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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

350609

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Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

Adnl. Dist. Sub-Registrar
Alipore, South 24 Parganas

8 JUL 2019

:DEVELOPMENT AGREEMENT:

THIS AGREEMENT is made this 8th day of JULY TWO THOUSAND NINETEEN, Anno Domini,

Handwritten notes on the left side:
1605-6000
1030146/19
12.8.2019

Faint handwritten notes at the bottom right of the page.

1-5 JUL 2019

2586
Date: 00/00/00
Sold to:
of:
Rupees: 10000

S. CHAKRABORTY
Advocate, Alipore Judges' Court
Kolkata - 27



AS
Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs. Kol-27

2586 N 10000
E 220008



Addl. Dist. Sub-Registrar
Alipore
- 8 JUL 2019
South 24 Parganas
Kolkata- 700027

Bipul Das
s/o. Haemilhos Das
Alipore Police Court,
27-27.

: BETWEEN :

SRI PRADIP GHOSH, Son of Nilmoni Ghosh, By Faith Hindu, By Occupation-Business, PAN-AJEPG3409L, residing at 4/B, Sonali Park, Post Office - Garia, Police Station - Bansdrani, Kolkata-700084, hereinafter called and referred to as the "OWNER" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include his heir/heirs, successor/ successors, executor/executors, administrator/administrators, legal representative/ representatives and person/ persons, deriving title under him} of the FIRST PART.

: AND :

SRI AJOY KUMAR CHANDA, Son of Late Birendra Lal Chanda, PAN-ACPPC8525M, Sole Proprietor of "M/S.CONCORD CONSTRUCTION" having its Office at 23/M/12, Naktala Road, Police Station-Netaji Nagar, Kolkata-700047, hereinafter called and referred to as the "BUILDER/ COLLABORATOR/ DEVELOPER" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include his heir/heirs, successor/successors, executor/executors, legal representative/ representatives, administrator/ administrators, successor-in-Office, and assigns} of the SECOND PART.

WHEREAS in this Agreement unless it be contrary or repugnant to the context the following words or terms shall have the following meaning :-

I} The "FIRST PARTY" shall mean and include the OWNER of the Property of the Premises and his heirs and successors, representatives, executors.

II} The "SECOND PARTY" shall mean and include the "BUILDER/ DEVELOPER" and his heirs, successors, representatives, executors.

III) The said "PROPERTY OR LAND" shall mean ALL THAT piece or parcel of land measuring 1 Cottahs 8 Chittaks more or less together Structure thereon in Mouza-Kamdahari, R.S. Khatian No.179, Dag No.135, J.L. No.49, Touzi No.14, J.L. No.49, within limits of Kolkata Municipal Corporation, at Premises No.144, Bakshi Pally, Postal Address 4/B, Sonali Park, Police Station- previously Regent Park now Bansdrani, Assessee No.311120201443, WARD NO.112, Kolkata-700084, District South 24-Parganas, is in the possession of the First Party/Owner particularly described in the FIRST SCHEDULE hereunder written.

IV) "OWNER'S ALLOCATION" shall mean the Owner will be provided One Flat in the Third floor, North-Western Side measuring 650 Square Feet Built Up Area more or less including common stair case as per Building Sanction Plan and Commercial Space on the Ground floor, North-Western Side, measuring 350 Square feet Built up area more or less i.e. 400 Square Feet Super built up area more or less and a liquidated amount of Rs.50,000=00 (Rupees Fifty Thousand) only (forfeit), which will be payable at the time of execution of this Registered Development Agreement, together with common areas and facilities and ultimate common roof right and common lift facility. Be it noted that owner shall have not claim or any demand from any part of the Developers' allocation and/or except Owner's allocation out of the entire building.

V) "DEVELOPERS' ALLOCATION" shall mean save and except the owner allocation i.e. remaining entire allocation of the sanction plan, with the right to sale his allocated Flats and Car Parking Spaces, shops/commercial spaces to the different intending purchases without any interference of the owner subject to handing over or delivery of possession of owner allocation as per attached drawing and demarcation out of the total sanction plan.

VI) "PRINCIPAL'S ACCOUNT" shall mean and as referred to in "POWER OF ATTORNEY" shall mean the Developers' Account who will bear the total expenses for construction of Building thereon in the said Property at his own liability and responsibility.

VII) "COMMON PARTS, USERS AND FACILITIES" shall mean and include common passage, common users, staircase-cum-landing, equipments and accessories, common use and enjoyment of roof.

W H E R E A S on 9th March, 1957, said Jiban Krishna Ghosh, Sold, conveyed and transferred the land measuring 3 Cottahs 00 Chittaks more or less together with Tiali Shed Structure in Mouza-Kamdahari, R.S. Khatian No.179, Dag No.135, J.L. No.49, Touzi No.14, J.L. No.49 to Smt. Mahamaya Ghosh, Wife of Late Shankar Kumar Ghosh, by way of Registered Bengali Kobala, which was registered at SR Alipore, recorded in Book No.I, Volume No.45, pages 55 to 58, being No.2065, for the year 1957 and after purchase the said Smt. Mahamaya Ghosh mutated her name in the record of the Kolkata Municipal Corporation and paid regular taxes thereon for the Premises No.144, Bakshi Pally, Police Station- previously Regent Park now Bansdroni, Assessee No.311120201443, WARD NO.112, Kolkata-700084, District South 24-Parganas.

A N D W H E R E A S subsequently on 31st January, 2006, said Smt. Mahamaya Ghosh gifted her landed property i.e. land measuring 1 Cottahs 8 Chittaks out of 3 Cottahs 00 Chittaks more or less together with Tiali Shed Structure in Mouza-Kamdahari, R.S. Khatian No.179, Dag No.135, J.L. No.49, Touzi No.14, J.L. No.49, within limits of Kolkata Municipal Corporation, being Premises No.144, Bakshi Pally, Postal Address 4/B, Sonali Park, Police Station- previously Regent Park now Bansdroni, Assessee No.311120201443, WARD NO.112, Kolkata-700084, District South 24-Parganas to her Grandson (daughter's son) Pradip Ghosh, by way of registered Bengali Dan Patra, which was registered

at DSR-I, Alipore, recorded in Book No.I, Volume No.105, pages 141 to 162, being No.01302, for the year 2006 and after Gift Deed Pradip Ghosh mutated his name in the record of the Kolkata Municipal Corporation and paying regular taxes thereon.

The Owner is as lawful Owner is seized and possessed of his Property.

AND WHEREAS the First Party herein as Owner of the said Property have decided to "Commercially Exploit" through residential Building by raising new proposed Building and/or as per Sanction Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION on the said Property more fully and particularly described in the FIRST SCHEDULE below and the Second Party having sound knowledge and financial ability approached the First Party with the terms, conditions and covenants herein below appearing and the First Party herein allowed the Second Party herein to raise such construction at his own cost and/or at the cost of his nominees on the FIRST SCHEDULE Property as per the Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION for the benefit of the parties to this AGREEMENT.

AND WHEREAS the Second Party hereinafter considering the proposal of the First Party herein have agreed to raise Building as per Sanctioned Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION, at his own cost and/or his nominees' cost as described in the FIRST SCHEDULE below on certain terms and conditions to which the FIRST PARTY agreed and Second Party confirmed.

AND WHEREAS to avoid future complication, the parties execute this Agreement this day by incorporating the said terms and conditions as FOLLOWS :-

: TERMS & CONDITIONS :

1) That the First Party herein shall give vacant Possession of the said property described in the FIRST SCHEDULE below to the Second Party within 15 {Fifteen} Days from the date of notice.

2) That the SECOND PARTY herein on receiving vacant Possession of the property described in the FIRST SCHEDULE below as stated above shall at his cost and/or at the cost of his nominees will start the construction after obtaining the Sanction Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION in favour of the FIRST PARTY.

3) That the First Party shall pay all the arrears of Corporation Taxes, including GR for the FIRST SCHEDULE Property upto the date of AGREEMENT and prior to give vacant Possession of the said Property and shall be liable to pay Corporation Taxes of the FIRST SCHEDULE Property proportionately. The Owner will get One Flat in the Third floor, North-Western Side measuring 650 Square Feet Built Up Area more or less including common stair case as per Building Sanction Plan and Commercial Space on the Ground floor, North-Western Side, measuring 350 Square feet Built up area more or less i.e. 400 Square Feet Super built up area more or less and a liquidated amount of Rs.50,000=00 (Rupees Fifty Thousand) only (forfeit), which will be payable at the time of execution of this Registered Development Agreement, together with common areas and facilities and ultimate common roof right and common lift facility. Be it further noted save and except the above Owner's allocation, the Owner in future will not claim or demand anything from the Developer/Second Party.

4) That the First Party herein shall allow the Second Party to erect said G+III Storied Building construction as per the Choice of Developer as per Sanctioned Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION at his nominees' cost in the land described in the FIRST SCHEDULE below.

5) That the Second Party herein at his own cost and initiative will make the said Plan to be Sanctioned to the alteration/modification, if necessary, in the name of the First Party from the KOLKATA MUNICIPAL CORPORATION and the First Party shall assist/co-operate in all respect in obtaining the sanctioned, modification/alteration of Plan by the KOLKATA MUNICIPAL CORPORATION for construction wherein the First Party will not make any hindrances or obstructions. The Second Party will demolish the existing rooms at his own cost and sale proceeds will be done by him and the entire amount of Sale Proceeds will be credited on the Second Party's account.

6) That the First Party shall allow the Second Party to stock all Building materials within the said Premises after demolishing and dispose of the realize the sale proceed by the Second Party shall take all steps for protection of the same including Building/renovating of existing boundary walls on or about the said FIRST SCHEDULE Property and to appoint darowan/darowans and/or his own men and to keep them posted at site and providing them temporary facilities within the said premises for security purpose.

7) That the First Party shall execute one POWER OF ATTORNEY in favour of the SECOND PARTY empowering and/or authorizing the Second Party to negotiate act and do all things necessary for and on behalf of the First Party for more fully and effectually in respects as they could do the same themselves with regard to obtaining the necessary, sanction, permits, amalgamation with appurtenant land, quotas etc. from the KOLKATA MUNICIPAL CORPORATION and Government and/or Semi Government Institution including Police Authorities of the First Party, if necessary, and also the powers empowered to him with the clauses as mentioned and to be mentioned in the Power of Attorneys.

8) That the First Party shall further authorize the Second Party to act on his behalf by incorporating the following acts and deeds in the aforesaid GENERAL POWER OF ATTORNEYS.

9) To advertise, negotiate, execute by signing and registering, transfer document or documents of Agreement and to receive Booking money advance or earnest money and consideration money and to allow the Intending Purchasers to take loan from any Authority or Body or Bodies or even documents relating to the said transfer in the proposed Building only of Developer's allocation for and on behalf of the First Party in the capacity of the Owner in addition to the capacity of the Second Party for more fully assuring and/or securing the right, title and interest of the Intending Purchaser or Purchasers of the aforesaid proposed constructed area.

10) That the First Party shall have no claim on the sale proceeds of the said constructed areas other than the Owner's Allocation described in the SECOND SCHEDULE hereunder written which shall rightfully belong to the Second Party in consideration of his investment and endeavour in erecting the aforesaid Building on the land described in the FIRST SCHEDULE below.

11) That the First Party shall have no right of objection on to the price to be claimed by the Second Party from his Intending Purchaser or Purchasers in respect of the said constructed area other than the First Parties allocation money as mentioned in the SECOND SCHEDULE below.

12) That the First Party shall have "NO OBJECTION" of being treated as Owner of the Flats to the Intending Purchasers to be constructed even under the WEST BENGAL APARTMENT OWNERSHIP ACT XVI OF 1972, subject to all subsequent amendments and/or the Second Party taking all necessary steps towards registering the aforesaid construction comprising several self-contained spaces/flats under the WEST BENGAL APARTMENT {REGULATION OF CONSTRUCTION AND TRANSFER} ACT, XVIII OF 1979.

13} That the First Party shall execute at the option of the Second Party the necessary documents in favour of the Second Party or his nominee or nominees including the Intending Purchaser or Purchasers of the said constructed areas which includes the spaces/flats or do such other things as would be deemed necessary for more fully assuring the right, title and ownership of the Second Party or his nominee or nominees including the Intending Purchaser/Purchasers in respect of the Flats.

14} That the Second Party shall complete the Flats in the said premises in all respect including completion of electrical fittings and fixtures fixing up flush door and windows, plumbing work, plaster of parish for internal walls and cement base Colour in external walls within 24 Months from the date of obtaining the Sanctioned Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION. However, the period will be extended further 9 {Nine} Months, failing which the developer shall pay Rs.5,000/- per month only for Ground floor area only as mentioned above.

15} That the Second Party shall complete the construction within 24 Months from the date of quitting the FIRST SCHEDULE below Property by the First Party and after obtaining the Sanctioned Plan from the KOLKATA MUNICIPAL CORPORATION but will not stand the above conditions, if not be restrained for unavoidable reasons or force-majeure.

16} That the Second Party shall complete the construction of the said new proposed Building or as per Sanction Plan on land described in the FIRST SCHEDULE below within 24 Months from the date of obtaining the Sanctioned Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION. However, the period will be extended further 9 {Nine} Months and in the ground floor the Developer will do the construction of Flat and Commercial space as per his choice wherein the owner/first party shall have no objection in any way.

17} That each terms of this Agreement is the consideration for the other and failure to comply with the terms and conditions of this Agreement by either of the Parties shall be a cause of action as mentioned below.

18} This Agreement will not be treated as a Partnership between the First Party and Second Party or an Agreement for sale of the said property by the First Party to the Second Party. The agreement will not be treated as assignment/sale agreement.

19} The Building will be constructed for Residential purposes.

It is further to be mentioned here that the Developer shall handover the Land owner's allocation first upon 15 days notice failing which the Developer will hand over the Developer's allocation to his intending purchaser and subsequently will hand over the Completion Certificate after completion of the building..

20} The Second Party declared that he has entered into this Agreement after fully satisfying about the title of the FIRST PARTY. Save and except any material defect of title and the Property being encumbered.

21} All out of pocket expenses of and incidental to this Agreement and the transactions in pursuance thereof including the Deed/Deeds of Conveyance/ Conveyances and other assurance in respect thereof in connection with the Proposed Building including Stamp Duty and Registration charges shall be borne and paid by the Second Party and/or his nominees alone.

22} The Second Party shall indemnify and keep indemnified the First Party against all losses, damages, costs, charges, expenses that will be incurred or suffered by the First Party on account of arising out of any breach of any of these terms or any law, rules or regulations or due to accident or any mishap during construction or due to any claim made by any Third Party in respect of such construction or otherwise however.

23} The First Party shall indemnify and keep indemnified the Second Party against all losses, damages, expenses that will be incurred for suffered by the Second Party on account of arising out of any breach of any those terms or any law or otherwise however by the land owner.

24} The Second Party will be solely liable if the Building be demolished or fall down during the tenure of the construction or later on the First Party will not in any way either Criminally or in Civil be liable in whatsoever manner.

25} In case of any dispute or differences or questions concerning the time period completion of period of work and Payment of consideration to the Owner the same shall be referred the Arbitration wherein the each party will appoint one Arbitrator and in case of differences the opinion both the Arbitrator the decision of the Umpire to be appointed by both the Arbitrator will be final, under the provision of INDIAN ARBITRATION ACT, 1940, and/or any other statutory modification and/or enactment.

26} The Jurisdiction of the Court will be at ALIPORE.

27} That after demolishing the existing structure all the sale proceeds will be credited in favour of the Second Party.

28} That during the construction period the Developer/Second Party will pay the shifting charges month by month to the owner/first party amounting to Rs.7,000/- to Rs.7,500/-per month till handing over the Owner's Allocation.

29} all the outstanding tax till date of execution of this Agreement the Owner/first party will pay all the dues and all original papers will be handed over by the Owner to the Developer.

: THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of land measuring 1 Cottahs 8 Chittaks more or less together with 520 Square Feet Tiali Shed Structure thereon in Mouza-Kamdahari, R.S. Khatian No.179, Dag No.135, J.L. No.49, Touzi No.14, J.L. No.49, within limits of Kolkata Municipal Corporation, at Premises No.144, Bakshi Pally, Postal Address 4/B, Sonali Park, Police Station-previously Regent Park now Bansdrani, Assessee No.311120201443, WARD NO.112, Kolkata-700084, District South 24-Parganas, and butted and bounded by :-

ON THE NORTH : 10' feet wide KMC Road.
ON THE EAST : KMC Premises No.143, Bakshi Pally, Kolkata-84.
ON THE SOUTH : KMC Premises No.144/A, Bakshi Pally, Kolkata-84.
ON THE WEST : 4F, Sonali Park.

: THE SECOND SCHEDULE ABOVE REFERRED TO :

OWNER will be provided with One Flat in the Third floor, North-Western Side measuring 650 Square Feet Built Up Area more or less including common stair case as per Building Sanction Plan and Commercial Space on the Ground floor, North-Western Side, measuring 350 Square feet Built up area more or less i.e. 400 Square Feet Super built up area more or less and a liquidated amount of Rs.50,000=00 (Rupees Fifty Thousand) only (forfeit), which will be payable at the time of execution of this Registered Development Agreement, together with common areas and facilities and ultimate common roof right and common lift facility. Be it further noted save and except the above Owner's allocation the Owner will not claim or demand anything from the Developer/Second Party.

: SPECIFICATION OF THE FLAT :

TYPE OF STRUCTURE :

R.C.C.Foundation and footing in the concrete proportionate of 4:2:1 cement ratio after adequate soil treatment and consolidation.

SUPER - STRUCTURES :

R.C.C. frame work, column, beams, slabs, lintels, chajja etc. in the concrete proportion of 4:2:1 ratio with 200mm thickness brick work on outside walls with 1st Class kiln burnt bricks in cement mortar ratio 5:1 proportion and 75mm thick inside Partition walls and 125mm thick Partition wall between the Flat will done by 1st Class Kiln burnt bricks and total construction work will be done by Ultratech/Ambuja Cement.

FLOORING :

Entire Flooring will be of (2' x 2') cut piece Marble finish.

DOORS :

Main Door of gamer Wood and others doors will be provided of Flash Door, bath room PVC.

WINDOWS :

Aluminum sliding with outside ½ bar still grill.

KITCHEN :

R.C.C.Cooking Platform with granite in stainless still sink with necessary 2 Nos. Water taps will be provided. Basin of suitable size be fixed.

TOILET :

- (a)... Concealed internal Hot and cold water lines within CPVC/UPVC Pipes and fittings geyser point should be given (only for Toilet not for W.C.).
- (b)... Porcelain Commode European style of standard quality (parryware).
- (c)... 1 Shower, 2 Taps with necessary C.P.Fittings or other standard quality at each toilet.
- (d)... Porcelain hand washbasin with pillar cock.

PLUMBING & DRAINAGE :

- A)... Necessary drain sewer lines, inspection pits and necessary duly connected to the septic tank.
- B)... submersible Water pump will be installed in underground water reservoir.

- C)... Supreme PVC rain water pipes for roof under disposal.
- D)... Total standard quality fittings.
- E)... Geyser line for toilet only with hot and cold water provision.

PAINTING :

A)... Water roof cement based/snowsane and ACE Asian paint will be used on outside walls of the building and inside walls will be finished up to plaster of parish.

B)... Wooden Primer will be on all wooden doors enamel pints on outside window grill.

ELECTRIFICATION :

A)... Concealed wiring with copper cable of reputed brand built in switch board with modilished switches will be provided.

B)... 2 Light Points, 1 Fan Point and 1 Plug Point in each Bed Room and One A.C. Point in one bed room.

C)... 3 Light Points, 2 Fan Points, 1 Power Point and two Plug Points in each Living-cum-Dining Room.

D)... 1 Light Point, 1 Exhaust Fan Point and 4 Power Points in each Kitchen.

E)... 1 Light Point in W.C. and 1 Light point and 1 exhaust fan point for toilet.

F)... 1 Calling Bell point for the flat.

ELECTRIC METER :

Procurement of electric meter for individual flats from WBSedcl and installation of Transformer and service charges shall be on account of and at the cost of the Owners and other respective Flat Purchaser.

ROOF FLOORING :

Cement concrete/roof tiles.

WATER SUPPLY :

Water will be provided through K.M.C. water supply.

Provision of 4 passenger Lift facility.

IN WITNESSES WHEREOF, the PARTIES have set and subscribed their respective hands and seal by the day, month and year first above written.

SIGNED SEALED AND DELIVERED
BY THE OWNER AT KOLKATA
IN THE PRESENCE OF :

1. *Debasaj Majumdar*
345, Sarbat Pally,
Baruadarani, Kol-70.
2. *Bihul Das*
Alipore Police Cas.
KO-24

Pradip Ghosh
SIGNATURE OF THE OWNER

SIGNED SEALED AND DELIVERED
BY THE DEVELOPER AT KOLKATA
IN THE PRESENCE OF :

1. *Debasaj Majumdar*

2. *Bihul Das*

For Concord Construction
Ajoy Ku. Chanda
Proprietor

SIGNATURE OF THE DEVELOPER

DRAFTED AND PREPARED BY ME.

Sourish Choudhury
{ ADVOCATE } F1434/135/A
ALIPORE JUDGES' COURT, KOL-27.
TYPED BY ME.

Sourish Choudhury
{ TYPIST }

: MEMO OF CONSIDERATION :

RECEIVED from the within-named DEVELOPER the said sum of Rs.50,000=00 (Rupees Fifty Thousand) only as per Memo below.

: M E M O :

1. By Cheque, Vide No.218125
dated 08/07/2019
On SBI, Naktala Branch,

Rs.50,000=00

=====
Total Rs.50,000=00
=====

Total Rupees Fifty Thousand only

Pradip Ghosh.

SIGNATURE OF THE OWNER.

WITNESSES :

- 1) *Debasaj Majumdar,*
 - 2) *Bipul Das*
-

Thumb 1st finger middle finger ring finger small finger



Left Hand					
Right Hand					

Pradip Ghosh

Name PRADIP GHOSH

Signature Pradip Ghosh

Thumb 1st finger middle finger ring finger small finger



Left Hand					
Right Hand					

Ajoy Kumar Chanda

Name AJOY KUMAR CHANDA

Signature Ajoy K. Chanda

Thumb 1st finger middle finger ring finger small finger

	Left Hand					
	Right Hand					

Name


Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AJOY KUMAR CHANDA
BIRENDRA LAL CHANDA
19/02/1958
Permanent Account Number
ACPPCB525M

Ajoy K. Chanda
Signature



Ajoy K. Chanda.

In case this card is lost / found, kindly inform / return to :

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

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

आयकर पैन सेवा यूनिट, U TITSE
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.


भारत सरकार
GOVERNMENT OF INDIA




অজয় কুমার চন্দ
Ajoy Kumar Chanda
পিতা : বীরেন্দ্র লাল চন্দ
Father : BIRENDRA LAL CHANDA
জন্ম সাল / Year of Birth : 1958
লিঙ্গ / Male




2406 2135 6861


স্বাক্ষার - সাধারণ মানুষের অধিকার


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


<p>ঠিকানা: ২৩/এম/১২, নাকতলা রোড, নাকতলা, নাকতলা, কোলকাতা, পশ্চিমবঙ্গ, ৭০০০৪৭</p>	<p>Address: 23/M/12, NAKTALA ROAD, NAKTALA, Naktala S.O, Naktala, Kolkata, West Bengal, 700047</p>
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
1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



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

Ajoy K. Chanda.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRADIP GHOSH

NILMONI GHOSH

22/09/1966

Permanent Account Number

AJEPG3409L

Pradip Ghosh

Signature



In case this card is lost / found, kindly inform / return to :

Income Tax Services Unit, UTISL
Plot No. 3, Sector 11, C Belapur,
Navi Mumbai - 400 606.

यह कार्ड खो जाने पर कृपया सूचित करें/वापस :

आयकर सेवा यूनिट, UTISL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१६.

Pradip Ghosh



ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

অনৈকান্তিক ক্রম চি./Enrollment No.: 1040/19624/22825

To
প্রদীপ ঘোষ
Pradip Ghosh
08/11/2012
41B SONALI PARK
Strampur
Garia South Twenty Four Parganas
West Bengal 700084

16589499



MIN185894993DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

4496 4006 4787

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



প্রদীপ ঘোষ
Pradip Ghosh
পিতা : নিলমণী ঘোষ
Father : NILMANI GHOSH
সং. শাস. / Year of Birth : 1965
পুরুষ / Male

4496 4006 4787



অনৈকান্তিক ক্রম চি./Enrollment No. : 1040/19624/22825



তথ্য

- আপনার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অ্যাপ্লিকেশনে থাকা প্রাণ্ড করেন।

INFORMATION

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

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

16589499



ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৪/বি, সোনালী পার্ক, স্ট্রামপুর,
গারিয়া, ২৪ স্ট্রামপুর, পশ্চিমবঙ্গ,
700084

Address:
41B, SONALI PARK,
Strampur Garia South
Twenty Four Parganas, West
Bengal, 700084

Pradip Ghosh



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

BRN: 19-201920-003761926-1
BRN Date: 08/07/2019 08:02:59
BRN: IK0ACWFUX8

Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 08/07/2019 08:03:26

DEPOSITOR'S DETAILS

Id No. : 16050001030146/2/2019
[Query No./Query Year]

Name : SUDIPTA CHAKRABORTY
Contact No. : Mobile No. : +91 9831036678
E-mail :
Address : Alipore Judges Court Kolkata700027
Applicant Name : Mr SUDIPTA CHAKRABORTY
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16050001030146/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	21
2	16050001030146/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	521

Total

542

In Words : Rupees Five Hundred Forty Two only

Major Information of the Deed

Deed No :	I-1605-03939/2019	Date of Registration	08/07/2019
Query No / Year	1605-0001030146/2019	Office where deed is registered	
Query Date	01/07/2019 9:22:10 AM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831036678, 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 : 50,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 12,96,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 521/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



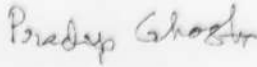
District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bakshi Pally Road, Premises No: 144, , Ward No: 112 Pin Code : 700084

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	1 Katha 8 Chatak	1/-	11,40,000/-	Width of Approach Road: 10 Ft.,
Grand Total :				2.475Dec	1 /-	11,40,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	520 Sq Ft.	1/-	1,56,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 520 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		520 sq ft	1 /-	1,56,000 /-	




Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PRADIP GHOSH Son of Mr Nilmoni Ghosh Executed by: Self, Date of Execution: 08/07/2019 , Admitted by: Self, Date of Admission: 08/07/2019 ,Place : Office			
	08/07/2019	LTI 08/07/2019		08/07/2019
4/B, Sonali Park, P.O:- Garia, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJEPG3409L, Status :Individual, Executed by: Self, Date of Execution: 08/07/2019 , Admitted by: Self, Date of Admission: 08/07/2019 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MS CONCORD CONSTRUCTION 23/M/12, Naktala Road, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 , PAN No.:: ACPPC8525M, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr AJOY KUMAR CHANDA (Presentant) Son of Late Birendra Lal Chanda Date of Execution - 08/07/2019, , Admitted by: Self, Date of Admission: 08/07/2019, Place of Admission of Execution: Office			
	Jul 8 2019 3:23PM	LTI 08/07/2019		08/07/2019
23/M/12, Naktala Road, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACPPC8525M Status : Representative, Representative of : MS CONCORD CONSTRUCTION (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
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BIPUL DAS
Son of Mr Harekrishna Das
Alipore Police Court, P.O:- Alipore, P.S:-
Alipore, District:-South 24-Parganas, West
Bengal, India, PIN - 700027



08/07/2019



08/07/2019

Bipul Das

08/07/2019

Identifier Of Mr PRADIP GHOSH, Mr AJAY KUMAR CHANDA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PRADIP GHOSH	MS CONCORD CONSTRUCTION-2.475 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr PRADIP GHOSH	MS CONCORD CONSTRUCTION-520.00000000 Sq Ft

Endorsement For Deed Number : I - 160503939 / 2019

On 08-07-2019

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

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

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

Presented for registration at 12:20 hrs on 08-07-2019, at the Office of the A.D.S.R. ALIPORE by Mr AJAY KUMAR CHANDA .

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 12,96,000/-

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

Execution is admitted on 08/07/2019 by Mr PRADIP GHOSH, Son of Mr Nilmoni Ghosh, 4/B, Sonali Park, P.O: Garia, Thana: Bansdrani, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Identified by Mr BIPUL DAS, , Son of Mr Harekrishna Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 08-07-2019 by Mr AJAY KUMAR CHANDA, Proprietor, MS CONCORD CONSTRUCTION (Sole Proprietorship), 23/M/12, Naktala Road, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047

Identified by Mr BIPUL DAS, , Son of Mr Harekrishna Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 521/- (B = Rs 500/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/07/2019 8:03AM with Govt. Ref. No: 192019200037619261 on 08-07-2019, Amount Rs: 521/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0ACWFUX8 on 08-07-2019, Head of Account 0030-03-104-001-16

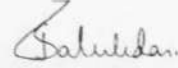
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 5,000/-,
by online = Rs 21/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2566, Amount: Rs.5,000/-, Date of Purchase: 05/07/2019, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/07/2019 8:03AM with Govt. Ref. No: 192019200037619261 on 08-07-2019, Amount Rs: 21/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0ACWFUX8 on 08-07-2019, Head of Account 0030-02-103-003-02



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1605-2019, Page from 136553 to 136580
being No 160503939 for the year 2019.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2019.07.15 14:33:56 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 15/07/2019 14:33:43
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)