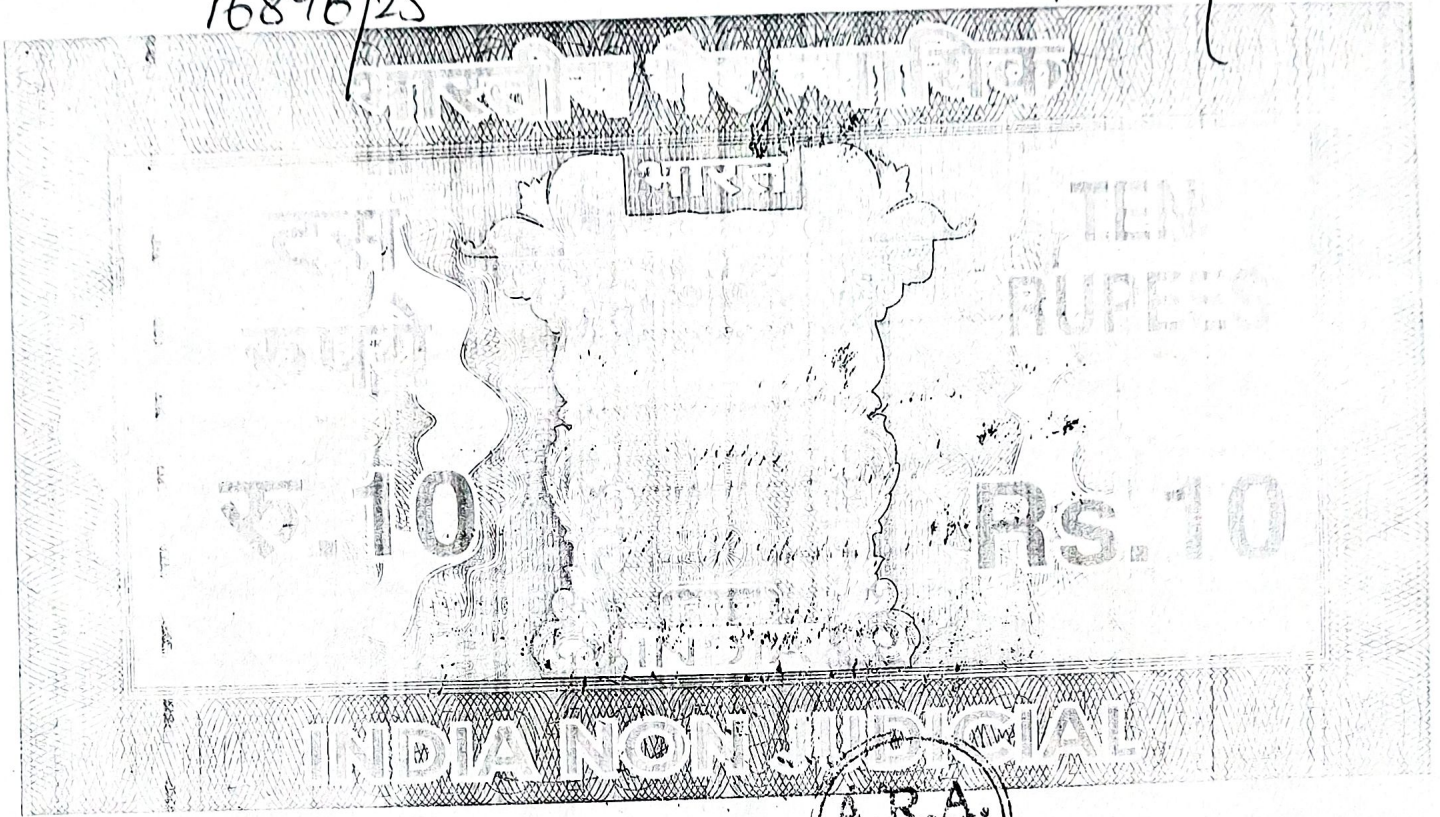


16896/25

16334/2025



Certified that the Document is admitted for Registration. The Signature Sheet and endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

13 NOV 2025

REGISTERED DECLARATION FOR NON- EVICTION OF TENANT

13/11
2/12/2025
13/11
Additional Registrar of Assurances-IV, Kolkata

Re:- Premises No- 4, Haralal Mitra Street, Ward No- 007, Br- I, P.O- Baghbazar, P.S.-Shyampukur, Kolkata – 700 003.

We, 1) SRI ABHISHEK SHAW, son of Sri Arun Kumar Shaw, by faith Hindu, by Nationality- Indian, by occupation- Business, residing at 16/1A Pran Krishna Mukherjee road , Kolkata- 700 002, 2) SRI INDRAJIT SINHA, son of Sri Amar Kumar Sinha, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 13,Pran Krishna Mukherjee Road, Kolkata- 700002 , 3) MS. DIPTI VERMA, daughter of Sri Ravindra Prasad Verma, by faith – Hindu, by Nationality – Indian , by Occupation – Business, residing at 1/1/H/A/2,Haridhan Dutta Bye Lane, Flat no.C2, 2nd Floor, Kolkata - 700002 represented by its Partners of M/S. TRIKUTA HEIGHTS LLP , a partnership firm having its office at 13 Pran Krishna Mukherjee Road, Kolkata- 700002, as Constituted Attorney of 1) SMT. DURGA GHOSH, wife of Late Sankar Ghosh @ Sankar Prasad Ghose, by faith-Hindu ,by Nationality- Indian, by occupation- housewife, residing at 4,Haralal Mitra Street, Kolkata- 700 003. 2) SRI SUNNY GHOSH, son of Late Sankar Ghosh @ Sankar Prasad Ghose, by faith-Hindu , by Nationality- Indian , by Occupation- Service, residing at 4,Haralal Mitra Street, Kolkata- 700 003. 3) SMT. SARMISTHA GHOSH, daughter of Late Sankar Ghosh @ Sankar Prasad Ghose, by faith-Hindu, by Nationality- Indian , by Occupation- Service, residing at 4,Haralal Mitra Street Kolkata- 700 003. 4) SMT. SANGHAMITRA GHOSH, Wife of Late Sudhis Ranjan Ghosh, by faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at 4,Haralal Mitra Street, Kolkata- 700-003. We are the Constituted Power of Attorney of the Owners of the above mentioned Premises No- 4, Haralal Mitra Street, Ward No- 007, Br-I, P.O.- Baghbazar ,P.S- Shyampukur, Kolkata- 700 003. do hereby affirm and say as follows-

(Contd. P/02)

(Page No-02)

- 1) THAT, The property having Municipal Premises No. 4, Haral Mitra Street, Ward No- 007, Br-I, P.O.- Baghbaae, P.S.- Shyampukur, Kolkata- 700 003, Area of Land (As per Deed) -05k-13Ch-4 Sft.(more or less) And as per physical measurement- 04K - 14CH -07 Sq.ft.
- 2) THAT, We submit a plan to the building department for sanction. That we undertake that in the event of the plan for the re-erection of the building in sanction with or without any modification by the K.M.C. deviation whatsoever form the sanction plan.
- 3) THAT, the owner nominate, constitute and appoint Power of Attorney registered before Addl. Register of Assurance, office of the A.R.A-II, Kolkata, West Bengal, vide Book No.-I, C.D. Vol. Number-1902-2024, Pages from 753109 -753134, Being No.-190214207 for the year 2024.
- 4) THAT, We will provide adequate space in conformity with the space presently occupied by each tenant in the building after its re-erection or they will be suitably re-allotted in and around the said premises.
- 5) THAT, We undertake that in the event of K.M.C. at any point of time, during execution of re-erection of the building plan or thereafter find any-unauthorized construction and/ or addition or alteration beyond the sanction re-erection of the building. The K.M.C. will be at liberty to demolish the same and shall not create any obstruction or object to such demolition.
- 6) THAT, We will indemnify and keep the K.M.C. indemnified from all lost. cost and demoted either arising out of any dispute that may be raised by the tenant in the matter of allocation of suitable area in the building or in any manner to strike a balance between these lines, which normally run parallel to each other. We may consider the following rules to be adopted in case of re-construction of old dilapidated building as under , in a manner whatsoever. In this regard, the decision of Mayor -in-Council of the K.M.C. shall be binding on us.
- 7) THAT, We undertake if the existing tenant/ occupant does not re-instate in the newly constructed building then the plan may be cancelled/ revoked by the K.M.C. authority and on tenant schedule annexed hereby is treated as part of these documents.
- 8) Detailed list of tenants annexed herewith to be treated as integrated part of this Declaration.

THAT, the above statements made herein above are true to our knowledge Date-10/11/2025.

(Declaration as per K.M.C. format)

Dated- 13/11/25

WITNESS

1) Houtuk Choudhary
S, Nayan Saha Kurl-6

2) Swarnp Ray
8B, Saha Kurl-6

Abhishek Shaw

Dipti Verma

SRI ABHISHEK SHAW, SRI INDRAJIT SINHA
SMT. DIPTI VERMA
PARTNERS OF M/s. TRIKUTA HEIGHTS LLP
AS CONSTITUTED ATTORNEY OF
SMT. DURGA GHOSH, SRI SUNNY GHOSH
SMT. SARMISTHA GHOSH,
SMT. SANGHA MITRA GHOSH

DECLARANTS

**PREMISES NO. 4, HARALAL MITRA STREET, WARD NO. -007, BOROUGH NO. -1,
P.S. - SHYAMPUKUR, KOLKATA - 700 003.**

(A) AREA STATEMENT OF OWNER (S) :-

SL.	NAME OF THE OWNER	EXISTING					SANCTION						
		USE	FLOOR	AREA (SQ. MTR.)			USE	FLOOR	AREA (SQ. MTR.)				
				OCCUPIED	COMMON	TOTAL			OCCUPIED	COMMON	TOTAL		
i.	OWNER	RESIDENTIAL	2ND. FL.	121.806	—	121.806	RESIDENTIAL	4TH. FLOOR	4A	60.370	3.587	63.957	
								4TH. FLOOR	4B	49.922	2.966	52.888	
								4TH. FLOOR	4C	54.287	3.225	57.512	
TOTAL (A)						121.806	TOTAL (B)						174.357

(B) AREA STATEMENT OF TENANTS :-

SL.	NAME	EXISTING					SANCTION						
		USE	FLOOR	AREA (SQ. MTR.)			USE	FLOOR	AREA (SQ. MTR.)				
				OCCUPIED	COMMON	TOTAL			OCCUPIED	COMMON	TOTAL		
i.	ABHIJIT BASAK AND BULLU BASAK LEGAL HEIR OF LATE PRADIP BASAK (T - 1)	RESIDENTIAL	Gr.FL.	7.700	—	7.700	RESIDENTIAL	GR. FLOOR	G1	54.573	3.242	57.815	
ii.	PANNALAL SHAW (T-2)	RESIDENTIAL	Gr.FL.	8.827	—	8.827	RESIDENTIAL	1ST. FLOOR	1B	49.922	2.966	52.888	
iii.	LALMOHAM GHOSH (T-3)	RESIDENTIAL	Gr.FL.	194.863	—	194.863	RESIDENTIAL	2ND. FLOOR	2A	60.370	3.587	63.957	
								2ND. FLOOR	2B	49.922	2.966	52.888	
								2ND. FLOOR	2C	54.287	3.225	57.512	
								1ST. FLOOR	1A	60.370	3.587	63.957	
iv.	VICKY SHAW (T - 4)	RESIDENTIAL	1ST.FL.	194.863	—	194.863	RESIDENTIAL	3RD. FLOOR	3A	60.370	3.587	63.957	
								3RD. FLOOR	3B	49.922	2.966	52.888	
								3RD. FLOOR	3C	54.287	3.225	57.512	
								1ST. FLOOR	1C	54.287	3.225	57.512	
TOTAL (C)						406.253	TOTAL (D)						580.886

EXISTING EXEMPTED AREA = 11704 SQ MTR

PROPOSED EXEMPTED AREA = 81.675 SQ MTR

SMT. DIPTI VERMA
 PARTNERS OF M/s. TRIKUTA HEIGHTS LLP
 AS CONSTITUTED ATTORNEY OF
 SMT. DURGA GHOSH, SRI SUNNY GHOSH
 SMT. SARMIKHA GHOSH,
 SMT. SAAGHA MITRA GHOSH

Dipi Verma

SPECIMEN FORM FOR TEN FINGERPRINTS



Shruti Jh

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



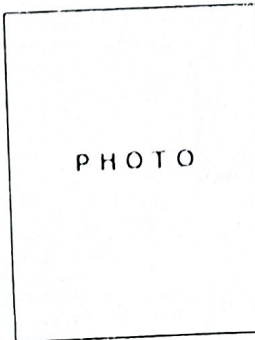
Abhishek Shinde

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



Dipsh Verma

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



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

Major Information of the Deed

Deed No :	I-1904-16334/2025	Date of Registration	13/11/2025
Query No / Year	1904-2003068119/2025	Office where deed is registered	
Query Date	12/11/2025 9:27:47 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SAURAV BAFNA P-57,C.I.T ROAD SCHEME 5M,Thana : Phulbagan, District : Kolkata, WEST BENGAL. PIN - 700054, Mobile No. : 7003427701, Status :Attorney of Claimant		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
	Rs. 1,45,07,625/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:4)	Rs. 204/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hara Lal Mitra Street, , Premises No: 4. , Ward No: 007 Pin Code : 700003

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	4 Katha 14 Chatak 7 Sq Ft		1,45,07,625/-	Property is on Road
Grand Total :				8.0598Dec	0 /-	145,07,625 /-	

Declarant Details :



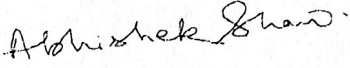


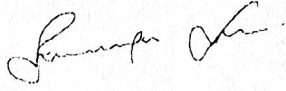


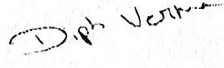
SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Durga Ghosh Wife of Late Shankar Prasad Ghosh 4,haralal Mitra St,,,, City:- Not Specified, P.O:- Bagbazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: Baxxxxx3c,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mr Sunny Ghosh Son of Late Shankar Prasad Ghosh 4,haralal Mitra St,,,, City:- Not Specified, P.O:- Bagbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: Cfxxxxx1n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Mrs Sarmistha Ghosh Daughter of Late Shankar Prasad Ghosh 4,Haralal Mitra St,,,, City:- Not Specified, P.O:- Bagbazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: Amxxxxx7n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

4

Mrs Sanghamitra Ghosh



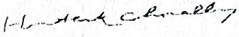
Wife of Late Sudhis Ranjan Ghosh 4,Haralal Mitra St.,, City:- Not Specified, P.O:- Bagbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: Enxxxxxx8n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Abhishek Shaw (Presentant) Son of Mr Arun Kumar Shaw Date of Execution - 13/11/2025, , Admitted by: Self, Date of Admission: 13/11/2025, Place of Admission of Execution: Office	 <small>Nov 13 2025 4:34PM</small>	 <small>LTI 13/11/2025</small> Captured	 <small>13/11/2025</small>
,trikuta Heights Llp13,pran Krishna Mukherjee Road,, City:- Not Specified, P.O:- Cossipur, P.S:- Chitpur, District:-Kolkata, West Bengal, India, PIN:- 700002 , 16/1a,pran Krishna Mukherjee Road,, City:- Not Specified, P.O:- Cossipur, P.S:-Chitpur, District:-Kolkata, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: Jcxxxxxx1q,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mrs Durga Ghosh, Mr Sunny Ghosh, Mrs Sarmistha Ghosh, Mrs Sanghamitra Ghosh				
2	Mr Indrajit Sinha Son of Mr Amar Kumar Sinha Date of Execution - 13/11/2025, , Admitted by: Self, Date of Admission: 13/11/2025, Place of Admission of Execution: Office	 <small>Nov 13 2025 4:35PM</small>	 <small>LTI 13/11/2025</small> Captured	 <small>13/11/2025</small>
,trikuta Heights Llp13,pran Krishna Mukherjee Road,, City:- Not Specified, P.O:- Cossipur, P.S:- Chitpur, District:-Kolkata, West Bengal, India, PIN:- 700002 , 13,Pran Krishna Mukherjee Road,, City:- Not Specified, P.O:- Cossipur, P.S:-Chitpur, District:-Kolkata, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX2 , PAN No.:: Nmxxxxxx2m,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mrs Durga Ghosh, Mr Sunny Ghosh, Mrs Sarmistha Ghosh, Mrs Sanghamitra Ghosh				
3	Mrs Dipti Verma Wife of Mr Ravindra Prasad Verma Date of Execution - 13/11/2025, , Admitted by: Self, Date of Admission: 13/11/2025, Place of Admission of Execution: Office	 <small>Nov 13 2025 4:34PM</small>	 <small>LTI 13/11/2025</small> Captured	 <small>13/11/2025</small>

,trikuta Heights Llp13,pran Krishna Mukherjee Road,,,, City:- Not Specified, P.O:- Cossipur, P.S:-
Chitpur, District:-Kolkata, West Bengal, India, PIN:- 700002 , 1/1/h/a/2,Haridwar Dutta Bye Lane,,,,8,
City:- Not Specified, P.O:- Cossipur, P.S:-Chitpur, District:-Kolkata, West Bengal, India, PIN:- 700002,
Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN
No.:: Bkxxxxxx0f,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mrs Durga Ghosh,
Mr Sunny Ghosh, Mrs Sarmistha Ghosh, Mrs Sanghamitra Ghosh

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Hrithik Choudhury Son of Late Ranjan Choudhury 5 Nayan Sur Lane,,, City:- Not Specified, P.O:- Hatkhola, P.S:-Shyampukur, District :-Kolkata, West Bengal, India, PIN:- 700005		 Captured	
	13/11/2025	13/11/2025	13/11/2025

Identifier Of Mr Abhishek Shaw, Mr Indrajit Sinha, Mrs Dipti Verma

Endorsement For Deed Number : I - 190416334 / 2025

On 13-11-2025

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 : 4 of Indian Stamp Act 1899.

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

Presented for registration at 13:42 hrs on 13-11-2025, at the Office of the A.R.A. - IV KOLKATA by Mr Abhishek Shaw .

Executed by Attorney

1. Execution by Mr Abhishek Shaw, Ms.trikuta Heights Llp, (Partnership Firm), 13,pran Krishna Mukherjee Road,.... City:- Not Specified, P.O:- Cossipur, P.S:-Chitpur, District:-Kolkata, West Bengal, India, PIN:- 700002 as constituted attorney for 1. Mrs Durga Ghosh 4,haralal Mitra St,.... P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, 2. Mr Sunny Ghosh 4,haralal Mitra St,.... P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, 3. Mrs Sarmistha Ghosh 4,Haralal Mitra St,.... P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, 4. Mrs Sanghamitra Ghosh 4,Haralal Mitra St,.... P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003 is admitted by him

Indetified by Mr Hrithik Choudhury, . . Son of Late Ranjan Choudhury, 5 Nayan Sur Lane,.... P.O: Hatkhola, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by profession Others

2. Execution by Mr Indrajit Sinha, Ms.trikuta Heights Llp, (Partnership Firm), 13,pran Krishna Mukherjee Road,.... City:- Not Specified, P.O:- Cossipur, P.S:-Chitpur, District:-Kolkata, West Bengal, India, PIN:- 700002 as constituted attorney for 1. Mrs Durga Ghosh 4,haralal Mitra St,.... P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, 2. Mr Sunny Ghosh 4,haralal Mitra St,.... P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, 3. Mrs Sarmistha Ghosh 4,Haralal Mitra St,.... P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, 4. Mrs Sanghamitra Ghosh 4,Haralal Mitra St,.... P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003 is admitted by him

Indetified by Mr Hrithik Choudhury, . . Son of Late Ranjan Choudhury, 5 Nayan Sur Lane,.... P.O: Hatkhola, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by profession Others

3. Execution by Mrs Dipti Verma, Ms.trikuta Heights Llp, (Partnership Firm), 13,pran Krishna Mukherjee Road,.... City:- Not Specified, P.O:- Cossipur, P.S:-Chitpur, District:-Kolkata, West Bengal, India, PIN:- 700002 as constituted attorney for 1. Mrs Durga Ghosh 4,haralal Mitra St,.... P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, 2. Mr Sunny Ghosh 4,haralal Mitra St,.... P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, 3. Mrs Sarmistha Ghosh 4,Haralal Mitra St,.... P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, 4. Mrs Sanghamitra Ghosh 4,Haralal Mitra St,.... P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003 is admitted by him

Indetified by Mr Hrithik Choudhury, . . Son of Late Ranjan Choudhury, 5 Nayan Sur Lane,.... P.O: Hatkhola, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 204.00/- (E = Rs 200.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by . by Cash Rs 204.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by , by Stamp Rs 10.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 12582, Amount: Rs.10.00/-, Date of Purchase: 17/10/2025, Vendor name: S Das

Mohul

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 686500 to 686511
being No 190416334 for the year 2025.



Mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2025.11.13 17:10:29 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 13/11/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.