
Spouse's Name : हरिनारायण घोष

Husband's Name : Harinarayan Ghosh

पति/पति  
Sex : W/F

जन्म तिथि  
Date of Birth : 15/05/1985

ILJ2017022

Date:

11, Canal Road, TANCRA, KOLKATA MUNICIPAL CORPORATION, TANCRA, KOLKATA-700015

Address:

11, CANAL SOUTH ROAD, KOLKATA MUNICIPAL CORPORATION, TANCRA, KOLKATA-700015



Date: 12/03/12

11, Canal Road, TANCRA, KOLKATA MUNICIPAL CORPORATION, TANCRA, KOLKATA-700015

Facsimile Signature of the Electoral Registration Officer for 164-Belghata Constituency

11, Canal Road, TANCRA, KOLKATA MUNICIPAL CORPORATION, TANCRA, KOLKATA-700015





ELECTION COMMISSION OF INDIA

भारत सरकार निर्वाचन आयोग

IDENTITY CARD

WE : 22 / 155 / 423528

पसंख्ये कार्ड



Elector's Name  
निर्वाचक नाम

Ghosh Sohen  
गोश सोहन

Father/Mother/  
Husband's Name  
पिता/माता/पति

Hannarayan  
हान्नारयण

Sex  
लिंग

M  
पुरुष

Age as on 1.1.1995  
1995-01-01 की उम्र

30  
30

Address  
171 Canal South Road, Calcutta

Phone  
১৭১ নংকান সাউথ রোড কলকাতা

*S. S. Ganguly*

Facsimile Signature  
Electoral Registration Officer  
Bengal West Bengal

For 150-BELIAGHATA  
Assembly Constituency  
১৫০-বেলিগাটা  
সমষ্টি নির্বাচনী এলাকা

Place CALCUTTA

Signature

Date 06.07.85

Signature 06.05.86

  
 भारत निर्वाचन आयोग  
 ELECTION COMMISSION OF INDIA  
 \* IDENTITY CARD \*  
 WPC/15542108




पोलिंग स्थान : ...  
 पोलिंग स्थान : ...  
 पोलिंग स्थान : ...  
 पोलिंग स्थान : ...  
 पोलिंग स्थान : ...  
 पोलिंग स्थान : ...

*Arjun Singh*

10/20/2015 10:42:40

Device:

HP 1000 Series (HP 1000) (HP 1000) (HP 1000)

Address:

101 SOUTH BROADWAY, SUITE 1000  
NEW YORK, NY 10038

Device Name:

HP 1000 Series (HP 1000) (HP 1000) (HP 1000)

Device ID:

HP 1000 Series (HP 1000) (HP 1000) (HP 1000)

Device Type:

HP 1000 Series (HP 1000) (HP 1000) (HP 1000)

Device Model:

HP 1000 Series (HP 1000) (HP 1000) (HP 1000)

Device Manufacturer:

HP 1000 Series (HP 1000) (HP 1000) (HP 1000)

Device Serial Number:

HP 1000 Series (HP 1000) (HP 1000) (HP 1000)

Device MAC Address:

HP 1000 Series (HP 1000) (HP 1000) (HP 1000)





জাতীয় বিশিষ্ট পরিচয় প্রমাণ

ভারত সরকার  
Unique Identification Authority of India  
Government of India

অনুলিপি আইডি / Enrollment No.: 104019639/05251

To  
শ্রীমতী  
RITA GHOSH  
31J SOUTH SEALDAH ROAD  
TANGERA  
Tangra S.O.  
Tangra  
Kolkata  
West Bengal 700115  
907665432  
471028  
MNH76105230FT



আপনার অধার সংখ্যা / Your Aadhaar No. :  
**5631 4726 9815**

অধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India

শ্রীমতী  
RITA GHOSH  
শ্রী . . . . .  
Father: SHRIHARSHO BISWAS  
MUMBAI / DD - 31101963  
কলকাতা / কলকাতা



ভাষা

- অধার পরিচয়ের প্রমাণ, বাসপ্রমাণের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা পাঠ করা হবে।

INFORMATION

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

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



অনন্যতম পরিচয় প্রমাণ  
Unique Identification Authority of India

Address:  
৩-১০৬, পশ্চিম সিআরও রোড,  
টাঙ্গেরা, টাঙ্গেরা, কলকাতা  
পশ্চিমবঙ্গ, ৭০০০১৫  
Kolkata, West Bengal, 700015

Rita Ghosh



ভারত সরকার  
 Government of India

ভুক্তি/সম্মতি নং/Enrolment No.: 1213/30025/00673

Government of India  
 Unique Identification Authority of India

To  
 প্রিয়া সেন  
 Priya Sen  
 W/O: Debasish Sen  
 T-80A/1C  
 DR S.CH BANERJEE ROAD  
 Belegnata  
 Kolkata Belegnata  
 West Bengal - 700010  
 8013762937



আপনার অ্যাডাার নংখ্যা / Your Aadhaar No. :

**8617 6113 9472**

আমার আধার, আমার পরিচয়



ভারত সরকার  
 Government of India



প্রিয়া সেন  
 Priya Sen  
 জন্মতারিখ/ DOB: 28/10/1989  
 মহিলা / FEMALE



**8617 6113 9472**

আমার আধার, আমার পরিচয়



- মনে রাখুন
- অ্যাডাার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
  - পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
  - এটি এক ইলেকট্রনিক প্রক্রিয়ার তৈরী পত্র

INFORMATION

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

- অ্যাডাার সবার জন্য বৈধ।
- অ্যাডাার সর্বস্বত্র সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির মাধ্যমে হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বৈশিষ্ট্য পরিচয় কর্তৃক  
 Unique Identification Authority of India

ঠিকানা:  
 প্রিয়া সেন, টি-৪০এ/১সি,  
 ডঃ এস.চি. বানার্জী রোড, বেলেঘাটা,  
 কলকাতা,  
 পশ্চিমবঙ্গ - ৭০০০১০

Address:  
 W/O: Debasish Sen, T-80A/1C,  
 DR S.CH BANERJEE ROAD,  
 Belegnata, Kolkata,  
 West Bengal - 700010

**8617 6113 9472**

*Priya Sen*



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

অনিকাকৃতিকর আই ডি / Enrollment No.: 1040/19639/05252

To  
রতুপা ঘোষ  
Ritupama Ghosh  
31/1 SOUTH SEALDAH ROAD  
TANGRA  
Tangra S.O  
Tangra  
Kolkata

22/08/2013  
47611173  
West Bengal 700015  
9007685462



MIN476111738FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**3393 9569 7603**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



রতুপা ঘোষ  
Ritupama Ghosh  
পিতা : সুধীর ঘোষ  
Father : SUDHIR GHOSH  
জন্ম তারিখ / DOB : 19/08/1994  
মহিলা / Female



**3393 9569 7603**

আধার - সাধারণ মানুষের অধিকার

Ritupama Ghosh





भारत सरकार  
GOVERNMENT OF INDIA



চন্দ্রানী কুন্দু  
Chandrani Kundu  
পিতা - সুধীষ চন্দ্র  
Father - Sudhish Chandra  
জন্ম তারিখ - ১৫ অক্টোবর ১৯৭৫  
Date of Birth - 15 Oct 1975  
লিঙ্গ - মহিলা  
Gender - Female



6215 6359 9649

আমার সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
১২৪, ক ক মাজুমদার রোড,  
সন্তোষপুর, কলকাতা,  
পশ্চিমবঙ্গ - ৭০০০১১

Address:  
124, K K MAJUMDAR  
ROAD, SANTOSH PUR,  
Santoshpur S O,  
Santoshpur Kolkata West  
Bengal, 700011



Chandrani Kundu





ভারত সরকার  
Government of India



মিতা ঘোষ  
MITA GHOSH  
পিতা : সচিন্দ্র নাথ দে  
Father: SACHINDRA NATH DEY  
জন্ম তারিখ / DOB : 03/12/1968  
মহিলা / Female



8096 9795 3449

আধার - সাধারণ মানুষের অধিকার

*Satish Ghosh*



ভারতীয় পরিচয় পরিষদ  
Unique Identification Authority of India

ঠিকানা:  
৪ সি, সাউথ সীলদাহ রোড,  
টাঙ্গরা, টাঙ্গরা জেলা, কলকাতা,  
পশ্চিমবঙ্গ, ৭০০০১৫

Address:  
4 C, SOUTH SEALDAH ROAD,  
TANGRA, Tangra S.O, Tangra,  
Kolkata, West Bengal, 700015

8096 9795 3449

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1947  
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1947  
১৯৪৭



ভারত সরকার  
Government of India

নিকি ঘোষ  
Vicky Ghosh  
পিতা : মদন ঘোষ  
Father : MADAN GHOSH  
অভ্যর্থন / DOB : 09/02/1985  
পুলক / Male



7454 8093 5204

আধার - সাধারণ মানুষের অধিকার

Vicky Ghosh



ভারতীয় অনন্য চিহ্নিত কর্তৃপক্ষ  
Unique Identification Authority of India

ঠিকানা:  
4 সি, সাউথ সীলদাহ রোড,  
টাঙ্গরা, টাঙ্গরা, কোকাতা,  
পশ্চিমবঙ্গ, 700015

Address:  
4 C, SOUTH SEALDAH ROAD,  
TANGRA, Tangra S.O. Tangra,  
Kolkata, West Bengal, 700015

7454 8093 5204

1947  
1950 200 1947

1947  
http://uaid.gov.in

1947  
www.uaid.gov.in


 ভারত সরকার  
 Government of India


 নাম / Name  
 Chandan Mandal  
 পিতা / Father  
 Father: Jhantu Mandal  
 জন্ম তারিখ / DOB  
 02/05/1988  
 লিঙ্গ / Male



**5403 3159 8891**

আধার - সাধারণ মানুষের অধিকার


 ভারতীয় বিদ্যুৎ-ধর্মসংক্রান্ত প্রাথমিক  
 Unique Identification Authority of India

ঠিকানা: 1 নং গভঃ কলনি, দাগ: Address: 1 NO GOVT COLONY,  
 ডহাপা মনপুর, দক্ষিণ 24 পরগণা, পশ্চিম বেঙ্গাল, West Bengal,  
 পশ্চিম বেঙ্গাল, 700150  
 700150

**5403 3159 8891**

 1800 300 1947  
 [aaar@uidai.gov.in](mailto:aaar@uidai.gov.in)  
 [www.uidai.gov.in](http://www.uidai.gov.in)

*Chandan Mandal*



### Major Information of the Deed

Deed No :	I-1606-02287/2019	Date of Registration	17/06/2019
Query No / Year	1606-0000809284/2019	Office where deed is registered	
Query Date	27/05/2019 7:30:12 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Debraj Giri 12/2, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9051328432, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,90,000/-]		
Set Forth value	Market Value		
	Rs. 15,35,65,642/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 2,921/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Entaly, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Munsii Bazar Road, Premises No: 6, , Ward No: 057 Pin Code : 700015

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	35 Katha 4 Chatak 29 Sq Ft		15.35.65.642/-	Property is on Road
<b>Grand Total :</b>				<b>58.229Dec</b>	<b>0 /-</b>	<b>1535,65,642 /-</b>	

#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Ratan Kumar Ghosh</b> Son of Late Ramani Mohan Ghosh 1/1, Canal South Road, P.O:- Tangra, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700015 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AECPG7038N, Status :Individual, Executed by: Self, Date of Execution: 14/06/2019 , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/06/2019 , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence
2	<b>Smt Dipali Ghosh</b> Wife of Shri Ratan Kumar Ghosh 1/1, Canal South Roads, P.O:- Tangra, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700015 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ADTPG6135G, Status :Individual, Executed by: Self, Date of Execution: 14/06/2019 , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/06/2019 , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence



3	<p><b>Shri Rana Ghosh</b>  Son of Shri Ratan Kumar Ghosh 1/1, Canal South Road, P.O:- Tangra, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700015 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADTPG6137E, Status :Individual, Executed by: Self, Date of Execution: 14/06/2019  , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/06/2019  , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence</p>
4	<p><b>Shri Raja Ghosh</b>  Son of Shri Ratan Kumar Ghosh 1/1, Canal South Road, P.O:- Tangra, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700015 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AECPG7046N, Status :Individual, Executed by: Self, Date of Execution: 14/06/2019  , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/06/2019  , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence</p>
5	<p><b>Shri Asesh Kanti Majumder</b>  Son of Late Atul Kumar Majumder 22/B, Lansdowne Place, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AZRPM7940H, Status :Individual, Executed by: Self, Date of Execution: 14/06/2019  , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/06/2019  , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence</p>
6	<p><b>Smt Kuntala Ghosh</b>  Wife of Mr Santanu Ghosh 106A, Motilal Nehru Road, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AQFPG5512L, Status :Individual, Executed by: Self, Date of Execution: 14/06/2019  , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/06/2019  , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence</p>
7	<p><b>Smt Mimi Das</b>  Wife of Mr Arun Das 12H, Baishnabghata Lane, P.O:- Naktala, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALGPD1719G, Status :Individual, Executed by: Self, Date of Execution: 14/06/2019  , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/06/2019  , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence</p>
8	<p><b>Smt Kamala Ghosh</b>  Wife of Late Hari Narayan Ghosh 1/1, South Sealdah Road, P.O:- Tangra, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700015 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BPYPG9164D, Status :Individual, Executed by: Self, Date of Execution: 14/06/2019  , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/06/2019  , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence</p>
9	<p><b>Shri Shovan Ghosh (Presentant )</b>  Son of Late Hari Narayan Ghosh 4A, Pan Bagan Lane, P.O:- Entally, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700014 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BKPPG1372R, Status :Individual, Executed by: Self, Date of Execution: 14/06/2019  , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/06/2019  , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence</p>
10	<p><b>Shri Manoj Ghosh</b>  Son of Late Hari Narayan Ghosh 1/1, South Sealdah Road, P.O:- Entally, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700015 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ASXPG5987F, Status :Individual, Executed by: Self, Date of Execution: 14/06/2019  , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/06/2019  , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence</p>



11	<p><b>Smt Rita Ghosh</b>  Wife of Late Sudhir Kumar Ghosh 3/1J, South Sealdah Road, P.O:- Tangra, P.S:- Entaly, District-South 24-Parganas, West Bengal, India, PIN - 700015 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: CPWPG4185D, Status :Individual, Executed by: Self, Date of Execution: 14/06/2019 , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/06/2019 , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence</p>
12	<p><b>Ms Priya Sen</b>  Daughter of Late Sudhir Kumar Ghosh T-80A/1C, Dr. S.C. Banerjee Road, P.O:- Belehghata, P.S:- Beliaghata, District-South 24-Parganas, West Bengal, India, PIN - 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: KGWPS3355C, Status :Individual, Executed by: Self, Date of Execution: 14/06/2019 , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/06/2019 , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence</p>
13	<p><b>Mrs Rituparna Dey, (Alias: Mrs Rituparna Ghosh)</b>  Wife of Mr Debraj Dey 61A/25,Dr. S.C. Banerjee Road, P.O:- Belehghata, P.S:- Beliaghata, District-South 24-Parganas, West Bengal, India, PIN - 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: BIZPG2368D, Status :Individual, Executed by: Self, Date of Execution: 14/06/2019 , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/06/2019 , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence</p>
14	<p><b>Smt Chandrani Kundu</b>  Wife of Shri Shib Shankar Kundu 124, Kali Kumar Mazumdar Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: HIBPK9032G, Status :Individual, Executed by: Self, Date of Execution: 14/06/2019 , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/06/2019 , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence</p>
15	<p><b>Smt Mita Ghosh</b>  Wife of Late Madan Ghosh 4C, South Sealdah Road, P.O:- Tangra, P.S:- Entaly, District-South 24-Parganas, West Bengal, India, PIN - 700015 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: BHIPG9931Q, Status :Individual, Executed by: Self, Date of Execution: 14/06/2019 , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/06/2019 , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence</p>
16	<p><b>Shri Vicky Ghosh</b>  Son of Late Madan Ghosh 4C, South Sealdah Road, P.O:- Tangra, P.S:- Entaly, District-South 24-Parganas, West Bengal, India, PIN - 700015 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: BGNPG9913Q, Status :Individual, Executed by: Self, Date of Execution: 14/06/2019 , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/06/2019 , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Pvt. Residence</p>

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>MAHAMANI PROPERTIES PRIVATE LIMITED</b>  BA-17, Salt Lake City, Sector-I, P.O:- Bidhannagar, P.S:- Bidhannagar, Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.: AAICM4413A, Status :Organization, Executed by: Representative</p>



**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Sanjeeb Gupta</b> Son of Shri Gopal Prasad Gupta BA-17, Salt Lake City, Sector-I, P.O:- Bidhannagar, P.S:- Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADUPG1777F Status : Representative, Representative of : MAHAMANI PROPERTIES PRIVATE LIMITED (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Chandan Mandal</b> Son of Mr Jhantu Mandal 1, No. Govt. Colony, P.O:- Hadia, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 700150			
Identifier Of Shri Ratan Kumar Ghosh, Smt Dipali Ghosh, Shri Rana Ghosh, Shri Raja Ghosh, Shri Aresh Kanti Majumder, Smt Kuntala Ghosh, Smt Mimi Das, Smt Kamala Ghosh, Shri Shovan Ghosh, Shri Manoj Ghosh, Smt Rita Ghosh, Ms Priya Sen, Mrs Rituparna Dey, Smt Chandrani Kundu, Smt Mita Ghosh, Shri Vicky Ghosh, Shri Sanjeeb Gupta			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Shri Ratan Kumar Ghosh	MAHAMANI PROPERTIES PRIVATE LIMITED-3.63931 Dec
2	Smt Dipali Ghosh	MAHAMANI PROPERTIES PRIVATE LIMITED-3.63931 Dec
3	Shri Rana Ghosh	MAHAMANI PROPERTIES PRIVATE LIMITED-3.63931 Dec
4	Shri Raja Ghosh	MAHAMANI PROPERTIES PRIVATE LIMITED-3.63931 Dec
5	Shri Aresh Kanti Majumder	MAHAMANI PROPERTIES PRIVATE LIMITED-3.63931 Dec
6	Smt Kuntala Ghosh	MAHAMANI PROPERTIES PRIVATE LIMITED-3.63931 Dec
7	Smt Mimi Das	MAHAMANI PROPERTIES PRIVATE LIMITED-3.63931 Dec
8	Smt Kamala Ghosh	MAHAMANI PROPERTIES PRIVATE LIMITED-3.63931 Dec
9	Shri Shovan Ghosh	MAHAMANI PROPERTIES PRIVATE LIMITED-3.63931 Dec
10	Shri Manoj Ghosh	MAHAMANI PROPERTIES PRIVATE LIMITED-3.63931 Dec
11	Smt Rita Ghosh	MAHAMANI PROPERTIES PRIVATE LIMITED-3.63931 Dec
12	Ms Priya Sen	MAHAMANI PROPERTIES PRIVATE LIMITED-3.63931 Dec
13	Mrs Rituparna Dey	MAHAMANI PROPERTIES PRIVATE LIMITED-3.63931 Dec
14	Smt Chandrani Kundu	MAHAMANI PROPERTIES PRIVATE LIMITED-3.63931 Dec
15	Smt Mita Ghosh	MAHAMANI PROPERTIES PRIVATE LIMITED-3.63931 Dec
16	Shri Vicky Ghosh	MAHAMANI PROPERTIES PRIVATE LIMITED-3.63931 Dec

**Endorsement For Deed Number : I - 160602287 / 2019**



04-06-2019

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 15,35,65,642/-



**Kaushik Ray**

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
South 24-Parganas, West Bengal**

On 14-06-2019

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

Presented for registration at 19:00 hrs on 14-06-2019, at the Private residence by Shri Shovan Ghosh, one of the Executants.

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

Execution is admitted on 14/06/2019 by 1. Shri Ratan Kumar Ghosh, Son of Late Ramani Mohan Ghosh, 1/1, Canal South Road, P.O: Tangra, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by Profession Business, 2. Smt Dipali Ghosh, Wife of Shri Ratan Kumar Ghosh, 1/1, Canal South Roads, P.O: Tangra, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by Profession House wife, 3. Shri Rana Ghosh, Son of Shri Ratan Kumar Ghosh, 1/1, Canal South Road, P.O: Tangra, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by Profession Business, 4. Shri Raja Ghosh, Son of Shri Ratan Kumar Ghosh, 1/1, Canal South Road, P.O: Tangra, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by Profession Business, 5. Shri Aresh Kanti Majumder, Son of Late Atul Kumar Majumder, 22/B, Lansdowne Place, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Professionals, 6. Smt Kuntala Ghosh, Wife of Mr Santanu Ghosh, 106A, Motilal Nehru Road, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 7. Smt Mimi Das, Wife of Mr Arun Das, 12H, Baishnabghata Lane, P.O: Naktala, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 8. Smt Kamala Ghosh, Wife of Late Hari Narayan Ghosh, 1/1, South Sealdah Road, P.O: Tangra, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by Profession House wife, 9. Shri Shovan Ghosh, Son of Late Hari Narayan Ghosh, 4A, Pan Bagan Lane, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Service, 10. Shri Manoj Ghosh, Son of Late Hari Narayan Ghosh, 1/1, South Sealdah Road, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by Profession Business, 11. Smt Rita Ghosh, Wife of Late Sudhir Kumar Ghosh, 3/1J, South Sealdah Road, P.O: Tangra, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by Profession House wife, 12. Ms Priya Sen, Daughter of Late Sudhir Kumar Ghosh, T-80A/1C, Dr. S.C. Banerjee Road, P.O: Belehghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife, 13. Mrs Rituparna Dey, Alias Mrs Rituparna Ghosh, Wife of Mr Debraj Dey, 61A/25, Dr. S.C. Banerjee Road, P.O: Belehghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife, 14. Smt Chandrani Kundu, Wife of Shri Shib Shankar Kundu, 124, Kali Kumar Mazumdar Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 15. Smt Mita Ghosh, Wife of Late Madan Ghosh, 4C, South Sealdah Road, P.O: Tangra, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by Profession House wife, 16. Shri Vicky Ghosh, Son of Late Madan Ghosh, 4C, South Sealdah Road, P.O: Tangra, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by Profession Business

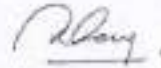
Indetified by Mr Chandan Mandal, , Son of Mr Jhantu Mandal, 1, No. Govt. Colony, P.O: Hadia, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Others

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

Execution is admitted on 14-06-2019 by Shri Sanjeeb Gupta, Director, MAHAMANI PROPERTIES PRIVATE LIMITED (Private Limited Company), BA-17, Salt Lake City, Sector-I, P.O:- Bidhannagar, P.S:- Bidhannagar, Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700064



Identified by Mr Chandan Mandal, , Son of Mr Jhantu Mandal, 1, No. Govt. Colony, P.O: Hadia, Thana: Kolkata  
Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Others



**Kaushik Ray**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SEALDAH**  
**South 24-Parganas, West Bengal**

**On 17-06-2019**

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,921/- ( B = Rs 2,900/- ,E = Rs 21/- ) and  
Registration Fees paid by Cash Rs 0/-, by online = Rs 2,921/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/06/2019 6:34PM with Govt. Ref. No: 192019200024896021 on 13-06-2019, Amount Rs: 2,921/-, Bank:  
HDFC Bank ( HDFC0000014), Ref. No. 823960197 on 13-06-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-,  
by online = Rs 74,921/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 4953, Amount: Rs.100/-, Date of Purchase: 27/03/2019, Vendor name: Mita Dutta  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/06/2019 6:34PM with Govt. Ref. No: 192019200024896021 on 13-06-2019, Amount Rs: 74,921/-, Bank:  
HDFC Bank ( HDFC0000014), Ref. No. 823960197 on 13-06-2019, Head of Account 0030-02-103-003-02



**Kaushik Ray**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SEALDAH**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2019, Page from 82286 to 82367

being No 160602287 for the year 2019.



*Kaushik Roy*

Digitally signed by KAUSHIK ROY  
Date: 2019.06.18 14:20:40 +05:30  
Reason: Digital Signing of Deed.

(Kaushik Ray) 18-06-2019 14:18:17  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.

(This document is digitally signed.)