

2694 - 2022



पश्चिम बंगाल WEST BENGAL

70AB 332299

2776/2022
12/07/2022

2
2
240
244



Bikash Dhan.

2732/22

I - 2694/2022



पश्चिम बंगाल WEST BENGAL

AF 208364

3/4/22

2/1877365/22

certify that the document is submitted to registration. The signature sheet and the endorsement sheets attached with this document are the part of this document.

2

Addl District Sub-Registrar
Bidhannagar (Salt Lake City)

- 4 JUL 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 4th day of July Two
Thousand Twenty Two (2022) BETWEEN

Bikash Dhar.

(1) SRI PRABIR BOSE, (Pan No. BBYPB7077C), Aadhar No.7789 0923 7437, Mob No.9231647479, by occupation - Business (2) SRI DEBDULAL BOSE, (Pan No. AVAPB7587J), Aadhar No.5464 6728 6401, Mob No. 6290611071, by occupation - Business, (3) SRI SHIBSANKAR BOSE, (Pan No. BLOPB7647A), Aadhar No.9239 8737 6484, Mob No.8017618095, by occupation - Business, (4) SRI DEBABRATO BOSE, (Pan No. AJPPB5666F), Aadhar No. 5432 8083 4805, Mob No.8240518931, by occupation - Business, all are sons of Late Mihir Chandra Bose, all are residing at Salua Azad Hind Garh, P.O - R.Gopalpur, P.S - Airport, Kolkata - 700 136, (5) SMT SHRABANI DAS, (Pan No. BPWPD2054M), Aadhar No.5298 9703 9127, Mob No.9836854113, wife of Dulal Das, by occupation - Housewife, residing at 8/2, Sashi Bhusan Chatterjee Lane, P.O & P.S - Tala, Cassipore, West Bengal, 700 002, All are by faith - Hindu, By Nationality - Indian

All represented by their Constituted Attorney (1) Sri Sanjib Kundu, son of Sri Subodh Kundu, (2) Smt Rajarshree Kundu, wife of Sri Sanjib Kundu, both are by faith Hindu, by occupation - Business, by Nationality - Indian, residing at Sarat Pally, Rajarhat Gopalpur, P.O - R.Gopalpur, P.S - Airport, Kolkata - 700 136, Dist - North 24 Parganas, Partners of MAA TARA CONSTRUCTION (Pan No.AAXFM9199F) a Partnership firm having its office at Rajarhat Gopalpur Sarat Pally, P.O - R.Gopalpur, P.S - Narayanpur, Kolkata - 700 136, Dist North 24 Parganas.

Hereinafter collectively called and referred to as the "VENDORS/ OWNERS" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, executors, administrators, representatives, assigns, nominee or nominees) of the FIRST PART.

AND

MAA TARA CONSTRUCTION (Pan No.AAXFM9199F) a Partnership firm having its office at Labanya Villa, Devigarh, 4th Sarani, Madhyamgram, P.O & P.S - Madhyamgram, Kolkata - 700 129, Dist North 24 Parganas, represented by its Partners (1) SRI SANJIB KUNDU (Pan No. BXMPK1441F), Aadhar No.5230 2327 6616, Mob No.9330404595, son of Sri Subodh Kundu, (2) SMT RAJARSHREE KUNDU (Pan No. CREPK5799H), Aadhar No.9453 9562 4345, Mob No.9831757677, wife of Sri Sanjib Kundu, both are by faith Hindu, by occupation - Business, by Nationality - Indian, residing at Sarat Pally, Rajarhat Gopalpur, P.O - R.Gopalpur, P.S - Airport, Kolkata - 700 136, Dist -

Bikash Dhar.

North 24 Parganas, hereinafter called and referred to as the "DEVELOPER/PROMOTER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, representatives, assigns, nominee or nominees) of the SECOND PART.

AND

SRI BIKASH DHAR, son of Nirmal Chandra Dhar (Pan No.CCGPD4215C), Aadhar No.7770 9226 2604, Mob No. 8910924189, by faith- Hindu, by occupation - Business, by Nationality - Indian, residing at Barabarua, Post - Bamangram, P.S - Raiganj, Uttar Dinajpur, West Bengal - 733 134, hereinafter called and referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, representatives, assigns, nominee or nominees) of the THIRD PART.

Recitals & Background of the Premises :

WHEREAS

Ownership of Prabir Bose, Debdulal Bose, Shibsankar Bose, Debabrato Bose and Shrabani Das :

- a. One Smt Reba Rani Bose got the premises ALL THAT piece and parcel of land measuring 3(three) Cottahs 1(one) Chittack lying and situated at J.L No. 3, Mouza - Salua, Lop No. 46, LR Dag No. 401(P) & 402(P), P.S - Airport, Dist - 24Pargans (North), A.D.S.R Bidhannagar, Ward No. 4, Holding Address : 8, Block-F, 78 Solua, Dasadrown, Azad Hind Garh, Kolkata - 700136, within Rajarhat Gopalpur Municipality, by way of Deed of Transfer free of cost from the Governor of the State of West Bengal on 16th day of September, 1991 and that was registered in the office of the Additional District Registrar Barasat, 24 Parganas North and that was recorded in Book No. I, Volume No. V, Pages 2093 to 2096 being No. 524 for the year 1991.

Bikash Dhar.

- b. Said Reba Rani Bose died Intestate on 25/01/2003 leaving behind her husband Mihir Chandra Bose and four sons respectively Prabir Bose, Debdulal Bose, Shibsankar Bose, Debabrata Bose and one daughter Shrabani Das as her only legal heirs and successor who inherited the aforesaid land as per Hindu succession Act 1956 as 1/6 share each.
- c. Said Mihir Chandra Bose died Intestate on 20/11/2017 leaving behind his four sons respectively Prabir Bose, Debdulal Bose, Shibsankar Bose, Debabrata Bose and one daughter Shrabani Das as his only legal heirs and successors who inherited the aforesaid land as per Hindu succession Act 1956 as 1/5 share each.
- d. After demise of Reba Rani Bose & Mihir Chandra Bose said Prabir Bose, Debdulal Bose, Shibsankar Bose, Debabrato Bose and Shrabani Das became the undivided joint owner of ALL THAT piece and parcel of land measuring 3(three) Cottahs 1(one) Chittack lying and situated at J.L No. 3, Mouza - Salua, Lop No. 46, L.R Dag No. 401(P) & 402(P), now L.R Khatian No. 992, 993, 994, 995, and 996, P.S - Airport, Dist - 24Pargans (North), A.D.S.R Bidhannagar, Ward No. 4, Holding Address : 8, Block-F, 78.Solua, Dasadrown, Azad Hind Garh, Kolkata - 700136, by way of inheritance and recorded the same at B.L & L.R.O office under separate L.R Khatian Nos. [Prabir Bose L.R Khatian No. 992], [Debdulal Bose L.R Khatian No.993], [Shibsankar Bose L.R Khatian No.994], [Debabrato Bose L.R Khatian No. 995], & [Shrabani Das Khatian No. 996] and have so long been enjoying and possessing the same with good right and full and absolute power of ownership and have every right to transfer the same or any part to anybody by any way or to develop the same by himself or by entering into any Development agreement.

AND WHEREAS said Prabir Bose, Debdulal Bose, Shibsankar Bose, Debabrato Bose and Shrabani Das executed a registered Development agreement on 13th March 2020 with present Developer MAA TARA CONSTRUCTION for developing the aforesaid plot of land, under some terms and conditions more fully described in the said Development Agreement which duly registered on 13/03/2020 at A.D.S.R Rajarhat, Bidhannagar(Salt Lake City), recorded in Book No. I, Volume No. 1504-2020, pages from 36798 to 36854, being No. 150400767 for the year 2020.

Bikash Sharma

AND WHEREAS said Prabir Bose, Debdulal Bose, Shibsankar Bose, Debabrato Bose and Shrabani Das executed a registered Development Power of Attorney in favour of (1) Sri Sanjib Kundu and (2) Smt Rajarshree Kundu the Developer herein which duly registered on 13/03/2020 at A.D.S.R Bidhannagar(Salt Lake City), recorded in Book No. I, Volume No. 1504-2020, pages from 38065 to 38107, being No. 150400795 for the year 2020.

AND WHEREAS the Developer herein with a view to develop the said land by way of construction consists of numbers of Flat, in the multi-storied building formulated scheme and necessary plans and specification for the purpose of construction of the said apartment building which has already been sanctioned and approved by the Rajarhat Gopalpur Municipality being plan S.L No. 845/11/12 on 19/01/2012.

AND WHEREAS under the aforesaid Development Agreement the Vendor specifically granted right to the Developer to enter into Agreement for sale of Flat/Flat or portion of the building and further more by a separate registered Development Power of Attorney executed immediately after the execution of the said Development Agreement, the vendors authorizes the developers to sell and transfer all the Flats/Flat and portion of the building and enter into all contracts and agreement in connection thereof to any Intending Purchaser or Purchasers in terms of the Development Agreement dated 13/03/2020.

AND WHEREAS by the Development Agreement dated 13/03/2020 the Developer have been empowered to build the proposed building upon the said land in accordance with the sanctioned plane S.L No. 845/11/12 on 19/01/2012 or enter into any contract or agreement with the intending Purchaser or take advance from the said Intending Purchaser against the respective unit and also Promoter/Developer have been empowered to collect the consideration money from the sale of Promoters allocation from the intending Purchaser and issue money receipt in their own name and moreover take advance of consideration money from the Intending Purchaser/s.

Bikash Das

AND WHEREAS by virtue of the said Development Agreement and vested power the Developer has taken delivery of peaceful and khas possession of the Bastu land measuring 3(three) Cottahs 1(one) Chittack along with 100 Sq.ft Tall Shade structure, lying and situated at J.L No. 3, Mouza – Salua, Lop No. 46, L.R Dag No. 401(P) & 402(P), now L.R Khatian No. 992, 993, 994, 995, and 996, P.S – Airport, Dist – 24Pargans (North), A.D.S.R Bidhannagar, Ward No. 4, Holding Address : 8, Block-F, 78 Solua, Dasadrown, Azad Hind Garh, Road : Rajarhat Road (salua-Gopalpur), Kolkata – 700136, Dist North 24 Parganas, as specifically mentioned in the First Schedule mentioned hereinafter.

AND WHEREAS on being empowered and authorized by the Vendor the Developer herein started construction of the said proposed building upon the said land as per Plan being S.L No. 845/11/12 sanctioned and approved by the Rajarhat Gopalpur Municipality, on 19/01/2012.

AND WHEREAS in pursuance of the said Development Agreement and /or Scheme formulated by the Vendors and the Developer the aforesaid Purchaser /s has/ have approached the Vendors to transfer ALL THAT the undivided proportionate share or interest in the land comprised in the said Premises appurtenant to the flat/Flat intended to be owned by the Purchaser/s on the said premises and has/ have requested the Developer to built, construct, erect and complete for and on behalf and on account of and at the consideration to be paid by the Purchaser ALL THAT Flat no."1B", on the 1st floor, South-East side of the building now being constructed on the said premises (Specifically and particularly described in the Second Schedule hereunder written) together with the common parts and /or general common areas and facilities to be provided in the said building on the terms and condition appearing below.

AND WHEREAS at the request of the Purchasers the Vendor and the Developer herein agreed to sell, transfer and convey the undivided Impartible proportionate share in the land comprised in the said Premises and attributable to the said FLAT and the properties measuring 820 Sq.ft. more or less Super built up area as according to the terms and conditions hereinafter written.

Bikash Dhar.

AND WHEREAS being satisfied with the property, the Purchaser herein has agreed to purchase and the Vendors or Developers herein agreed to sell the SAID PROPERTY at or for the total consideration price a sum of Rs. 22,96,000/- (Rupees twenty two lakh ninety six thousand) only under the terms and conditions as follows and an agreement has been signed by and between the parties herein on.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

That in consideration of the sum of Rs. 22,96,000/- (Rupees twenty two lakh ninety six thousand) only of the lawful money of the Union of India well and truly paid by the Purchaser to the Developers hereto with the knowledge, consent and due authority given by the Land Owners/ Vendors as per memo of consideration given hereunder at or before the execution of these present Indenture, the receipt whereof the Vendor doth hereby admit and acknowledge and or and from the same and every part thereof acquit, release and discharge the Purchaser, the Owners/Vendors and the Developers hereof jointly and severally do grant, sell, transfer, convey, assign and assure unto and in favour of the said Purchaser free from all encumbrances, liens charges, demands, claims and dues in any nature and other defect in title ALL THAT Flat no. "1B", on the 1st floor, South-East side of the building having measurement 820 Sq.feet. Super built up area little more or less and of the said building namely "MAA APARTMENT" more clearly mentioned and described in the second Schedule hereunder written and also delineated with RED border line in the Map or Plan hereto annexed together with the undivided Impartible proportionate share or interest in land or ground lying and situate at Mouza - Salua, Lop No. 46, J.L No. 3, L.R Dag No. 401(P) & 402(P), now L.R Khatian No. 992, 993, 994, 995, and 996, P.S - Airport, Dist - 24 Pargans (North), A.D.S.R Bidhannagar, Ward No. 4, Holding Address : 8, Block-F, 78 Solua, Dasadrown, Azad Hind Garh, Road : Rajarhat Road (salua-Gopalpur), Kolkata - 700136, Dist North 24 Parganas, A.D.S.R Bidhannagar (more fully mentioned and described in first Schedule) hereunder written with proportionate right of all common doors, window, fittings, fixtures both

Bikash Dhar.

sanitary and electrical, all external drains, water courses together with the benefit of all ancient and other right, liberties, easements, advantages, benefits, privileges and appurtenances belonging thereto the said premises and building and also absolute and full liberty to the Purchaser, his servants, agents, employees, engineers and/or any person or persons authorized by him to use the common areas in common with other Co-Purchaser(s)/Co-Owner(s) of remaining Flats/portions entitled to similar right and privileges of using the main entrance, open space, stair-cases, landings, lobbies, tube-wells, gates, drains, electrical circuit and other common parts/portions mentioned and described in the Third Schedule hereunder written including all other easement and quasi-easement right, privileges and appurtenances and other conveniences thereto bearing the necessary common expenses particularly mentioned in the Forth Schedule hereunder written for beneficial use and enjoyment of the said Flat and the undivided impartible proportionate share in the said land and all other common parts free from all encumbrances, liens and lispendens whatsoever TO HAVE AND TO HOLD POSSESS the said Flat together with the undivided impartible proportionate share in the said land and the common areas and parts and facilities whatsoever thereto the building and premises and all other right hereby granted, sold, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be unto and to the use of the said Purchaser absolutely and forever AND the Owners/Vendors and Developer doth hereby covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Owners/Vendors and Developer made done executed or knowingly suffered to the contrary the Owners/Vendors and Developers had at all times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Flat together with undivided impartible proportionate share in the said land including the common areas, parts, amenities and facilities hereby granted, sold, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid free from all encumbrances AND THAT the Purchaser, his

Bikash Dhan.

heirs, successors, executors, administrators, representative and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said Flat and every part thereof together with undivided Impartible proportionate share in the said land including the common areas parts, amenities and facilities belonging to the said building and premises with the right to sell, mortgage, let out, lease out or transfer by way of gift or otherwise alienated the said Flat or any part or every part thereof hereby conveyed incurring all the necessary expenses fully described in the Fourth hereunder written and receive the rents, issues and profits thereof to and for their own use and benefits without any lawful eviction, hindrance, interruption, disturbance, claim, or demand whatsoever from or by the said Owners/Vendors and Developers or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them AND FURTHER the said Owners/Vendors and Developers doth hereby covenant with the Purchaser that they have not done any act, matter, deed or thing whereby the said Flat together with undivided impartible proportionate share in the said land hereby granted, sold, transferred and conveyed unto and to the use of the Purchaser had or have been encumbered wholly or in part and the Owners/Vendors and Developers is whereby hindered from transferring and conveyancing the said Flat or any part thereof unto and to the use of the Purchaser and have not transferred the said Flat or any part thereof to any one by any means in the manner aforesaid and the said Flat or any part thereof is not the subject matter of Civil or Criminal cases AND THAT free and clear and freely and clearly absolutely acquitted, exonerated, discharged and released well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Owners/Vendors and Developers or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Owners/Vendors and Developers and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said undivided impartible proportionate share in the said land and the said Flat or any part thereof from under or in trust for them the Owners/Vendors and

Bikash Sharma

Developers shall from time to time and at all times hereinafter at the request and cost of the Purchaser do and execute to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the undivided impartible proportionate share in the said land and the said Flat and every part thereof unto and to the use of the Purchaser according to the true intent and meaning of these present as shall or may be reasonably required AND FURTHER MORE THAT the Owners/Vendors and Developers shall at all times hereafter indemnify and keep indemnified the Purchaser against losses, damages, costs, charges, and expenses if any suffered by reason of any defect in the title of the Owners/Vendors and Developers or any breach of the covenants herein under contained AND it is agreed by and between the parties hereto that the Purchaser, their heirs, successors, executors, administrators, representatives and assigns shall not ask for or claim portion by metes and bounds of the said piece or parcel of land more particularly described in the First Schedule hereunder written AND also the Purchaser shall form an Association with other Flat/ Flat owners of the said building in terms of the provisions of the West Bengal Apartment Ownership Act 1972, for due maintenance and repair of the external portion of the building premises as also cleaning and lighting the common passage and staircase including the roof or terrace of the building and proper running of the electric meter, electric motor for pumping water and other thing used in common with other Flat owners and shall bear the proportionate cost and expenses of the same according to the decision of the Association And that the purchaser shall pay proportionate share of rent and taxes of the said land and Flat to the Government of West Bengal and local authority.

NOW THIS INDENTURE FURTHER WITNESSETH AS FOLLOWS:-

1. **ARCHITECT:** Shall mean such person or persons being appointed by the developer as Architect for the supervision of the construction of the said G+5 storied building.

Bikash Dhar,

2. **BUILDING** : Shall mean building multi storied building so to be constructed according to the sanction plan so to be constructed on the plot of Bastu land measuring 3(three) Cottahs 1(one) Chittack along with 100 Sq.ft Tali Shade structure, lying and situated at J.L No. 3, Mouza – Salua, Lop No. 46, L.R Dag No. 401(P) & 402(P), now L.R Khatian No. 992, 993, 994, 995, and 996, P.S – Airport, Dist – 24Pargans (North), A.D.S.R Bidhannagar, Ward No. 4, Holding Address : 8, Block-F, 78 Solua, Dasadrown, Azad Hind Garh, Road : Rajarhat Road(salua-Gopalpur), Kolkata – 700136, Dist North 24 Parganas, A.D.S.R Bidhannagar, more fully and particularly described in the First Schedule written hereunder and the said building hereinafter referred to as the “SAID BUILDING”.
3. **BUILDING PLAN** : Shall mean such plan for the construction of the multi storied building sanctioned on 19/01/2012 by the owners herein under Rajarhat Gopalpur Municipality, in the name of the Land Owners hereof being Plan S.L No. 845/11/12 for construction of the residential building, modification and amenities and alteration if required at the cost and expenses of the developer and the developer shall bear and pay all such charges for the sanction of the building plan as shall be required by the competent authority.
4. **PREMISES**: Shall mean premises so to be constructed in the said Bastu land measuring 3(three) Cottahs 1(one) Chittack along with 100 Sq.ft Tali Shade structure, lying and situated at J.L No. 3, Mouza – Salua, Lop No. 46, L.R Dag No. 401(P) & 402(P), now L.R Khatian No. 992, 993, 994, 995, and 996, P.S – Airport, Dist – 24Pargans (North), A.D.S.R Bidhannagar, Ward No. 4, Holding Address : 8, Block-F, 78 Solua, Dasadrown, Azad Hind Garh Road : Rajarhat Road(salua-Gopalpur), Kolkata – 700136, Dist North 24 Parganas, A.D.S.R Bidhannagar.
5. **UNIT** : shall mean the Flat and /or other covered area in the said building, which is capable of being exclusively owned, used and / or enjoy by any unit owner and which will not be treated as common area, facilities and common amenity.
6. **UNIT OWNER**: shall mean any person or persons or body or association or firm or company who acquires holds, enjoys and / or owns any unit in the said building and shall include the Owner and Developer of the project held by them from time to time.

Bikash Das.

7. SALEBLE SPACE : Shall mean the space within the building which is to be available as an unit / Flat for independent use and occupation.
8. COMMON EXPENSES: shall mean and include all expenses to be incurred by the unit Owners for the management and maintenance after completion of the said building and the premises.
9. COMMON FACILITIES: shall mean and include corridors, hallows, stairways and other space and facilities whatsoever required for the establishment location, enjoyment maintenance and management of the building as shall be determined by the Architect of the building.
10. ASSOCIATION: Shall mean any association syndicates co-operative society or registered society of all the co-owners of the premises that may be formed by the co owners as per the provisions of West Bengal Ownership Act for the common purpose.

THE VENDORS AND THE DEVELOPERS DOTH HEREBY COVENENT WITH THE PURSHASER AS FOLLOWS:

- A. The interest which the Vendors and the Developers do hereby profess to transfer subsist and that they have good right, full power, absolute authority and indefeasible title to grant, convey, transfer assign and assure the said Flat hereby grant, conveyed, transferred, assigned and assured unto the Purchaser's in the manner aforesaid.
- B. It shall be for the Purchasers from time to time and all times hereafter to enter upon, hold and enjoy in lawful way the said Flat and receive the rent, issues and profits thereof without any interruption, hindrance, claims or demand or disturbance whatsoever from or by the Vendors and Developer or any person or persons claiming through under or in trust for them.

Bikash Dhar.

- C. The said Flat is exonerated and discharged from and against all manner of encumbrances whatsoever.
- D. The Purchaser /s shall be entitled to exclusive ownership possession and enjoyment of the said Flat in the Premises Purchased together with the benefit and the facilities attached thereto subject to fulfillment of all the terms and conditions as written herewith.

THE PURCHASER / PURCHASERS COVENANTS WITH THE VENDORS AND DEVELOPERS

- 1) The Purchasers shall not store in the said residential Flat any goods or hazardous or combustible in nature or which are too heavy to effect the construction or the structure of the said building .The Purchaser/ Purchasers shall have no right for any additional Civil work any work which may damage the building in point of view of the disturbance of structural stability of the building which are too heavy to effect.
- 2) Not to deposit or to be deposited any rubbish / or anything else in the stair case or any common parts or the said building / premises.
- 3) To observe and perform all rules and regulations, restriction on from time to time in force for the proper use and management of the said building as decided by the Flat owner's association and to pay and bear common maintenance expenses.
- 4) That from date of taking possession or the said Flat the purchaser binds himself to pay maintenance charges regularly which will be decided by the developer until the formation of the Association. The proportionate share of the said charges may be decided by the Developer and / or Holding organization for (a) Insurance premium (b) Municipal & other taxes & outgoing including water taxes and water charges (c) Maintenance & service charge for management of the building including common lights and other usual contribution.

Bikash Dhar .

- 5) The Purchasers shall have full, complete and absolute right of user in common with the other owners and /or occupiers of the different Flat, the staircase along with landing thereon and there under or gate abutting on the public road or egress and ingress and carrying or bringing in taking out of the said Flat all goods, furniture and any other moveable item.
- 6) Subject to his restriction and reversion hereafter containing, the purchasers shall have full and absolute right of user in common with the other owners and /or occupants of the said property of the main drainage, water supply system and connection including the pipe, lines and also the water tanks and connection.
- 7) The purchaser shall have the right to use the roof with other co-owners of the building. Roof shall be used for the common purpose and as a common area.
- 8) The purchasers shall have the right or maintenance repairs for white washing or painting of the door and windows of the said Flat in any part of the said property provided any such work does not cause any nuisance or permanent obstructions to the other occupants of the said property.
- 9) The Purchasers shall have the absolute right of making such construction, addition and alterations at his option within the said Flat as permissible under the rules of the local authority provided always that such act does not imposed any danger on the safety of the said property or cause any nuisance any to the other owner or occupants.
- 10) The Purchasers from time to time and at all times hereby agree to contribute and pay proportionate share towards the cost and expenses towards the maintenance charges, service taxes and impositions and other outgoing and the said amount is variable, accordingly to the needs or circumstances and market of the aforesaid sum without any variations as may be fixed as aforesaid individually and / or collectively. The Purchaser shall in addition to pay separately and other taxes and /or impositions as may be that Proportionate maintenance charges for the Flat will be paid regularly by the Purchaser as long as society is not formed maintenance of the building.

Bikash Dhan.

- 11) The purchasers shall have right to mutate their names as owners of the said Flat in the records of the Government or local Authority and / or have said Flat separately numbered and assessed for taxes and the vendors shall whenever required by the purchaser give therein or his consent or approval in writing for the purpose of such mutation and separate assessment.
- 12) The Purchasers shall also be entitled to sell, mortgage, lease or otherwise alienate the property hereby conveyed.
- 13) The Purchasers take separate electric meter, gas and other necessary connection and \ or lines for the use and enjoyment of the Flat hereby purchased.
- 14) The purchasers shall pay proportionate share for electric consumption in respect of the common areas of the said building.
- 15) The purchaser shall also pay his proportionate share for insurance of the building for earthquake, fire mob, violence and commotion.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the Land and Property)

ALL THAT piece and parcel of Bastu land measuring 3(three) Cottahs 1(one) Chittack along with 100 Sq.ft Tall Shade structure, lying and situated at Mouza – Salua, Lop No. 46, J.L No. 3, L.R Dag No. 401(P) & 402(P), now L.R Khatian No. 992, 993, 994, 995, and 996, P.S – Airport, Dist – 24Pargans (North), A.D.S.R Bidhannagar, Ward No. 4, Holding Address : 8, Block-F, 78 Solua, Dasadrown, Azad Hind Garh, Road : Rajarhat Road(salua-Gopalpur) Kolkata – 700136, Dist North 24 Parganas, A.D.S.R Bidhannagar. This is butted and bounded by:

ON THE NORTH	: By 3' – 0" wide Road
ON THE SOUTH	: By Lop 48 & P.W.D. Road
ON THE EAST	: Rajarhat main Road
ON THE WEST	: Lop 45 & Lop 48

Bikash Dhar.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of Flat)

ALL THAT Flat No."1B" on the 1st floor, South-East side out of Developer's allocation of the G+5 storied building named "MAA APARTMENT" on premises mentioned in the first Schedule hereinabove containing an area by measurement 820 Sq.ft. more or less Super built up area be the same little more or less, Tiles flooring, consisting of 2(two) Bed Room, 1(one) Dining) 1(one) Kitchen, 2(two) Toilet and 1(one) Balcony, together with the undivided share of land in the said premises along with the common parts and / or general common area, and having lift facilities in the said building.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Common Areas)

1. The foundation, columns, beams, supports, stair, stairways, landing, fire escape, entrance and exits.
2. Common passage, staircase.
3. Tube well, water pump, water tank, water pipes and other common plumbing installations.
4. Electrical wiring, motor and fittings (excluding those are installed for any particular unit/ Flat);
5. Drainage, sewerage and rain water pipe.
6. Boundary walls Including outer side of the walls of the said Building.
7. Such other common parts, areas, equipment, installations, fixtures, fittings, covered and open space in or about the said building as area necessary for passage or user and occupancy of the unit / Flat, in common and as are easements of necessary of the building including the roof, the parapet and the open space and areas.

Bikash Sharma

THE FORTH SCHEDULE ABOVE REFERRED TO
(Common Expenses)

1. The expenses of administration, maintenances, repair, replacement of the common equipment, lift and accessories, common areas and facilities including white washing, painting and decorating, the exterior properties of the said building, the boundary walls, entrance, the stair cases, the landings, the gutters, rain water pipe, motors, pumps, water and gas pipes, electric wiring and installation, sewerage, drains and all other common parts fixtures, fittings and equipments in under or upon the building enjoyed or used in common by the purchaser, co-purchaser or other occupiers thereof.
2. The cost of cleaning, maintaining and lighting the main entrance, passages, landings, stair cases and other parts of the building as enjoyed or used in common by the occupants of the said building.
3. The salaries of Chokider, Plumber, Electricians, Sweepers etc.
4. The costs of making, repair, replacement and maintenance of pumps, tube wells and other plumbing works including all other service rendered in common to all occupiers.
5. Municipality and other taxes owners and occupiers and other levies and outgoing etc.
6. Insurance of the building against earthquake, fire and mob, civil common etc.
7. All electrical charges payable in common for the common portions of the said building.
8. Such other expenses including printing and stationary as also all litigation expenses in current in respect of any dispute with Municipality, other Authority, Government Insurance Company or any other person or persons in relation to or as may be deemed by the developer or any Ad-hoc Committee Association of the occupiers and upon keep of said buildings

Bikash Dhar.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hand seals on the day, month and year above written

SIGNED, SEALED AND DELIVERED

By the parties at Kolkata

In the presence

1. Ashish Sait Sanjib Kundu Rajarshree Kundu
Lat. Rubai Sait Sri Sanjib Kundu & Smt Rajarshree Kundu
Kahinpara Babelatale as constituted Attorney on and for behalf of
Rajarshree - Kol-136 Vendors herein.

2. MAA TARA CONSTRUCTION MAA TARA CONSTRUCTION
Paraj Bar Partner Sanjib Kundu
31, Chini Partner
1st - 12 Partner
Signature of the Developers

Bikash Dhar.
Signature of the Purchaser

Drafted and Prepared by:

PARAJ BARMAN

Paraj Barman

(Advocate)

39, Chinar park, Rajarhat Road
Kolkata - 700 157.

Enrollment No. WB 1576/2003,
Sealdah Court, Mob - 9831141856

Bikash Dhar.

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers full consideration money to the tune of Rs. 22,96,000/- (Rupees twenty two lakh ninety six thousand) only valid Indian Currency note with good health and sound mind and put my signature on this conveyance without any provocation of any person and/or without any pressure raised by any person.

<u>Date</u>	<u>Cheque No</u>	<u>Bank</u>	<u>Amount</u>
18/01/2021	102315	SBI	Rs. 4,60,000.00
24/12/2021	297144	SBI	Rs. 4,00,000.00
24/12/2021	556371	SBI	Rs. 2,00,000.00
28/02/2022	297145	SBI	Rs. 70,000.00
28/02/2022	Bank Transfer	SBI	Rs. 2,30,000.00
05/03/2022	Bank Transfer	SBI	Rs. 9,36,000.00

Total = Rs. 22,96,000.00

(Rupees twenty two lakh ninety six thousand) only

SIGNED SEALED AND DELIVERED

By the Developer at Kolkata

In the presence of:

1. Ashish Sil
At Ruki Sil
Kulipara Baidyabati
Bachchan Kut - 136

Sanjib Kundu

Sri Sanjib Kundu & Smt Rajarshree Kundu
as constituted Attorney on and for behalf of
Vendors herein.

2.

MAA TARA CONSTRUCTION

MAA TARA CONSTRUCTION

Pary Raj

Sanjib Kundu
Partner

Sanjib Kundu
Partner

Signature of the Developers

Bikash Dhar



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

GRN Details

GRN:	192022230064751321	Payment Mode:	Online Payment
GRN Date:	04/07/2022 11:15:16	Bank/Gateway:	State Bank of India
BRN :	CKU0934868	BRN Date:	04/07/2022 11:16:43
Payment Status:	Successful	Payment Ref. No:	2001877365/3/2022

[Query No*Query Year]

Depositor Details

Depositor's Name: BIKASH DHAR
Address: BARABARUA BANGRAM 733134
Mobile: 8910924189
Depositor Status: Buyer/Claimants
Query No: 2001877365
Applicant's Name: Mr PARAJ BARMAN
Identification No: 2001877365/3/2022
Remarks: Sale, Sale Document Payment No.3

I - 2694/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001877365/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	120952
2	2001877365/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	30272
Total				151224

IN WORDS: ONE LAKH FIFTY ONE THOUSAND TWO HUNDRED TWENTY FOUR ONLY.

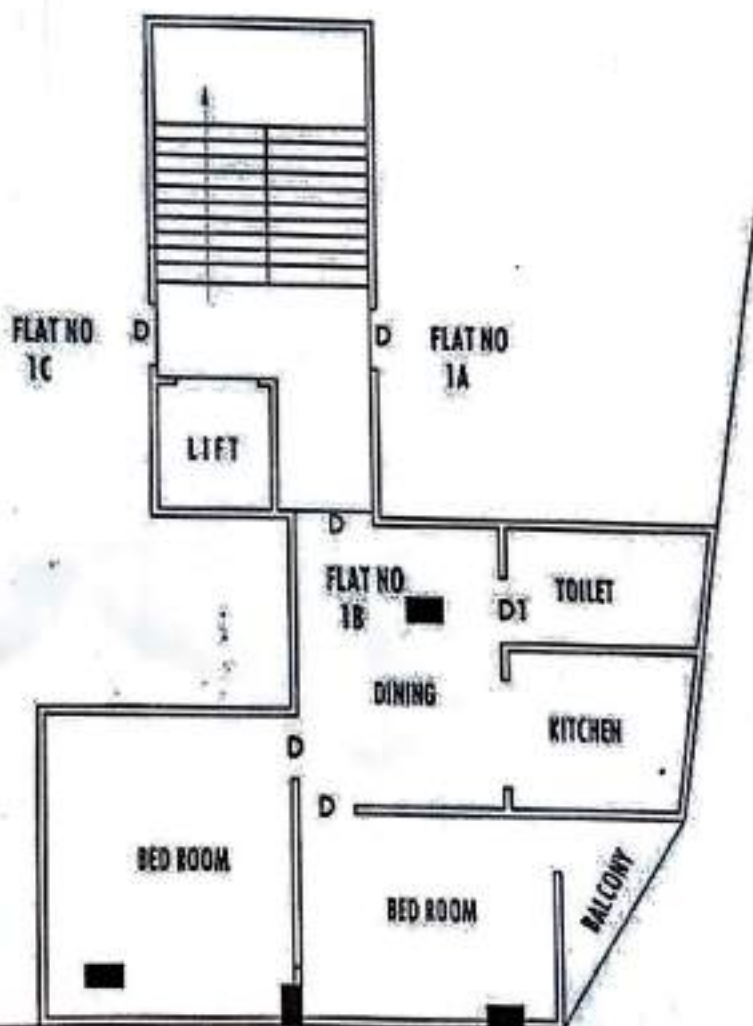


Bikash Dhar.

FOR PLAN OF FLAT NO- "1B" ON THE FIRST FLOOR OF THE (G+5) APARTMENT NAMED "MAA
 APARTMENT" SITUATED AT MOUZA- SALUA ; JL NO-03; R.S. NO-109, L.R. DAG NOS-401 (P) &
 02 (P); PRESENT L.R.KH. NOS- 992,993,994,995 & 996; P.S.- AIRPORT; UNDER BIDHAN NAGAR
 MUNICIPAL CORPORATION. WARD NO-05; DIST-NORTH 24 PGS.

SUPER BUILT-UP AREA OF THE SOLD FLAT(1-B) : 820 Sq. Fr.

SELLER: MAA TARA CONSTRUCTION
PURCHASER:- BIKASH DHAR



1-ST FLOOR

MAA TARA CONSTRUCTION

BiKash Dhar.

MAA TARA CONSTRUCTION

Sanjib Kumar
 Partner

BiKash Dhar.

-SIG. OF THE PURCHASER:-

Sanjib Kumar
 Partner

-SIG. OF THE SELLER

SKETCHED BY:-

Sital Ghosh
 Sital Ghosh
 Planner & Surveyor
 Regd. No. SL3/198/12

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. -

LH BOX- SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS



LH

RH.

Sanjib Khuntia

ATTESTED:-

Sanjib Khuntia



LH

RH.

Sanjib Khuntia

ATTESTED:-

Sanjib Khuntia



LH.

RH.

Bikooh Dhan

Major Information of the Deed

Deed No :	I-1504-02694/2022	Date of Registration	04/07/2022
Query No / Year	1504-2001877365/2022	Office where deed is registered	
Query Date	21/06/2022 7:10:40 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	PARAJ BARMAN SEALDAH COURT, Thana : Entaly, District : Kolkata, WEST BENGAL, PIN - 700014, Mobile No. : 9831141856, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 22,96,000/-	Rs. 30,25,800/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,21,052/- (Article:23)	Rs. 30,272/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajarhat Road(salua-gopalpur), Pin Code : 700136

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1	Mouza: Salua	LR - 401, 401, 401, 401, 401, 402, 402, 402, 402, 402	LR - 992, 993, 994, 995, 996, 992, 993, 994, 995, 996	Super Built-up Area: 820	22,96,000/-	30,25,800/-	Flat No: 1B, Floor No: 1, Apartment Type: Flat/Apartment Residential Use , Floor Type: Tiles, Age of Flat: 0 Year ,Property is on Road, Other Amenities: Lift Facility, New Flat ,Status of Completion : Completed

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PRABIR BOSE Son of Late Mihir Chandra Bose Salua Azad Hind Garh, City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BBxxxxxx7C, Aadhaar No: 77xxxxxxxx7437, Status :Individual, Executed by: Attorney, Executed by: Attorney

Bikash Dhar

ABDULAL BOSE

Son of Late Mihir Chandra Bose Salua Azad Hind Garh, City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx7J, Aadhaar No: 54xxxxxxxx6401, Status :Individual, Executed by: Attorney, Executed by: Attorney

3 SHIBSANKAR BOSE

Son of Late Mihir Chandra Bose Salua Azad Hind Garh, City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BLxxxxxx7A, Aadhaar No: 92xxxxxxxx6484, Status :Individual, Executed by: Attorney, Executed by: Attorney

4 DEBABRATO BOSE

Son of Late Mihir Chandra Bose Salua Azad Hind Garh, City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx6F, Aadhaar No: 54xxxxxxxx4805, Status :Individual, Executed by: Attorney, Executed by: Attorney

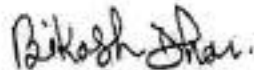
5 SHRABANI DAS

Wife of Dulal Das 8/2, Sashi Bhushan Chatterjee Lane, City:- Not Specified, P.O:- Cassipore, P.S:-Tala, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BPxxxxxx4M, Aadhaar No: 52xxxxxxxx9127, Status :Individual, Executed by: Attorney, Executed by: Attorney

6 MAA TARA CONSTRUCTION

Labanya Villa, Devigarh, 4th Sarani, Madhyamgram, City:- Not Specified, P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 , PAN No.:: AAxxxxxx9F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	BIKASH DHAR (Presentant) Son of Nirmal Chandra Dhar Executed by: Self, Date of Execution: 04/07/2022 , Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Office			
		04/07/2022	LTI 04/07/2022	04/07/2022
Son of Nirmal Chandra Dhar Barabarua, City:- , P.O:- Bamangram, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CCxxxxxx5C, Aadhaar No: 77xxxxxxxx2604, Status :Individual, Executed by: Self, Date of Execution: 04/07/2022 , Admitted by: Self, Date of Admission: 04/07/2022 ,Place : Office				

Bikash Dhar

Key Details :

Name,Address,Photo,Finger print and Signature

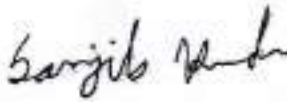
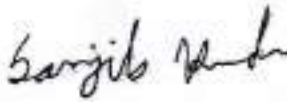
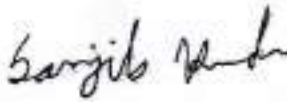
Name	Photo	Finger Print	Signature
SANJIB KUNDU Son of Subodh Kundu Date of Execution - 04/07/2022, , Admitted by: Self, Date of Admission: 04/07/2022, Place of Admission of Execution: Office	 Jul 4 2022 12:11PM	 LTI 04/07/2022	 04/07/2022

Sarat Pally, Rajarhat Gopalpur, City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BXxxxxxx1F, Aadhaar No: 52xxxxxxxx6616 Status : Attorney, Attorney of : PRABIR BOSE, DEBDULAL BOSE, SHIBSANKAR BOSE, DEBABRATO BOSE, SHRABANI DAS

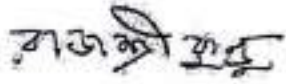
Name	Photo	Finger Print	Signature
RAJARSHREE KUNDU Wife of Sanjib Kundu Date of Execution - 04/07/2022, , Admitted by: Self, Date of Admission: 04/07/2022, Place of Admission of Execution: Office	 Jul 4 2022 12:13PM	 LTI 04/07/2022	 04/07/2022

Sarat Pally, Rajarhat Gopalpur, City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CRxxxxxx9H, Aadhaar No: 94xxxxxxxx4345 Status : Attorney, Attorney of : PRABIR BOSE, DEBDULAL BOSE, SHIBSANKAR BOSE, DEBABRATO BOSE, SHRABANI DAS

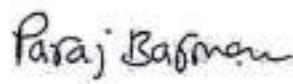
Representative Details :

Name,Address,Photo,Finger print and Signature								
<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> SANJIB KUNDU Son of Subodh Kundu Date of Execution - 04/07/2022, , Admitted by: Self, Date of Admission: 04/07/2022, Place of Admission of Execution: Office </td> <td>  Jul 4 2022 12:12PM </td> <td>  LTI 04/07/2022 </td> <td>  04/07/2022 </td> </tr> </tbody> </table> Sarat Pally, Rajarhat Gopalpur, City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BXxxxxxx1F, Aadhaar No: 52xxxxxxxx6616 Status : Representative, Representative of : MAA TARA CONSTRUCTION (as PARTNER)	Name	Photo	Finger Print	Signature	SANJIB KUNDU Son of Subodh Kundu Date of Execution - 04/07/2022, , Admitted by: Self, Date of Admission: 04/07/2022, Place of Admission of Execution: Office	 Jul 4 2022 12:12PM	 LTI 04/07/2022	 04/07/2022
Name	Photo	Finger Print	Signature					
SANJIB KUNDU Son of Subodh Kundu Date of Execution - 04/07/2022, , Admitted by: Self, Date of Admission: 04/07/2022, Place of Admission of Execution: Office	 Jul 4 2022 12:12PM	 LTI 04/07/2022	 04/07/2022					

Bikash Dhar .

Name	Photo	Finger Print	Signature
RAJARSHREE KUNDU Wife of Sanjib Kundu Date of Execution - 04/07/2022, , Admitted by: Self, Date of Admission: 04/07/2022, Place of Admission of Execution: Office			
Jul 4 2022 12:13PM	LTI 04/07/2022	04/07/2022	
Sarat Pally, Rajarhat Gopalpur, City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CRxxxxxx9H, Aadhaar No: 94xxxxxxxx4345 Status : Representative, Representative of : MAA TARA CONSTRUCTION (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
PARAJ BARMAN Son of PANKAJ KUMAR BARMAN SEALDAH COURT, City:- Kolkata, P.O:- ENTALLY, P.S:-Entaly, District:-Kolkata, West Bengal, India, PIN:- 700014			
04/07/2022	04/07/2022	04/07/2022	
Identifier Of SANJIB KUNDU, RAJARSHREE KUNDU, SANJIB KUNDU, RAJARSHREE KUNDU, BIKASH DHAR			

Transfer of property for A1

Sl.No	From	To. with area (Name-Area)
1	MAA TARA CONSTRUCTION	BIKASH DHAR-820.000000 Sq Ft

Bikash Dhar.

Endorsement For Deed Number : I - 150402694 / 2022

04-07-2022

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 : 2; of Indian Stamp Act 1899.

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

Presented for registration at 12:04 hrs on 04-07-2022, at the Office of the A.D.S.R. BIDHAN NAGAR by BIKASH DHAR, Claimant.

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 30,25,800/-

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

Execution is admitted on 04/07/2022 by BIKASH DHAR, Son of Nirmal Chandra Dhar, Barabarua, P.O: Barnagram, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by Profession Business

Indetified by PARAJ BARMAN, , Son of PANKAJ KUMAR BARMAN, SEALDAH COURT, P.O: ENTALY, Thana: Entaly, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 04-07-2022 by SANJIB KUNDU, PARTNER, MAA TARA CONSTRUCTION (Partnership Firm), Labanya Villa, Devigarh, 4th Sarani, Madhyamgram, City:- Not Specified, P.O:- Madhyamgram, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Indetified by PARAJ BARMAN, , Son of PANKAJ KUMAR BARMAN, SEALDAH COURT, P.O: ENTALY, Thana: Entaly, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 04-07-2022 by RAJARSHREE KUNDU, PARTNER, MAA TARA CONSTRUCTION (Partnership Firm), Labanya Villa, Devigarh, 4th Sarani, Madhyamgram, City:- Not Specified, P.O:- Madhyamgram, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Indetified by PARAJ BARMAN, , Son of PANKAJ KUMAR BARMAN, SEALDAH COURT, P.O: ENTALY, Thana: Entaly, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Executed by Attorney

1. Execution by SANJIB KUNDU, , Son of Subodh Kundu, Sarat Pally, Rajarhat Gopalpur, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Business as the constituted attorney of 1. PRABIR BOSE Salua Azad Hind Garh, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, 2. DEBDULAL BOSE Salua Azad Hind Garh, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, 3. SHIBSANKAR BOSE Salua Azad Hind Garh, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, 4. DEBABRATO BOSE Salua Azad Hind Garh, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, 5. SHRABANI DAS 8/2, Sashi Bhusan Chatterjee Lane, P.O: Cassipore, Thana: Tala, , North 24-Parganas, WEST BENGAL, India, PIN - 700002 is admitted by him

Indetified by PARAJ BARMAN, , Son of PANKAJ KUMAR BARMAN, SEALDAH COURT, P.O: ENTALY, Thana: Entaly, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

2. Execution by RAJARSHREE KUNDU, , Wife of Sanjib Kundu, Sarat Pally, Rajarhat Gopalpur, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Business as the constituted attorney of 1. PRABIR BOSE Salua Azad Hind Garh, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, 2. DEBDULAL BOSE Salua Azad Hind Garh, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, 3. SHIBSANKAR BOSE Salua Azad Hind Garh, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, 4. DEBABRATO BOSE Salua Azad Hind Garh, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, 5. SHRABANI DAS 8/2, Sashi Bhusan Chatterjee Lane, P.O: Cassipore, Thana: Tala, , North 24-Parganas, WEST BENGAL, India, PIN - 700002 is admitted by him

Indetified by PARAJ BARMAN, , Son of PANKAJ KUMAR BARMAN, SEALDAH COURT, P.O: ENTALY, Thana: Entaly, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Bikash Dhar.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,272/- (A(1) = Rs 30,258/- ,E = Rs 14/-)
and Registration Fees paid by Cash Rs 0/-, by online = Rs 30,272/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/07/2022 11:16AM with Govt. Ref. No: 192022230064751321 on 04-07-2022, Amount Rs: 30,272/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKU0934868 on 04-07-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,21,052/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,20,952/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4532, Amount: Rs.100/-, Date of Purchase: 30/05/2022, Vendor name: Mita Dutta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/07/2022 11:16AM with Govt. Ref. No: 192022230064751321 on 04-07-2022, Amount Rs: 1,20,952/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKU0934868 on 04-07-2022, Head of Account 0030-02-103-003-02

Bikash Dhar.



Rita Lepcha

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2022, Page from 121211 to 121242
being No 150402694 for the year 2022.



Digitally signed by RITA LEPCHA DAS
Date: 2022.07.06 14:43:23 +05:30
Reason: Digital Signing of Deed



Certified to be a True Copy

(Rita Lepcha) 2022/07/06 02:43:23 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

Checked by

Rakesh Dhar

Addl. District Sub Registrar
Bidhanagar (Salt Lake City)
12/7/22

(This document is digitally signed.)