

9870/2025

9680/2025



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AR 060260

15-52
2/1182 6613/25

Additional Registrar of
Assurances-IV, Kolkata

ALLOCATION AGREEMENT

Additional Registrar of
Assurances-IV, Kolkata

- 1 JUL 2025

THIS ALLOCATION AGREEMENT MADE THIS THE 30th DAY OF JUNE TWO
THOUSAND AND TWENTY FIVE (2025).

BETWEEN

179448

Dipak Kumar Chakrabarti
Advocate
High Court, Calcutta

NAME _____
ADD. _____
Rs. _____
30 JUN 2025
SURANJAN MATHHERJEE
Licensed Stamp Vendor
C. C. _____
2 & 3, K. S. Roy Road, Howrah

30 JUN 2025
30 JUN 2026



Notarized by the Notary Public and the
Registration, the Government and the
Instrument shall be valid in the document
the Notary Public.

Additional Registrar of
Assurances, Kolkata

30 JUN 2025



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
30 JUN 2025

MR. SHYAMAL CHANDRA MONDAL(PAN NO. [REDACTED] and AADHAAR No. [REDACTED], son of Mr. Panchu Gopal Mondal, by faith Hindu, by occupation Business, residing at Sonarpur Saheb Para, Mondalpara, Post Office and Police Station Sonarpur, District South 24 Parganas, hereinafter called and referred to as the **"OWNER"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, representatives, successors, administrators, executors and/or assigns) of the **ONE PART.**

AND

BR GROUP, a sole proprietorship concern having its registered office at the premises no. 14E, Bondel Road, Kolkata 700 019, Police Station Karaya, Post Office Ballygunje duly represented by its sole proprietor namely, **MR. ROHIT BANKA** (PAN NO. [REDACTED] and AADHAAR No. [REDACTED]), son of Mr. Raj Kumar Banka, aged about 43 years, by faith Hindu, by occupation Business, residing at the premises no. 35/1, Chowringhee Road, Kailash Building, Kailash Building, Kolkata 700 071, Police Station Shakespeare Sarani, Post Office Middleton Row, West Bengal, hereinafter called and referred to as the **"DEVELOPER"** (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include it's/his heirs, representatives, successors, administrators, executors and/or assigns) of the **OTHER PART.**

WHEREAS the Owner herein is the sole and absolute owner and seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring about an area a little more or less 1 Cottah, 10 Chittacks and 38 Square Feet comprised at and under C. S. Dag no. 682, Khatian no. 5978, R.S. and L.R. Dag no. 744 out of 14 Decimals and **ALL THAT** piece and parcel of land measuring about an area a little more or less 4 Cottahs, 10 Chittacks and 38 Square Feet comprised at and under C. S. no. 682, Khatian no. 5978, R.S. and L.R. Dag no. 744/1346 out of 10 Decimals totaling to **ALL THAT** piece and parcel of land measuring about an area a little more or less 6 Cottahs, 5 Chittacks and 31 Square Feet comprised at and under Mouza Sonarpur, Police Station Sonarpur, District 24 Parganas South, J.L. no. 39, R.S. no. 13, Touzi no. 109, R.S. Khatian no.

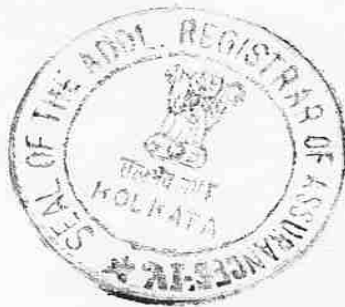


ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
30 JUN 2025

120, L.R. Khatian no. 5978 bearing the Holding no. 110, South Ghosh Para, Ward no. 13 of the Rajpur Sonarpur Municipality and enjoying the same free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever. The said land property is more fully and particularly mentioned, described, explained, enumerated, provided and given at and under the **FIRST SCHEDULE** hereunder written and/or given.

AND WHEREAS the Owner herein being the sole and absolute owner and entitled with the right, title and interest of the same intended to develop the same and to make construction, erection, promotion, development and building of a **RESIDENTIAL BUILDING** hereinafter called and referred to as the subject project inclusive of Unit/s/Flat/s/Parking Spaces/etc. with all the modern facilities, amenities and benefits thereto.

AND WHEREAS the Owner herein for the said intent and purposes have entered into a Development Agreement dated 27th September, 2023 duly registered with the Office of the Registrar of Assurances at Calcutta and recorded in Book no. I, Volume no. 1904-2023, Pages 835688 to 835720, Being no. 190414802 for the year 2023 with the Developer herein for the promotion, development, building, construction and erection of building/s at and upon the **FIRST SCHEDULE** property hereunder written and/or given and pursuance to and in terms of the same have also executed Power-of-Attorney dated 27th September, 2023 duly registered with the Office of the Additional Registrar of Assurance at Calcutta and recorded in Book no. IV, Volume no. 1904-2023, Pages 857398 to 857416, Being no. 190414829 for year 2023 unto and in favour of the Developer herein for the purpose of development and others authorizing and providing various powers and authorities unto and in favour of the Developer and the said Development Agreements and Power-of-Attorneys are self-explanatory in themselves.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
30 JUN 2025



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



192025260135245008

GRN Details

GRN: 192025260135245008 Payment Mode: SBI Epay
GRN Date: 30/06/2025 15:42:46 Bank/Gateway: SBIEpay Payment Gateway
BRN : 9728461248029 BRN Date: 30/06/2025 15:42:53
Gateway Ref ID: CHT8715485 Method: State Bank of India NB
GRIPS Payment ID: 300620252013524499 Payment Init. Date: 30/06/2025 15:42:46
Payment Status: Successful Payment Ref. No: 2001826613/5/2025
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr B K SINGH
Address: H C CALCUTTA
Mobile: 9836579467
Period From (dd/mm/yyyy): 30/06/2025
Period To (dd/mm/yyyy): 30/06/2025
Payment Ref ID: 2001826613/5/2025
Dept Ref ID/DRN: 2001826613/5/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001826613/5/2025	Property Registration- Stamp duty	0030-02-103-003-02	9970
2	2001826613/5/2025	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				9991

IN WORDS: NINE THOUSAND NINE HUNDRED NINETY ONE ONLY.

AND WHEREAS the Parties herein have inter alia, decided and settled their respective allocations as well amongst themselves and the same has as a whole been recorded at and under the said Development Agreement dated 27th September, 2023 duly registered with the Office of the Registrar of Assurances at Calcutta and recorded in Book no. I, Volume no. 1904-2023, Pages 835688 to 835720, Being no. 190414802 for the year 2023 but the better particulars have not been given thereto and now the Parties herein in order to record the specific particulars of the different allocation/s of the Parties herein the Parties herein are making and executing these presents.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

ARTICLE – I – DEFINITIONS:

Unless the context or subject otherwise requires words or expressions contained in this Agreement shall have the following meaning:

1.1 **OWNER::** Shall mean **MR. SHYAMAL CHANDRA MONDAL (PAN NO. [REDACTED] and AADHAAR No. [REDACTED]**, son of Mr. Panchu Gopal Mondal, by faith Hindu, by occupation Business, residing at Sonarpur Saheb Para, Mondalpara, Post Office and Police Station Sonarpur, District South 24 Parganas including his heirs, representatives, successors, administrators, executors and/or assigns.

1.2 **DEVELOPER** shall mean the **BR GROUP**, a sole proprietorship concern having its registered office at the premises no. 14E, Bondel Road, Kolkata 700 019, Police Station Karaya, Post Office Ballygunje duly represented by its sole proprietor namely, **MR. ROHIT BANKA (PAN NO. [REDACTED] and AADHAAR No. [REDACTED]**, son of Mr. Raj Kumar Banka, aged about 42 years, by faith Hindu, by occupation Business, residing at the premises no. 35/1, Chowringhee

Road, Kailash Building, Kailash Building, Kolkata 700 071, Police Station Shakespeare Sarani, Post Office Middleton Row, West Bengal including his heirs, representatives, successors, administrators, executors and/or assigns.

1.3 **SAID PREMISES** shall mean and include all that land measuring about **ALL THAT** piece and parcel of land measuring about an area a little more or less 1 Cottah, 10 Chittacks and 38 Square Feet comprised at and under C. S. Dag no. 682, Khatian no. 5978, R.S. and L.R. Dag no. 744 out of 14 Decimals and **ALL THAT** piece and parcel of land measuring about an area a little more or less 4 Cottahs, 10 Chittacks and 38 Square Feet comprised at and under C. S. no. 682, Khatian no. 5978, R.S. and L.R. Dag no. 744/1346 out of 10 Decimals totaling to **ALL THAT** piece and parcel of land measuring about an area a little more or less 6 Cottahs, 5 Chittacks and 31 Square Feet comprised at and under Mouza Sonarpur, Police Station Sonarpur, District 24 Parganas South, J.L. no. 39, R.S. no. 13, Touzi no. 109, R.S. Khatian no. 120, L.R. Khatian no. 5978 bearing the Holding no. 110, South Ghosh Para, Ward no. 13 of the Rajpur Sonarpur Municipality more fully and respectively described in the **FIRST SCHEDULE** hereunder written.

1.4 **OWNER'S ALLOCATIONS::** Save and except the Developer's allocation area the Owner herein will be entitled to 36% share and/or portion being only the salable portion left after the construction of common facilities and any other amenities as decided and provided by the developer herein in the new building as aforesaid (more fully and particularly described in the **SECOND SCHEDULE** herein written and/or given) being the portions and/or locations as per choice and discretion of the Developer herein.

1.5 **DEVELOPER'S ALLOCATION** Save and except the Owner's allocation the Developer herein shall be entitled to the entirety of the construction, erection, promotion, building and development at and upon the **FIRST SCHEDULE** property hereunder written and/or given (more fully and particularly described in the **THIRD SCHEDULE** hereunder written and/or given).

AND WHEREAS the Parties herein shall comply with all the legal and equitable formalities whatever shall be necessary and expedient to achieve the ends of these presents.

AND WHEREAS these presents is final and conclusive by and between the Parties herein.

AND WHEREAS these presents is the integral part of the Development Agreement dated 27th September, 2023 duly registered with the Office of the Registrar of Assurances at Calcutta and recorded in Book no. I, Volume no. 1904-2023, Pages 835688 to 835720, Being no. 190414802 for the year 2023 and the specific and particular allocation/s of the Parties herein are recorded hereof for all times to come.

THE FIRST SCHEDULE ABOVE REFERRED TO
(DESECRPTION OF THE ENTIRE PREMISES)

ALL THAT piece and parcel of land measuring about an area a little more or less 1 Cottahs, 10 Chittacks and 38 Square Feet comprised at and under C.S. Dag no. 682, R.S. Dag no. 744 out of which 14 Decimals and **ALL THAT** piece of parcel of land measuring about an area a little more or less 4 Cottahs, 10 Chittaks and 38 Square Feet comprised at and under C.S. no. 682, R.S. Dag no. 744/1346 out of which 10 Decimal and totaling an area being **ALL THAT** piece and parcel of land measuring about an area a little more or less area of land 6 Cottahs and 5 Chittacks and 31 Square Feet comprised at and under Mouza Sonarpur, Police Station Sonarpur, District 24 Parganas (S), J.L. no. 39, R.S. no. 13, Touzi no. 109 R.S. Khatian no. 120 bearing the Holding no. 110 South Ghosh Para, Ward no. 13 of the Rajpur Sonar Municipality.

THE SECOND SCHEDULE ABOVE REFERRED TO

(OWNER'S ALLOCATION)

ALL THAT piece and parcel of 36% share and/or portion being only the salable portion left after the construction of common facilities and any other amenities as decided and provided by the Developer herein in the new building at and upon the land property more fully and particularly mentioned, described, explained, enumerated, provided and given at and under the **FIRST SCHEDULE** hereunder written and/or given as aforesaid being the portions and/or locations as per choice and discretion of the Developer herein and the Owner herein together with the undivided share in the common parts and portions in the said premises thereof.

The Owner's allocation is as follows::

SL NO.	FLAT NO	FLAT TYPE	FLOOR	CARPET AREA (RERA) (Sq. M.)	EXCLUSIVE BALCONY AREA (Sq.M)	EXCLUSIVE OPEN TERRACE/ TERRACE BALCONY (Sq.M.)
1.	1B	2 BHK	1 st	40.649	1.923	NIL
2.	1C	2 BHK	1 st	40.592	2.338	NIL
3.	2B	2 BHK	2 nd	40.649	1.923	NIL
4.	2A	2 BHK	2 nd	52.884	2.707	NIL
			TOTAL	174.774	8.891	NIL

Together with 2 (Two) Car Parking Spaces numbered **1 & 4** on the Ground Floor of the building each measuring about an area a little more or less 12.5 Square meter. The entire allocation meant for the Owner herein is depicted and delineated in the Plan/s annexed with these presents and marked with the Border Yellow.

BR GROUP
Proprietor

Shyamadevi. Wudal

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

ALL THAT piece and parcel of 64% share and/or portion being only the salable portion left after the construction of common facilities and any other amenities as decided and provided by the Developer herein in the new building at and upon the land property more fully and particularly mentioned, described, explained, enumerated, provided and given at and under the **FIRST SCHEDULE** hereunder written and/or given as aforesaid being the portions and/or locations as per choice and discretion of the Developer herein together with the undivided share in the common parts and portions in the said premises thereof. The Developer's allocation is as follows::

SL NO.	FLAT NO	FLAT TYPE	FLOOR	CARPET AREA (RERA) (Sq. M.)	EXCLUSIVE BALCONY AREA (SQ.M)	EXCLUSIVE OPEN TERRACE/ TERRACE BALCONY (SQ.M.)
1.	1A	2 BHK	1 st	52.884	2.707	NIL
2.	2C	2 BHK	2 nd	40.592	2.338	NIL
3.	3A	2 BHK	3 rd	52.884	2.707	NIL
4.	3B	2 BHK	3 rd	40.649	1.923	NIL
5.	3C	2 BHK	3 rd	40.592	2.338	NIL
6.	4A	2 BHK	4 th	52.884	2.707	NIL
7.	4B	2 BHK	4 th	40.649	1.923	NIL
8.	4C	2 BHK	4 th	40.592	2.338	NIL
			TOTAL	361.726	18.981	NIL

BR GROUP
Shyamalak. M. d. 2025
Proprietor

Together with 3 (Three) Car Parking Spaces numbered **2, 3 & 5** on the Ground Floor of the building each measuring about an area a little more or less 12.5 Square meter. The entire allocation meant for the Developer herein is depicted and delineated in the Plan/s annexed with these presents and marked with the Border Green.

It is pertinent hereto mention that upon calculation of the area of the Units/Flats and Car Parking Spaces so allocated to the Owner herein as mentioned hereinabove is found in excess of or less than of the proportion of the allocation as agreed upon by and between the Owner herein and the Developer herein, the same shall be calculated in monetary value as per the market price and shall be adjusted with or provided to the Owner herein by way of monetary consideration after the adjustment / deduction of any liabilities of the Owner/First Party herein including but not limited to any statutory dues, loans, advances, owner's obligation as mentioned hereinafter to the Developer herein by the Owner herein as per the agreement/s and understanding existed and/or existing by and between them and as per compliances to be made in the building project by the Owner herein. The Owner/First Party herein shall be liable to clear the following outstanding/s before receiving the said payout including but not limited to any statutory dues, GST, loans, advances, owner's obligation, deposits, and/or any amounts as duly applicable to be paid by the Owner/First Party herein in the said project as per the law and in fact.

Further, the respective Parties herein are duty bound to comply and to observe all the duties and obligations whatever is bestowed upon them in connection with their subject joint venture and allied works and affairs thereto and the Parties herein shall be observing all the legal and equitable formalities whatever is necessary and/or expedient in order to achieve the ends of these presents and if necessary all other and further documentation/s and/or instrument/s whatever shall be needed shall be made and executed.

It is also pertinent to mention that this allocation is made on the basis of the existing sanction plan of the building which is prevailing as on date and the same is subject to any modification/s and/or alteration/s if and as required from time to time, before obtaining the Completion Certificate for the said building. In such a situation, if there is any modification pertaining to the shape/size/location of any flat/unit/parking spaces in the said building resulting in any increase or reduction of the area of the abovementioned Owner's allocation, the same shall be calculated in monetary value as per the market price and shall be adjusted with or provided to the Owner herein by way of monetary consideration.

WITNESSES:

1. Subhojit Sanyal
10, old Post office
Street, KOL-01
 2. Sujandini Ghose
Baruipara 700144
- Shyamal Ch. Mukherjee

SIGNATURES

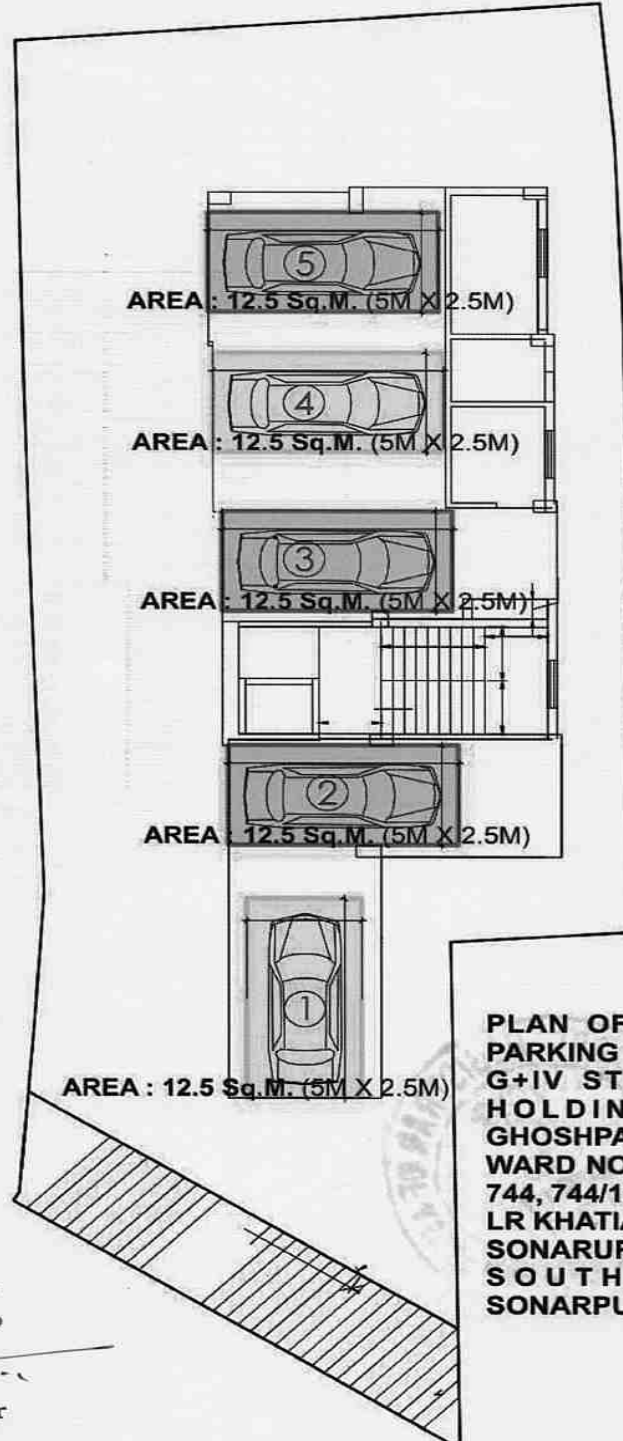
Drafted by me.
Saheli Baidya.
Advocate.
High Court, Calcutta,
F/2267/2099/2023

BR GROUP

KOL-01

Proprietor

GROUND FLOOR (CAR PARKING)



PLAN OF GROUND FLOOR CAR PARKING SPACES AT PROPOSED G+IV STORIED BUILDING AT HOLDING NO- 110 DAKHIN GHOSHPARA, MOUZA-SONARPUR, WARD NO - 13, RS & LR DAG NOS. 744, 744/1346, RS KHATIAN NO. 120, LR KHATIAN NO. 5978, JL NO.39, PS SONARUR, DIST - 24 PARGANAS SOUTH, UNDER RAJPUR SONARPUR MUNICIPALITY

BR GROUP

Proprietor



DEVELOPER's ALLOCATION

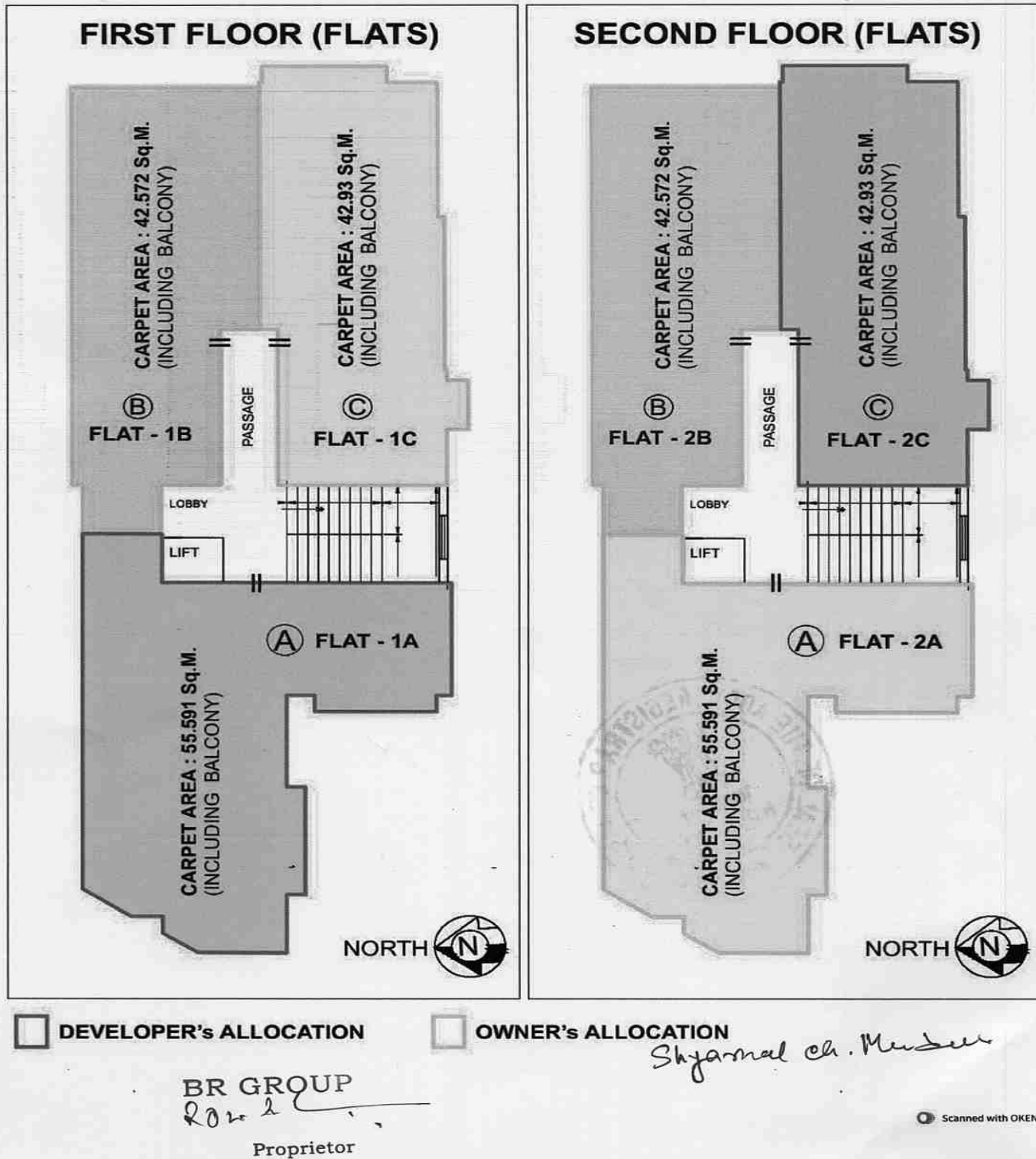


OWNER's ALLOCATION

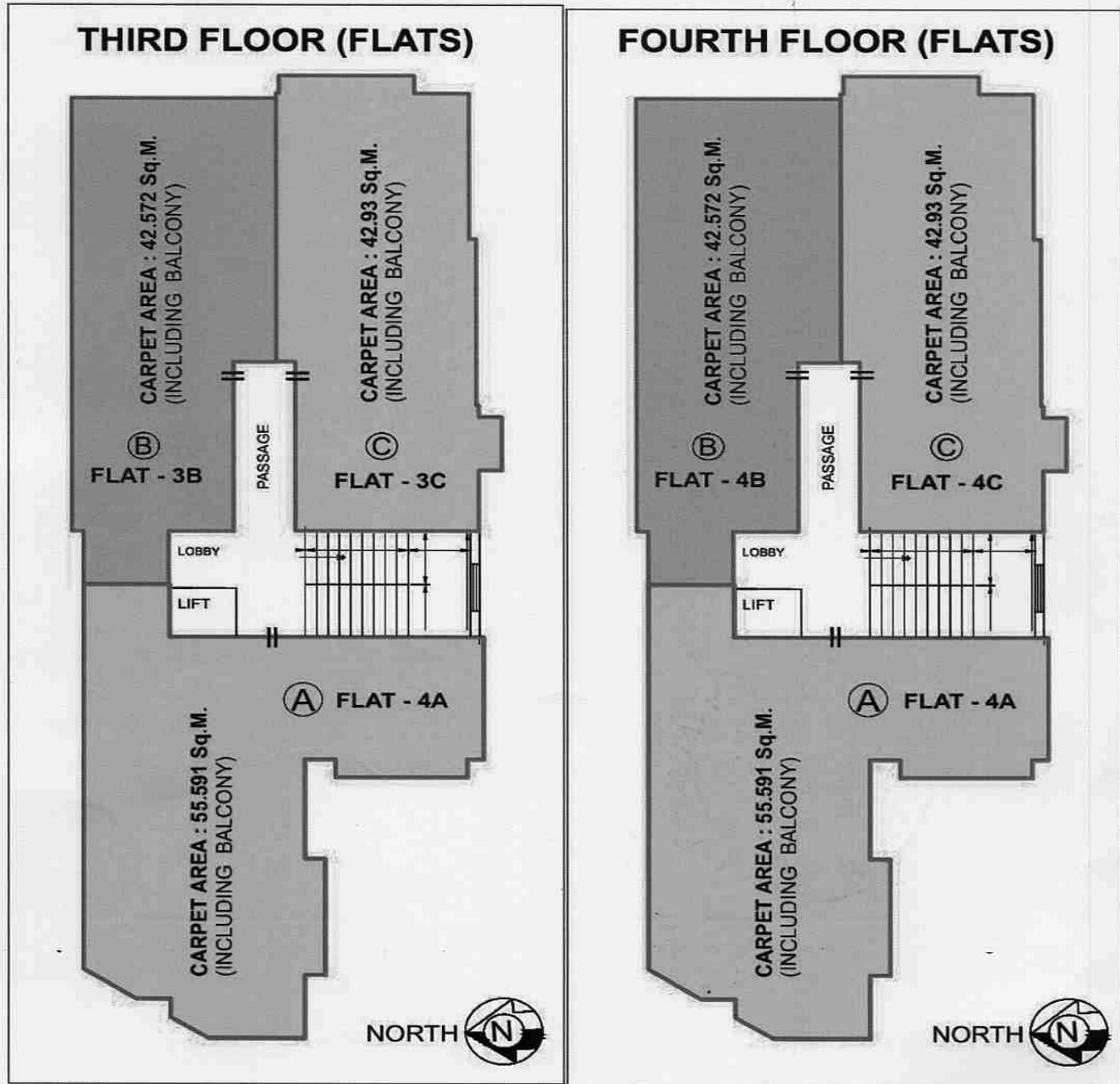
Shyamal Ch. Mondal

Scanned with OKEN Scanner

PLAN OF 1ST and 2ND FLOOR FLATS AT PROPOSED G+IV STORIED BUILDING AT HOLDING NO- 110 DAKHIN GHOSH PARA, MOUZA - SONARPUR, WARD NO - 13, RS & LR DAG NOS. 744, 744/1346, RS KHATIAN NO. 120, LR KHATIAN NO. 5978, JL NO.39, PS SONARUR, DIST - 24 PARGANAS SOUTH, UNDER RAJPUR SONARPUR MUNICIPALITY



PLAN OF 3RD and 4TH FLOOR FLATS AT PROPOSED G+IV STORIED BUILDING AT HOLDING NO- 110 DAKHIN GHOSHPARA, MOUZA - SONARPUR, WARD NO - 13, RS & LR DAG NOS. 744, 744/1346, RS KHATIAN NO. 120, LR KHATIAN NO. 5978, JL NO.39, PS SONARUR, DIST - 24 PARGANAS SOUTH, UNDER RAJPUR SONARPUR MUNICIPALITY



☐ DEVELOPER's ALLOCATION

☐ OWNER's ALLOCATION

BR GROUP

Ronit
Proprietor

Shyamal ch. Mondal

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SPECIMEN FORM FOR TEN FINGERPRINTS



Shyamal Ch. Murad

Left
Hand

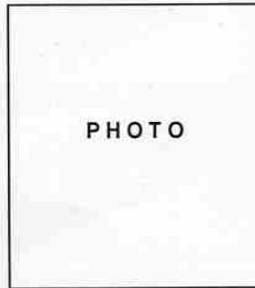
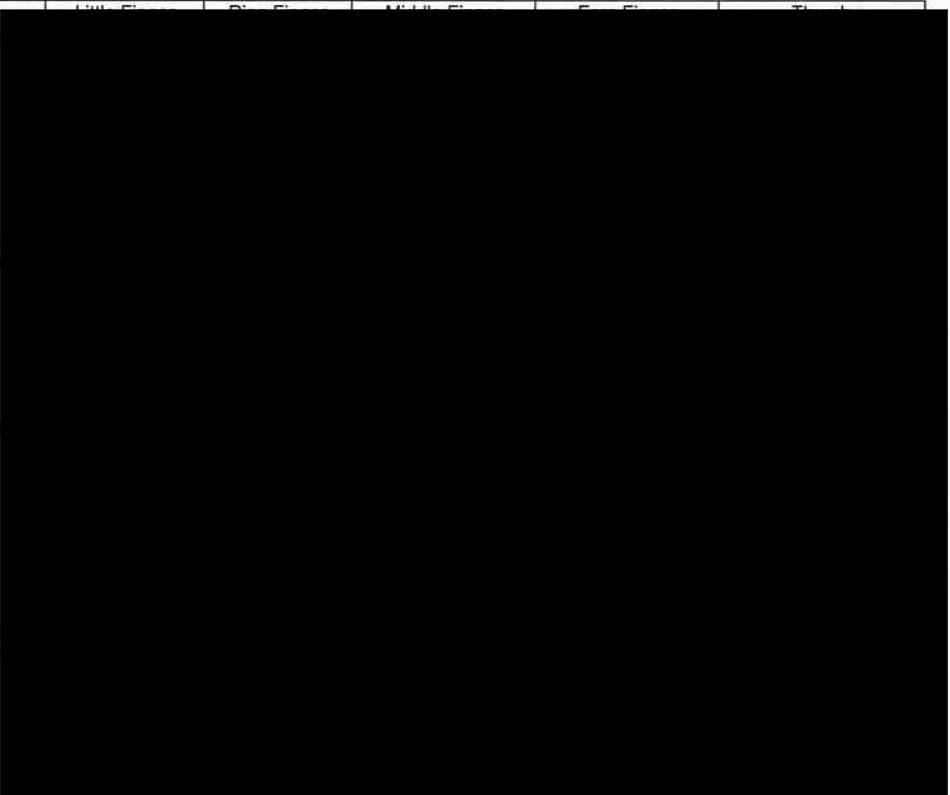
Right
Hand



Rohit

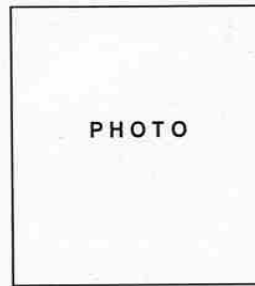
Left
Hand

Right
Hand



PHOTO

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



PHOTO

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Major Information of the Deed



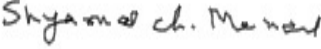
Deed No :	I-1904-09680/2025	Date of Registration	01/07/2025
Query No / Year	1904-2001826613/2025	Office where deed is registered	
Query Date	27/06/2025 11:14:40 AM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Subhojit S High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836579467, Status :Deed Writer		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 1,00,000/-		Rs. 73,40,666/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,020/- (Article:48(g))		Rs. 101/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: SOUTH GHOSHPARA MILAN PALLY, Mouza: Sonarpur, , Ward No: 013, Holding No:110 JI No: 39, Touzi No: 109 Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-744	RS-120	Bastu	Bastu	1 Katha 10 Chatak 38 Sq Ft	50,000/-	19,37,833/-	Property is on Road Adjacent to Metal Road,
L2	RS-744/1346	RS-120	Bastu	Bastu	4 Katha 10 Chatak 38 Sq Ft	50,000/-	54,02,833/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			10.4867Dec	1,00,000 /-	73,40,666 /-	
	Grand Total :				10.4867Dec	1,00,000 /-	73,40,666 /-	

Land Lord Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SHYAMAL CHANDRA MONDAL Son of Mr Panchu Gopal Mondal Executed by: Self, Date of Execution: 30/06/2025 , Admitted by: Self, Date of Admission: 30/06/2025 ,Place : Office		 Captured	
		30/06/2025	LTI 30/06/2025	30/06/2025

Sonarpur Saheb Para, Mondalpara, City:- Not Specified, P.O:- Sonarpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.: BLxxxxxx9Q, Aadhaar No: 82xxxxxxxx2340, Status :Individual, Executed by: Self, Date of Execution: 30/06/2025 , Admitted by: Self, Date of Admission: 30/06/2025 ,Place : Office




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BR GROUP 14E, Bondel Road, City:- Not Specified, P.O:- Karaya, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-2XX5 , PAN No.: AFxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ROHIT BANKA (Presentant) Son of Raj Kumar Banka Date of Execution - 30/06/2025, , Admitted by: Self, Date of Admission: 30/06/2025, Place of Admission of Execution: Office	 Jun 30 2025 5:05PM	 Captured LTI 30/06/2025	 30/06/2025
	35/1, Chowringhee Road, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: AFxxxxxx5H, Aadhaar No: 24xxxxxxxx5976 Status : Representative, Representative of : BR GROUP (as sole proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subhojit Santra Son of Mr Ranjit Santra Ghosh Para Road Sukchar, City:- Not Specified, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115	 30/06/2025	 Captured 30/06/2025	 30/06/2025
Identifier Of Mr SHYAMAL CHANDRA MONDAL, Mr ROHIT BANKA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SHYAMAL CHANDRA MONDAL	BR GROUP-2.76833 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr SHYAMAL CHANDRA MONDAL	BR GROUP-7.71833 Dec

Endorsement For Deed Number : I - 190409680 / 2025

On 30-06-2025

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

Presented for registration at 15:52 hrs on 30-06-2025, at the Office of the A.R.A. - IV KOLKATA by Mr ROHIT BANKA

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 73,40,666/-

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

Execution is admitted on 30/06/2025 by Mr SHYAMAL CHANDRA MONDAL, Son of Mr Panchu Gopal Mondal, Sonarpur Saheb Para, Mondalpara, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business

Indetified by Mr Subhojit Santra, , , Son of Mr Ranjit Santra, Ghosh Para Road Sukchar, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 30-06-2025 by Mr ROHIT BANKA, sole proprietor, BR GROUP (Sole Proprietorship), 14E, Bondel Road, City:- Not Specified, P.O:- Karaya, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Subhojit Santra, , , Son of Mr Ranjit Santra, Ghosh Para Road Sukchar, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/06/2025 3:42PM with Govt. Ref. No: 192025260135245008 on 30-06-2025, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 9728461248029 on 30-06-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by by online = Rs 9,970/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/06/2025 3:42PM with Govt. Ref. No: 192025260135245008 on 30-06-2025, Amount Rs: 9,970/-, Bank: SBI EPay (SBlePay), Ref. No. 9728461248029 on 30-06-2025, Head of Account 0030-02-103-003-02



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

On 01-07-2025

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

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

Payment of Fees

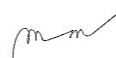
Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 80.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by , by Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 179448, Amount: Rs.50.00/-, Date of Purchase: 30/06/2025, Vendor name: S Mukherjee



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1904-2025, Page from 432509 to 432532
being No 190409680 for the year 2025.**



(Mohul Mukhopadhyay) 03/07/2025

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

West Bengal.

Government of West Bengal
OFFICE OF THE A.R.A. - IV KOLKATA
District Kolkata

Ref.: AIN 190420251096801307366 (Application for certified copy of registered deed) dated
7/7/2025 3

Total amount of duties/fees paid: Rs. 198.00/- (Rupees one hundred and ninety-eight) only

Certified to be a true copy of the deed being No. 09680 for the year 2025 of OFFICE OF THE
A.R.A. - IV KOLKATA.

Digitally signed by Mohul Mukhopadhyay
A.R.A. - IV KOLKATA
7/9/2025 5:46:14 PM