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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AC 862284

Certified that the documents are registered in the signature and the endorsement above mentioned document are the part of the same.

*[Signature]*  
District Sub-Reg.  
Alipore, South 24 P.

JOINT VENTURE DEVELOPMENT AGREEMENT

22-03-22

THIS JOINT VENTURE DEVELOPMENT AGREEMENT and JOINT VENTURE DEVELOPMENT POWER made on this the 28th day of January, Two Thousand Twenty Two

BETWEEN

(1) SMT. SMRITI GHOSH (PAN-BDAPG836211) (Aadhaar No. 4423 9216 5845) wife of Prasanta Kumar Ghosh, by Nationality- Indian, by faith -Hindu, by occupation-

17 3 AUG 2021

25744

No.....Rs. **50/-** Date.....  
Name:.....**SANTANU SINGHA**  
Address:.....**ADVOCATE**  
**Alipore Judges' court**  
**Kolkata-700 027**

Vendor:.....  
**Alipur Collectorate, 24 Pgs. (S)**  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
**Alipur Police Court, Kol-27**



956

*Prati Ghosh*



968

Identified by me  
*Abantika Ghosh*  
*Advocate*  
*Alipore Judges Court*  
*Kol-700027*



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS, ALIPORE  
**28 JAN 2022**

Housewife, (2) **SRI PARAMANU GHOSH** (PANANGPG3459A) (Aadhaar No.3337 2939 4206) son of Prasanta Kumar Ghosh, Housewife, by Nationality- by faith -Hindu ,by occupation- services, (3) **SMT. PRITI GHOSH** (PANBPUPG4256E) (Aadhaar no. 3275 7948 0646) wife of Prabir Kumar Ghosh, by Nationality- by faith -Hindu,by occupation- Housewife, and (4) **SRI PRATIP GHOSH** (PANAPMPG1492H) (Aadhaar 7990 0501 4259), son of Prabir Kumar Ghosh, by Nationality- by faith -Hindu,by occupation -service, all residing at 67, Bansdrone New Govt. Colony, Post Office - Bansdrone, Police Station- Bansdrone,,Kolkata - 700 070, and (5) **SMT PIYALI CHAKRABORTY** (PANAIHPC8773F), (Aadhaar No. 7477 9161 6246), wife of Sri Paul Chakraborty, by nationality - Indian, by faith - Hindu, residing at No. 76, Bansdrone New Govt. Colony, Police Station - Bansdrone, Kolkata - 700 070, all hereinafter jointly called the **'OWNERS'** (which term or expression shall in less excluded by or repugnant to the subject or context deemed to mean and included their respective legal heirs, executors, administrators, legal representative and assigns) of the **"ONE PART"**.

A N D

**DOUBLE A CON**, a proprietorship business, having its office at 76, Bansdrone New Govt. Colony, Police Station - Bansdrone, Kolkata - 700 070, run by its sole proprietor **SMT PIYALI CHAKRABORTY** (PAN AIHPC87734F), wife of Sri Paul Chakraborty, by nationality - Indian, by faith - Hindu, residing at No. 76, Bansdrone New Govt. Colony, Police Station - Bansdrone, Kolkata - 700 070, hereinafter called the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the subject and/or context deemed to mean and included her heirs, executors, administrators, legal representative and assigns) of the **"OTHER PART"**.



957

- Paramanu Ghosh. g



958

4.2.22

- Samsati Ghosh. g



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4.2.22

Identified by me  
Abanika Ghosh  
Advocate.

Alipore Judge's Court  
Kolkata-700027.



**WHEREAS**

1. The government of the State of West Bengal with the intent to rehabilitate the Hindu refugees from East Pakistan (now Bangladesh) acquired a vast quantity of land including the plot as hereunder in C.S. Dag (plot) No. 294(P), Mouza – Bansdroni, Police Station – Regent Park in the Dist. - South 24-Parganas under the provisions of LDP Act 1948/L.A. Act 1 of 1894.
  
2. By an indenture of gift executed on 06.09.1990 made between the Governor of the State of West Bengal, referred to therein as donor of the one part and one Prativa Ghosh, since deceased, Prabir Kumar Ghosh, since deceased, and Sri Prasanta Kumar Ghosh, the owner therein, all jointly referred to therein as donees of the other part, registered in the office of Addl. Dist. Registrar at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. II, Pages 2297 to 3000, Being No. 1401 for the year 1990, the said donor therein, for the reason mentioned therein, gave, transferred, granted, assigned and assured to and in favour of the donee therein, all that the land measuring about 03 cottah 03 chittack appertaining to C.S. Plot No. 294(P), L.O.P. no. 66, J.L. No. 45, Mouza - Bansdroni, Police Station – Regent Park (presently Bansdroni), District - South 24-Parganas (for brevity referred to as the **SAID PLOT NO. A**).
  
- 2A. The said plot No A stands mutated in the record of the Kolkata Municipal Corporation as premises no. 124, Bansdroni New Govt. Colony .

3. The said plot No A was allotted the postal address No. 66, Bansdroni New Govt. Colony Kolkata – 700 070
4. The said Prabir Kumar Ghosh, since deceased, and Sri Prasanta Kumar Ghosh, jointly constructed a four storied building in the said plot No A.
5. Prativa Ghosh, a Hindu under Dayabhaga School of the Hind Law, while enjoying the said premises, died intestate on 11.09.2011 leaving behind and survived by her two sons namely Sri Prasanta Kumar Ghosh and Prabir Kumar Ghosh, since deceased, as her only legal heirs..
6. The said plot No A, upon death of said Prativa Ghosh, within the ambit of the Hindu law, devolved upon Sri Prasanta Kumar Ghosh and Prabir Kumar Ghosh, since deceased, in equalundivided portion, i.e. 50% each.
7. Prabir Kumar Ghosh, a Hindu under Dayabhaga School of the Hind Law, while enjoying his undivided 50% of the said plot No A, died intestate on 08.09.2012 leaving behind and survived by his widow Smt. Priti Ghosh and son Sri Partip Ghosh, as his only legal heirs.
8. The undivided 50% of the said plot No A, upon death of Prabir Ghosh, within the ambit of the Hindu law, devolved upon Smt. Priti Ghosh and son Sri Partip Ghosh, in equal portion, i.e. 25% each.
9. Sri Prasanta Kumar Ghosh, Smt. Priti Ghosh and Sri Partip Ghosh, while thus jointly

enjoying the said plot No A, decided to divided the said premises by metes and bounds for free and separate enjoyment of the said plot No A.

10. By a virtue of deed of partition executed on 07.10.2013 made between Sri Prasanta Kumar Ghosh, referred to therein as party of the first part and Smt. Priti Ghosh and Sri Partip Ghosh, both jointly referred to therein as party of the second part, registered in the office of Addl. Additional District Registrar at Alipore, South 24-Parganas and recorded in Book No. I, CD Volume No. 18, Pages 8967 to 8987, Being No. 09641 for the year 2013, Sri Prasanta Kumar Ghosh was allotted ALL THAT the first floor measuring about 877 square feet super built-up area, be the same or a little more or less, and ALL THAT piece of second floor measuring about 877 square feet super built-up area, be the same or a little more or less, and ALL THAT piece of third floor measuring about 254 square feet super built-up area, be the same or a little more or less, ALONG WITH undivided proportionate share of land attributable thereto measuring about 03cottah03 chittack square lying situated and being the Kolkata Municipal Corporation premises no. 124, Bansdrone New Govt. Colony corresponding to the postal address No. 66, Bansdrone New Govt. Colony, within the limit of the Kolkata Municipal Corporation Ward No. 113, vide assessee No. 311130401240, Police Station – Bansdrone (previously Regent Park), Kolkata – 700 070 AND Smt. Priti Ghosh and Sri Partip Ghosh were allotted ALL THAT the ground floor measuring about 877 square square feet super built-up area, be the same or a little more or less, and ALL THAT piece of tin shed structure measuring about 129.27 square feet, be the same or a little more or less, and ALL THAT piece of pucca structure on the ground floor measuring about 149 square feet super built-up area, be the same or a little more or less, ALONG WITH undivided proportionate share of land attributable thereto measuring about 03cottah03 chittack

lying situated and being the Kolkata Municipal Corporation premises no. 124, Bansdrone New Govt. Colony corresponding to the postal address No. 66, Bansdrone New Govt. Colony, within the limit of the Kolkata Municipal Corporation Ward No. 113, vide assessee No. 311130405932, Police Station – Bansdrone (previously Regent Park), Kolkata – 700 070.

11. By a virtue of deed of gift executed on 07.07.2021 made between the said Sri Prasanta Kumar Ghosh, referred to therein as Donor of the One Part and (1) Smt. Smriti Ghosh and 2) Sri Paramanu Ghosh, both jointly referred to therein as the Donee of other part, registered in the office of District Sub-Registrar - I at Alipore, South 24-Parganas and recorded in Book No. 1, Volume No. 1601-2021, Pages 77545 to 77575, Being No. 1601-01445 for the year 2021, the Donor therein for the consideration mentioned therein, gave to the Donee therein, ALL THAT said Plot No. A/1 comprises the **first** floor measuring about 877 square feet super built-up area, be the same or a little more or less, and ALL THAT piece of **second** floor measuring about 877 square feet super built-up area, be the same or a little more or less, and ALL THAT piece of **third** floor measuring about 254 square feet super built-up area, be the same or a little more or less, ALONG WITH undivided proportionate share of land attributable thereto in the land measuring about 03cottah03 chittack, lying situated and being the Kolkata Municipal Corporation premises no. 124, Bansdrone New Govt. Colony corresponding to the postal address No. 66, Bansdrone New Govt. Colony, within the limit of the Kolkata Municipal Corporation Ward No. 113, vide assessee No. 311130401240, Police Station – Bansdrone (previously Regent Park), Kolkata – 700 070 (hereinafter referred to as the SAID PLOT NO. A/1)

12. (1) Smt. Smriti Ghosh and (2) Sri Paramanu Ghosh thus became joint owners of ALL



THAT said Plot No. A/1 comprises the **first** floor measuring about 877 square feet super built-up area, be the same or a little more or less, and ALL THAT piece of **second** floor measuring about 877 square feet super built-up area, be the same or a little more or less, and ALL THAT piece of **third** floor measuring about 254 square feet super built-up area, be the same or a little more or less, in the said four storied building ALONG WITH undivided proportionate share of land attributable thereto in the land measuring about 03cottah03 chittack, lying situated and being the Kolkata Municipal Corporation premises no. 124, Bansdrone New Govt. Colony corresponding to the postal address No. 66, Bansdrone New Govt. Colony, within the limit of the Kolkata Municipal Corporation Ward No. 113, vide assessee no. 311130401240, Police Station – Bansdrone (previously Regent Park), Kolkata – 700 070.

13. (1) Smt. Priti Ghosh and (2) Sri Pratip Ghosh thus are joint owners of ALL THAT the **ground** floor measuring about 877 square feet super built-up area, be the same or a little more or less, in the said four storied building and ALL THAT piece of tin shed structure measuring about 129.27 square feet, be the same or a little more or less, and ALL THAT piece of pucca structure on the ground floor measuring about 149 square feet super built-up area, be the same or a little more or less in the said four storied building ALONG WITH undivided proportionate share of land attributable thereto in the land measuring about 03cottah03 chittack, lying situated and being the Kolkata Municipal Corporation premises no. 124, Bansdrone New Govt. Colony corresponding to the postal address No. 66, Bansdrone New Govt. Colony, within the limit of the Kolkata Municipal Corporation Ward No. 113, vide assessee No. 311130405932, Police Station – Bansdrone (previously Regent Park), Kolkata – 700 070.

14. The government of the State of West Bengal with the intent to rehabilitate the Hindu refugees from East Pakistan (now Bangladesh) acquired a vast quantity of land including the plot as hereunder in C.S. Dag (plot) No. 294(P), Mouza - Bansdrani, Police Station – Regent Park in the Dist. - South 24-Parganas under the provisions of LDP Act 1948/L.A. Act 1 of 1894.

15. By an indenture of gift executed on 22.11.1990 made between the Governor of the State of West Bengal, referred to therein as donor of the one part and one Maya Ghosh, since deceased, referred to therein as donee of the other part, registered in the office of Addl. Dist. Registrar at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 17, Pages 389 to 392, Being No. 2023 for the year 1990, the said donor therein, for the reason mentioned therein, gave, transferred, granted, assigned and assured to and in favour of the donee therein, all that the land measuring about 03cottah, appertaining to C.S. Plot No. 294(P), L.O.P. no. 67, J.L. No. 45, Mouza - Bansdrani, Police Station – Regent Park (presently Bansdrani), District - South 24-Parganas (more fully and particularly described in the first schedule hereunder written and hereinafter, for brevity referred to as the SAID PLOT NO. B).

16. The said plot No. B stands mutated in the record of the Kolkata Municipal Corporation as premises no. 125, Bansdrani New Govt. Colony

17. The said plot No. B was allotted the postal address No. 67, Bansdrani New Govt. Colony  
Kolkata – 700 070

18. By virtue of a deed of sale executed on 12.12.2019 made between Smt. Swapna Roy and Smt. Krishna Basu Roy Chowdhury, both daughters and heiress of the said Maya Ghosh, referred to therein as vendor of the one part and Smt. Piyali Chakraborty, referred to therein as purchaser of the other part, registered in the office of Addl. Dist. Registrar at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1605-2019, Pages 250877 to 250907, Being No. 1605-07329 for the year 2019, the said vendor therein, for the consideration mentioned therein, sold, transferred, granted, assigned and assured to and in favour of the purchaser therein, ALL THAT said Plot No. B comprises the land measuring about 03 cottah, appertaining to C.S. Plot No. 294(P), L.O.P. no. 67, J.L. No. 45, Mouza - Bansdroni, Police Station - Bansdroni, District - South 24-Parganas

19. By virtue of three several deeds, two whereof were executed on even date 08.12.2021, registered with the office of the Dist. Sub-Registrar - V, Alipore, South 24-Parganas and recorded in Book No. I, Being No. 1630-05514 of 2021 and another one recorded in Book No. I, Being No. 1630-05515 of 2021, and another one executed on 16.12.2021, registered with the office of the Dist. Sub-Registrar -III, Alipore, South 24-Parganas and recorded in Book No. I, Being No. 1603-00200 for the year 2022, followed by amalgamation, (1) Smt. Smriti Ghosh (2) Sri Paramanu Ghosh (3) Smt. Priti Ghosh (4) Sri Pratip Ghosh and (5) Smt. Piyali Chakraborty, amalgamated their respective plots i.e plot No. A/I and B into a single identity having ALL THAT land measuring 06 cottah 03 chittack with the Kolkata Municipal Corporation premises no. 125, Bansdroni New Govt. Colony corresponding to the postal address No. 67, Bansdroni New Govt. Colony, with a new Assessee No. 311130401252, within the limit of the Kolkata Municipal Corporation Ward No. 113, Police Station - Bansdroni (previously

070 (more fully and particularly described in the first schedule hereunder written and hereinafter referred to as the **SAID PREMISES**).

20. The owners and the developer enter into this agreement that the developer as owner of her undivided share of land in the said premises along with the undivided share of land of owner Nos. 1,2,3 and 4 in the said premises for developing the said premises.

NOW THIS AGREEMENT WITNESSETH that the parties hereto have to abide by the terms and conditions of this agreement appearing hereunder and the terms hereunder unless excluded by or repugnant to the subject or context shall mean the followings:

1.1. OWNERS : (1) SMT. SMRITI GHOSH (2) SRI PARAMANU GHOSH (3) SMT. PRITI GHOSH (4) SRI PRATIP GHOSH and (5) SMT PIYALI CHAKRABORTY

1.2. DEVELOPER : DOUBLE A CON

1.3. PREMISES : ALL THAT homestead land measuring 06 cottah 03 chittack, be the same or a little more or less, along with one storied building standing thereon measuring 526 square feet, lying situated at and being the Kolkata Municipal Corporation premises no. 125, Bansdrone New Govt. Colony corresponding to the postal address No. 67, Bansdrone New Govt. Colony, within the limit of the Kolkata Municipal Corporation Ward No. 113, vide Assessee No.

311130401252, Police Station – Bansdrani, Kolkata – 700 070, District : South 24-Parganas  
(more fully and particularly described in the first schedule hereunder written)

1.4. **DEVELOPMENT AGREEMENT:** This instant agreement made between the owners and the developer.

1.5. **BUILDING :** ALL THAT building to be constructed by the developer in the said premises in accordance to the plan at the cost of the developer.

1.6. **PLAN :** The building plan to be obtained from the competent authority for construction of the said building at the said premises at the cost of the developer with such additions, alterations and modifications as would be deemed necessary by the developer.

1.7. **ARCHITECT :** The person and/or firm to be appointed by the developer for planning, designing, sanctioning and supervising the said building up to completion.

1.8. **ADVOCATE :** The person and/or firm to be appointed by the developer to look into the legal affairs and all registration works of the said newly constructed building.

1.9. **OWNER'S ALLOCTION :** Save and except the developer's allocation the area the owner will be entitled to in the building (more fully and particularly described in the second

schedule hereunder written).

1.10. **DEVELOPER'S ALLOCATION** : Save and except the owner's allocation the area the developer will be entitled to in the building (more fully and particularly described in the third schedule hereunder written).

1.11. **SALEABLE PORTION: ALL THAT** portion in the building which can be exclusively used as independent unit.

1.12. **COMMON SERVICE AREAS** ; All the common service facilities to be enjoyed by both the owner and the developer in the building (more fully and particularly described in the fourth schedule hereunder written).

1.13. **TRANSFERORS** : In context of this agreement the owners herein in respect of the undivided proportionate share of land pertaining to the developer's allocation.

1.14. **TRANSFeree** : The purchaser who will purchase flat/space in the building from the areas appertaining to developer's allocation.

1.15. **TRANSFER** : Transfer of proportionate undivided share/interest of land in the premises by the owner attributable to the developer's allocation.

1.16. **CONSIDERATION** : Owners' allocation at the cost of the developer will be treated as consideration to be given to the owners against which the owners will transfer the undivided proportionate share of land in the premises attributable to the developer's allocation.

1.17. **DELIVERY OF POSSESSION OF LAND**: In the context shall mean, the owners will hand over to the developer the peaceful vacant well demarcated physical possession of the said premises within two months after sanction of building plan upon execution of the agreement.

1.18. **TIME** : The developer will complete the building and deliver the peaceful vacant physical possession of the owners' allocation to the owners within 24 + 6 months from the date of or getting the peaceful vacant physical possession of the said premises or obtaining the building plan, whichever is later another six months will be extended for force major.

1.19. **POWER OF ATTORNEY**: The owners will execute a registered power of attorney appointing the developer or its nominee as their lawful constituted attorney to do the acts stipulated hereunder.

1.20. **COMMON EXPENSES** : The expenses and cost of maintaining the common parts of the building which will be borne or paid proportionately by the owners and the developer (more fully and particularly described in the fifth schedule hereunder written).

1.21. **UNDIVIDED SHARE** : The undivided proportionate share or interest in the land of

the premises attributable to the flat/car parking space appertaining to the respective allocation of the owner and the developer.

1.22. **MANNER OF WORK and SPECIFICATIONS** : The materials and accessories which are to be used for construction of the building (more fully and particularly described in the annexure annexed hereto)

1.23. **PROJECT** : The work of development in the said premises

1.24. **UNIT** : Any independent flat/space in the new building, which is capable of being exclusively owned, used and/or enjoyed by any unit owner and which is not the part of common portion.

1.25. **UNIT OWNER** : Any person who acquires, holds and/or owns and/or agrees to acquire hold and/or own any unit in the building and shall include the owner and the developer for the units held by them from time to time.

1.26. **RENT**: The developer will bear rent for two temporary accommodations, one jointly for Smt Smriti Ghosh and Sri Paramanu Ghosh and another jointly Priti Ghosh and Pratip Ghosh from the day of taking possession of the said premises till the date developer delivers the owners' allocation to the owners in habitable conditions,



ARTICLE - II

2. OWNERS represent as follows:-

- 2.1. The owners are joint owners in respect of the said premises (more fully described in the first schedule hereunder written).
- 2.2. There is no agreement holder in respect of the said premises.
- 2.3. There are no suits, litigations or legal proceedings in respect of the premises or part thereof.
- 2.4. No person other than the owners has any, title of any nature whatsoever in the premises or any part thereof.
- 2.5. The right, title and interest of the owners in the said premises are free from all encumbrances and the said premises has a marketable title thereto.
- 2.6. The premises or any part thereof is at present not affected by any requisitions or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the owners.

2.7. Neither the premises nor any part thereof has been attached and/or is liable to be attached due to Income Tax, Revenue or any other public demand.

2.8. The owners have not in any way dealt with the premises whereby the right, title and interest of the owner as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever.

2.9. The owners are fully and sufficiently entitled to enter into this agreement, as on the date of execution and/or registration of this agreement.

#### ARTICLE III : OWNERS' RIGHT :

3.1. The owners will get the owners' allocation described in the second schedule hereunder written without any hindrance from the developer.

#### ARTICLE IV – OWNERS' OBLIGATION :

4.1. The owners shall answer and comply with all requisitions made by the advocate of the developer for establishing the title of the owner to the premises and shall make out a marketable title but notwithstanding the same, the owner shall remain liable to rectify all latent defects in the title, if any, at his own costs and expenses.

4.2. The owners will make delivery of possession of the said premises to the developer

simultaneously upon execution of the agreement.

4.3. The developer shall be entitled to construct and complete the building in accordance with the building plan without any interference or hindrance from the side of the owners.

4.4. During the continuance of this agreement the owners will not let out , grant, lease, mortgage and/or create any charge in respect of the premises or any portion thereof without the consent in writing of the developer.

4.5. The owners namely will execute all deeds of conveyance for conveying the undivided proportionate share of land relating to the developer's allocation in the building.

4.6. The owners (1) **SMT. SMRITI GHOSH** (PAN-BDAPG8362H) (Aadhaar No. 4423 9216 5845) wife of Prasanta Kumar Ghosh (2) **SRI PARAMANU GHOSH** (PANANGPG3459A) (Aadhaar No.3337 2939 4206) son of Prasanta Kumar Ghosh, (3) **SMT. PRITI GHOSH** (PANBPUPG4256E) (Aadhaar no. 3275 7948 0646) wife of Prabir Kumar Ghosh, and (4) **SRI PRATIP GHOSH** (PAN APMPG1492H) (Aadhaar 7990 0501 4259), son of Prabir Kumar Ghosh, all residing at 67, Bansdrani New Govt. Colony, Post Office – Bansdrani, Police Station- Bansdrani, Kolkata – 700 070, do hereby nominate and appoint **SMT PIYALI CHAKRABORTY** (PAN AIHPC8773F), (Aadhaar No. 7477 9161 6246), wife of Sri Paul Chakraborty, residing at No. 76, Bansdrani New Govt. Colony, Police Station – Bansdrani, Kolkata – 700 070, proprietor of **DOUBLE A CON**, having its office at

76, Bansdronei New Govt. Colony, Police Station - Bansdronei, Kolkata - 700 070 as their lawful attorney to do the acts and things in respect of the said premises and/or part thereof inter alia :

- i. To develop by constructing building thereon.
- ii. To represent to the Kolkata Municipal Corporation, KMDA and/or any competent authority.
- iii. To sign the building plan and all the relevant papers in respect of the proposed building.
- iv. To sign all other relevant documents to the Kolkata Municipal Corporation, KMDA and/or any competent authority for getting the building plan.
- v. to sign all documents and registered the same to the Kolkata Municipal Corporation for getting the said building plan sanctioned
- vi. to sign all documents and registered the same to the Kolkata Municipal Corporation for getting the water supply, inner and outer and ferule connection.
- vii. to give parts of said premises, if required, for getting building passed from the Kolkata Municipal Corporation.
- viii. to sign all documents and register the same to the Kolkata Municipal Corporation for

getting the building regularized, if any deviation is made within, the ambit of the Kolkata building rule of the water supply the Kolkata Municipal Corporation

ix. to sign all documents and register the same, if required, for getting Completion Certificate from the building Kolkata Municipal Corporation

x. To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts.

xi. To obtain clearances from all government departments and authorities including Fire Brigade, the Kolkata Municipal Corporation, KMDA, Police and the Authorities of Urban Land ceiling and Department, and all other competent authorities as may be necessary.

xii. To sign and apply for sanction of drainage, water, electricity and other utilities as may be necessary for the convenience.

xiii. To appear before any officer of the Kolkata Municipal Corporation, KMDA or any court or tribunal for assessment of valuation or other purpose

xiv. To sign in all the documents, understanding, declarations, affidavit, indemnity bond etc. and registration thereof with the competent Registration Authority for approval of the building plan as required by the Kolkata Municipal Corporation.

- xv. To sign in all the documents, understanding, declarations, affidavit, indemnity bond, drawings etc. and registration thereof with the competent Registration Authority for approval of deviation if occurs, required by the Kolkata Municipal Corporation.
- xvi. To sign in all the documents, understanding, declarations, affidavit, indemnity bond, drawings etc. and registration thereof for regularization of the building after completion, required by the Kolkata Municipal Corporation.
- xvii. To sign in all the documents, understanding, declarations, affidavit, indemnity bond, drawings etc. and registration thereof with the competent Registration Authority for approval of completion certificate, after completion of building.
- xviii. To sign all documents, drawings, understanding, declaration, affidavit, indemnity bond and registration thereof with the competent Registration Authority, as required by the Kolkata Municipal Corporation.
- xix. To sign all documents, drawings, understanding, declaration, affidavit, indemnity bond . and registration thereof with the competent Registration Authority, as required by the Kolkata Municipal Corporation, for approval of inside and outside drainage. .
- xx. To sign all documents, understanding, declaration, affidavit, indemnity bond,

drawings etc. and registration thereof with the competent Registration Authority as required by the Kolkata Municipal Corporation, for approval of water connection.

xxi. To apply for and obtain temporary connections of water, electricity and also to apply for and obtain in our name on our behalf of permanent water, electricity, drainage ,sewerage connections to the said premises and property and to sign as well as executed all plans, forms, papers, documents in connection therewith for and on our behalf.

xxii. To represents us before all the office/s concerned and also like such the the Kolkata Municipal Corporation, and to sign all papers ,documents on our behalf for mutation of our name in respect of relevant papers and to appear in all hearing before the authorities of the the Kolkata Municipal Corporation, for such mutation , deal in objection and/or appeals on our behalf against the excess valuation assessed by the said the Kolkata Municipal Corporation, and also to prefer appear before the appropriate authorities and represent us at the time of hearing of such objection or appeals on our behalf to move petitions to plead to argue ,to act on our behalf and file petition , in original assessment , miscellaneous , review , revision or appellate proceedings to accept service of notices , to produce and take documents , to apply for and take delivery of copies , to authorize his representatives and registered clerks to take delivery of copies and to do clerical work in the office of the the Kolkata Municipal Corporation, and Building Rules framed there under and all works covered by the provisions of the the Kolkata Municipal Corporation, Act, before the the Kolkata Municipal Corporation. to apply for depositing or adjust money in connection therewith and the attorney is empowered & authorized

to comply with all the requirements and the Kolkata Municipal Corporation, Act & Rules & the building rules including signing on the building plans to be submitted for sanction and take delivery sanction Plan from the the Kolkata Municipal Corporation,

xxiii. To sign letters, correspondence and documents and to receive all papers , documents , maps or plan from the the Kolkata Municipal Corporation,, Fire Brigade and other authority or authorities and for that purpose to sign and grant proper effectual receipts and discharge thereof.

xxiv. To sign & submit of all document for the approval of purposed building plan on the the Kolkata Municipal Corporation, building department and also office the approval of proposed building plan during the during construction if any declaration occurred further to sign and submit the building plan for registration to attend and appear for the hearing of the authority of the the Kolkata Municipal Corporation, for additional approval on the Building Department and correspondence and documents and to receive all papers, documents , maps or plans from the the Kolkata Municipal Corporation,

xxv. To sign & submit the plan of internal & external water connection and appear before the water supply department of the the Kolkata Municipal Corporation, sign and submit the plan of internal and external drainage and sewerage connection and to be appear before the drainage department of the K.M.C. and to apply for the obtain connection for water , sewerage, etc.

xxvi. To prepare proposed drawing /plan for sanction from the Kolkata Municipal



Corporation, and submit and also sign building plan on our behalf of the schedule below property and obtain such sanctioned plan thereof from the appropriate building purpose and other purposes.

xxvii. To prepare and/or submit the plan or any revision plan or altered building plan by the said attorney on our behalf for and on our said residential building purposes and other purposes.

xxviii. To apply for and for obtain all necessary sanction clearances, the said proposed building.

xxix. To represent before any court of law.

xxx. To appear and to act in all courts, civil, criminal and tribunal whenever required

xxxi. To sign and verify plaints and written statements petitions, objections, memo of appeals, affidavits, and applications of all kind and file those in any court of law.

xxxii. To engage and appoint any advocate/pleader or counsel whenever and wherever required.

xxxiii. To represent to the Registration Office, Land Acquisition Department and any other competent authority for obtaining clearances, if any, in respect of the said property.

xxxiv. To settle any dispute arising in respect of the said property.

xxxv. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money against the said developer's allocation in the building at the said premises and/or part thereof and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers without seeing the application of the money.

xxxvi. Upon such receipt as aforesaid, to sign, execute and deliver any conveyance or conveyances of the said property and/or part thereof in favour of the said purchaser or his nominee or assignee.

xxxvii. To sign and execute all other deeds, instruments and assurances which our attorneys shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said developer's allocation in the building at the said premises and/or part thereof

xxxviii. To present any such conveyance or conveyances in respect of the said developer's allocation in the building at the said premises and/or part thereof for registration, to admit execution and receipt of consideration before the competent Registration Authority for and to have the said conveyance registered and to all acts, deeds and things which the said attorney shall consider necessary for sale of the said property and/or part thereof to the purchasers as fully and effectually in all respects.

4.7. The owners will, if required, execute agreement for sale in respect of sale of undivided

proportionate share of land pertaining to the developer's allocation and present the same before the registration authority in respect of flats and spaces appertaining to the developer's allocation for registration at the cost of the developer and/or their nominee.

4.8. The owners, simultaneously upon execution of this agreement, will hand over all original documents, title deeds relating to the said premises to the developer against proper receipt.

4.9. The owners will be solely responsible for delivering the peaceful, physical possession of the premises to the developer free from all encumbrances whatsoever.

4.10. The owners will extend all reasonable cooperation to the developer for effecting construction of the said building.

4.11. The owners shall from time to time, sell and convey to the developer and/or its nominee undivided proportionate share in the land contained in the premises appurtenant to the units pertaining to the developer's allocation in the new building and the consideration for the same shall be a part of the cost of construction of the owners' allocation. The cost of preparation, stamping, and registration of the conveyances shall be borne and paid by the unit owners.

4.12. In case of any encumbrances relating to the title or ownership be found on the premises, then in such event the owners shall be liable to meet up and remove the same at their own costs and expenses. In case the owners do not, then the developer shall be liberty to do so and to recover the said costs from the owner.

4.13. That the owner shall from time to time, grant such further power or authorities to the developer and/or its nominees concerning the project, for the developer doing the various works envisaged hereunder, including the entering into an agreement for sale and/or construction of the new building and/or portion thereof (excluding the owner's area) and to receive all amount in pursuance thereof.

#### ARTICLE – V : DEVELOPER'S RIGHT

5.1. The owners hereby grant exclusive right to the developer to build and complete the building.

5.2. The owners hereby grant exclusive right to the developer to commercially exploit the developer's allocation without any obstruction and/or claim from the owners. The developer will have full right and absolute authority to enter into any agreement with any purchaser in respect of the developer's allocation at any price of his discretion and receive advance/consideration in full thereof.

5.3. The developer shall be entitled to occupy and use the premises SUBJECT TO the terms of this agreement, for the duration of the project. The developer shall be entitled to use the premises for setting up a temporary site office and/or quarters for its guard and other staff and shall further be entitled to put up boards and signs advertisement in the project and post its watch and ward staff.

5.4. Upon being inducted into the premises, the developer shall be at liberty to do all works as

be required for the project and to utilize the existing electricity and water in the premises, at its costs and expenses. The developer shall have the right to obtain temporary connection of utilities at their cost for the project and the owners shall sign and execute all papers and documents necessary therefore by the concerned authorities for such utilities required.

5.5. The developer will be entitled to receive, collect and realize all money out of the developer's allocation without creating any personal liability of the owners.

5.6. The developer may cause such changes to be made in the plans as the LBS/architect may approve and/or shall be required by the concerned authorities from time to time without encumbering the right, title and interest of the owners.

5.7 The developer will be entitled to deliver unit appertaining to the developer's allocation to the purchaser simultaneously with the delivery of owners' allocation.

5.8. The developer will be entitled to transfer the undivided proportionate share of land in the premises attributable to the developer's allocation by virtue of the Power of Attorney to be given by the owners to the developer or their nominee.

5.9. The developer will be entitled to appropriate the materials of the existing building, if any, at its discretion without any claim whatsoever of the owner.

5.10. The owners shall give such co-operation to the developer and sign all papers,

confirmation and/or authorities as may be reasonably required by the developer from time to time, for the project, at the cost and expenses of the developer.

#### ARTICLE – VI : DEVELOPER'S OBLIGATION :

6.1. The developer will deliver the owners' allocation in complete habitable condition to the owners within 24 + 6 months from the date of getting building plan or getting peaceful vacant physical possession of the said premises, whichever is later.

6.2. All costs, charges and expenses for construction of the building and/or the development of the said premises shall be borne and paid by the developer exclusively.

6.3. The developer will complete the owners' allocation with the specification annexed hereto .

6.4. The developer shall construct the building with standard materials available in the market.

6.5. The developer will bear all cost arising out of the construction of the building.

6.6. The developer will bear all the taxes and impositions on the premises and/or part thereof from the date of taking possession of the premises till it delivers the owners' allocation to the owners.

#### ARTICLE VII : OWNERS' INDEMNITY :

- 7.1. The developer shall indemnify the owners against all claims, actions, suits and proceedings arising out of any acts of the developer in connection with the construction of the building.
- 7.2. The developer shall indemnify and keep the owners indemnified in respect of all costs, expenses, liberties, claims, and/or proceedings arising out of any acts done in pursuance of the authorities as aforesaid.
- 7.3. The developer shall keep the owners saved harmless and indemnified in respect of any loss, damages, costs, claims, charges and proceedings that may arise in pursuance hereof including.
- 7.4. The developer shall indemnify the owners against all claims or demand that may be made due to any thing done by the developer during the construction of the new building including the claim by the adjoining properties for damages their building.
- 7.5. The developer shall indemnify the owners against all claim and demands of the suppliers, contractors, workmen and agents of the developer on the account whatsoever include any accident of other loss.
- 7.6. The developer shall indemnify the owners against any demand and/or demand/claim made by the unit holder in respect of the developer's allocation.
- 7.7. All the previous agreement and/or Power, if any, executed between the parties stand

cancelled and revoked and cease to exist with any force whatsoever.

#### ARTICLE VIII : COMMON UNDERSTANDINGS (RENT):

8.1 In case it is required to pay any outstanding dues to the corporation or any other outgoings and liabilities in respect of the premises till the date the owners hand over the vacant and peaceful possession of the premises to the developer, then the owner shall pay such dues and bear the costs and expenses thereof and the developer shall be liable for the subsequent period, if any. In other words, the developer shall pay the rates and taxes and electricity bills from the date of taking possession of the premises till the date of handing over possession of the owners' allocation to the owners.

8.2 The owners shall be solely and exclusively entitled to the owner's allocation and the developer shall be solely and exclusively entitled to the developer's allocation.

8.3 The owner's allocation shall be constructed by the developer for and on behalf of the owners. The rest of the building shall be constructed by the developer for and on behalf of themselves.

8.4 The owners and the developer shall be entitled to their respective allocation and shall be at liberty to deal therewith in any manner they deem, fit and proper SUBJECT HOWEVER TO the general restrictions for mutual advantage inherent in the ownership flat schemes. They will



also be at liberty to enter into agreement for sale of their respective areas SAVE THAT insofar as the same relates to common portions (as described in the fourth schedule hereto common expenses and other matter of common interest, the owners and the developer shall adopt the same covenants and restrictions. The form of such agreement to be utilized by the parties shall be such as be drawn by the advocates in consultation with the parties hereto, but the same shall be in accordance with the practices prevailing in respect of ownership flat buildings.

8.5. The owners shall be entitled to all monies that be received from the unit owners of the owner's allocation whether the same by way of earnest money, part consideration, construction cost, sale price and/or otherwise and the developer shall be entitled to all such monies receivable in respect of the developer's allocation PROVIDED HOWEVER that the monies payable and/or deposits for common purposes and common expenses shall be receivable only by the developer from all the units owners till formation of the society or any other association of the unit owners.

8.6 The developer will provide electricity connection for the entirety of the building including the owners' allocation and the owners shall reimburse the developer, proportionately, the total of deposits and expenses as be required to obtain electricity from the WBSCDCL or otherwise.

8.7 Upon completion of the building and/or floors therein, from time to time, the developer shall maintain and manage the same in accordance with such rules as may be framed by their

advocate and as in conformity with other buildings containing ownership flats. The developer and the owners and/or their transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoings in respect of the maintenance and management upto the date of the formation of owners association.

8.8. If so required by the developer, the owners shall join and/or cause such persons as may be necessary to join as a confirming party in any documents conveyance and/or any other documents of transfer that the developer may enter into with any person who desire to acquire units comprised in the developer's allocation and similarly, the developer shall join in respect of the owners' allocation.

8.9. The developer, if amalgamates further land to the existing land of the said premises for extending the project, the owner will not raise any objection thereto.

8.10. All the previous agreement and/or Power, if any, executed between the parties stand cancelled and revoked and cease to exist with any force whatsoever.

#### ARTICLE IX : COMMON RESTRICTIONS :

9.1. Neither party shall use or permit to use of their respective allocation or any portion of the new building for carrying any trade or activity detrimental to the peaceful living of the other occupiers of the building.

9.2. Both parties shall abide by all laws, bye-laws, rules and regulations of the competent authority in enjoying the occupation of the building.

9.3. Both parties will jointly form an ad-hoc common body/committee to look after the maintenance of the building. But with the owners take possession of the Owner's Allocation and the developer sell major parts of its allocation, the developer will have no liability to the said committee and/or any association to be formed.

9.4. Neither party shall use or permit to use of their respective allocation or any portion of the new building for storing articles which may be detrimental to the free ingress and egress to the building or part thereof.

9.5. Both parties will allow the said association or the common person to enter into their respective allocation for maintenance of the building upon giving notice in writing.

9.6. Both parties will bear proportionate tax, maintenance cost, day to day expenditure of their respective allocation.

#### ARTICLE X : MISCELLANEOUS :

10.1. The owners and the developer have entered into this agreement purely as a contract and nothing herein shall deem to construct a partnership between the parties in any manner whatsoever.

10.2. Save and except this agreement no agreement and/or oral representation between the portions hereto exists or will have any validity.

10.3. The developer be entitled to borrow money at their risk and responsibility without mortgaging the said land from any bank or banks or any financial institution without creating any financial liability of the owner or effecting their estate and interest in the said premises it being expressly agreed and understood that in no event the owner nor any of their estate shall be responsible an/or be made liable for payment of any dues to such bank or banks and the developer shall keep the owners indemnified against all actions suits proceedings and costs charges and expenses in respect thereof.

ARTICLE XI : FORCE MAJURE :

11.1. The developer will complete the owners' allocation within the stipulated period subject to the circumstances which may not be found beyond control of the developer. The maximum extended period to be considered upto 6 months.

ARTICLE – XII : MISCELLANEOUS .

12.1. The developer is entitled to borrow money at her risk and responsibility without mortgaging the said land from any bank or banks or any financial institution without creating any financial liability of the owner or effecting their estate and interest in the said premises it being expressly agreed and understood that in no event the owner nor any of their estate shall be

responsible and/or be made liable for payment of any dues to such bank or banks and the developer shall keep the owners indemnified against all actions, suits, proceedings and costs charges and expenses in respect thereof.

12.2. Owner's allocation will be handed over in favour of owner on or before delivery of the possession to the developer's allocation.

**ARTICLE XIII : JURISDICTION :**

13.1. The court under which jurisdiction the property under this agreement lies will have the exclusive jurisdiction over this agreement.

**ARTICLE XIV : ARBITRATION :**

14.1. All disputes and differences between the parties hereto in any way relating to this agreement and/or arising out of the provisions hereof shall be referred to Arbitration to such person or persons as be mutually accepted, failing which Two Arbitrators, one to be appointed by each of the parties. The Arbitrators shall be entitled to appoint an umpire. Such Arbitration shall otherwise be in accordance with the Arbitration and Conciliation Act 1996.

**THE FIRST SCHEDULE REFERRED TO ABOVE**

**(description of the Premises)**

ALL THAT homestead land measuring 06 cottah 03 chittack, be the same or a little more or less,

along with a one storied building measuring about 526 square feet, be the same or a little more or less, lying situated at and being the Kolkata Municipal Corporation premises no. 125, Bansdrone New Govt. Colony corresponding to the postal address No. 67, Bansdrone New Govt. Colony, within the limit of the Kolkata Municipal Corporation Ward No. 113, vide Assessee No. 311130401252, Police Station - Bansdrone, Kolkata - 700 070, District : South 24-Parganas butted and bounded

On the North : by plot in postal address no.. 58 and 59 Bansdrone New Govt. Colony,

On the South : by 6'9" feet wide road

On the East : by plot in postal address no. 68 Bansdrone New Govt. Colony,

On the West : by 19'6" feet wide road

**THE SECOND SCHEDULE REFERRED TO ABOVE**  
**(OWNER'S ALLOCATION)**

ALL THAT flat measuring about 900 square feet built-up area on the 3rd floor (road side) and ALL THAT flat measuring about 650 square feet built-up area in any floor at the developer's choice and two car parking spaces and ALL THAT flat measuring about 900 square feet built-up area on the 2nd floor in the building and one car parking space in the ground floor, which includes all rights on the common areas and facilities attached thereto as per plan, TOGETHER WITH undivided proportionate share and interest in the land attributable thereto at the Kolkata Municipal Corporation premises no. 125, Bansdrone New Govt. Colony

corresponding to the postal address No. 67, Bansdrone New Govt. Colony, within the limit of the Kolkata Municipal Corporation Ward No. 113, vide Assessee No. 311130401252, Police Station – Bansdrone, Kolkata – 700 070, District : South 24-Parganas. The common areas in the building and/or the said premises will be used in common with the owners.

**THE THIRD SCHEDULE REFERRED TO ABOVE**  
**(DEVELOPER'S ALLOCATION)**

SAVE and except the owner's allocation as aforesaid the developer will be entitled to ALL THAT rest area of the building in the building, which includes all rights on the common areas and facilities attached thereto as per plan, TOGETHER WITH undivided proportionate share and interest in the land underneath the Kolkata Municipal Corporation premises no. which includes all rights on the common areas and facilities attached thereto as per plan, TOGETHER WITH undivided proportionate share and interest in the land attributable thereto at the Kolkata Municipal Corporation premises no. 125, Bansdrone New Govt. Colony corresponding to the postal address No. 67, Bansdrone New Govt. Colony, within the limit of the Kolkata Municipal Corporation Ward No. 113, vide Assessee No. 311130401252, Police Station – Bansdrone, Kolkata – 700 070, District : South 24-Parganas. The common areas in the building and/or the said premises will be used in common with the owners.

**THE FOURTH SCHEDULE AS REFERRED TO HEREINABOVE**

**(common areas)**

Under ground water reservoir,  
Overhead water tank, boundary wall, parapet wall  
Space for meter and pump  
Passage, courtyard, open areas with all easement rights  
Septic tank  
Stair and stair case, stair top room  
Electric installations  
Lift, lift room  
Ultimate roof of the building and stair roof cover

**THE FIFTH SCHEDULE AS REFERRED TO HEREINABOVE**  
**(common expenses to be effected from the date of transfer)**

Expenses for maintaining, repairing, redecorating the building and/or part thereof and pending taxes and duties

Expenses for lighting of the common areas and/or part thereof.

Expenses for cleaning the common areas.

Salaries of durwan, caretaker and/or other persons whose appointment may be considered necessary for maintenance and protection of the building or part thereof and those will be decided by the association upon its formation.

IN WITNESSES WHEREOF the parties hereto put their respective hands and seal on these



presents on the day month and year first above written.

**WITNESSES:**

1. Moumita Das Ghosh  
66, Banskroni, New Govt. Colony  
P.O - Banskroni, Kol - 700070

*Smriti Ghosh.*  
(1) SMT. SMRITI GHOSH

*Paramanu Ghosh*  
(2) SRI PARAMANU GHOSH

2. Paul Chakraborty  
76, Banskroni New  
govt. colony  
Kolkata-700070.

*Priti Ghosh*  
(3) SMT. PRITI GHOSH

*Pratip Ghosh.*  
(4) SRI PRATIP GHOSH

*Piyali Chakraborty.*  
SMT PIYALI CHAKRABORTY

(OWNERS)

DOUBLE A. CON

*Piyali Chakraborty.*  
Proprietor

DEVELOPER

Drafted by me and prepared in my office

*Santanu Singha*  
Santanu Singha

Advocate (WB/785/1992), Alipore Judges' Court, Bar Library No. 2, Kolkata - 700 027.

ANNEXURETechnical specificationScope of works & Amenities inside the Flat**FOUNDATION :**

The foundation of the building shall be reinforced cement concrete.

**STRUCTURE :**

The main structure of the building shall be of reinforced cement concrete frame structure comprising of R.C.C. Columns beams slabs etc.

**ELEVATION :**

Attractive designed front elevation with exclusive finish.

**WALLS :**

The external walls of the building be 200/125 mm thick brick and partition wall inside the flats shall be of 75 mm and 125 mm thick,. Both to be bounded with cement mortar.

**PLASTERING :**

All internal surface shall be plastered with cement sand finished with plaster of paris. All external walls shall be plastered with cement and sand and painted with cement paints of reputed make.

**FLOORING AND SKIRTING :**

All and other flooring and skirting inside the flat including the balcony shall be made with marble/tiles. The toilets shall have 6' glazed white ceramic tiles with marble/tile flooring. The kitchen will have tiles flooring.

**DOORS :**

All doors frame will be made of wood. All doors shall be commercial water proof flush type affixed on proper timber frame painted. Toilets will have P.V.C. door.

**WINDOWS :**

All window shall be aluminum/steel frame with integrated grill and will be fitted with glass. The developer will provide outside grill to the windows and balcony covered by 2½' grill.

**TOILET FITTINGS :**

All toilets will have tiles flooring. All, toilets be provided with concealed plumbing for water. Each bath room shall have European W.C. or Indian type pan which the purchaser/owners will choose, one cistern and one basin. Each toilet will have concealed stop cock, bib cocks and shower. The commode and the basin will have white colour.

**KITCHEN FITTINGS/FIXTURES :**

The kitchen will have marble flooring The kitchen shall have R.C.C. cooking platform with black stone. 3' dodo ceramic tiles on cooking slab. Owners No. 2 should be provided with one sink inside the kitchen.

**ROOF** : Proper roof treatment with water proofing.

**STAIRS** : All landings and steps of the stair-case will be of cota tiles /marble.

**ELECTRICALS** : Meter-Individual meter to be fitted by individual costing. Individual meter standing in the name of the individual owner to be installed in the common meter space at the responsibility and costs of the purchaser. Individual meter standing in the name of the individual owner to be installed in the common meter space

All electrical lines, to be concealed having quality copper wires of proper gauge with earthing arrangements all switch boards to be of PVC with in front cover of parapet sheet with switch/plus/sockets etc. are to be provided on all electrical points.

**ELECTRICAL POINTS :**

**Bed Rooms** : Two light points, one fan point, one multi-plug point (5 Amps) computer points, one A.C. point in all bed rooms only.

**Toilets** : One light point, one exhaust fan point, 15 Amps, one Geezer point

**Living/Dining Room** : Two light points, one fan point one plug point (15 amps), one T.V. point and one Refrigerator point.

**Kitchen** : Aqua guard point and exhaust point with a 15amp. point

**Stairs** : One light point in each landing.

**Roofs'** : Two light points

**Ground floor** : Adequate light points.

**Stairs** : All landings and steps of the stair-case will be of light points'.

**WATER SUPPLY ;**

One underground water reservoir for storing the Kolkata Municipal Corporation supplied water and two overhead water reservoir of Patton 750 ltr. 2 pcs. are to be provided with adequate horse power capacity of pump of reputed make.

### Lift

The owners will not pay any extra charge for the building and for getting the specification as annexed hereto. But they have to pay extra money for any extra work

\*\*\*\*\*

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
PHOTO	Left hand					
	Right hand					

Name.....

Signature.....



		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
Left hand						
Right hand						

Name SMRITI GHOSH

Signature Smriti Ghosh



		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
Left hand						
Right hand						

Name PARAMANU GHOSH

Signature Paramanu Ghosh



		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
Left hand						
Right hand						












Name PRITI GHOSH

Signature Priti Ghosh

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
PHOTO	Left hand					
	Right hand					












Name.....

Signature.....

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
	Left hand					
	Right hand					

Name..... PRATIP GHOSH.....

Signature..... Pratik Ghosh.....

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
	Left hand					
	Right hand					

Name..... PIYALI CHAKRABORTY.....

Signature..... Piya Chakraborty.....

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
PHOTO	Left hand					
	Right hand					

Name.....

Signature.....



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

ডাটাকর্ডের আই টি/Enrollment No.: 1040/19815/09032

31/10/2012

To

পিয়ালী চক্রবর্তী

PIYALI CHAKRABORTY

76 NEW GOVT COLONY

BANSHDRONI BANSDRONI

Bansdroni South Twenty Four Parganas

West Bengal 700070

9234558



MN160495880DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**7477 9161 6246**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



পিয়ালী চক্রবর্তী

PIYALI CHAKRABORTY

পিতা : অনিল ভূসন চক্রবর্তী

Father : ANIL BHUSAN CHAKRABORTY

জন্ম বর্ষ / Year of Birth : 1983

মহিলা / Female



**7477 9161 6246**

আধার - সাধারণ মানুষের অধিকার

*Piyali Chakraborty.*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PIYALI CHAKRABORTY  
ANIL BHUSAN CHAKRABORTY  
04/11/1980  
Permanent Account Number  
AIHPC8773F

*Piyali Chakraborty*  
Signature



*Piyali Chakraborty.*





भारत सरकार  
Government of India



Issue Date: 26/03/2023



Pratip Ghosh  
DOB: 14/04/1977  
MALE



7990 0501 4259

मेरा आधार, मेरी पहचान

Pratip Ghosh.

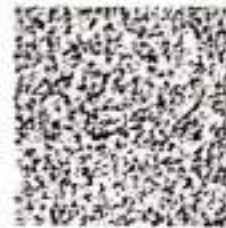


भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Issue Date: 18/12/2023

Address: S/O Pratip Kumar Ghosh, P.O.  
Bansdrom New Ghat, Colchly, Opposite  
Yatra Club, Nand Nagar, Tollygunge,  
South Twenty First, Kolkata, West  
Bengal-700070



7990 0501 4259

1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग

INCOME TAX DEPARTMENT

PRATIP GHOSH

PRABIR KUMAR GHOSH

14/04/1977

Permanent Account Number

APMPG1492H

Pratip Ghosh.

Signature



भारत सरकार

GOVT. OF INDIA



Pratip Ghosh.

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

Income Tax PAN Services Unit, UTITSL

Plot No. 3, Sector 11, CHD Belapur,

Nav Mumbai - 400 614.

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

आयकर पैन सेवा यूनिट, यूटीएसएल

प्लॉट नं: ३, सेक्टर ११, सी.डी.डी.बेलपुर,

नवी मुंबई-४०० ६१४.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার  
Unique Identification Authority of India  
Government of India

ভূমিকাভুক্তির আই ডি/Enrollment No.: 1040/19934/07212

To  
প্রীতি ঘোষ  
Priti Ghosh  
66 NEW GOVT COLONY  
BANSORONI Bansroni  
Bansroni, South Twenty Four Parganas  
West Bengal 700070

1040/104



MN160497041DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**3275 7948 0646**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA

প্রীতি ঘোষ  
Priti Ghosh  
পিতা : প্রবোধ চন্দ্র দত্ত চৌধুরী  
Father : PRABODH CHANDRA DUTTA  
CHAUDHURI  
জন্ম বর্ষ / Year of Birth : 1947  
মহিলা / Female



**3275 7948 0646**



আধার - সাধারণ মানুষের অধিকার

*Priti Ghosh*



সংক্ষেপে

- আধার কার্ডের মত, ভাষান্তরে প্রমাণকর্তা।
- পরিচয়ের প্রমাণ স্থানান্তরিত করে নিবেশন করা যায় করবে।

### INFORMATION

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

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

1040/104



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
৩৬, বিটি পথ: অলসী, বাঁশডাঙ্গী,  
বাঁশডাঙ্গী, পি: ২৪ বঙ্গাল,  
পশ্চিমবঙ্গ, ৭০০০৭০

Address:  
66, NEW GOVT COLONY,  
BANSORONI, Bansroni,  
Bansroni, South Twenty  
Four Parganas, West  
Bengal, 700070



191  
1800 121 1447



1800 121 1447



www.uidai.gov.in



UID No: MN160497041DF  
Bansroni, 700070

आयकर विभाग  
- INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRITI GHOSH

PRABODH CHANDRA DUTTA CHAUDHURI

03/11/1938  
Permanent Account Number

BPUPG4256E

*P. Ghosh*  
Signature



*P. Ghosh*

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

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें।  
आयकर पैन सेवा यूनिट, UTIITSE,  
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,  
नवी मुंबई - 400 614



ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ

ভারত সরকার  
Unique Identification Authority of India  
Government of India

ভূমিকাভুক্তির নম্বর/ Enrolment No.: 2010/16006/04089

Download Date: 24/07/2018

To  
পারমানু ঘোষ  
PARAMANU GHOSH  
S/O: Prasanta Kumar Ghosh  
P-65, BANSDRONI NEW GOVT COLONY  
BANSDRONI  
Kolkata  
Bansdroni  
South 24 Parganas West Bengal - 700070  
9007405867

Generation Date: 24/07/2018

Signature valid



QR Code with PIN: 9007405867

আপনার আধার সংখ্যা / Your Aadhaar No. :

3337 2939 4206

VID : 9199 3881 6207 6634

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



পারমানু ঘোষ  
PARAMANU GHOSH  
জন্মতারিখ/DOB: 10/06/1974  
পুরুষ/ MALE

3337 2939 4206

VID : 9199 3881 6207 6634

আমার আধার, আমার পরিচয়

Paramanu Ghosh

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PARAMANU GHOSH  
PRASANTA KUMAR GHOSH  
10/06/1974

Permanent Account Number  
ANGPG3459A

*Paramanujhosh*  
Signature



*Paramanujhosh.*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SMRITI GHOSH

NARENDRA KRISHNA BISWAS

01/02/1942  
Permanent Account Number  
BDAPG8362H

*Smriti Ghosh*  
Signature



*Smriti Ghosh*







ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

চলিফার্মি আই ডি / Enrolment No. : 1040/20439/67153

To  
 Smriti Ghosh  
 স্মিতি ঘোষ  
 P 66  
 NEW GOVT COLONY  
 Kolkata  
 Bansdroni, South 24 Parganas  
 West Bengal - 700070

08/04/2014



KL863437205FT

86343720



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4423 9216 5845**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



স্মিতি ঘোষ  
 Smriti Ghosh  
 পিতা : নরেন্দ্র কৃষ্ণা বিস্বাস  
 Father : NARENDRA KRISHNA BISWAS

কন্যা/মহিলা 1807/1951  
 মহিলা / Female

**4423 9216 5845**



আধার - সাধারণ মানুষের অধিকার

*Smriti Ghosh*

## Major Information of the Deed

Deed No :	I-1603-04398/2022	Date of Registration	22/03/2022
Query No / Year	1603-2000318434/2022	Office where deed is registered	
Query Date	27/01/2022 10:15:25 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Anupam Mondal Rajarampur, P.O- West Rameswarpur,, Thana : Budge Budge, District : South 24-Parganas, WEST BENGAL, PIN - 700140, Mobile No. : 8910986384, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,000/-]		
Set Forth value	Market Value		
Rs. 7,00,000/-	Rs. 57,03,281/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,071/- (Article:48(g))	Rs. 103/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



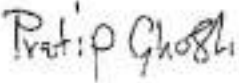



District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: BANSDRONI NEW GOVT.COLONY, , Premises No: 125, , Ward No: 113 Pin Code : 700070

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 3 Chatak	5,00,000/-	53,48,231/-	Width of Approach Road: 20 Ft.,
<b>Grand Total :</b>				10.2094Dec	5,00,000 /-	53,48,231 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	526 Sq Ft.	2,00,000/-	3,55,050/-	Structure Type: Structure
Gr. Floor, Area of floor : 526 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>526 sq ft</b>	<b>2,00,000 /-</b>	<b>3,55,050 /-</b>	

**Land Lord Details :**



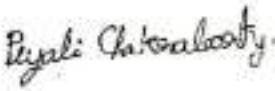
Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Smt Smriti Ghosh</b>                      Wife of Mr Prasanta Kumar Ghosh 67, Bansdrani New Govt Colony, City:- Not Specified, P.O:- Bansdrani, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BDxxxxxx2H, Aadhaar No: 44xxxxxxxx5845, Status :Individual, Executed by: Self, Date of Execution: 28/01/2022                      , Admitted by: Self, Date of Admission: 04/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/01/2022                      , Admitted by: Self, Date of Admission: 04/02/2022 ,Place : Pvt. Residence</p>			
2	<p><b>Mr Paramanu Ghosh</b>                      Son of Mr Prasanta Kumar Ghosh 67, Bansdrani New Govt Colony, City:- Not Specified, P.O:- Bansdrani, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANxxxxxx9A, Aadhaar No: 33xxxxxxxx4206, Status :Individual, Executed by: Self, Date of Execution: 28/01/2022                      , Admitted by: Self, Date of Admission: 04/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/01/2022                      , Admitted by: Self, Date of Admission: 04/02/2022 ,Place : Pvt. Residence</p>			
3	<p><b>Smt Priti Ghosh</b>                      Daughter of Mr Prabir Kumar Ghosh 67, Bansdrani New Govt Colony, City:- Not Specified, P.O:- Bansdrani, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BPxxxxxx6E, Aadhaar No: 32xxxxxxxx0646, Status :Individual, Executed by: Self, Date of Execution: 28/01/2022                      , Admitted by: Self, Date of Admission: 04/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/01/2022                      , Admitted by: Self, Date of Admission: 04/02/2022 ,Place : Pvt. Residence</p>			
4	<p><b>Name</b></p> <p><b>Mr Pratip Ghosh</b>                      Son of Mr Prabir Kumar Ghosh                      Executed by: Self, Date of Execution: 28/01/2022                      , Admitted by: Self, Date of Admission: 28/01/2022 ,Place : Office</p>	<p><b>Photo</b></p>  <p>28/01/2022</p>	<p><b>Finger Print</b></p>  <p>LT 28/01/2022</p>	<p><b>Signature</b></p>  <p>28/01/2022</p>
<p>67, Bansdrani New Govt Colony, City:- Not Specified, P.O:- Bansdrani, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APxxxxxx2H, Aadhaar No: 79xxxxxxxx4259, Status :Individual, Executed by: Self, Date of Execution: 28/01/2022                      , Admitted by: Self, Date of Admission: 28/01/2022 ,Place : Office</p>				
5	<p><b>Name</b></p> <p><b>Smt Piyali Chakraborty</b>                      Wife of Mr Paul Chakraborty                      Executed by: Self, Date of Execution: 28/01/2022                      , Admitted by: Self, Date of Admission: 28/01/2022 ,Place : Office</p>	<p><b>Photo</b></p>  <p>28/01/2022</p>	<p><b>Finger Print</b></p>  <p>LT 28/01/2022</p>	<p><b>Signature</b></p>  <p>28/01/2022</p>

76, Bansdrone New Govt Colony, City:- Not Specified, P.O:- Bansdrone, P.S:-Bansdrone, District:- South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: A1xxxxxx3F, Aadhaar No: 74xxxxxxxx6246, Status :Individual, Executed by: Self, Date of Execution: 28/01/2022 , Admitted by: Self, Date of Admission: 28/01/2022 ,Place : Office

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>DOUBLE A CON</b> 76, Bansdrone New Govt Colony, City:- Not Specified, P.O:- Regent Park, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 , PAN No.:: A1xxxxxx3F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Smt Piyali Chakraborty (Presentant)</b> Wife of Paul Chakraborty Date of Execution - 28/01/2022, , Admitted by: Self, Date of Admission: 28/01/2022, Place of Admission of Execution: Office			
		Jan 28 2022 5:28PM	L1 28/1/2022	28/01/2022
76, Bansdrone New Govt Colony, City:- Not Specified, P.O:- Regent Park, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: A1xxxxxx3F, Aadhaar No: 74xxxxxxxx6246 Status : Representative, Representative of : DOUBLE A CON (as Proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Abantika Guha</b> Daughter of Mr J Guha Alipore Judge Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	28/01/2022	28/01/2022	28/01/2022
Identifier Of Smt Smriti Ghosh, Mr Paramanu Ghosh, Smt Priti Ghosh, Mr Pratip Ghosh, Smt Piyali Chakraborty, Smt Piyali Chakraborty			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Smriti Ghosh	DOUBLE A CON-2.04187 Dec
2	Mr Paramanu Ghosh	DOUBLE A CON-2.04187 Dec
3	Smt Priti Ghosh	DOUBLE A CON-2.04187 Dec
4	Mr Pratip Ghosh	DOUBLE A CON-2.04187 Dec
5	Smt Piyali Chakraborty	DOUBLE A CON-2.04187 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt Smriti Ghosh	DOUBLE A CON-105.20000000 Sq Ft
2	Mr Paramanu Ghosh	DOUBLE A CON-105.20000000 Sq Ft
3	Smt Priti Ghosh	DOUBLE A CON-105.20000000 Sq Ft
4	Mr Pratip Ghosh	DOUBLE A CON-105.20000000 Sq Ft
5	Smt Piyali Chakraborty	DOUBLE A CON-105.20000000 Sq Ft

On 28-01-2022

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

Presented for registration at 16:32 hrs on 28-01-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Smt Piyali Chakraborty .

**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 57,03,281/-

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

Execution is admitted on 28/01/2022 by 1. Mr Pratip Ghosh, Son of Mr Prabir Kumar Ghosh, 67, Bansdrani New Govt Colony, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 2. Smt Piyali Chakraborty, Wife of Mr Paul Chakraborty, 76, Bansdrani New Govt Colony, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife

Indetified by Abantika Guha, , , Daughter of Mr J Guha, Alipore Judge Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 28-01-2022 by Smt Piyali Chakraborty, Proprietor, DOUBLE A CON (Sole Proprietorship), 76, Bansdrani New Govt Colony, City:- Not Specified, P.O:- Regent Park, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070

Indetified by Abantika Guha, , , Daughter of Mr J Guha, Alipore Judge Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 103/- ( B = Rs 50/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 71/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/01/2022 10:04AM with Govt. Ref. No: 192021220172217281 on 28-01-2022, Amount Rs: 71/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BMUSZG5 on 28-01-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 7,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no AC2284, Amount: Rs.50/-, Date of Purchase: 13/08/2021, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/01/2022 10:04AM with Govt. Ref. No: 192021220172217281 on 28-01-2022, Amount Rs: 7,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BMUSZG5 on 28-01-2022, Head of Account 0030-02-103-003-02



Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 04-02-2022

**Endorsement by Commissioner after execution of Visit Commission Case No:-000698 of 2022**

1. Having visited the residence of Smt Smriti Ghosh, , Wife of Mr Prasanta Kumar Ghosh, 67, Bansdrani New Govt Colony, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession House wife I have this day examined the said Smt Smriti Ghosh who has been identified to my satisfaction by Abantika Guha, , , Daughter of Mr J Guha, Alipore Judge Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate AND the said Smt Smriti Ghosh has admitted the execution of this document

2. Having visited the residence of Mr Paramanu Ghosh, , Son of Mr Prasanta Kumar Ghosh, 67, Bansdrani New Govt Colony, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Business I have this day examined the said Mr Paramanu Ghosh who has been identified to my satisfaction by Abantika Guha, , Daughter of Mr J Guha, Alipore Judge Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate AND the said Mr Paramanu Ghosh has admitted the execution of this document

3. Having visited the residence of Smt Priti Ghosh, , Daughter of Mr Prabir Kumar Ghosh, 67, Bansdrani New Govt Colony, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession House wife I have this day examined the said Smt Priti Ghosh who has been identified to my satisfaction by Abantika Guha, , Daughter of Mr J Guha, Alipore Judge Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate AND the said Smt Priti Ghosh has admitted the execution of this document



Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 22-03-2022

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

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



Debasish Dhar  
DISTRICT SUB-REGISTRAR -  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 146492 to 146555  
being No 160304398 for the year 2022.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2022.03.22 11:50:44 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/03/22 11:50:44 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)