

04904/22 VC-1342/22

1. 4929/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AC 946484

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Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

District Sub-Register-III
Alipore, South 24-parganas

THIS DEED OF AGREEMENT FOR DEVELOPMENT AND/CUM DEVELOPMENT POWER OF ATTORNEY IS MADE ON THIS 24th DAY OF March, TWO THOUSAND AND TWENTY-TWO (2022), A.D;

M/S UJJAL AUDDY

BETWEEN

Salil K. Manna

Proprietor

A. Addya

U.H

A. Maity

Proprietor

S.K.M

K.S

R.M

B.M.

Proprietor

Proprietor

For M/s. UJJAL AUDDY

Proprietor

M/S UJJAL AUDDY
Proprietor

Proprietor

17 JAN 2022

25339

Salil Kr. Manna

No. Rs. **50/-** Date.....



313C

Name:

Address:

Vendor:

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



Salil Kr. Manna



3137

Bablu Manna



3138

Anita Maity



3139

Rama Manna



3140

Shermi Ho Day



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
24 MAR 2022

For M/s. UJJAL AUDDY

Ujjal
Proprietor

FOR M/S. UJJAL AUDDY

Ujjal
Proprietor

[1] **SRI SALIL KUMAR MANNA @ SALIL MANNA** [PAN - BYWPM0197H] [AADHAR NO. 9078 8395 7878], son of Late Satish Chandra Manna, by faith- Hindu, by occupation- service, by nationality - Indian, residing at KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane), P. O. - New Alipore, P.S.- Behala, Kolkata- 700053, district - South 24 Parganas, [2] **SRI BABLU MANNA** [PAN - BDUPM7497P] [AADHAR NO. 3639 5571 9422], son of Late Satish Chandra Manna, by faith- Hindu, by occupation- Business, by nationality - Indian, residing at KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane), P. O. - New Alipore, P.S.- Behala, Kolkata- 700053, district - South 24 Parganas [3] **SMT ANITA MAITY (MANNA)** [PAN - DHNPM4490R] [AADHAR NO. 4972 7521 2265], wife of Shri Banabehari Maity and also daughter of Late Satish Chandra Manna, by faith- Hindu, by occupation- housewife, by nationality - Indian, residing at KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane), P. O. - New Alipore, P.S.- Behala, Kolkata- 700053 district - South 24 Parganas, [4] **SMT RAMA MANNA (DAS)** [PAN - ATBPD6518J] [AADHAR NO. 3846 6712 6644], wife of Late Bhola Nath Manna, by faith- Hindu, by occupation- housewife, by nationality - Indian, at present residing at KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane), P. O. - New Alipore, P.S.- Behala, Kolkata- 700053, district - South 24 Parganas, [5] **SMT SHARMISTHA DEY (MANNA)** [PAN - AVAPS6277Q] [AADHAR NO. 4265 4266 5150], wife of Shri Subhashish Dey and also daughter of Late Bhola Nath Manna, by faith- Hindu, by occupation- housewife, by nationality - Indian, at present residing at Flat No. 181, Tower - 5, Palm Olympia Society, Sector - 16C, Greater Noida West, Greater Noida, P. O. - Tugaiapur, P. S. - Bsrakh, District - Gautam Buddha Nagar, Uttar Pradesh - 201308 and also at KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane), P. O. - New Alipore, P.S.- Behala, Kolkata- 700053, district - South 24 Parganas, [6] **SMT MOUSHMI DEY (MANNA)** [PAN - ANPPM2796M] [AADHAR NO. 8811 5804 8298], wife of Shri Subhashish Dey and also daughter of Late Bhola Nath Manna, by faith- Hindu, by occupation- housewife, by nationality - Indian, at present residing at 404 - a/3, Fourth Floor, Gali No. - 5, Govindpuri Main, P.O. - Kalkaji, P. S. - Govindpuri, South Delhi, Delhi - 110019 and also at KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane), P. O. - New Alipore, P.S.- Behala, Kolkata- 700053, district - South 24 Parganas, [7] **SRI MADAN MOHAN MANNA @ CHANDI CHARAN MANNA** [PAN - BEBPM3533C]

M/s. UJJAL AUDDY

U. H
Proprietor

Rm

L. Audya

A. Maity

For M/s. UJJAL AUDDY

U. H

B.M.

S-Dey

For M/s. UJJAL AUDDY

Proprietor

Proprietor

3141

Kamala Dantia

3142

Aashu

3143

Madan Mohan Manna.

3144

Anur Aditya

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Bidyut Kumar Mallick



3146

Dola Mallick

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
24/11/2011

For M/s. UJJALAUDDY

Jey.
Proprietor

For and behalf of
SRI S. BAPPA, SRI S. NUNDA, ANITA MAITY, SUSHAMA, SARDUSTIN
ETC. INDIVIDUALS, SRI. BIPAN SINGHARANA, SRI S. K. MALICK, SRI
MELICK, AMARJYOTI, UDAHAYLA, KAJIB, SURESH, SURESH JAYAL,
SRI S. S. SARKAR, SRI S. S. SARKAR, SRI S. S. SARKAR, SRI S. S. SARKAR,
Sri UJJALAUDDY

Jey.
Proprietor

UJJALAUDDY

2011/11/24

[AADHAR NO. 3064 0278 8569], son of Late Manmotho Nath Manna, by faith- Hindu, by occupation- Retired, by nationality - Indian, residing at 76, Kailash Pandit Lane, P.S.- Behala, Kolkata- 700053 district - South 24 Parganas, [8] **SRI BIDYUT KUMAR MALLICK [PAN - AESPM2923C] [AADHAR NO.9388 3932 7049]**, son of Late Prokash Kumar Mullick, by faith- Hindu, by occupation- Service, by nationality - Indian, residing at 82, Kailash Pandit Lane, P. O. - New Alipore. P.S.- Behala, Kolkata- 700053, [9] **SMT DOLA MALLICK [PAN - AEIPMS117N] [AADHAR NO.6444 2765 8511]**, daughter of Late Prokash Kumar Mallick, by faith- Hindu, by occupation- Service, by nationality - Indian, residing at 82, Kailash Pandit Lane, P. O. - New Alipore. P.S.- Behala, Kolkata- 700053, [10] **SRI AMAR ADDYA [PAN - ADAPA9305R] [AADHAR NO.5331 3694 6439]**, son of Late Ahindra Kumar Auddy, by faith- Hindu, by Occupation- Business, by nationality - Indian, residing at 268/1, S.N.Roy Road, P.S.- Behala, Kolkata- 700 038 under the district- South 24 Parganas, [11] **SMT USHA HAZRA [PAN - ALRPH1348A] [AADHAR NO.7593 6335 3761]**, wife of Late Sanjit Kumar Hazra, by faith- Hindu, by occupation-Housewife, residing at KMC premises number-61, Kailash Pandit Lane (mailing address- 78, Kailash Pandit Lane), P. O. - New Alipore. P.S.-Behala, Kolkata- 700 053, [12] **SMT KAJORI GHOSH (HAZRA) [PAN - BJNPG4556J] [AADHAR NO.3119 5101 3785]**, wife of Shri Arka Ghosh and daughter of Late Sanjit Kumar Hazra, by faith- Hindu, by occupation-Housewife, residing at 13/2, Nayan Chand Dutta Street, P. O. - Beadon Street, P. S. - Girish Park, Kolkata - 700 006 and also at KMC premises number-61, Kailash Pandit Lane (mailing address- 78, Kailash Pandit Lane), P. O. - New Alipore. P.S.-Behala, Kolkata- 700 053, [13] **SRI SURESH JAISWAL [PAN - AFGPJ4725G] [AADHAR NO.2868 3329 2827]**, son of Shri Ram Prasad Jaiswal, both by faith- Hindu, by occupation- Business, residing at 61, Kailash Pandit Lane (mailing address- 78, Kailash Pandit Lane), P. O. - New Alipore. P.S.-Behala, Kolkata- 700 053, District South 24 Parganas, [14] **SHRI GAUTAM SAMANTA [PAN - AIQPS7004Q] [AADHAR NO. - 3578 4280 0639]**, son of Late Badal Chandra Samanta, by faith- Hindu, by occupation- Service, by nationality - Indian, residing at P-106, Jyotish Roy Road, P. O. - New Alipore, P. S. Behala, Kolkata - 700 053, District - South 24 Parganas and [15] **SMT KAMALA SANTRA [PAN - GLVPS7120D] [AADHAR NO.4211 2959 3534]**, wife of Late Kanai Lal Santra, by faith- Hindu, by occupation- Housewife, by nationality - Indian, residing at 79, Kailash Pandit Lane, P. O. - New Alipore. P.S.- Behala, Kolkata- 700 053 hereinafter jointly called and referred to as the "**LAND**

For information of
 THE BANK OF BARODA
 BRANCH AT KOLKATA
 THE ACCOUNTS OF THE ABOVE NAMED
 PERSONS ARE MAINTAINED AT THE
 OFFICE OF THE ACCOUNTS OFFICER,
 BRANCH AT KOLKATA.

For M/s. UJJAL AUDDY
 Proprietor

UJJAL AUDDY
 SKM
 U.H
 A. Addya
 A. Maiti
 P. Das
 H. Das
 B. Das

OWNERS" (which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective legal heirs, executors, administrators, representatives and/or assigns) of the **FIRST PART**;

A N D

M/s. UJJAL AUDDY [PAN-ADAPA9306N], a proprietorship Firm, having its registered corporate office at 268/1, S. N. Roy Road, P.O.- New Alipore, P.S.- New Alipore (formerly Behala), Kolkata- 700038, District- South 24 Parganas, represented by proprietor - **SHRI UJJAL AUDDY [PAN-ADAPA9306N] [AADHAR NO. - 9219 6188 1023]**, son of Late Ahindra Kumar Auddy, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 268/1, S.N. Roy Road, P.S.-New Alipore (formerly Behala), P.O- New Alipore, Kolkata-700 038, District - South 24 Parganas hereinafter called and referred to as the **"DEVELOPER"** (which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his legal heirs, executors, administrators, representatives and/or assigns) of the **SECOND PART**.

DEVOLUTION OF TITLE:-

[A] KMC PRE. NO. 59, KAILASH PANDIT LANE, KOLKATA - 700 053

WHEREAS one Binode Bihari Polley @ Bipin Bihari Polley was the sole and absolute owner and seized and possessed of or sufficiently entitled to ALL THAT piece and parcel of Bastu land and hereditaments and premises formed into one entire plot known as 4 Cottahs 3 Chittacks 35 Sq.Fts. (after settlement to be 0.07 acres or 7 satak) situated at Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South), comprised in Dag Nos.207 and 208 of R.S. No. 180, J. L. No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 28 and the said land was acquired by him by two separate deeds duly registered in the office of the Sub-Registrar at Behala, Dist.24 Parganas, recorded in Book No. I, Vol. No.44 from Page No.22 to Page No.24, as Being No.3974 for the year 1919, sold by Bilashimoyee Dasi and another recorded in Book No.- I, Vol. No.- 5, from Page No.176 to Page No.178, as Being No.539 for the year 1923 sold by Bidyut Kumari Devya..

From my office
DATE: 15/05/2023
BY: UJJAL AUDDY
PROPRIETOR
M/S. UJJAL AUDDY
268/1, S.N. ROY ROAD,
NEW ALIPORE, P.S. NEW ALIPORE,
KOLKATA-700038, DIST. SOUTH 24
PARGANAS, WEST BENGAL.

For M/s. UJJAL AUDDY
Ujjal Auddy
Proprietor

UJJAL AUDDY
KS
U.H

A. Adhya
Rm
B.M.
YOGU JALLU
FOR M/S. UJJAL AUDDY
M Day

S. Day
Dill

10/03/2022

YODVA JALU SIM 10/3

Kala Pd
Adulki
Hf in cont
Chiller



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
24 MAR 2022

For M/s. UJJAL AUDDY
Proprietor

For M/s. UJJAL AUDDY
[Signature]
Proprietor

[Signature]
Proprietor

AND WHEREAS said Binode Bihari Polley @ Bipin Bihari Polley built a single storied residential building during his life time on the aforesaid land. And After his demise, his two sons namely - Bijoy Krishna Polley and Lalit Mohan Polley for their mutual convenience amicably partitioned the land equally along with the single storied building for their mutual comfort. Thus Bijoy Krishna Polley became absolute owner of Touzi No. 28, Khatian No. 93, Dag No. 207 comprising 2.5 Sataks and Dag No. 208 comprising 1.0 Satak totaling 3.5 Sataks equivalent to 2 Cottahs 1 Chittack and 39.67 Sq. fts and Lalit Mohan Polley became absolute owner of Touzi No. 93, C. S. Khatian No. 28, Dag No. 207 comprising 2.5 Sataks and Dag No. 208 comprising 1.0 Satak totaling 3.5 Sataks equivalent to 2 Cottahs 1 Chittack and 39.67 Sq. fts. Later during Settlement, the same was recorded in their individual names.

AND WHEREAS by an indenture dated 01st of November, 1943, Smt Durga Bala Dasi wife of Kalipada Das, sold, transferred and conveyed unto and to use of Bijoy Krishna Polley, son of Bipin Behari Polley of Kailash Pandit Lane, P.S-Behala, 24 parganas (South), ALL THAT piece and parcel of Bastu land and hereditaments and premises formed into one entire plot known as 2 Cottahs 6 Chittacks 38 Sq. Ft. more or less (after settlement to be 0.04 acres or 4 satak) situated at Mouja- Punja Sahapore, Pargana- Magura, P.S-Behala, Sub Registry Office at Behala, District 24 Parganas (South), comprised in Dag Nos.210 of R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 152. The said deed was registered on 01st day of November, 1943, in the office of the Sadar Joint Registrar at Alipore, Dist.24 Parganas, recorded in Book No.1, Vol. No.26 from Page No.204 to Page No.207, as Being No.1916 for the year 1943.

AND WHEREAS by an another indenture dated 01st of November, 1943, Smt Durga Bala Dasi wife of Kalipada Das, sold, transferred and conveyed unto and to use of Bijoy Krishna Polley, son of Bipin Behari Polley of Kailash Pandit Lane, P.S-Behala, 24 parganas (South), ALL THAT piece and parcel of Bastu land and hereditaments and premises formed into one entire plot known as 1 Cottahs 3 Chittacks 16 Sq. Ft. more or less (after settlement to be 0.02 acres or 2 satak) situated at Mouja- Punja Sahapore, Pargana- Magura, P.S-Behala, Sub Registry Office at Behala, District 24 Parganas (South), comprised in Dag Nos. 209 of R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 152. The said deed was registered on 01st day of

In witness whereof
 I, Ujjal Auudy, Proprietor
 of the said firm, have signed and affixed my hand and seal at Behala, District 24 Parganas (South), this 1st day of November, 1943.

For M/s. UJJALAUDDY
 Proprietor

Ujjal Auudy
 S. K. Das
 K. S.
 Rm
 A. Aldya
 B.M
 A. Maity
 S. Das
 H. Day
 All

For M/s. UJJALAUDDY

Proprietor

November, 1943, in the office of the Sadar Joint Registrar at Alipore, Dist.24 Parganas, recorded in Book No.1, as Being No.1917 for the year 1943.

AND WHEREAS said Bijoy Krishna Polley become sole and absolute owner and seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of Bastu land and hereditaments and premises formed into one entire plot known as 5 Cottahs 11 Chittacks 43.2 Sq. Ft. more or less (after settlement to be 0.095 acres or 9.5 satak) situated at Mouja- Punja Sahapore, Pargana- Magura, P.S-Behala, Sub Registry Office at Behala, District 24 Parganas (South), R.S. No. 180, J. L. No. 9, Touzi No. 93, Khatian No. 28 containing Dag No. 207 comprising 2.5 Sataks and Dag No. 208 comprising 1.0 Satak, Touzi No. 93, C.S. Khatian No. 21 containing Dag No. 209 comprising 2.0 Sataks, Touzi No. 93, C.S. Khatian No. 152 corresponding to R.S. Khatian No. 1054 containing Dag No. 210 comprising 4.0 Sataks.

AND WHEREAS said Bijoy Krishna Polley died intestate on 09.07.1962 leaving behind him surviving his legal heirs namely- (1) Smt Lakshmi Bala Polley (only Wife), (2) Shri Kamala Polley (Daughter), (3) Smt Nirmala Polley (Daughter), as his inheritors in his place as per the Hindu Succession Act, 1956.

AND WHEREAS said Smt Nirmala Samanta (Polley) also died intestate on 14.05.2004 leaving behind her surviving her only legal heir namely- (1) Shri Gautam Samanta (only Son) as her inheritor in her place as per the Hindu Succession Act, 1956. Her husband Badal Chandra Samanta predeceased her.

AND WHEREAS said Smt Lakshmi Bala Polley, Kamala Santra and Shri Gautam Samanta thus in place of Late Bijoy Krishna Polley became the sole and absolute owner and seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of Bastu land and hereditaments and premises formed into one entire plot known as 5 Cottahs 11 Chittacks 43.2 Sq. Ft. more or less (after settlement to be 0.095 acres or 9.5 satak) situated at Mouja- Punja Sahapore, Pargana- Magura, P.S-Behala, Sub Registry Office at Behala, District 24 Parganas (South), comprised in Dag Nos. 207, 208, 209 and 210 of R.S. No. 180, J.L. No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 28, 21 and 152, Dag Nos.207, 208, 209 and 210 recorded in R.S. Khatian Nos. 28, 21 and 1054.

Registrar
 District 24 Parganas
 Behala
 Date: 14/05/2004
 Signature: [Signature]

For M/s. UJJALAUDDY
 Proprietor
 Signature: [Signature]

[Handwritten signatures and initials: S.Ku, UH, B.M., A. Maity, S. Dasg., etc.]
 UJJALAUDDY
 14/05/2004
 [Handwritten initials: J, D, etc.]

AND WHEREAS by an indenture dated 9th of September, 2009, Smt Lakshmi Bala Polley, gifted, transferred and conveyed unto and to use of (1) Smt Kamala Santra and (2) Shri Gautam Samanta, ALL THAT undivided 1/3 rd share of piece and parcel of Bastu land and hereditaments and premises formed into one entire plot known as 4 Cottahs 8 Chittacks 32 Sq. Ft. more or less (after settlement to be 0.075 acres or 7.5 satak) along with structures thereon together with private passage thereon situated at Mouja- Punja Sahapore, Pargana- Magura, P.S-Behala, Sub Registry Office at Behala, District 24 Parganas (South), comprised in Dag Nos.207, 208 and 210 of R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 28 and 152, Dag Nos. 207, 208 and 210 recorded in R.S. Khatian Nos. 28 and 1054, being KMC Premises No 59 & 60, Kailash Pandit Lane, Kolkata - 700 053. The said deed of Gift was registered on 14th day of September, 2009, in the office of the District Sub-Registrar-II, South 24 Parganas, at Alipore, West Bengal recorded in Book No. I, CD Vol. No.14 from Page No.2833 to Page No.2856, as Being No.03906 for the year 2009.

AND WHEREAS in the said Deed of Gift Being No. 03906 for the year 2009 dated 09.09.2009 made by said Lakshmi Bala Polley did not contain the portion of land comprised in Dag No. 209 containing an area of 2.0 Sataks equivalent to an area of 1 Cottah 3 Chittacks and 16.24 Sq. fts under C.S. Khatian No. 21 as aforesaid wrongly, which is originally owned by said Bijoy Krishna Polley (since deceased). Which land is also a portion of the existing premises No. 59 and 60, Kailash Pandit Lane, Kolkata - 700 053.

AND WHEREAS thus in the manner stated above, Shri Gautam Samanta, the Owner No.13 herein and Smt Kamala Santra, the Owner No.14 herein became absolute lawful Joint owners of ALL THAT piece and parcel of Bastu land and hereditaments and premises measuring 5 Cottahs 11 Chittacks 43.2 Sq. Ft. more or less (after settlement to be 0.095 acres or 9.5 satak) (including the 5'-0" private passage on the East) lying and situated at and being KMC Premises No. 59, Kailash Pandit Lane, Kolkata - 700 053 (formerly 59 & 60, Kailash Pandit Lane, Kolkata - 700 053) within the District 24 Parganas (South), Mouja- Punja Sahapore, Pargana- Magura, P.S-Behala, Sub Registry Office at Behala, District Registration Office at Alipore, R.S. No. 180, J.L. No. 109, Touzi Nos. 93 comprised

For M/s. UJJALAUDDY
 Proprietor
 Ujjalauddy
 Proprietor

For M/s. UJJALAUDDY
 Proprietor
 Ujjalauddy
 Proprietor

Skm
 UH
 R.S.
 Rm
 A. Maity
 S. Dasg.
 Ujjalauddy
 Proprietor
 Ujjalauddy
 Proprietor

in L. R. Dag No. 207, 208, 209 and 210 recorded in L. R. Khatian Nos. 1752 & 1753 corresponding to R. S. Dag Nos. 207, 208, 209 and 210 of recorded in R.S. Khatian Nos. 28, 21 and 1054 corresponding to C. S. Dag Nos. 207, 208, 209 and 210 recorded in C.S. Khatian No. 28, 21 and 152 within the municipal limits of Ward no. 117 of Borough No. XIII of the Kolkata Municipal Corporation (South Suburban Unit). Assessee No - 41-117-06-0059-2 (formerly Assessee No - 41-117-06-0059-2 and 41-117-06-0060-9) and they are now jointly paying the rates taxes and other outgoings regularly and punctually to the competent authorities in fee simple and enjoying the same free from all encumbrances.

AND WHEREAS by way of a registered Deed of Conveyance dated ~~22-03-22~~ said Shri Gautam Samanta, the Owner No.13 herein and Smt Kamala Santra, the Owner No.14 herein, jointly being vendors therein, against valuable consideration mentioned therein sold, assured, granted, conveyed and transferred ALL THAT undivided undemarcated piece and parcel of Bastu land measuring more or less 1 (One) Chittacks out of more or less 5 Cottahs 11 Chittacks 43.2 Sq. Ft. more or less (after settlement to be 0.095 acres or 9.5 satak) (including the 5'-0" private passage on the East) along with undivided 45 Sq. ft out of the existing Tiled Shed structure thereon approximately measuring more or less 1200. sq. ft lying and situated at and being KMC Pre. No. 59, Kailash Pandit Lane, Kolkata- 700053 within the district - South 24 Parganas of West Bengal state of India, comprised in Mouja-Purja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, R.S. No. 180, J. L. No. 9, Touzi Nos. 93 comprised in L. R. Dag No. 207, 208, 209 and 210 corresponding to R.S. Dag No. 207, 208, 209 and 210 corresponding to C. S. Dag No. 207, 208, 209 and 210 recorded in L. R. Khatian Nos. 1752 & 1753 corresponding to R. S. Khatian No. 28, 21 and 1054 corresponding to C.S. Khatian No. 28, 21 and 152 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation (S. S. Unit), as Assessee No. 41-117-06-0059-2, unto and in favour of - (1) Shri Madan Mohan Manna, the Owner No. 7 herein, (2) Shri Salil Kumar Manna, the Owner No. 1 herein, (3) Shri Bablu Manna, the Owner No. 2 herein, (4) Smt Anita Maity (Manna), the Owner No. 3 herein, (5) Smt Rama Manna (Das), the Owner No. 4 herein, (6) Smt Sharmistha Dey (Manna), the Owner No. 5 herein, (7) Smt Moushmi Dey (Manna), the Owner No. 6 herein, (8) Shri Bidyut Kumar Mallick, the Owner No. 8 herein, (9) Smt Dola Mallick, the owner No. 9 herein, (10) Shri Amar Addya, the Owner No.10 herein, (11) Smt

For M/s. UJJALAUDDY
Proprietor

Handwritten signatures and names: SKM, UH, A.S., Rm, A. Addya, A. Maity, B.M., M. Dey, P. Day, Bidyut, DA, and others.

Usha Hazra, the Owner No.11 herein, (12) Smt Kajori Ghosh (Hazra), the Owner No. 12 herein and (13) Shri Suresh Jaiswal, the Owner No.12 herein, being the Purchasers therein and handed over peaceful possession of the same to them forever free from all encumbrances whatsoever. The said Deed of Conveyance dated 22.03.22 was duly registered in the office of the District Sub Registrar - III, South 24 Parganas and recorded in Book No. I, Volume No. 1603-2022, from Page No. to , Being No. 4555 for the year 2022.

AND WHEREAS thus by virtue of the said Deed of Conveyance dated 22.03.22 being Deed No. 4555 for the year 2022, said (1) Shri Madan Mohan Manna, the Owner No. 7 herein, (2) Shri Salil Kumar Manna, the Owner No. 1 herein, (3) Shri Bablu Manna, the Owner No. 2 herein, (4) Smt Anita Maity (Manna), the Owner No. 3 herein, (5) Smt Rama Manna (Das), the Owner No. 4 herein, (6) Smt Sharmistha Dey (Manna), the Owner No. 5 herein, (7) Smt Moushmi Dey (Manna), the Owner No. 6 herein, (8) Shri Bidyut Kumar Mallick, the Owner No. 8 herein, (9) Smt Dola Mallick, the owner No. 9 herein, (10) Shri Amar Addya, the Owner No.10 herein, (11) Smt Usha Hazra, the Owner No.11 herein, (12) Smt Kajori Ghosh (Hazra), the Owner No. 12 herein and (13) Shri Suresh Jaiswal, the Owner No.13 herein, (14) Shri Gautam Samanta, the Owner No.14 herein and (15) Smt Kamala Santra, the Owner No.15 herein, became jointly seized and possessed of or otherwise well and sufficiently entitled to as lawful joint owners of ALL THAT piece and parcel of Bastu land measuring more or less 5 Cottahs 11 Chittacks 43.2 Sq. Ft. (after settlement to be 0.095 acres or 9.5 satak) (including the 5'-0" private passage on the East) along with the existing structure thereon approximately measuring more or less 1200 sq. ft lying and situated at and being KMC Pre. No. 59, Kailash Pandit Lane, Kolkata- 700053 within the district - South 24 Parganas of West Bengal state of India, comprised in Mouja- Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, R.S. No. 180, J. L. No. 109, Touzi Nos. 93 comprised in L. R. Dag No. 207, 208, 209 and 210 corresponding to R.S. Dag No. 207, 208, 209 and 210 corresponding to C. S. Dag No. 207, 208, 209 and 210 recorded in L. R. Khatian Nos. 1752 & 1753 corresponding to R. S. Khatian No. 28, 21 and 1054 corresponding to C.S. Khatian No. 28, 21 and 152 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation (S. S. Unit), as Assessee No. 41-117-06-0059-2. And they are now jointly paying the rates taxes and other outgoings regularly and

Salil for Manna

For M/s. UJJAL AUDDY
Proprietor

For M/s. UJJAL AUDDY
Proprietor

Handwritten signatures and stamps at the bottom of the page, including "A. Addya", "A. Maity", "S. Dey", "B.M. M Dey", "UJJAL AUDDY", and "Proprietor".

punctually to the competent authorities in fee simple and enjoying the same free from all encumbrances. But mutation is under process.

[B] KMC PRE. NO. 61, KAILASH PANDIT LANE, KOLKATA - 700 053

WHEREAS one Binode Bihari Polley @ Bipin Bihari Polley was the sole and absolute owner and seized and possessed of or sufficiently entitled to ALL THAT piece and parcel of Bastu land and hereditaments and premises formed into one entire plot known as 4 Cottahs 3 Chittacks 33 Sq.Fts. (after settlement to be 0.07 acres or 7 satak) situated at Mouja - Punja Shahpore, Pargana- Magura, P.S - Behala, Sub Registry Office at Alipore, District 24 Parganas (South), comprised in Dag Nos. 207 and 208 of R.S. No. 180, J. L. No. 9, Touzi Nos. 93 recorded in C. S. Khatian No. 28 and the said land was acquired by him by two separate deeds duly registered in the office of the Sub-Registrar at Behala, Dist. 24 Parganas, recorded in Book No. 1, Vol. No.44 from Page No.22 to Page No.24, as Being No.3974 for the year 1919, sold by Bilashimoyee Dasi and another recorded in Book No.- I, Vol. No.- 5, from Page No.176 to Page No.178, as Being No.539 for the year 1923 sold by Bidyut Kumari Devya.

AND WHEREAS Binode Bihari Polley @ Bipin Bihari Polley built a single storied residential building during his life time on the aforesaid land. And After his demise, his two sons namely - Bijoy Krishna Polley and Lalit Mohan Polley for their mutual convenience amicably partitioned the land equally along with the single storied building for their mutual comfort. Later during Settlement, the same was recorded in their individual names.

AND WHEREAS the said Shri Lalit Mohan Polley became absolute owner of ALL THAT piece and parcel of land measuring more or less 2 Cottah 1 Chittacks 40 Sq. fts more or less along with a structure thereon together with common passage thereon situated at Mouja - Punja Shahpore, Pargana- Magura, P.S - Behala, Sub Registry Office at Alipore, District 24 Parganas (South), comprised in Dag Nos. 207 and 208 of R.S. No. 180, J. L. No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 28.

AND WHEREAS said Lalit Mohan Polley died intestate leaving behind him surviving his only legal heir and wife - Smt Durga Bala Polley as his heirs in his place as

[Handwritten signatures and notes]
Smt. UH
K.S.
A. Addya
A. Maitty
B.M. JALUDDIN
10/8/09
10/8/09
10/8/09

[Vertical text on right margin]
For M/s. UJJAL AUDDY
Proprietor

[Vertical text on right margin]
For M/s. UJJAL AUDDY
Proprietor

per the Hindu Succession Act, 1956, as they had no issues out of their wedlock. While seized and possessed of the aforesaid land and property, said Smt Durga Bala Polley, due to her old age and deteriorating health by a Registered Deed of family settlement dated 13.06.1979, which was duly registered in the office of the Joint Sub-Registrar, at Alipore, District 24 Parganas on 13.06.1979 and recorded in Book No. 1, Vol. No. 22, from page number 260 to page number 266 as being Deed No. 1124 for the year 1979, gifted, transferred and conveyed unto and to use of her sister in law's son, namely - Sri Sanjit Kumar Hazra and who thereafter came into possession, right, title, interest and absolute ownership of 2 Cottahs (1440 Sq. ft.) more or less of residential plot of land along with a structure thereon together with common passage thereon being KMC Premises No. 61, Kailash Pandit Lane, P.S.-Behala, Kolkata- 700053.

AND WHEREAS by an indenture dated 18th of September, 2009, said Shri Sanjit Kumar Hazra, son of Late Bibhuti Bhushan Hazra, sold, transferred and conveyed unto and to use of (1) SRI SURESH JAISWAL and (2) SRI MUKESH KUMAR JAISWAL, both sons of son of Late Ram Prasad Jaiswal, of 61, Kailash Pandit Lane, P.S - Behala, 24 parganas (South), ALL THAT the demarcated covered area of 330 sq. ft more or less in the Ground Floor, Covered area of 557 Sq. Fts. More or less in the First Floor, totaling covered area 887 Sq.ft. more or less, measuring an area of 122 Sq. ft. More or less of R.T. shed structure at the Southern Side over the First Floor roof and remaining open terrace measuring an area of 234 Sq. Ft more or less over the First Floor roof out of the said total property being portion of KMC premise number 61, Kailash Pandit Lane, Ward No.117, P.S.- Behala, Kolkata- 700 053, together with proportionate undivided share of land underneath the said demarcated covered areas in the two storied residential building along with all the common amenities and facilities attached thereto. The said deed was registered on 18th day of September, 2008, in the office of the District Sub-Registrar-II, South 24 Parganas, at Alipore, West Bengal recorded in Book No.-I, CD Vol. No.21 from Page No.3960 to Page No.3988, as Being No.05593 for the year 2008.

AND WHEREAS out of profound natural love and affection towards his brother, SRI MUKESH KUMAR JAISWAL who is well settled have gifted ALL THAT undivided 1/2 share of the demarcated covered area of 330 sq. ft more or less in the Ground Floor totaling 165 Sq. ft, undivided 1/2 share of the demarcated covered area of 557 Sq. Ft.

Handwritten signatures and names at the bottom of the document, including "K S", "A. Maitty", "S. Dey", "UJJAL AUDDY", and "Proprietor".

Vertical text on the right side: "In witness whereof... 18.09.2009" and a signature.

For M/s. UJJAL AUDDY
Proprietor

More or less in the First Floor totaling covered area 278.5 Sq. ft. more or less, undivided 1/2 share of the demarcated covered area measuring an area of 122 Sq. ft. More or less of R.T. shed structure at the Southern Side over the First Floor roof totaling 61 Sq. ft and remaining open terrace measuring an area of 234 Sq. Ft more or less over the First Floor roof totaling 117 Sq. ft out of the said total property being portion of KMC premise number 61, Kailash Pandit Lane, Ward No.117, P.S.- Behala, Kolkata- 700 053, together with proportionate undivided share of land underneath the said demarcated covered areas in the two storied residential building along with all the common amenities and facilities attached thereto his of land along with a structure thereon together with common passage thereon was recorded as 61, Kailash Pandit Lane, P.S.- Behala, Kolkata- 700053, to and unto the use of his brother Shri Suresh Jaiswal, and the said deed of gift dated 08th February 2016 has been registered the same date at the office of the Additional Registrar of Assurances- I, Kolkata and recorded in Book No-I, C. D. Volume No.1901 - 2016, from Page No.37078 to 37101, Being No. 190101022 for the year 2016.

AND WHEREAS thus in the manner stated above said **Shri Sanjit Kumar Hazra** became seized and possessed of and well and sufficiently entitled to as the legal owner of ALL THAT the demarcated covered area of 495 sq. ft more or less in the Ground Floor, Covered area of 835 Sq. Ft. More or less in the First Floor, totaling covered area 1330 Sq.ft. more or less, measuring an area of 183 Sq. ft. More or less of R.T. shed structure at the Southern Side over the First Floor roof and remaining open terrace measuring an area of 351 Sq. Ft more or less on the Roof of the two storied building standing thereat on the land measuring more or less 2 Cottah 1 Chittack 39.67 Sq. ft being **KMC premises number 61, Kailash Pandit Lane (Mailing Address - 78, Kailash Pandit Lane), P.S.- Behala, Kolkata- 700 053** connected with 5'-0" wide private passage on the south, together with proportionate undivided share of land underneath the said demarcated covered areas in the two storied residential building along with all the common amenities and facilities attached thereto within the **district - South 24 Parganas** of West Bengal state of India, comprised in **Mouja - Punja Shahpore**, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, comprised in **L. R. Dag Nos. 207 and 208** of R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos, 93 recorded in **L. R. Khatian No. 1751** corresponding to R.S & C. S. Khatian No. 28 within the

For M/s. UJJALAUDDY
 Proprietor

For M/s. UJJALAUDDY
 Proprietor

[Handwritten signatures and stamps]

S.K.M.
 UH
 H. Aditya
 A. Maity
 YOGUA JALLU .SJM 10M724
 Proprietor

municipal limits of **Ward No. 117** of the Kolkata Municipal Corporation, as **Assessee No. 411170600610** together with all user and easement rights and all rights on paths and passages and all other common rights and facilities, appendages and appurtenances attached therein.

AND WHEREAS thus in the manner stated above, said **Shri Suresh Jaiswal** became seized and possessed of and well and sufficiently entitled to as the legal owner of ALL THAT the demarcated covered area of 330 sq. ft more or less in the Ground Floor, Covered area of 557 Sq. Ft. More or less in the First Floor, totaling covered area 887 Sq.fts. more or less, measuring an area of 122 Sq. ft. More or less of R.T. shed structure at the Southern Side over the First Floor roof and remaining open terrace measuring an area of 234 Sq. Ft more or less over the First Floor roof of the two storied building standing thereat on the land measuring more or less 2 Cottah 1 Chittack 39.67 Sq. ft being **KMC premises number 61, Kailash Pandit Lane (Mailing Address - 78, Kailash Pandit Lane), P.S.- Behala, Kolkata- 700 053** connected with 5'-0" wide common passage on the south, together with proportionate undivided share of land underneath the said demarcated covered areas in the two storied residential building along with all the common amenities and facilities attached thereto within the district - South 24 Parganas of West Bengal state of India, comprised in **Mouja - Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, comprised in L. R. Dag Nos. 207 and 208 of R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 recorded in L. R. Khatian Nos. 1750** corresponding to R.S & C. S. Khatian No. 28 within the municipal limits of **Ward No. 117** of the Kolkata Municipal Corporation, as **Assessee No. 411170602941** together with all user and easement rights and all rights on paths and passages and all other common rights and facilities, appendages and appurtenances attached therein and thereto.

AND WHEREAS thus **Shri Sanjit Kumar Hazra, (owner of undivided 3/5th share)** and **Shri Suresh Jaiswal, (owner of undivided 2/5th share)** herein thereafter duly mutated their respective names in the records of Kolkata Municipal Corporation and the aforesaid land being a single premises measuring more or less 3.5 Sataks equivalent to 2 Cottah 1 Chittacks 39.67 Sq. fts more or less recorded as **KMC Pre. No. 61, Kailash Pandit Lane (mailing address - 78, Kailash Pandit Lane), P.S.- Behala, Kolkata- 700053** connected with 5'-0" wide common passage on the

For M/s. UJJAL AUDDY
Sole Proprietor
Ujjal Auddy
Proprietor

For M/s. UJJAL AUDDY
Ujjal Auddy
Proprietor

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south, but differentiated portions of the existing two storied old dilapidated building, being KMC Assessee Nos. 411170600610 & 411170602941 respectively, they are now paying their respective apportioned property taxes regularly and enjoying the same free from all encumbrances.

AND WHEREAS while seized and possessed of or otherwise we;; and sufficiently entitled to as lawful owner of undivided 3/5th share, by virtue of a registered Deed of Sale dated 10.01.2020, said Shri Sanjit Kumar Hazra, as Vendor therein sold, assured, conveyed and transferred **ALL THAT** piece or parcel of undivided structure in the Ground and First Floor measuring more or less 120 Sq. Ft. Covered area in total, out of total structure measuring old and dilapidated two storied building constructed thereon 1330 Sq.ft. more or less, covered area of old and dilapidated two storied building standing thereat on the land measuring more or less 2 Cottah 1 Chittack 39.67 Sq. ft in total as per physical measurement and as per record of right together with undivided proportionate share of land with common area and facilities thereon connected with 5'-0" wide private passage on the south, within **the District of South 24-Parganas** in Mouja - Punja Shahpore, Pargana- Magura, P. S - Behala, Sub Registry Office at Alipore, comprised in L. R. Dag Nos. 207 and 208 of R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 recorded in L. R. Khatian No. 1751 corresponding to R. S. and C.S. Khatian No. 28 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation at and being portion of KMC Premises No. 61, Kailash Pandit Lane, Kolkata-700053, under P.S. Behala, within the municipal limits of Ward No. 117 of Br. No. XIII of the Kolkata Municipal Corporation (South Suburban Unit), under K.M.C Assessee No. 411170600610 to and unto the use of - Shri Suresh Jaiswal and handed over physically vacant possession of the same forever free from all encumbrances whatsoever. The said deed of Sale was duly registered in the office of the District Sub Registrar - II, South 24 Parganas and recorded in Book No. I, Volume No. 1602-2020, from Page No.17992 to 18020, Being No. 160200211 for the year 2020.

AND WHEREAS while seized and possessed of or otherwise well and sufficiently entitled to as lawful owner of undivided 2/5th share, by virtue of a registered Deed of Sale dated 10.01.2020, said Shri Suresh Jaiswal, as Vendor therein sold, assured, conveyed and transferred **ALL THAT** piece or parcel of undivided

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Vertical text on the right side: 'For M/s. UJJAL AUDDY' and 'Proprietor' with a signature.

structure in the Ground and First Floor measuring more or less 120 Sq. Ft. Covered area in total, out of total structure measuring old and dilapidated two storied building constructed thereon 887 Sq.fts. more or less, covered area of old and dilapidated two storied building standing thereat on the land measuring more or less 2 Cottah 1 Chittack 39.67 Sq. ft in total as per physical measurement and as per record of right together with undivided proportionate share of land with common area and facilities thereon connected with 5'-0" wide private passage on the south, within the District of South 24-Parganas in Mouja - Punja Shahpore, Pargana- Magura, P. S - Behala, Sub Registry Office at Alipore, comprised in L. R. Dag Nos. 207 and 208 of R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 recorded in L. R. Khatian No. 1750 corresponding to R. S. and C.S. Khatian No. 28 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation at and being portion of KMC Premises No. 61, Kailash Pandit Lane, Kolkata-700053, under P.S. Behala, within the municipal limits of Ward No. 117 of Br. No. XIII of the Kolkata Municipal Corporation (South Suburban Unit), under K.M.C Assessee No. 411170602941 to and unto the use of - Shri Sanjit Kumar Hazra and handed over physically vacant possession of the same forever free from all encumbrances whatsoever. The said deed of Sale was duly registered in the office of the District Sub Registrar - II, South 24 Parganas and recorded in Book No. I, Volume No. 1602-2020, from Page No.18021 to 18050, Being No. 160200212 for the year 2020.

AND WHEREAS thus in the manner stated above, said **Shri Sanjit Kumar Hazra, the Owner No.11 herein and Shri Suresh Jaiswal, the Owner No.12 herein** jointly became seized and possessed of or otherwise well and sufficiently entitled to as lawful joint owners of **ALL THAT** piece and parcel of structure in the Ground and First Floor measuring more or less 2217 Sq.fts. (i.e. 1330 + 887 Sq. Ft) more or less covered area of old and dilapidated two storied building standing thereat on the land measuring more or less 2 Cottah 1 Chittack 39.67 Sq. ft in total as per physical measurement and as per record of right together with undivided proportionate share of land with common area and facilities thereon connected with 5'-0" wide private passage on the south, within the District of South 24-Parganas in **Mouja - Punja Shahpore, Pargana- Magura, P. S - Behala, Sub Registry Office at Alipore, R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93** comprised in **L. R. Dag Nos. 207 and 208** recorded in **L. R. Khatian Nos. 1750 & 1751**

For M/s. UJJAL AUDDY
 Proprietor
 Ujjal Auddy
 Proprietor

Jey...
 A. Adhya
 A. Maity
 Rm
 S. Dey
 UH
 YODHA JARU
 Proprietor
 Jey...
 Proprietor

corresponding to R. S. and C.S. Khatian No. 28 within the municipal limits of **Ward No. 117** of the Kolkata Municipal Corporation at and being portion of KMC **Premises No. 61, Kailash Pandit Lane, Kolkata- 700053, under P.S. Behala, within the municipal limits of Ward No. 117** of Br. No. XIII of the Kolkata Municipal Corporation (South Suburban Unit), **Assessee Nos. 411170600610 & 411170602941**, they are now paying their respective apportioned property taxes regularly and enjoying the same free from all encumbrances except for one number of residential tenant occupying 300 Sq. ft covered area of Tile shed.

<u>Name of the Tenant</u>	<u>Area uder her occupation</u>
1. Smt Krishna Ghosal	300 sq. ft

AND WHEREAS while seized and possessed of the 3/5th share of the aforesaid property said Sanjit Kumar Hazra died intestate on 20.02.2022 leaving behind him surviving as his legal heirs, namely - Smt Usha Hazra (Widow) and Smt Kajori Ghosh (Hazra), wife of Shri Arka Ghosh (Married Daughter), who jointly inherited the 3/5th share of the aforesaid property equally each having 3/10th share as per the provisions of the Hindu Succession Act, 1956.

AND WHEREAS thus Smt Usha Hazra (became owner of undivided 3/10th share), Smt Kajori Ghosh (Hazra) (became owner of undivided 3/10th share) and Shri Suresh Jaiswal (remained the owner of undivided 2/5th share) herein thereafter duly mutated their respective names in the records of Kolkata Municipal Corporation and the aforesaid land being a single premises measuring more or less 3.5 Sataks equivalent to 2 Cottah 1 Chittacks 39.67 Sq. fts more or less recorded as KMC Pre. No. 61, Kailash Pandit Lane (mailing address - 78, Kailash Pandit Lane), P.S.- Behala, Kolkata- 700053 connected with 5'-0" wide common passage on the south, but differentiated portions of the existing two storied old dilapidated building, being KMC Assessee Nos. 411170600610 & 411170602941 respectively, they are paying their respective apportioned property taxes regularly and are enjoying the same free from all encumbrances.

AND WHEREAS by way of a registered Deed of Conveyance dated 22.03.22, said Smt Usha Hazra, the Owner No.11 herein, Smt Kajori Ghosh (Hazra), the owner No. 12 herein and Shri Suresh Jaiswal, the Owner No.13 herein, jointly being vendors therein, against valuable consideration mentioned therein sold, assured,

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 JKS
 UH
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 Rom
 P.M.
 YOGNA JALLU
 Proprietor
 A. Aditya A. Maity
 P. Sanyal
 Jey.
 Jey.
 Jey.
 Jey.

For and on behalf of
 the Assessee/Assessee
 No. 411170600610 & 411170602941
 M/s. UJJAL AUDDY
 Proprietor

For M/s. UJJAL AUDDY
 Jey.
 Proprietor

Sabit Mr. Manna

granted, conveyed and transferred **ALL THAT** undivided undemarcated piece and parcel of Bastu land measuring more or less 1 (One) Chittacks out of the land measuring more or less 2 Cottah 1 Chittack 39.67 Sq. ft as per physical measurement and as per record of right along with undivided 45 Sq. ft in the Ground Floor and also 45 Sq. ft in the First Floor of the existing old and dilapidated two storied structure thereon approximately measuring more or less 2217 Sq. Ft together with undivided proportionate share of land with common area and facilities thereon connected with 5'-0" wide private passage on the south, within the **District of South 24-Parganas** in Mouja - Punja Shahpore, Pargana- Magura, P. S - Behala, Sub Registry Office at Alipore, comprised in L. R. Dag Nos. 207 and 208 of R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 recorded in L. R. Khatian No. 1750 & 1751 corresponding to R. S. and C.S. Khatian No. 28 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation at and being portion of KMC Premises No. 61, Kailash Pandit Lane, Kolkata- 700053, under P.S. Behala, within the municipal limits of Ward No. 117 of Br. No. XIII of the Kolkata Municipal Corporation (South Suburban Unit), under K.M.C Assessee Nos. 411170600610 & 411170602941, together with all user and easement rights and all rights on paths and passages and all other common rights and facilities, appendages and appurtenances attached therein and thereto, unto and in favour of - (1) Shri Madan Mohan Manna, the Owner No. 7 herein, (2) Shri Salil Kumar Manna, the Owner No. 1 herein, (3) Shri Bablu Manna, the Owner No. 2 herein, (4) Smt Anita Maity (Manna), the Owner No. 3 herein, (5) Smt Rama Manna (Das), the Owner No. 4 herein, (6) Smt Sharmistha Dey (Manna), the Owner No. 5 herein, (7) Smt Moushmi Dey (Manna), the Owner No. 6 herein, (8) Shri Bidyut Kumar Mallick, the Owner No. 8 herein, (9) Smt Dola Mallick, the owner No. 9 herein, (10) Shri Amar Addya, the Owner No.10 herein, (11) Shri Gautam Samanta, the Owner No.13 herein and (12) Smt Kamala Santra, the Owner No.14 herein, being the Purchasers therein and handed over peaceful possession of the same to them forever free from all encumbrances whatsoever. The said Deed of Conveyance dated 22.03.22 was duly registered in the office of the District Sub Registrar - III, South 24 Parganas and recorded in Book No. 1, Volume No. 1603-2022, from Page No. to , Being No. 4556 for the year 2022.

For M/s. UJJAL AUDDY
 Proprietor
 Ujjal Auddy

For M/s. UJJAL AUDDY
 Proprietor
 Ujjal Auddy

Salil Mr. Manna

UJJAL A.U.D.

SKM

UH

A. Addya • A. Maity

Rm

B. M. M. Dey

B. Dey

UJJAL AUDDY

Proprietor

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AND WHEREAS thus by virtue of the said Deed of Conveyance dated 22-03-22 being Deed No. 4556 for the year 2022, said (1) **Shri Madan Mohan Manna**, the Owner No. 7 herein, (2) **Shri Salil Kumar Manna**, the Owner No. 1 herein, (3) **Shri Bablu Manna**, the Owner No. 2 herein, (4) **Smt Anita Maity (Manna)**, the Owner No. 3 herein, (5) **Smt Rama Manna (Das)**, the Owner No. 4 herein, (6) **Smt Sharmistha Dey (Manna)**, the Owner No. 5 herein, (7) **Smt Moushmi Dey (Manna)**, the Owner No. 6 herein, (8) **Shri Bidyut Kumar Mallick**, the Owner No. 8 herein, (9) **Smt Dola Mallick**, the owner No. 9 herein, (10) **Shri Amar Addya**, the Owner No.10 herein, (11) **Smt Usha Hazra**, the Owner No.11 herein, (12) **Smt Kajori Ghosh (Hazra)**, the Owner No. 12 herein and (13) **Shri Suresh Jaiswal**, the Owner No.13 herein, (14) **Shri Gautam Samanta**, the Owner No.14 herein and (15) **Smt Kamala Santra**, the Owner No.15 herein, became jointly seized and possessed of or otherwise well and sufficiently entitled to as lawful joint owners of **ALL THAT** piece and parcel of structure in the Ground and First Floor measuring more or less 2217 Sq.ft. (i.e. 1330 + 887 Sq. Ft) more or less covered area of old and dilapidated two storied building standing thereat on the land measuring more or less 2 Cottah 1 Chittack 39.67 Sq. ft in total as per physical measurement and as per record of right together with undivided proportionate share of land with common area and facilities thereon connected with 5'-0" wide private passage on the south, within the **District of South 24-Parganas** in Mouja - Punja Shahpore, Pargana- Magura, P. S - Behala, Sub Registry Office at Alipore, comprised in L. R. Dag Nos. 207 and 208 of R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 recorded in L. R. Khatian No. 1750 & 1751 corresponding to R. S. and C.S. Khatian No. 28 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation at and being portion of **KMC Premises No. 61, Kailash Pandit Lane, Kolkata- 700053**, under P.S. Behala, within the municipal limits of Ward No. 117 of Br. No. XIII of the Kolkata Municipal Corporation (South Suburban Unit), under K.M.C Assessee Nos. 411170600610 & 411170602941, together with all rights of easements, facilities and amenities annexed thereto together with one number of residential tenant occupying 300 Sq. ft covered area of Tile shed.

Salil K. Manna

For M/s. UJJALAUDDY
 Jey
 Proprietor

Name of the Tenant Area under her occupation

1. Smt Krishna Ghosal

300 sq. ft

Jey *K.S.* *Rm.* *A. Addya* *A. Maity*
skm *UH* *B.M.* *S. Dey*
(K. Ghosal) *YUGUJALLU* *Proprietor*

And they are now jointly paying the rates taxes and other outgoings regularly and punctually to the competent authorities in fee simple and enjoying the same free from all encumbrances. But mutation is under process.

[C] KMC PRE. NO. 62, KAILASH PANDIT LANE, KOLKATA - 700 053

WHEREAS by an indenture in Bengali language dated 02nd of March, 1934, Upendra Nath Chakraborty, then recorded owner sold, transferred and conveyed unto and to use of Shri Shiba Krishna Ranju @ Ranjan, son of Chandra Kumar Ranju @ Ranjan, of Jyotish Roy Road, Behala, 24 Parganas (South) district of the state of West Bengal, ALL THAT piece and parcel of Danga land measuring more or less 1 Cottah 12 Chittacks together with a kuchcha structure thereat together with all right of common passage abutting in front of the land situated at Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South) of the state of West Bengal, comprised in Dag Nos.206, R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 156/12, C.S. Dag No.206, later as R.S. Dag No. 1458 in R.S. Khatian No.1199 under then South Suburban Municipality. The said deed was registered in the office of the Sub-Registrar at Behala, Alipore Dist.24 Parganas of the state of West Bengal, recorded in Book No.1, Vol. No.12 from Page No.193 to Page No.194, as Being No.688 for the year 1934.

AND WHEREAS by another indenture in Bengali language dated 02nd of May, 1934, Upendra Nath Chakraborty, then recorded owner sold, transferred and conveyed unto and to use of Shri Shiba Krishna Ranju @ Ranjan, son of Chandra Kumar Ranju @ Ranjan, of Jyotish Roy Road, Behala, 24 Parganas (South) district of the state of West Bengal, ALL THAT another adjoining piece and parcel of Bastu land measuring more or less 1 Cottah 12 Chittacks 22.5 Sq.ft together with a kuchcha structure thereat together with right of common passage abutting in front of the land situated at Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South) of the state of West Bengal, comprised in Dag Nos.206, R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in the C.S. Khatian No. 151 [152-(Ga in Bengali alphabet or C of English alphabet as per

Attestation of
M/S. UJJAL AUDDY, DISTRICT ENGINEERS OFFICE
BY REGISTERED ACCOUNTANT, DISTRICT ENGINEERS OFFICE
DURING THE YEAR 1934, THE DEED WAS REGISTERED IN THE
SUB-REGISTRY OFFICE AT BEHALA, ALIPORE DISTRICT 24 PARGANAS (SOUTH)
OF THE STATE OF WEST BENGAL, RECORDED IN BOOK NO. 1, VOL. NO. 12
FROM PAGE NO. 193 TO PAGE NO. 194, AS BEING NO. 688 FOR THE
YEAR 1934.

For M/s. UJJAL AUDDY
Proprietor

Handwritten signatures and stamps: *Jey.*, *K B*, *Rm*, *A. Addya*, *A. Maitty*, *S. Dey - Jey*, *UH*, *YUJAL AUDDY*, *Proprietor*, *SKm-*, *Rhant*, *Proprietor*, *DCC*

Bengali alphabet interpretation)] comprised in C.S. Dag No.206, R.S. Dag No. 1458 in R.S. Khatian No.1199 under then South Suburban Municipality. The said deed was registered in the office of the District Registrar at Alipore, Dist.-24 Parganas (South) of the state of West Bengal, recorded in Book No.1, Vol. No.20 from Page No.277 to Page No.278, as Being No.803 for the year 1934.

AND WHEREAS by an indenture dated 20th of September, 1954, Shri Shiba Krishna Ranju @ Ranjan son of Late Chandra Kumar Ranju @ Ranjan, of Jyotish Roy Road, Behala, 24 Parganas (South), out of his aforesaid total land measuring 3 Cottahs 8 Chittacks and 22.5 Sq.ft together with a kuchcha structure thereat together with right of common passage abutting in front of the land, transferred and conveyed unto and to use of one Smt Nalini Manna, wife of Manmotho Nath Manna of Punja sahapur, P.S-Behala, district 24 Parganas (South) of the state of West Bengal, ALL THAT piece and parcel of Bastu land and hereditaments and premises formed into one entire plot measuring more or less 1 Cottah along with a structure together with a kuchcha structure thereat together with right of common passage abutting in front of the land on the South and Eastern sides lying and situated at Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South), comprised in Dag Nos.206 of R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 156/12 later as R.S. Dag No.206/1458 in R.S. Khatian No.1199 under then South Suburban Municipality. The said deed was registered on 22nd day of September, 1954, in the office of the Sub-Registrar at Behala, Alipore, Dist.24 Parganas, recorded in Book No.1, Vol. No.26 from Page No.207 to Page No.210, as Being No.1780 for the year 1954.

AND WHEREAS by an indenture dated 26th of December, 1978, Smt Nalini Manna, wife of Manmotho Nath Manna of Punja Sahapur, P.S-Behala, 24 parganas (South), transferred and conveyed unto and to use of one Smt Bimala Hudayet, wife of Bhabani Hudayet of 76, Kailash Pandit Lane, Behala, Kolkata -700 053, ALL THAT piece and parcel of Bastu land and hereditaments and premises formed into one entire plot measuring more or less 1 Cottah along with a structure thereon together with common passage thereon situated at Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South), comprised in Dag Nos.206 of R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in C.S.

For M/s. UJJAL AUDDY
101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Ujjal Auddy
Proprietor

For M/s. UJJAL AUDDY
Ujjal Auddy
Proprietor

Y.S. K.S. Rm. A. Lalaya A. Maity
S.K. UH B.M. YODU JALLU
Blender S. Day
Proprietor

Khatian No. 156/12 later as R.S. Dag No.206/1458 in R.S. Khatian No.1199 under then South Suburban Municipality. The said deed was registered on 26nd day of December, 1978, in the office of the Sub-Registrar at Alipore, Dist.24 Parganas, recorded in Book No.-I, Vol. No.-117 from Page No.-97 to Page No.-101, as Being No.- 4817 for the year 1978. The owner Bimala Hudayet @ Das constructed pucca single storied residential building thereon and living with her family therein.

AND WHEREAS Smt Bimala Hudayet died intestate on 08.11.1998 leaving behind her surviving her legal heirs namely- (1) Shri Ashok Das @ Hudayet (Son), (2) Shri Asit Das @ Hudayet, (Son)(3) Shri Anup Das @ Hudayet, (Son)(4) Shila Haldar (Das @ Hudayet) (Daughter) and (5) Smt Ila Mondal (Das @ Hudayet) (Daughter), as her inheritors in her place who inherited the said property each having undivided 1/5th share equally as per the Hindu Succession Act, 1956. Her husband Bhabani Hudayet predeceased her on 20.02.1988.

AND WHEREAS (1) Shri Ashok Das @ Hudayet (Son), (2) Shri Asit Das @ Hudayet, (Son)(3) Shri Anup Das @ Hudayet, (Son)(4) Shila Haldar (Das @ Hudayet) (Daughter) and (5) Smt Ila Mondal (Das @ Hudayet) (Daughter), thereafter duly mutated their names in the records of Kolkata Municipal Corporation and the aforesaid land together with common passage thereon was recorded as 62, Kailash Pandit Lane, P.S.- Behala, Kolkata- 700053, being Assessee No. 411170600622 were paying municipal taxes regularly and enjoying the same free from all encumbrances.

AND WHEREAS Shri Ashok Das @ Hudayet died intestate on 22.04.2008 leaving behind him surviving his legal heirs namely- (1) Smt Minati Das @ Hudayet (Wife), (2) Shri Suman Das @ Hudayet, (Son) and (3) Smt Soumi Das @ Hudayet (Daughter), as his inheritors in his place who inherited 1/5th share of the said property each having undivided 1/15th share equally as per the Hindu Succession Act, 1956.

AND WHEREAS (1) Shri Asit Das @ Hudayet, (Son),(2) Shri Anup Das @ Hudayet, (Son)(3) Shila Haldar (Das @ Hudayet) (Daughter) and (4) Smt Ila Mondal (Das @ Hudayet) (Daughter), (5) Smt Minati Das @ Hudayet (Wife), (6) Shri Suman Das @ Hudayet, (Son) and (7) Smt Soumi Das @ Hudayet (Daughter), thereafter duly

Copy
Minati
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Soumi
Proprietor

For M/s. UJJALAUDDY
Proprietor
Ujjalauddy

mutated their names in the records of Kolkata Municipal Corporation and the aforesaid land together with common passage thereon recorded as 62, Kailash Pandit Lane, P.S.- Behala, Kolkata- 700053, being Assessee No. 411170600622 were paying municipal taxes regularly and enjoying the same free from all encumbrances.

AND WHEREAS (1) SHRI ASIT DAS (2) SHRI ANUP DAS (3) SMT SHILA HALDAR and (4) SMT ILA MONDAL were entitled to ALL THAT undivided 4/5th share of piece and parcel of Bastu land and hereditaments and premises formed into one entire plot measuring more or less 1 Cottah along with a structure thereon together with common passage thereon situated at Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South), comprised in Dag Nos.206 of R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 156/12 later as R.S. Dag No.206/1458 in R.S. Khatian No.1199 under then South Suburban Municipality now Kolkata Municipal Corporation (S.S.Unit) Premises No. 62, Kailash Pandit Lane, P.S.- Behala, Kolkata-700053, being Assessee No. 411170600622.

AND WHEREAS (5) SMT MINATI DAS and (6) SMT SOUMI DAS @ SOUMI HUDAYET were entitled to ALL THAT undivided 2/15th share and (7) SHRI SUMAN DAS is entitled to undivided 1/15th share of piece and parcel of Bastu land and hereditaments and premises formed into one entire plot measuring more or less 1 Cottah along with a structure thereon together with common passage thereon situated at Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South), comprised in Dag Nos.206 of R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 156/12 later as R.S. Dag No.206/1458 in R.S. Khatian No.1199 under then South Suburban Municipality now Kolkata Municipal Corporation (S. S. Unit) Premises No. 62, Kailash Pandit Lane, P.S.- Behala, Kolkata- 700053, being Assessee No. 411170600622.

AND WHEREAS by way of a registered General Power of Attorney dated 26.02.2014, said (1) SHRI ASIT DAS, (2) SHRI ANUP DAS, (3) SMT SHILA HALDAR, (4) SMT ILA MONDAL, (5) SMT MINATI DAS and (6) SMT SOUMI DAS @ SOUMI HUDAYET, duly constituted and nominated - Shri Suman Das as their

Handwritten signatures and stamps: "Smt. S", "Rm. Addya A. Maity", "UJ", "YOGUJALAUDDY", "B.M. H. Das", "S.D. G.", "Proprietor", "Ujjalauddy".

For M/s. UJJALAUDDY
Proprietor
Ujjalauddy

lawful Attorney to manage the state of affairs and to do and caused to be done all acts, deeds, things and matter on their behalves which they personally could do for their joint undivided 14/15th share of **ALL THAT** piece and parcel of Bastu land and hereditaments and premises formed into one entire plot measuring more or less 1 Cottah along with a Tiled Shed approximately 300 sft thereon together with common passage thereon situated at Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South), comprised in Dag Nos.206 of R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 156/12 later as R.S. Dag No.206/1458 in R.S. Khatian No.1199 under then South Suburban Municipality now Kolkata Municipal Corporation (S.S.Unit) Premises No. 62, Kailash Pandit Lane, P.S.- Behala, Kolkata- 700053, being Assessee No. 411170600622. The said General Power of Attorney was duly registered at the Office of the Additional Registrar of Assurances-III, Kolkata and recorded in Book No.- IV, C.D. Vol. No.-3 from Page No.-3538 to Page No.-3553, as Being No. 01573 for the year 2014.

AND WHEREAS by way of a registered Deed of Conveyance dated 23.07.2014, said (1) SHRI ASIT DAS, (2) SHRI ANUP DAS, (3) SMT SHILA HALDAR, (4) SMT ILA MONDAL, (5) SMT MINATI DAS and (6) SMT SOUMI DAS @ SOUMI HUDAYET represented by their constituted attorney - SHRI SUMAN DAS and for self, being Vendor, against valuable consideration mentioned therein sold, granted assured conveyed and transferred **ALL THAT** piece and parcel of Bastu land and hereditaments and premises formed into one entire plot measuring more or less 1 Cottah along with a Tiled Shed approximately 300 sft thereon together with common passage thereon situated at Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South), comprised in Dag Nos.206 of R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 156/12 later as R.S. Dag No.206/1458 in R.S. Khatian No.1199 under then South Suburban Municipality now Kolkata Municipal Corporation (S.S.Unit) Premises No. 62, Kailash Pandit Lane, P.S.- Behala, Kolkata- 700053, being Assessee No. 411170600622, unto and in favour of - SHRI AMAR ADDYA, being the purchaser therein and handed over peaceful vacant possession of the same forever free from all encumbrances whatsoever. The said Deed of Conveyance dated 23.07.2014 was duly registered at the Office of the Additional Registrar of

Additional Registrar of Assurances-III
 Kolkata
 Office No. 10, C.D. Vol. No. 3, Page No. 3538 to 3553
 Book No. IV, C.D. Vol. No. 3, Page No. 3538 to 3553
 Being No. 01573 for the year 2014

For M/s. UJJALAUDDY
 Proprietor

Ujjal =
 AS
 Rm
 A. Addya A. Maity
 UH
 B.M. M.Dey
 S. Dey
 For M/s. UJJALAUDDY
 Proprietor

Assurances-I, Kolkata and recorded in Book No.- I, C.D. Vol. No.-15 from Page No.- 6005 to Page No.-6025, as Being No. 06679 for the year 2014.

AND WHEREAS thus in the manner stated above, said **SHRI AMAR ADDYA, the Owner No.10 herein** thereafter duly mutated his name in the records of Kolkata Municipal Corporation and the aforesaid land being **ALL THAT** piece and parcel of Bastu land and hereditaments and premises formed into one entire plot measuring more or less 1 Cottah (including the 5' wide private passage on the south) along with the existing Tiled Shed structure thereon approximately measuring more or less 300 sq. Ft, lying and situate at and being **Premises No, 62, Kailash Pandit Lane, Kolkata- 700053** within the state of West Bengal, **District - South 24 Parganas, Mouja - Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93** comprised in **L. R. Dag No. 206/1458** corresponding to R.S. Dag No. 206/1458 corresponding to C. S. Dag No. 206 recorded in **L. R. Khatian No. 1749** corresponding to R. S. Khatian No.1199 corresponding to C.S. Khatian No. 156/12 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation, as **Assessee No. 41-117-06-0062-2**. He is now paying the rates taxes and other outgoings regularly and punctually to the competent authorities in fee simple and enjoying the same free from all encumbrances.

AND WHEREAS by way of a registered Deed of Conveyance dated 22.03.22, said **Shri Amar Addya, the Owner No.10 herein**, being vendor therein, against valuable consideration mentioned therein sold, assured, granted, conveyed and transferred **ALL THAT** undivided undemarcated piece and parcel of Bastu land measuring more or less 1 (One) Chittacks out of more or less 1 Cottah (including the 5' wide private passage on the south) along with the existing Tiled Shed structure thereon approximately measuring more or less 300 sq. Ft, lying and situate at and being **Premises No, 62, Kailash Pandit Lane, Kolkata- 700053** within the state of West Bengal, **District - South 24 Parganas, Mouja - Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93** comprised in **L. R. Dag No. 206/1458** corresponding to R.S. Dag No. 206/1458 corresponding to C. S. Dag No. 206 recorded in **L. R. Khatian No. 1749** corresponding to R. S. Khatian No.1199 corresponding to C.S. Khatian No. 156/12 within the municipal limits of Ward No. 117 of the Kolkata Municipal

SHRI AMAR ADDYA
Proprietor

Salil Per. Manna

For M/s. UJJAL AUDDY
Proprietor

Handwritten signatures and stamps at the bottom of the page, including "Rm A. Addya", "A. Maity", "S. Sanyal", and a blue stamp for "UJJAL AUDDY".

Corporation, as Assessee No. 41-117-06-0062-2, together with all user and easement rights and all rights on paths and passages and all other common rights and facilities, appendages and appurtenances attached therein and thereto, unto and in favour of - (1) **Shri Madan Mohan Manna, the Owner No. 7 herein**, (2) **Shri Salil Kumar Manna, the Owner No. 1 herein**, (3) **Shri Bablu Manna, the Owner No. 2 herein**, (4) **Smt Anita Maity (Manna), the Owner No. 3 herein**, (5) **Smt Rama Manna (Das), the Owner No. 4 herein**, (6) **Smt Sharmistha Dey (Manna), the Owner No. 5 herein**, (7) **Smt Moushmi Dey (Manna), the Owner No. 6 herein**, (8) **Shri Bidyut Kumar Mallick, the Owner No. 8 herein**, (9) **Smt Dola Mallick, the owner No. 9 herein**, (10) **Smt Usha Hazra, the Owner No.11 herein**, (11) **Smt Kajori Ghosh (Hazra), the Owner No.12 herein**, (12) **Shri Suresh Jaiswal, the Owner No.13 herein**, (13) **Shri Gautam Samanta, the Owner No.14 herein** and (14) **Smt Kamala Santra, the Owner No.15 herein**, being the Purchasers therein and handed over peaceful possession of the same to them jointly forever free from all encumbrances whatsoever. The said Deed of Conveyance dated 22.03.22 was duly registered in the office of the District Sub Registrar - III, South 24 Parganas and recorded in Book No. I, Volume No. 1603-2022, from Page No. to . Being No. 4557 for the year 2022.

AND WHEREAS thus by virtue of the said Deed of Conveyance dated 22.03.22 being Deed No. 4557 for the year 2022, said (1) **Shri Madan Mohan Manna, the Owner No. 7 herein**, (2) **Shri Salil Kumar Manna, the Owner No. 1 herein**, (3) **Shri Bablu Manna, the Owner No. 2 herein**, (4) **Smt Anita Maity (Manna), the Owner No. 3 herein**, (5) **Smt Rama Manna (Das), the Owner No. 4 herein**, (6) **Smt Sharmistha Dey (Manna), the Owner No. 5 herein**, (7) **Smt Moushmi Dey (Manna), the Owner No. 6 herein**, (8) **Shri Bidyut Kumar Mallick, the Owner No. 8 herein**, (9) **Smt Dola Mallick, the owner No. 9 herein**, (10) **Shri Amar Addya, the Owner No.10 herein**, (11) **Smt Usha Hazra, the Owner No.11 herein**, (12) **Smt Kajori Ghosh (Hazra), the Owner No. 12 herein** and (13) **Shri Suresh Jaiswal, the Owner No.13 herein**, (14) **Shri Gautam Samanta, the Owner No.14 herein** and (15) **Smt Kamala Santra, the Owner No.15 herein**, became jointly seized and possessed of or otherwise well and sufficiently entitled to as lawful joint owners of **ALL THAT** piece and parcel of land **measuring about 1 Cottahs in total physical measurement** (including the 5' wide private passage on the south), along with the existing Tiled Shed structure thereon approximately measuring more or

Registered
 Office of the District Sub Registrar - III,
 South 24 Parganas, Kolkata - 700019
 Date: 22.03.22
 Digitally signed by Salil Kumar Manna
 DN: cn=Salil Kumar Manna, o=Salil Kumar Manna, email=Salil Kumar Manna@salil.com, c=IN
 Salil Kumar Manna
 Proprietor

Salil Kumar Manna
 Proprietor

For M/s. UJJAL AUDDY
 Ujjal Auddy
 Proprietor

K.S. Rm A. Addya A. Maity
 SKm. UH M. B.M. S. Dey
 (Khand) YODU JALU UJJAL AUDDY
 101ahq019

less 300 sq. ft, lying and situate at and being **Premises No, 62, Kailash Pandit Lane, Kolkata- 700053** within the state of West Bengal, District - South 24 Parganas, Mouja - Purja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 comprised in L. R. Dag No. 206/1458 corresponding to R.S. Dag No. 206/1458 corresponding to C. S. Dag No. 206 recorded in L. R. Khatian No. 1749 corresponding to R. S. Khatian No.1199 corresponding to C.S. Khatian No. 156/12 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation, as Assessee No. 41-117-06-0062-2, together with all rights of easements, facilities and amenities annexed thereto. And they are now jointly paying the rates taxes and other outgoings regularly and punctually to the competent authorities in fee simple and enjoying the same free from all encumbrances. But mutation is under process.

[D] KMC PRE. NO. 63, KAILASH PANDIT LANE, KOLKATA - 700 053

WHEREAS by an indenture in Bengali language dated 02nd of March, 1934, Upendra Nath Chakraborty, then recorded owner sold, transferred and conveyed unto and to use of Shri Shiba Krishna Ranju @ Ranjan, son of Chandra Kumar Ranju @ Ranjan, of Jyotish Roy Road, Behala, 24 Parganas (South) district of the state of West Bengal, ALL THAT piece and parcel of Danga land measuring more or less 1 Cottah 12 Chittacks together with a kuchcha structure thereat together with all right of common passage abutting in front of the land situated at Mouja-Purja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South) of the state of West Bengal, comprised in Dag Nos.206, R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 156/12, C.S. Dag No.206, later as R.S. Dag No. 1458 in R.S. Khatian No.1199 under then South Suburban Municipality, The said deed was registered in the office of the Sub-Registrar at Behala, Alipore Dist.24 Parganas of the state of West Bengal, recorded in Book No.1, Vol. No.12 from Page No.193 to Page No.194, as Being No.688 for the year 1934.

AND WHEREAS by another indenture in Bengali language dated 02nd of May, 1934, Upendra Nath Chakraborty, then recorded owner sold, transferred and conveyed unto and to use of Shri Shiba Krishna Ranju @ Ranjan, son of Chandra

For M/s. UJJAL AUDDY
Proprietor
Jug. (Signature)
20/11/2017

For M/s. UJJAL AUDDY
Proprietor
Jug. (Signature)

Handwritten signatures and notes: *Shri. K S Rm A. Adhya A. Maity*
Shri. UH Bhusda
YUGUJALU AUDDY
S. S. Sanyal
Dec

AND WHEREAS by an indenture dated 26th of December, 1978, Smt Nalini Manna, wife of Manmotho Nath Manna of Punja Sahapur, P.S-Behala, 24 parganas (South), transferred and conveyed unto and to use of one Smt Bimala Hudayet, wife of Bhabani Hudayet of 76, Kailash Pandit Lane, Behala, Kolkata -700 053, ALL THAT piece and parcel of Bastu land and hereditaments and premises formed into one entire plot measuring more or less 1 Cottah along with a structure thereon together with common passage thereon situated at Mouja-Punja Shahpore, Pargana-Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South), comprised in Dag Nos.206 of R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 156/12 later as R.S. Dag No.206/1458 in R.S. Khatian No.1199 under then South Suburban Municipality. The said deed was registered on 26nd day of December, 1978, in the office of the Sub-Registrar at Alipore, Dist.24 Parganas, recorded in Book No.-1, Vol. No.-117 from Page No.-97 to Page No.-101, as Being No.- 4817 for the year 1978. The owner Bimala Hudayet @ Das constructed pucca single storied residential building thereon and living with her family therein.

AND WHEREAS after the demise of Smt Bimala Hudayet, her surviving her legal heirs as per the Hindu Succession Act, 1956, sold and conveyed their 1 Cottah land to one Shri Amar Addya of S. N. Roy Road, Kolkata.

AND WHEREAS Shiba Krishna Ranju @ Ranjan died intestate on 22.09.1960 leaving behind him surviving his legal heirs namely- (1) Shri Brajendra Nath Ranju @ Ranjan (Son) @ Dwipendra Nath Ranju @ Ranjan (2) Shri Nripendra Nath Ranju @ Ranjan (Son), (3) Smt Maya Roy (Ranju @ Ranjan) (Married daughter), (4) Smt Rekha Haldar (Ranju @ Ranjan) (Married daughter) and (5) Smt Kalpana Mondal (Ranju @ Ranjan) (Married daughter), as his inheritors in his place as per the Hindu Succession Act, 1956. His wife predeceased him.

AND WHEREAS by an indenture dated 15th of February, 2008, (1) Shri Brajendra Nath Ranju @ Ranjan (Son) @ Dwipendra Nath Ranju @ Ranjan (2) Shri Nripendra Nath Ranju @ Ranjan (Son), (3) Smt Maya Roy (Ranju @ Ranjan) (Married daughter), (4) Smt Rekha Haldar (Ranju @ Ranjan) (Married daughter) and (5) Smt Kalpana Mondal (Ranju @ Ranjan) (Married daughter), sold, assured, granted, transferred and conveyed ALL THAT piece and parcel of Bastu land and hereditaments and premises formed into one entire plot measuring more or less 2

For M/s. UJJAL AUDDY
 Proprietor
 [Signature]

For M/s. UJJAL AUDDY
 Proprietor
 [Signature]

[Handwritten signatures and notes at the bottom of the page, including 'A. Addya A. Maity', 'S. Roy', and 'UJJAL AUDDY']

Cottah 12 Chittacks 32 sq.ft (along with a structure thereon together with common passage thereon situated at Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South), comprised in Dag Nos. 206, R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 156/12 and 151 [152- Ga in Bengali alphabet or C of English alphabet as per Bengali alphabet interpretation] under then South Suburban Municipality now known and demarcated as Premises no. 63, Kailash Pandit Lane, P.S-Behala, Kolkata- 700 053 under Ward No-117 of Borough No-XIII of the Kolkata Municipal Corporation (South Suburban Unit) unto and to use of - Shri Bidyut Kumar Mallick and Smt Dola Mallick, son and daughter respectively of Late Prokash Kumar Mallick, being the Purchasers therein and handed over physically vacant peaceful possession of the same jointly to them forever free from all encumbrances whatsoever. The said deed was registered on 15th day of February, 2008, in the office of the Additional District Sub-Registrar at Behala, Dist.24 Parganas, recorded in Book No.I, C.D. Vol. No.05 from Page No.5673 to Page No.5692, as Being No.01540 for the year 2008.

AND WHEREAS the owners herein on the verge of KMC mutation process discovered some factual discrepancies in the aforesaid Deed of Sale dated 15.02.2008 made by the Vendors therein, that- (1) the mutation of the aforesaid land after demise of Shiba Krishna Ranju @ Ranjan was only done in the name of Nripendra Nath Ranjan and Dwipendra Nath Ranjan moreover the "Dwipendra Nath" was erroneously entered as "Brojendra Nath". (2) The names of three female Vendors were not recorded in the KMC records. (3) The measurement of Land was erroneously entered as 2 Cottah 12 Chittacks and 32 Square foot instead of 2 Cottah 8 Chittacks and 22.5 Square foot. (4) The sold portion of Land by Late Shiba Krishna Ranju @ Ranjan was erroneously entered as 11 Chittacks and 35 Square foot instead of 1 Cottah. (5) the East side of the premises mentioned in the Schedule of land was erroneously mentioned as land of Manmotho Nath Manna of 76, Kailash Pandit lane instead of Bimala Hudayet@ Das of 62, Kailash Pandit lane.

AND WHEREAS meanwhile, said Nripendra Nath Ranjan died intestate on 06.09.2013 leaving behind him surviving his legal heirs namely- (1) Smt Rekha Ranjan (Wife) and (2) Shri Sajal Ranjan (only Son) as his inheritors in his place as per the Hindu Succession Act, 1956.

For M/s. UJJAL AUDDY
 Proprietor
 Ujjal Auddy
 Proprietor

For M/s. UJJAL AUDDY
 Proprietor
 Ujjal Auddy
 Proprietor

A. Addya A. Maity
 SKm
 UH
 B.M. Maity
 YOGNA JALLU AUDDY
 Proprietor
 DCC

AND WHEREAS thereafter, the erstwhile legal owners, namely - [1] Smt Rekha Ranjan, wife of Late Nripendra Nath Ranjan, [2] Shri Sajal Ranjan, son of Late Nripendra Nath Ranjan, [3] Shri Dwipendra Nath Ranjan, son of Late Shiba Krishna Ranjan, [4] Smt Maya Roy, wife of Shri Gopal Roy and also daughter of Late Shiba Krishna Ranjan, [5] Smt Rekha Halder, wife of Late Panna Lal Halder and also daughter of Late Shiba Krishna Ranjan and [6] Smt Kalpana Mondal, wife of Shri Rabi Mondal and also daughter of Late Shiba Krishna Ranjan, being the Confirming Parties therein, by way of a registered Deed of Declaration dated 14.10.2015, the indenture dated 15th of February, 2008 being the Principal Deed (being No.1540 for the year 2008) was rectified, corrected and substituted that in page No.4, para No.1, line No.3 of the Principal Deed for the words "11 chchataks", the words "1 (One) Cottah" was substituted and read. In page No.4, para No. 1, line No. 4 of the Principal Deed for the words "35 sq.ft", the words "0 (Zero) Chittacks and 0(Zero) sq. ft" was substituted and read. In page No.4, para No. 1, line No. 6 of the Principal Deed for the words "12 chchataks", the words "8 (Eight) Chittacks" was substituted and read. In page No.4, para No. 1, line No. 7 of the Principal Deed for the words "32 sq. ft", the words "25 (Twenty Five) Sq. ft" was substituted and read. In page No.5, para No. 3, line No. 3 of the Principal Deed for the words "12 chchataks 32 (Thirty two)", the words "8 (Eight) Chittacks and 25 sq. ft" was substituted and read. In page No.6, para No. 2, line No. 2 of the Principal Deed for the words "12 chchataks 32 (Thirty two)", the words "8(Eight) Chittacks and 25 sq. ft" was be substituted and read. In page No.9, SCHEDULE, line No. 3 &4 of the Principal Deed for the words "12 chchataks 32 (Thirty two)", the words "8 (Eight) Chittacks and 25 sq. ft" was substituted and read. In page No.9, SCHEDULE, line No.16 & 17 of the Principal Deed for the words "Manmathanath Manna", the words "Bimala Hudayet i.e. 62," should be substituted and read. In page No.9, SCHEDULE, line No.18 of the Principal Deed, prior to the words "House of ", the words "6 feet wide Common Passage and thereafter" should be inserted and read. That apart from as rectified and modified as aforesaid the Principal Deed (being No.1540 for the year 2008) shall remain in full force and effect. The said Deed of Declaration dated 14.10.2015 was duly registered in the office of the Additional Registrar of Assurances - I, Kolkata and was recorded in Book No. 1, Volume No. - 1901-2015 from Page No.133894 to Page No.133911, as Being No.190108254 for the year 2015.

For M/s. UJJAL AUDDY
 Ujjal Auddy
 Proprietor

For M/s. UJJAL AUDDY
 Ujjal Auddy
 Proprietor

Ujjal Auddy

KS
 SKR
 UH
 Khushi

A. Aditya
 B.M.
 UJJAL AUDDY
 Proprietor

A. Maity
 P. Deo
 Jankar
 D. S.
 D. S.

AND WHEREAS thus in the manner stated above, said **Shri Bidyut Kumar Mallick, the Owner No. 8 herein and Smt Dola Mallick, the owner No. 9 herein,** became absolute lawful joint owners of ALL THAT piece and parcel of Bastu land physically measuring more or less **2 Cottah 8 Chittacks and 22.5 Square feet** but said to contain 2 Cottah 8 Chittacks and 25 Square feet along with the existing Tiled Shed structure thereon approximately measuring more or less 80 sq. ft lying and situated at and being **KMC Pre. No. 63, Kailash Pandit Lane, Kolkata-700053** within the district - **South 24 Parganas** of West Bengal state of India, comprised in **Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, R.S. No. 180, J. L. No. 109 (formerly 9), Touzi Nos. 93** comprised in **L. R. Dag No. 206 and 206/1458** corresponding to R.S. Dag No. 206 and 206/1458 corresponding to C. S. Dag No. 206 recorded in **L. R. Khatian Nos. 1893 and 1894** corresponding to R. S. Khatian No.1199 corresponding to C.S. Khatian No. 156/12 and 152(Ga) within the municipal limits of **Ward No. 117** of the Kolkata Municipal Corporation (S. S. Unit), as **Assessee No. 41-117-06-0063-4** and they are now jointly paying the rates taxes and other outgoings regularly and punctually to the competent authorities in fee simple and enjoying the same free from all encumbrances.

AND WHEREAS by way of a registered Deed of Conveyance dated 22.03.22 said **Shri Bidyut Kumar Mallick, the Owner No. 8 herein and Smt Dola Mallick, the owner No. 9 herein,** jointly being vendors therein, against valuable consideration mentioned therein sold, assured, granted, conveyed and transferred **ALL THAT** undivided undemarcated piece and parcel of Bastu land measuring more or less 1 (One) Chittacks out of more or less **2 Cottah 8 Chittacks and 22.5 Square feet** (including the 5'-0" private passage on the south) along with undivided undemarcated 45 Sq. ft out of the existing Tiled Shed structure thereon approximately measuring more or less 80 sq. Ft, lying and situate at and being **Premises No. 63, Kailash Pandit Lane, Kolkata- 700053** within the state of West Bengal, District - South 24 Parganas, Mouja - Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 comprised in L. R. Dag No. 206 and 206/1458 corresponding to R.S. Dag No. 206 and 206/1458 corresponding to C. S. Dag No. 206 recorded in L. R. Khatian Nos. 1893 and 1894 corresponding to R. S. Khatian No.1199 corresponding to C.S. Khatian No. 156/12 and 152(Ga) within the municipal limits

For M/s. UJJAL AUDDY
 Proprietor
[Signature]

For M/s. UJJAL AUDDY
 Proprietor
[Signature]

For M/s. UJJAL AUDDY
 Proprietor
[Signature]

[Handwritten signatures and initials]
 A. Aditya A. Maity
 Proprietor
 UJJAL AUDDY
 Proprietor
 UJJAL AUDDY
 Proprietor

of Ward No. 117 of the Kolkata Municipal Corporation (S. S. Unit), as Assessee No. 411170600634, together with all user and easement rights and all rights on paths and passages and all other common rights and facilities, appendages and appurtenances attached therein and thereto, unto and in favour of - (1) **Shri Madan Mohan Manna, the Owner No. 7 herein,** (2) **Shri Salil Kumar Manna, the Owner No. 1 herein,** (3) **Shri Bablu Manna, the Owner No. 2 herein,** (4) **Smt Anita Maity (Manna), the Owner No. 3 herein,** (5) **Smt Rama Manna (Das), the Owner No. 4 herein,** (6) **Smt Sharmistha Dey (Manna), the Owner No. 5 herein,** (7) **Smt Moushmi Dey (Manna), the Owner No. 6 herein,** (8) **Shri Amar Addya, the Owner No.10 herein,** (9) (11) **Smt Usha Hazra, the Owner No.11 herein,** (10) **Smt Kajori Ghosh (Hazra), the Owner No. 12 herein and** (11) **Shri Suresh Jaiswal, the Owner No.13 herein,** (12) **Shri Gautam Samanta, the Owner No.14 herein and** (13) **Smt Kamala Santra, the Owner No.15 herein,** being the Purchasers therein and handed over peaceful possession of the same to them jointly forever free from all encumbrances whatsoever. The said Deed of Conveyance dated 22-03-22 was duly registered in the office of the District Sub Registrar - III, South 24 Parganas and recorded in Book No. I, Volume No. 1603-2022, from Page No. to , Being No. 4554 for the year 2022.

AND WHEREAS thus by virtue of the said Deed of Conveyance dated 22-03-22 being Deed No. 4554 for the year 2022, said (1) **Shri Madan Mohan Manna, the Owner No. 7 herein,** (2) **Shri Salil Kumar Manna, the Owner No. 1 herein,** (3) **Shri Bablu Manna, the Owner No. 2 herein,** (4) **Smt Anita Maity (Manna), the Owner No. 3 herein,** (5) **Smt Rama Manna (Das), the Owner No. 4 herein,** (6) **Smt Sharmistha Dey (Manna), the Owner No. 5 herein,** (7) **Smt Moushmi Dey (Manna), the Owner No. 6 herein,** (8) **Shri Bidyut Kumar Mallick, the Owner No. 8 herein,** (9) **Smt Dola Mallick, the owner No. 9 herein,** (10) **Shri Amar Addya, the Owner No.10 herein,** (11) **Smt Usha Hazra, the Owner No.11 herein,** (12) **Smt Kajori Ghosh (Hazra), the Owner No. 12 herein and** (13) **Shri Suresh Jaiswal, the Owner No.13 herein,** (14) **Shri Gautam Samanta, the Owner No.14 herein and** (15) **Smt Kamala Santra, the Owner No.15 herein,** became jointly seized and possessed of or otherwise well and sufficiently entitled to as lawful joint owners of **ALL THAT** piece and parcel of Bastu land physically measuring more or less **2 Cottah 8 Chittacks and 22.5 Square feet** (including the 5'-0" private passage on the south) but said to contain 2 Cottah 8 Chittacks and 25 Square feet

For M/s. UJJALAUDDY
 Proprietor
 UJJALAUDDY
 Proprietor

For M/s. UJJALAUDDY
 Proprietor
 UJJALAUDDY
 Proprietor

For M/s. UJJALAUDDY
 Proprietor
 UJJALAUDDY
 Proprietor

Jey
 Shri
 R. S
 Rm
 UJJALAUDDY
 Proprietor
 H. Dey
 A. Maity
 S. Dey
 Dey
 Dey

Registrar, at Alipore, District 24 Parganas on 17.08.1974 and recorded in Book No. 1, Vol. No. 134, from page number 79 to page number 83 as Being No. 4597 for the year 1974 and transferred and conveyed the aforesaid land and building unto and to use of his two sons, namely - Sri Satish Chandra Manna and Sri Madan Mohan Manna and who thereafter came into possession, right, title, interest and absolute ownership of 10 Sataks or 6 Cottah equivalent to 4320 Sq. ft. more or less of Bastu plot of land along with a structure thereon together with common passage thereon being KMC Premises No. 64, Kailash Pandit Lane, P.S.- Behala, Kolkata- 700053.

AND WHEREAS said Shri Madan Mohan Manna @ Chandi Charan Manna herein thereafter duly mutated his name in the records of Kolkata Municipal Corporation and the aforesaid undivided 1/2 share of land along with a structure thereon together with common passage thereon was recorded as KMC Pre. No. 64, Kailash Pandit Lane (mailing address - 76, Kailash Pandit Lane), P.S.- Behala, Kolkata- 700053, being Assessee No. 41-117-06-0185-7 is paying the municipal taxes regularly and enjoying the same free from all encumbrances.

AND WHEREAS said Satish Chandra Manna died intestate on 17.12.2000 leaving behind him surviving his legal heirs namely- (1) Shri Bhola Nath Manna (Son), (2) Shri Salil Kumar Manna (Son), (3) Shri Bablu Manna (Son), (4) Smt Anita Maity (Manna) (Daughter), wife of Sri Banabehari Maity (5) Smt Sabita Das (Manna) (Daughter), wife of Sri Sukumar Das and (6) Smt Madhabi Biswas (Manna) (Daughter), wife of Sri Swapan Biswas, as his inheritors in his place as per the Hindu Succession Act, 1956. His wife predeceased him.

AND WHEREAS (1) Shri Bhola Nath Manna (Son), (2) Shri Salil Kumar Manna (Son), (3) Shri Bablu Manna (Son), (4) Smt Anita Maity (Manna) (Daughter), wife of Sri Banabehari Maity (5) Smt Sabita Das (Manna) (Daughter), wife of Sri Sukumar Das and (6) Smt Madhabi Biswas (Manna) (Daughter), wife of Sri Swapan Biswas, herein thereafter duly mutated their names in the records of Kolkata Municipal Corporation and the aforesaid undivided 1/2 share of land along with a structure thereon together with common passage thereon was recorded as KMC Pre. No. 64, Kailash Pandit Lane (mailing address - 76, Kailash Pandit Lane), P.S.- Behala, Kolkata- 700053, being Assessee No. 411170600646 now were jointly paying the municipal taxes regularly and enjoying the same free from all encumbrances.

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For M/s. UJJAL AUDDY
Handwritten signature in blue ink
Proprietor

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Proprietor

structure measuring old and dilapidated two storied Building constructed thereon, **1600 Sq. Ft. more or less Covered area of old and dilapidated two storied Building including one shop room measuring about 150 Sq. Ft more or less, together with undivided proportionate share of land with common area and facilities thereon** together with common passage thereon within the District of **South 24-Parganas** in Mouja - Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, comprised in L. R. Dag Nos. 203 and 205 of R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 recorded in L. R. Khatian No. 1744 corresponding to R. S. Khatian No.1464 and 645 corresponding to C.S. Khatian No. 152 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation at and being portion of **KMC Premises No. 64, Kailash Pandit Lane, Kolkata- 700053, under P.S. Behala, within the municipal limits of Ward No. 117 of Br. No. XIII of the Kolkata Municipal Corporation (South Suburban Unit), under K.M.C Assessee No. 41-117-06-0064-6** to and unto the use of - Shri Madan Mohan Manna @ Chandi Charan Manna and handed over physically vacant possession of the same forever free from all encumbrances whatsoever. The said deed of Sale was duly registered in the office of the District Sub Registrar - II, South 24 Parganas and recorded in Book No. I, Volume No. 1602-2020, from Page No.18076 to 18110, Being No. 160200214 for the year 2020.

AND WHEREAS by virtue of a registered Deed of Sale dated 10.01.2020, said Shri Madan Mohan Manna @ Chandi Charan Manna as Vendor therein sold, assured, conveyed and transferred **ALL THAT** piece or parcel of undivided structure in the **ground & first floor** measuring more or less **120 Sq. ft. Covered area** in total out of total structure measuring old and dilapidated two storied Building constructed thereon, **1600 Sq. Ft. more or less Covered area of old and dilapidated two storied Building including one shop room measuring about 150 Sq. Ft more or less, together with undivided proportionate share of land with common area and facilities thereon** together with common passage thereon within the District of **South 24-Parganas** in Mouja - Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, comprised in L. R. Dag Nos. 203 and 205 of R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 recorded in L. R. Khatian No. 1744 corresponding to R. S. Khatian No.1464 and 645 corresponding to C.S. Khatian No. 152 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation at and being portion of **KMC Premises No. 64, Kailash**

For M/s. UJJALAUDDY
 Proprietor
 Ujjalauddy
 Proprietor

Ujjalauddy
 SKM.
 UH
 A. Addya
 Rm
 A. Maity
 S. Day
 M. Day
 Ujjalauddy
 Proprietor
 Ujjalauddy
 Proprietor

Pandit Lane, Kolkata- 700053, under P.S. Behala, within the municipal limits of Ward No. 117 of Br. No. XIII of the Kolkata Municipal Corporation (South Suburban Unit), under K.M.C Assessee No. 41-117-06-0185-7 to and unto the use of - (1) SRI BHOLA NATH MANNA, (2) SRI SALIL KUMAR MANNA, (3) SRI BABLU MANNA, all sons of Late Satish Chandra Manna, all by faith- Hindu, by occupation- service, all residing at KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane), P.S.- Behala, Kolkata- 700053, (4) SMT ANITA MAITY (MANNA), wife of Shri Banabehari Maity, represented by their constituted attorney - SRI UJJAL AUDDY, son of Late Ahindra Kumar Auddy, by faith - Hindu, by occupation - Business, Presently residing at 268/1, S. N. Roy Road, P.S.- Behala, Kolkata - 700 038 vide the General Power of Attorney dated 18.09.2014 registered at the office of the Additional Registrar of Assurances - III, Kolkata and recorded in Book No - IV, Volume No - 12 from Pages 3630 to 3646 as Being No 06734 for the year 2014 and handed over physically vacant possession of the same forever free from all encumbrances whatsoever. The said deed of Sale was duly registered in the office of the District Sub Registrar - II, South 24 Parganas and recorded in Book No. I, Volume No. 1602-2020, from Page No.18111 to 18147, Being No. 160200215 for the year 2020.

AND WHEREAS said Bhola Nath Manna died intestate on 20.04.2020 leaving behind him surviving as his legal heirs namely- (1) Smt Rama Manna (Das) (Widow), (2) Smt Sharmistha Dey (Manna) (Married Daughter)) wife of Shri Subhashish Dey and (3) Smt Moushmi Dey (Manna) (Married Daughter), wife of Shri Subhashish Dey, as his inheritors in his place as per the Hindu Succession Act, 1956.

AND WHEREAS thus (1) Shri Madan Mohan Manna (absolute owner of undivided ½ share) and (2) Shri Salil Kumar Manna, (3) Shri Bablu Manna, (4) Smt Anita Maity (Manna), (5) Smt Rama Manna (Das), (6) Smt Sharmistha Dey (Manna) and (7) Smt Moushmi Dey (Manna) (joint owners of undivided ½ share) herein thereafter duly mutated their respective names in the records of Kolkata Municipal Corporation and the aforesaid land being a single premises and but differentiated portions of the two storied old dilapidated building together with 5'-0" wide common passage thereon was recorded as KMC Pre. No. 64, Kailash Pandit Lane (mailing address - 76, Kailash Pandit Lane), P.S.- Behala, Kolkata- 700053, having Assessee

For M/s. UJJAL AUDDY
 Proprietor

For M/s. UJJAL AUDDY
 Proprietor

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 Rm B.M.
 S. Dey
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Nos. 41-117-06-0185-7 & 41-117-06-0064-6 respectively now are paying their respective apportioned municipal taxes regularly and enjoying the same free from all encumbrances.

AND WHEREAS by way of inheritance, said (1) **Shri Madan Mohan Manna**, the Owner No. 7 herein (absolute owner of undivided 1/2 share) and (2) **Shri Salil Kumar Manna**, the Owner No. 1 herein, (3) **Shri Bablu Manna**, the Owner No. 2 herein, (4) **Smt Anita Maity (Manna)**, the Owner No. 3 herein, (5) **Smt Rama Manna (Das)**, the Owner No. 4 herein, (6) **Smt Sharmistha Dey (Manna)**, the Owner No. 5 herein and (7) **Smt Moushmi Dey (Manna)**, the Owner No. 6 herein (owner No. 2 to 6 herein are joint owners of undivided 1/2 share) herein are now jointly seized and possessed of and well and sufficiently entitled to as the legal owners of **ALL THAT** piece and parcel of land measuring about 5 Cottahs 10 Chittacks 00 Sq. ft. in total physical measurement, along with old two storied Building, measuring about 3200 Sq. ft. more or less including two shop rooms measuring about 150 Sq. Ft each more or less, lying and situated at and being **KMC Pre. No. 64, Kailash Pandit Lane, Kolkata- 700053** within the district - **South 24 Parganas** of West Bengal state of India, in **Mouja - Punja Shahpore**, Pargana- **Magura, P.S - Behala**, Sub Registry Office at **Alipore**, comprised in **L. R. Dag Nos. 203 and 205** of R. S. No. 180, **J. L. No. 109 (formerly 09)**, Touzi Nos. 93 recorded in **L. R. Khatian Nos. 1744, 1745, 1746, 1747 & 1748** corresponding to R. S. Khatian No.1464 and 645 corresponding to C.S. Khatian No. 152 within the municipal limits of **Ward No. 117** of Br. No. XIII of the **Kolkata Municipal Corporation**, as **Assessee Nos. 41-117-06-0185-7 & 41-117-06-0064-6**. And they are now jointly paying the rates taxes and other outgoings regularly and punctually to the competent authorities in fee simple and enjoying the same free from all encumbrances except for two numbers of residential tenants occupying 1600 Sq. ft covered area of pucca structure.

Names of the Tenants Area uder his/her occupation

- | | |
|------------------------|------------|
| 1. Shri Mohan Lakhmani | 800 sq. ft |
| 2. Smt Pratima Ghosal | 700 sq. ft |

AND WHEREAS by way of a registered Deed of Conveyance dated 22.03.22, said (1) **Shri Madan Mohan Manna**, the Owner No. 7 herein, (2) **Shri Salil Kumar Manna**, the Owner No. 1 herein, (3) **Shri Bablu Manna**, the Owner No. 2 herein,

Handwritten signatures and notes:
 A Addya A. Maity
 Rm B.M.
 S. Dey
 S.Km. UH
 (Rush) YUJALAUDDY
 Proprietor

For M/s. UJJALAUDDY
 Proprietor
 Salil K. Manna
 Proprietor

(4) Smt Anita Maity (Manna), the Owner No. 3 herein, (5) Smt Rama Manna (Das), the Owner No. 4 herein, (6) Smt Sharmistha Dey (Manna), the Owner No. 5 herein and (7) Smt Moushmi Dey (Manna), the Owner No. 6 herein, jointly being vendors therein, against valuable consideration mentioned therein sold, assured, granted, conveyed and transferred **ALL THAT** undivided undemarcated piece and parcel of Bastu land measuring more or less 1 (One) Chittacks out of their undivided shares of more or less 5 Cottah 10 Chittacks along with undivided 45 Sq. ft (M/L) in the Ground Floor and also 45 Sq. ft (M/L) in the First Floor of the existing old and dilapidated two storied structure thereon approximately measuring more or less 3200 Sq. Ft together with undivided proportionate share of land with common area and facilities thereon lying and situated at and being KMC Pre. No. 64, Kailash Pandit Lane, Kolkata- 700053 within the district - South 24 Parganas of West Bengal state of India, comprised in Mouja-Punja Shahpore, Pargana-Magura, P.S-Behala, Sub Registry Office at Alipore, comprised in L. R. Dag Nos. 203 and 205 of R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 recorded in L. R. Khatian Nos. 1744, 1745, 1746, 1747 & 1748 corresponding to R. S. Khatian No.1464 and 645 corresponding to C.S. Khatian No. 152 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation, as Assessee Nos. 41-117-06-0185-7 & 41-117-06-0064-6 together with all user and easement rights and all rights on paths and passages and all other common rights and facilities, appendages and appurtenances attached therein and thereto, unto and in favour of - (1) Shri Amar Addya, the Owner No.10 herein, (2) Smt Usha Hazra, the Owner No.11 herein, (3) Smt Kajori Ghosh (Hazra), the Owner No. 12 herein, (4) Shri Suresh Jaiswal, the Owner No.13 herein, (5) Shri Gautam Samanta, the Owner No.14 herein and (6) Smt Kamala Santra, the Owner No.15 herein, (7) Shri Bidyut Kumar Mallick, the Owner No. 8 herein and (8) Smt Dola Mallick, the owner No. 9 herein, being the Purchasers therein and handed over peaceful possession of the same to them jointly forever free from all encumbrances whatsoever. The said Deed of Conveyance dated 22.03.22 was duly registered in the office of the District Sub Registrar - III, South 24 Parganas and recorded in Book No. I, Volume No. 1603-2022, from Page No. to , Being No. 4553 for the year 2022.

AND WHEREAS thus by virtue of the said Deed of Conveyance dated 22.03.22 being Deed No. 4553 for the year 2022, said (1) **Shri Madan Mohan Manna, the**

For M/s. UJJAL AUDDY
 Proprietor

For M/s. UJJAL AUDDY
 Proprietor

Sd/- Mr. Manna

Coy.

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S/M

UH

Rm

A. Addya

B. M.

YOGUA JALLAUDDY

Proprietor

A. Maity

S. Dey.

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Handwritten signature

Owner No. 7 herein, (2) Shri Salil Kumar Manna, the Owner No. 1 herein, (3) Shri Bablu Manna, the Owner No. 2 herein, (4) Smt Anita Maity (Manna), the Owner No. 3 herein, (5) Smt Rama Manna (Das), the Owner No. 4 herein, (6) Smt Sharmistha Dey (Manna), the Owner No. 5 herein, (7) Smt Moushmi Dey (Manna), the Owner No. 6 herein, (8) Shri Bidyut Kumar Mallick, the Owner No. 8 herein, (9) Smt Dola Mallick, the owner No. 9 herein, (10) Shri Amar Addya, the Owner No.10 herein, (11) Smt Usha Hazra, the Owner No.11 herein, (12) Smt Kajori Ghosh (Hazra), the Owner No. 12 herein and (13) Shri Suresh Jaiswal, the Owner No.13 herein, (14) Shri Gautam Samanta, the Owner No.14 herein and (15) Smt Kamala Santra, the Owner No.15 herein, became jointly seized and possessed of or otherwise well and sufficiently entitled to as lawful joint owners of **ALL THAT** piece and parcel of land measuring about 5 Cottahs 10 Chittacks 00 Sq. ft. in total physical measurement, along with old two storied Building, measuring about 3200 Sq. ft. more or less including two shop rooms measuring about 150 Sq. Ft of covered area each more or less, lying in Mouja - Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, comprised in L. R. Dag Nos. 203 and 205 of R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 recorded in L. R. Khatian Nos. 1744, 1745, 1746, 1747 & 1748 corresponding to R. S. Khatian No.1464 and 645 corresponding to C.S. Khatian No. 152 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation, as Assessee Nos. 41-117-06-0185-7 & 41-117-06-0064-6, being known as **Municipal Premises No, 64, Kailash Pandit Lane, Kolkata- 700053, under P.S. Behala, in the District of South 24-Parganas at Present within the Limits of The Kolkata Municipal Corporation, Ward No. 117, Br. No. XIII, Sub-Registration Office at A.D.S.R. - Behala and District Registration office at D.S.R.-II at Alipore, together with all rights of easements, facilities and amenities annexed thereto along with two numbers of residential tenants occupying 1600 Sq. ft covered area of pucca structure.**

Names of the Tenants Area uder his/her occupation

- | | |
|------------------------|------------|
| 1. Shri Mohan Lakhmani | 800 sq. ft |
| 2. Smt Pratima Ghosal | 700 sq. ft |

And they are now jointly paying the rates taxes and other outgoings regularly and punctually to the competent authorities in fee simple and enjoying the same free from all encumbrances. But mutation is under process. •

Handwritten signatures and notes:
 A. Addya A. Maity
 Rm B.M.
 UH M. Dey
 (Rm) YODVA JALLU, JALU
 EK.M S. Dey
 Proprietor A. Deo

For M/s. UJJAL AUDDY
 Proprietor
 UJJAL AUDDY

as per record of right together with undivided proportionate share of land with common area and facilities thereon connected with 5'-0" wide private passage on the south, within **the District of South 24-Parganas** in Mouja - Punja Shahpore, Pargana- Magura, P. S - Behala, Sub Registry Office at Alipore, comprised in L. R. Dag Nos. 207 and 208 of R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 recorded in L. R. Khatian No. 1750 & 1751 corresponding to R. S. and C.S. Khatian No. 28 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation at and being portion of **KMC Premises No. 61, Kailash Pandit Lane, Kolkata- 700053, under P.S. Behala, within the municipal limits of Ward No. 117 of Br. No. XIII of the Kolkata Municipal Corporation (South Suburban Unit), under K.M.C Assessee Nos. 411170600610 & 411170602941, together with all rights of easements, facilities and amenities annexed thereto together with one number of residential tenant occupying 300 Sq. ft covered area of Tile shed.**

<u>Name of the Tenant</u>	<u>Area under her occupation</u>
1. Smt Krishna Ghosal	300 sq. ft

[C] KMC PRE. NO. 62, KAILASH PANDIT LANE, KOLKATA - 700 053

ALL THAT piece and parcel of land **measuring about 1 Cottahs in total physical measurement** (including the 5' wide private passage on the south), **along with** the existing Tiled Shed structure thereon approximately measuring more or less 300 sq. ft, lying and situate at and being **Premises No, 62, Kailash Pandit Lane, Kolkata- 700053** within the state of West Bengal, District - South 24 Parganas, Mouja - Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 comprised in L. R. Dag No. 206/1458 corresponding to R.S. Dag No. 206/1458 corresponding to C. S. Dag No. 206 recorded in L. R. Khatian No. 1749 corresponding to R. S. Khatian No.1199 corresponding to C.S. Khatian No. 156/12 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation, as Assessee No. 41-117-06-0062-2, together with all rights of easements, facilities and amenities annexed thereto. And they are now jointly paying the rates taxes and other outgoings regularly and punctually to the competent authorities in fee simple and enjoying the same free from all encumbrances. But mutation is under process.

For M/s. UJJAL AUDDY
 Proprietor
[Signature]

For M/s. UJJAL AUDDY
Proprietor
[Signature]

[Handwritten signatures and initials]
 A. Addya
 Rm B.M.
 A. Maitly
 S. Dey
 YODUA JALLU
 Proprietor
 SKM
 BH
 De

[D] KMC PRE. NO. 63, KAILASH PANDIT LANE, KOLKATA - 700 053

ALL THAT piece and parcel of Bastu land physically measuring more or less 2 Cottah 8 Chittacks and 22.5 Square feet (including the 5'-0" private passage on the south) but said to contain 2 Cottah 8 Chittacks and 25 Square feet along with the existing Tiled Shed structure thereon approximately measuring more or less 80 sq. ft lying and situated at and being KMC Pre. No. 63, Kailash Pandit Lane, Kolkata- 700053 within the district - South 24 Parganas of West Bengal state of India, comprised in Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, R.S. No. 180, J. L. No. 9, Touzi Nos. 93 comprised in L. R. Dag No. 206 and 206/1458 corresponding to R.S. Dag No. 206 and 206/1458 corresponding to C. S. Dag No. 206 recorded in L. R. Khatian Nos. 1893 and 1894 corresponding to R. S. Khatian No.1199 corresponding to C.S. Khatian No. 156/12 and 152(Ga) within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation (S. S. Unit), as Assessee No. 411170600634, together with all rights of easements, facilities and amenities annexed thereto.

[E] KMC PRE. NO. 64, KAILASH PANDIT LANE, KOLKATA - 700 053

ALL THAT piece and parcel of land measuring about 5 Cottahs 10 Chittacks 00 Sq. ft. in total physical measurement, along with old two storied Building, measuring about 3200 Sq. ft. more or less including two shop rooms measuring about 150 Sq. Ft of covered area each more or less, lying in Mouja - Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, comprised in L. R. Dag Nos. 203 and 205 of R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 recorded in L. R. Khatian Nos. 1744, 1745, 1746, 1747 & 1748 corresponding to R. S. Khatian No.1464 and 645 corresponding to C.S. Khatian No. 152 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation, as Assessee Nos. 41-117-06-0185-7 & 41-117-06-0064-6, being known as **Municipal Premises No, 64, Kailash Pandit Lane, Kolkata- 700053, under P.S. Behala, in the District of South 24-Parganas at Present within the limits of The Kolkata Municipal Corporation, Ward No. 117, Br. No. XIII, Sub-Registration Office at A.D.S.R. - Behala and District Registration office at D.S.R.-II at Alipore, together with all rights of easements, facilities and amenities annexed**

For M/s. UJJAL AUDDY
Proprietor
Ujjal

For M/s. UJJAL AUDDY
Proprietor
Ujjal

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SKm
Ujjal
Rm B.M.
A. Addya
A. Maity
S. Day
Ujjal
Ujjal
Ujjal

thereto along with two numbers of residential tenants occupying 1600 Sq. ft covered area of pucca structure.

<u>Names of the Tenants</u>	<u>Area uder his/her occupation</u>
1. Shri Mohan Lakhmani	800 sq. ft
2. Smt Pratima Ghosal	700 sq. ft

The process of mutation amalgamation with the competent authorities will be taken up shortly hereinafter shall be referred to as the Schedule -A premises. And this Agreement for Development shall come into effect only after the amalgamation of the plots with each other making a single bigger plot.

AND WHEREAS the Owners herein are not in a condition to develop the Multi - Storied building over and upon the said land premises by their own due to paucity of funds and due to lack of time and knowhow for supervision of the construction, as such for the Development of one Multi - Storied Building over the said land premises the Owners have decided to engage one competent Developer. And the Developer mentioned herein above, knowing the same from reliable source, has approached to the Owners for developing the same.

AND WHEREAS the Owners herein have decided to execute one Development Agreement with - **M/s. UJJAL AUDDY [PAN-ADAPA9306N]**, a proprietorship Firm, having its registered corporate office at 268/1, S. N. Roy Road, P.O.- New Alipore, P.S.- New Alipore (formerly Behala), Kolkata- 700038, District- South 24 Parganas, represented by proprietor - **SHRI UJJAL AUDDY [PAN-ADAPA9306N] [AADHAR NO. - 9219 6188 1023]**, son of Late Ahindra Kumar Auddy, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 268/1, S.N. Roy Road, P.S.-New Alipore (formerly Behala), P.O- New Alipore, Kolkata-700 038, District - South 24 Parganas, the Developer herein, stating the terms and conditions in details in this Development Agreement duly to be registered before D.S.R.III, Alipore on this day itself.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE OWNERS AND THE DEVELOPER as follows :-

ARTICLE - 1 : DEFINITIONS

Ujjal
OH
KS
Shri
A. Addya
Rm B.M.
MDDUA JALLU
(Kharis)
Proprietor
A. Maity
S. Dey
Proprietor
Shri
Shri
Shri
Shri

For M/s. UJJAL AUDDY
 Proprietor
Ujjal

For M/s. UJJAL AUDDY
 Proprietor
Ujjal

In this Agreement unless it is repugnant to or inconsistent with the subject or context:-

OWNERS: shall mean the aforesaid [1] **SRI SALIL KUMAR MANNA @ SALIL MANNA [PAN - BYWPM0197H] [AADHAR NO. 9078 8395 7878]**, son of Late Satish Chandra Manna, by faith- Hindu, by occupation- service, by nationality - Indian, residing at KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane), P. O. - New Alipore, P.S.- Behala, Kolkata- 700053, district - South 24 Parganas, [2] **SRI BABLU MANNA [PAN - BDUPM7497P] [AADHAR NO. 3639 5571 9422]**, son of Late Satish Chandra Manna, by faith- Hindu, by occupation- Business, by nationality - Indian, residing at KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane), P. O. - New Alipore, P.S.- Behala, Kolkata- 700053, district - South 24 Parganas [3] **SMT ANITA MAITY [MANNA] [PAN - DHNPM4490R] [AADHAR NO. 4972 7521 2265]**, wife of Shri Banabehari Maity and also daughter of Late Satish Chandra Manna, by faith- Hindu, by occupation- housewife, by nationality - Indian, residing at KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane), P. O. - New Alipore, P.S.- Behala, Kolkata- 700053 district - South 24 Parganas, [4] **SMT RAMA MANNA [DAS] [PAN - ATBPD6518Z] [AADHAR NO. 3846 6712 6644]**, wife of Late Bhola Nath Manna, by faith- Hindu, by occupation- housewife, by nationality - Indian, at present residing at KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane), P. O. - New Alipore, P.S.- Behala, Kolkata- 700053, district - South 24 Parganas, [5] **SMT SHARMISTHA DEY [MANNA] [PAN - AVAFS6277Q] [AADHAR NO. 4265 4266 5150]**, wife of Shri Subhashish Dey and also daughter of Late Bhola Nath Manna, by faith- Hindu, by occupation- housewife, by nationality - Indian, at present residing at Flat No. 181, Tower - 5, Palm Olympia Society, Sector - 16C, Greater Noida West, Greater Noida, P. O. - Tugalpur, P. S. - Bisrakh, District - Gautam Buddha Nagar, Uttar Pradesh - 201308 and also at KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane), P. O. - New Alipore, P.S.- Behala, Kolkata- 700053, district - South 24 Parganas, [6] **SMT MOUSHMI DEY [MANNA] [PAN - ANPPM2796M] [AADHAR NO. 8811 5804 8298]**, wife of Shri Subhashish Dey and also daughter of Late Bhola Nath Manna, by faith- Hindu, by occupation- housewife, by nationality - Indian, at present residing at 404 - a/3, Fourth Floor, Gali No. - 5, Govindpuri Main, P.O. - Kalkaji, P. S. - Govindpuri, South Delhi, Delhi

For M/s. UJJAL AUDDY
 Proprietor
[Signature]

For M/s. UJJAL AUDDY
 Proprietor
[Signature]

[Signature]

UH *[Signature]* A. Maity

[Signature]
SKan

[Signature]
Proprietor

[Signature]
Proprietor

[Signature]

- 110019 and also at KMC Premises No. 64, Kailash Pandit Lane (Mailing Address- 76, Kailash Pandit Lane), P. O. - New Alipore, P.S.- Behala, Kolkata- 700053, district - South 24 Parganas, [7] **SRI MADAN MOHAN MANNA @ CHANDI CHARAN MANNA [PAN - BEBPM3533C] [AADHAR NO. 3064 0278 8569]**, son of Late Manmotho Nath Manna, by faith- Hindu, by occupation- Retired, by nationality - Indian, residing at 76, Kailash Pandit Lane, P.S.- Behala, Kolkata- 700053 district - South 24 Parganas, [8] **SRI BIDYUT KUMAR MALLICK [PAN - AESPM2923C] [AADHAR NO.9388 3932 7049]**, son of Late Prokash Kumar Mullick, by faith- Hindu, by occupation- Service, by nationality - Indian, residing at 82, Kailash Pandit Lane, P. O. - New Alipore. P.S.- Behala, Kolkata- 700053, [9] **SMT DOLA MALLICK [PAN - AEIPM5117N] [AADHAR NO.6444 2765 8511]**, daughter of Late Prokash Kumar Mallick, by faith- Hindu, by occupation- Service, by nationality - Indian, residing at 82, Kailash Pandit Lane, P. O. - New Alipore. P.S.- Behala, Kolkata- 700053, [10] **SRI AMAR ADDYA [PAN - ADAPA9305R] [AADHAR NO.5331 3694 6439]**, son of Late Ahindra Kumar Auddy, by faith- Hindu, by Occupation- Business, by nationality - Indian, residing at 268/1, S.N.Roy Road, P.S.- Behala, Kolkata- 700 038 under the district- South 24 Parganas, [11] **SRI SANJIT KUMAR HAZRA [PAN - AEIPH5429M] [AADHAR NO.4631 5825 1565]**, son of Late Bibhuti Bhushan Hazra, by faith- Hindu, by occupation-Retired, residing at KMC premises number-61, Kailash Pandit Lane (mailing address- 78, Kailash Pandit Lane), P. O. - New Alipore. P.S.-Behala, Kolkata- 700 053, [12] **SRI SURESH JAISWAL [PAN - AFGPJ4725G] [AADHAR NO.2868 3329 2827]**, son of Shri Ram Prasad Jaiswal, both by faith- Hindu, by occupation- Business, residing at 61, Kailash Pandit Lane (mailing address- 78, Kailash Pandit Lane), P. O. - New Alipore. P.S.-Behala, Kolkata- 700 053, District South 24 Parganas, [13] **SHRI GAUTAM SAMANTA [PAN - AIQPS7004Q] [AADHAR NO. - 3578 4280 0639]**, son of Late Badal Chandra Samanta, by faith- Hindu, by occupation- Service, by nationality - Indian, residing at P-106, Jyotish Roy Road, P. O. - New Alipore, P. S. Behala, Kolkata - 700 053, District - South 24 Parganas and [14] **SMT KAMALA SANTRA [PAN - GLVPS7120D] [AADHAR NO.4211 2959 3534]**, wife of Late Kanai Lal Santra, by faith- Hindu, by occupation- Housewife, by nationality - Indian, residing at 79, Kailash Pandit Lane, P. O. - New Alipore. P.S.-Behala, Kolkata- 700 053, including their respective heirs, successors, executors, administrators, legal representatives and assignees.

For M/s. UJJAL AUDDY
 Proprietor
 UJJAL AUDDY

For M/s. UJJAL AUDDY
 Proprietor
 UJJAL AUDDY

A. Addya A. Maity

See.

KS
SKM

UH

Rm B.M.
UJJAL AUDDY
Proprietor

S. Sanyal
Proprietor

See

the south, within the **District of South 24-Parganas** in Mouja - Punja Shahpore, Pargana- Magura, P. S - Behala, Sub Registry Office at Alipore, comprised in L. R. Dag Nos. 207 and 208 of R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 recorded in L. R. Khatian No. 1750 & 1751 corresponding to R. S. and C.S. Khatian No. 28 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation at and being portion of **KMC Premises No. 61, Kailash Pandit Lane, Kolkata- 700053, under P.S. Behala, within the municipal limits of Ward No. 117 of Br. No. XIII of the Kolkata Municipal Corporation (South Suburban Unit), under K.M.C Assessee Nos. 411170600610 & 411170602941**, together with all rights of easements, facilities and amenities annexed thereto together with one number of residential tenant occupying 300 Sq. ft covered area of Tile shed.

<u>Name of the Tenant</u>	<u>Area uder her occupation</u>
2. Smt Krishna Ghosal	300 sq. ft

[C] KMC PRE. NO. 62, KAILASH PANDIT LANE, KOLKATA - 700 053

ALL THAT piece and parcel of land **measuring about 1 Cottahs in total physical measurement** (including the 5' wide private passage on the south), **along with** the existing Tiled Shed structure thereon approximately measuring more or less 300 sq. ft, lying and situate at and being **Premises No, 62, Kailash Pandit Lane, Kolkata- 700053** within the state of West Bengal, District - South 24 Parganas, Mouja - Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 comprised in L. R. Dag No. 206/1458 corresponding to R.S. Dag No. 206/1458 corresponding to C. S. Dag No. 206 recorded in L. R. Khatian No. 1749 corresponding to R. S. Khatian No. 1199 corresponding to C.S. Khatian No. 156/12 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation, as Assessee No. 41-117-06-0062-2, together with all rights of easements, facilities and amenities annexed thereto. And they are now jointly paying the rates taxes and other outgoings regularly and punctually to the competent authorities in fee simple and enjoying the same free from all encumbrances. But mutation is under process.

For M/s. UJJAL AUDDY
 Proprietor
 UJJAL AUDDY
 Proprietor

[D] KMC PRE. NO. 63, KAILASH PANDIT LANE, KOLKATA - 700 053

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 A Addya A. Maity
 Rm B.M.
 YOGUA JALLU
 S. Dey
 Proprietor
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ALL THAT piece and parcel of Bastu land physically measuring more or less 2 Cottah 8 Chittacks and 22.5 Square feet (including the 5'-0" private passage on the south) but said to contain 2 Cottah 8 Chittacks and 25 Square feet along with the existing Tiled Shed structure thereon approximately measuring more or less 80 sq. ft lying and situated at and being KMC Pre. No. 63, Kailash Pandit Lane, Kolkata- 700053 within the district - South 24 Parganas of West Bengal state of India, comprised in Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, R.S. No. 180, J. L. No. 9, Touzi Nos. 93 comprised in L. R. Dag No. 206 and 206/1458 corresponding to R.S. Dag No. 206 and 206/1458 corresponding to C. S. Dag No. 206 recorded in L. R. Khatian Nos. 1893 and 1894 corresponding to R. S. Khatian No.1199 corresponding to C.S. Khatian No. 156/12 and 152(Ga) within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation (S. S. Unit), as Assessee No. 411170600634, together with all rights of easements, facilities and amenities annexed thereto.

[E] KMC PRE. NO. 64, KAILASH PANDIT LANE, KOLKATA - 700 053

ALL THAT piece and parcel of land measuring about 5 Cottahs 10 Chittacks 00 Sq. ft. in total physical measurement, along with old two storied Building, measuring about 3200 Sq. ft. more or less including two shop rooms measuring about 150 Sq. Ft of covered area each more or less, lying in Mouja - Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, comprised in L. R. Dag Nos. 203 and 205 of R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 recorded in L. R. Khatian Nos. 1744, 1745, 1746, 1747 & 1748 corresponding to R. S. Khatian No.1464 and 645 corresponding to C.S. Khatian No. 152 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation, as Assessee Nos. 41-117-06-0185-7 & 41-117-06-0064-6, being known as **Municipal Premises No, 64, Kailash Pandit Lane, Kolkata- 700053, under P.S. Behala, in the District of South 24-Parganas at Present within the limits of The Kolkata Municipal Corporation, Ward No. 117, Br. No. XIII, Sub-Registration Office at A.D.S.R. - Behala and District Registration office at D.S.R.-II at Alipore, together with all rights of easements, facilities and amenities annexed thereto along with two numbers of residential tenants occupying 1600 Sq. ft covered area of pucca structure.**

Names of the Tenants Area uder his/her occupation

<i>Jy.</i>	UH	A. Adhya	A. Maity
<i>S.Km.</i>	<i>YUJALAUDDY</i>	<i>H. Day</i>	<i>S. Day</i>
	<i>Proprietor</i>		<i>Proprietor</i>
			<i>Del</i>

For M/s. UJJALAUDDY
 Proprietor
Jy.

- 3. Shri Mohan Lakhmani 800 sq. ft
- 4. Smt Pratima Ghosal 700 sq. ft

hereinafter called the said "LAND" (more fully and particularly described in the **FIRST SCHEDULE** hereunder written).

PREMISES or the SAID PROPERTY: shall mean all that Premises described in the First Schedule hereto and shall also include the land, the structures and other structures thereon and / or the new building to be constructed thereon whenever the context permits.

UNDIVIDED PROPORTIONATE SHARE IN THE LAND: shall mean all that undivided, impartible, indivisible share or interest in the total land more or less comprised in the entirely more fully described in the First Schedule.

ARCHITECTS: shall mean a duly qualified Architect to be appointed by the Developer for the timebeing and/or other Architect during the material point of time of construction of the proposed building or during the process or progress of the work whatsoever may have been appointed by the Developer.

BUILDING: shall mean Multistoried building to be constructed upon the said land in accordance with the building plan as would be duly sanctioned by the Kolkata Municipal Corporation (more fully and particularly described in the **SECOND SCHEDULE** hereunder written).

COMMON EXPENSES: shall mean and include the cost of operating, up-keeping and maintaining as and when required the common services and facilities of the building and shall include all taxes, charges, salaries, premiums and other expenses payable in respect thereof or incidental thereto after completion of construction and as fully described in the **FOURTH SCHEDULE** hereunder written.

UNITS: shall mean any Flats and other spaces within the building on or at the said premises, each of them being part thereof.

For M/s. UJJJAL AUDDY
 Proprietor
 UJJJAL AUDDY

For M/s. UJJJAL AUDDY
 Proprietor

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Proprietor
 UJJJAL AUDDY
 For M/s. UJJJAL AUDDY
 M. Das
 B. M.

S. Das
 Proprietor

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UNDIVIDED SHARE: shall mean the undivided variable and impartible proportionate share in the land attributable and allocable to the said unit to be determined in relation to the area of the respective unit.

PLAN: shall mean the plan as would be sanctioned by the Kolkata Municipal Corporation and/or all other appropriate authority, and other statutory variation including such modification or variations therein as may be required to be made or directed by the said Kolkata Municipal Corporation and other authorities and agreed upon by the Owners.

TRANSFER: with its grammatical variations shall mean and include a transfer of possession and by other means adopted for effecting what is understood as a transfer for flat / unit in multi-storied building to the purchaser/s.

TRANSFEREES: shall mean the purchaser/s to whom any Flat / Garage and other space in the said building will be transferred to with prior approval of First Party / Owners for which approval shall not be unreasonably withheld.

DISPUTE: Any dispute and/or difference arising between the parties or their legal representatives, the same shall be referred to the joint arbitrators, each party appointing one arbitrator and the award of the arbitrators shall be final and binding upon the parties.

OWNERS' ALLOCATION: The Developer / Second Party will give/ handover/ issue possession of the building area as mentioned in Article - 2 hereinafter.

MEMORANDUM OF AGREEMENT: shall mean this Agreement between the Owners and Developer in respect of **FIRST SCHEDULE** property and construction of building thereon with terms and conditions embodied hereto.

SPECIFICATIONS: shall mean the materials and specifications mentioned in the **SIXTH SCHEDULE** hereunder written (which will be decided before hand).

For M/s. UJJALAUDDY
Proprietor
Mrs. Ujjalauddy

For M/s. UJJALAUDDY
Proprietor
Ujjalauddy

ARTICLE - 2 : ALLOCATIONS AND BENEFITS

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FOR M/s. UJJALAUDDY

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OWNERS' ALLOCATION:

Owners will jointly receive the following in completely ready to use in habitable condition in the proposed Multistoried building free of cost free from all encumbrances whatsoever in consideration of the value of their lands, as follows:

IN THE GROUND FLOOR:

- 1. Two numbers of Shop Rooms measuring more or less 150 Sq. ft of covered area each of them will face the road in front of the building.
- 2. Ten numbers of car parking spaces each measuring more or less 120 Sq. ft covered area under the building.

ON THE FIRST FLOOR:

- 1. Two self contained 2 bhk flats each measuring more or less 500 Sq. ft of covered area.
- 2. One self contained 2 bhk flat measuring more or less 580 Sq. ft of covered area.
- 3. One self contained 2 bhk flat measuring more or less 775 Sq. ft of covered area.
- 4. One self contained 3 bhk flat measuring more or less 1100 Sq. ft of covered area.

ON THE SECOND FLOOR:

- 1. One self contained 2 bhk flat measuring more or less 500 Sq. ft of covered area.
- 2. One self contained 3 bhk flat measuring more or less 1400 Sq. ft of covered area.

ON THE THIRD FLOOR:

- 1. One self contained 2 bhk flat measuring more or less 600 Sq. ft of covered area.
- 2. One self contained 2 bhk flat measuring more or less 680 Sq. ft of covered area.
- 3. One self contained 3 bhk flat measuring more or less 800 Sq. ft of covered area.
- 4. One self contained 3 bhk flat measuring more or less 1200 Sq. ft of covered area.

ON THE FOURTH FLOOR:

- 1. One self contained 3 bhk flat measuring more or less 800 Sq. ft of covered area.

For M/s. UJJAL AUDDY
 Proprietor
 Ujjal Auddy

For M/s. UJJAL AUDDY
 Proprietor
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A. Adya A. Maity

Rm B.M. M.Dey

For M/s. UJJAL AUDDY

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Proprietor

- 2. One self contained 3 bhk flat measuring more or less 1200 Sq. ft of covered area.

Apart from those above the landowners shall also receive the total non refundable amount of Rs. 70, 000/- (Rupees Seventy Thousand) which had already been paid to them by the Developer herein.

DEVELOPERS' ALLOCATION:

The Developer will get the rest of the total built up areas of the proposed Multistoried building as his allocated area including the aforesaid tenants of the landowners and shall have the right and previledges to receive monthly rents from them without any interference of the landowners and also shall have all rights and liberties to negotiate new terms with them and the landowners shall not intervene or interfere into such negotiations done by the developer with each tenants individually at his own funds, risk, responsibilities and liabilities.

ARTICLE - 3 : BUILDING

- 1) The Developer at their own cost and expenses shall construct the said Multi storied building on the said premises according to the specification mention in the SIXTH SCHEDULE hereunder written in accordance with the plan so would be sanctioned by the K.M.C., and in compliance with all Municipal Rules, Regulations and provisions. The building to be so constructed shall be of good standard quality building materials and workmanship. No sub-standard materials shall be used, and all such specifications, materials, fixtures and fittings shall be approved of and/or certified by qualified Architect. The Developer shall be solely responsible for all cost, damages, fine, and compensation etc. for non-compliance of statutory rules, if any. It is needless to mention that the Developer will also arrange for corporation water connection with uninterrupted water supply (as may be required to meet the consumption after completion of construction), Drainage / Sewerage etc. for peaceful occupation of the premises in a habitable condition.

FOR M/S. UJJAL AUDDY
 PROPRIETOR
 UJJAL AUDDY
 10/10/2017

For M/s. UJJAL AUDDY
 Proprietor

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 Rm B.M. H.Dey
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 UJJAL AUDDY
 Proprietor

- 2) The Developer hereby declare that the commencement of construction of the proposed Multi storied building shall take effect after approval of the Building Plan and the same shall be completed within **30 (Thirty)** months from the date of building plan sanction, which may be extended up to a further period of 6 (six) months, if situation demands so and after completion of the proposed building, the land Owners' allocation as aforesaid shall be handed over first prior to handing over possession to anyone else.

ARTICLE - 4 : DEVELOPERS' OBLIGATION

- 1) The Developer hereby agrees and covenants with the Owners not to transfer or assign the benefits of this Agreement or any part thereof without the consent in writing of the Owners. No consent shall be required from the Owners on the part of the Developer to transfer.
- 2) Hereby assign the Developer's allocation to the intending purchaser/s or purchasers which can be effected only after the Owners get possession (except as has been mentioned before) of their allocation.
- 3) The Developer hereby agrees and covenants with the Owners not to do any act, deed, or thing whereby the Owners may be prevented from enjoying selling, assigning and/or disposing of the portion within the Owner's allocation in the Multistoried building during the pendency of this Agreement as mentioned herein.
- 4) The Developer hereby declares that construction of the proposed building shall be positively completed, and the Owner's allocation therein as agreed, shall be handed over to the Owners within **30 (Thirty)** months from the date of building plan sanction subject to extension thereof for further 6 (Six) months by way of grace. If the Developer fails to complete construction even within such period of 36 (Thirty Six) months in total as aforesaid from the date of sanction of the Multistoried building plan thereof, in such event the Developer shall be liable to pay damages to the Owners **AND THE TIME IS THE ESSENCE OF THIS AGREEMENT**, and in such event the Developer will compensate the Owners immediately.
- 5) It is agreed that in the event of any damage or injury arising out of accidents resulting from carelessness of the workmen of the Developer, victimizing of any of workmen, or any other persons whatsoever, or causing any harm to the

For M/s. UJJAL AUDDY
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For M/s. UJJAL AUDDY
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 SKM
 YUJJA JALLU AUDDY
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property during the course of construction of the building the Developer shall be solely liable and/or responsible there for and shall bear all expenses resulting there from or for compensation payable there for, keeping the Owners, their estate and effects safe, and harmless, and indemnify, all claims, damages, rights and/ or actions as the Owners may have to in respect of such eventualities suffer in any manner whatsoever.

- 6) After completion of the total constructional work of the proposed Multi storied building, the Developer shall arrange for assessment of the same by the Municipal authority, as well to inform the Owners in writing about approval of such constructions by the authorities as also asking him in writing to take delivery of possession of their allocation in the proposed Multi storied building as per terms as stated above.
- 7) That the Owners shall not be responsible for any Income Tax and any other taxes in respect of the Developer's allocation in the proposed building. Any such liability will be on Developer's account.
- 8) That the Developer undertakes to obtain drinking water and sewerage connection on completion of construction at the premises from the Kolkata Municipal Corporation bearing all costs and expenses thereof out of their fund.
- 9) The Developer as per terms as agreed, undertake to bear all cost and expenses for the construction of the Multistoried building proposed to be constructed at the premises and also bear the sanction fees of the Building Plan from the Kolkata Municipal Corporation.
- 10) The Owners' Allocation of the constructed area being provided for the land of the Owners being agreed to be shared or parted with the Developer or with the prospective buyers of the Developer's allocation which the Developer will get against the expenses incurred by him for carrying out the entire construction work on the Owners' land. If any litigation results from any transaction in respect of any unit and/or flats within the allocation of the Developer in such circumstance the Developer shall be solely liable thereof and the Developer will sell the same. The Owners will not be liable and/or responsible in respect of the same in any manner whatsoever.
- 11) Income, sales and other tax liabilities as out of sale of the allocation of the Developer as agreed, or any portion thereof shall be borne solely by the Developer and the moneys received by the Developer being considered it's income in the fullest sense of the term and the Owners having nothing to do nor

For M/s. UJJAL AUDDY
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any interest therein nor being related thereto shall have no tax liability except those legally applicable on them.

- 12) For any Government claims arising out of the construction of the building as against Capital gains in respect of Developer's allocation the Developer shall be solely liable for meeting, and/or settling such claims, keeping the Owners, safe and/or harmless in such respect undertaking to indemnify the Owners in case he has to suffer monetary or any other losses there for.
- 13) Any personal liability as against the Developer shall not be included in the Development project agreed to be undertaken unless it affects the Owners.
- 14) That the Developer will hand over the Owners' allocation as per specification mentioned in the SIXTH SCHEDULE hereunder written.
- 15) Municipal Tax liability will be on Developer / New Purchasers' Account except for the portion occupied by the Owners. During the period of construction the Municipal Tax liability will be on Developer's account.

ARTICLE - 5 : OWNERS' OBLIGATION

- 1) The Owners hereby grant exclusive license and permission to the Developer to construct, erect and complete the proposed building on the said land including the Owners' allocation of the said proposed building in accordance with the sanctioned building plan as per specification contained in the SIXTH SCHEDULE hereunder written.
- 2) The Developer shall be exclusively entitled to the Developer's allocation in the building with the rights to transfer or otherwise deal with or dispose of the same subject to compliance of the terms and conditions of this agreement only after handing over the said Owners' allocation constructed area within the said proposed Multistoried building meant for the Owners' allocation to their satisfaction. After such delivery of possession the Owners shall not in any way interfere with or disturb quiet and peaceful possession of the Developer's allocation. Similarly Owners' quiet peaceful possession of their portions as mentioned above will not be disturbed.
- 3) The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction work of the said building on the said plot of land subject to condition that the Developer shall comply with building rules and use good quality building materials and act in accordance

For M/s. UJJAL AUDDY
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Deed of Conveyance/s in favour of the intending purchaser/s shall authorize the Developer to sue the Owners for specific performance of this Agreement even if the Owners are not the party to the said agreement for sale made between the Developer and the prospective buyers of the Developer' Allocation. It is mentioned herein that such intending purchaser/s must be a person having reputation and not concerned with any criminal activities.

- 11) The Owners hereby undertake that any dispute and/ or obstruction rose due to any reason whatsoever during the Development work and sale of Flats and/ or regarding the title of the land premises, the Owners will take sole responsibility to clear the same.

ARTICLE - 6 : OWNERS' RIGHT

That Owners shall be entitled to transfer and otherwise deal with the Owners' allocation of the building to any person / persons and intending purchaser or purchasers in any manner with the assistance of the Developer, if felt to be necessary by the Owners.

ARTICLE - 7 : CONSIDERATION

Owners' Allocation shall be treated as the consideration price of the land and they shall get the constructed area of the said proposed newly constructed building mentioned under Article - 2 hereinabove and common right of the top roof, all other common spaces and areas of the First Schedule property shall be treated as Owners' Allocation.

ARTICLE - 8 : DEVELOPER'S RIGHT

- 1) The Developer will hold and/or possess the said plot of land for construction being exclusive lawful attorney and/or agent of the Owners and shall have authority to construct the Multistoried building on the said plot of land as per sanction of the building plan by the Kolkata Municipal Corporation.
- 2) If any amendment or modification is to be required in the said Multistoried building plan, the same shall be done by the Developer at the Developer' own cost and expenses and the Developer will pay and bear all fees including Architect's fees and Municipal charges and expenses to be paid or deposited

For M/s. UJJAL AUDDY
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For M/s. UJJAL AUDDY
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[Signature] UH A. Addya A. Maity
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 Proprietor *[Signature]* *[Signature]* *[Signature]*

for such amendment and/or modification of the building plan. The Owners or their allocation will not be prejudiced for the said amendment or modification.

- 3) The Developer shall be entitled to enter into an Agreement with the intending purchaser or purchasers for selling his allotted portion mentioned above excluding the Owners' share and shall settle terms with the prospective buyers of the flats / units etc. and the Owners will not be responsible for the same. However the draft of such Agreement / Sale Deed shall have to be approved by Owners beforehand.
- 4) The Developer shall also be entitled to accept money by way of consideration price of the said flats / units, from the prospective buyers in respect of Developer' allocated portion to be due in their share in the said proposed building Flat / units as referred to as saleable area and can issue receipt in their names acknowledging such receipts in terms of this agreement without making the Owners liable or accountable for the same at any point of time. Any tax liability in this connection will be on Developer's account.
- 5) Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said plot or any part thereof to the Developer or of creating any right, title or interest in respect thereof to the Developer to commercially exploit the said plot and to deal with the Developers' allocated area in the building in the manner herein stated.
- 6) **Be it noted that by this Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing Agreement / Final Document for transfer of Property as per provisions laid down in the said documents as a Developer without getting any Ownership of any part of the property under schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the Agreement / Final Document for Transfer of Property between the Owners and the Developer in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.**

In witness whereof
 I, UJJAL AUDDY, Proprietor of the said firm, have signed and affixed my hand and seal at the office of the said firm, on this 10th day of 10/2019.

For M/s. UJJAL AUDDY
 Proprietor

ARTICLE - 9 : MISCELLANEOUS

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 Rm B.M
 H. Day S. Day
 10/2019
 10/2019

- 1) It is understood that from time to time to facilitate the construction of the building by the Developer, various deeds, matters and things not herein specified may be reasonably required to be done by the Developer and for which the Developer may need the authority of the Owners and various applications and other document may be reasonably required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to execute a General Power of Attorney in favour of the Developer simultaneously with the execution of the instant Development Agreement authorizing them to do all such acts, deeds, matters and things related to the proposed construction anti same shall be registered with the concerned registering authority.
- 2) Any notice required to be given by the Developer shall be deemed to have been served upon the Owners if delivered by hand and duly acknowledged or sent by registered post with acknowledgement due and shall likewise be deemed to have been served on the Developer, if delivered by hand and duly acknowledge or sent by prepaid registered post with acknowledgement due to Developer.
- 3) The Developer and the Owners shall mutually frame scheme for the management and/or administration of the said building and/or common parts and facilities thereon.
- 4) The Owners and the Developer or their respective nominees hereby agree to abide by all the rules and regulation of such Management / Society / Association and hereby give its consent to abide by the same.
- 5) That the Developer hereby undertake that it shall obtain sanction of the building plan by the Kolkata Municipal Corporation and/or all other authorities as may be required within a reasonable period from the date of execution of this Development Agreement or from the date of execution and registration of General Power of Attorney whichever is later.
- 6) The Owners /Developer and the prospective purchaser/s shall take the benefit of the Apartment Ownership Act, 1972.

For M/s. UJJALAUDDY
 Proprietor
 Ujjalauddy
 Proprietor

ARTICLE - 10 : OWNERS' INDEMNITY

The Owners hereby undertake that the Developer shall be entitled, to the said constructions and shall enjoy their allocation without any interference or disturbance provided the Developer perform observe and fulfill all the terms and

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 Proprietor

in the Bank Accounts of the Developer; to execute the sale deed in favour of the prospective purchasers and to receive consideration from them and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the Owners/ executants and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount in respect of its allocated portion of the proposed three storied building on and over the **First Schedule** mentioned property and to deposit the said amount in the Bank Accounts of the Developer; to receive the entire amount of the consideration amount from the all purchasers and to receive the consideration amount in respect of its allocated portion of the proposed Multistoried building on and over the **First Schedule** mentioned property and to deposit the said amount in the Bank Accounts of the Developer in respect of its allocation and remaining amount of the said consideration amount of the remaining flats and parking spaces are to be adjusted by the Developer being the Power of Attorney Holder in lieu of the expenses and investment the DEVELOPER incurred and made as per the terms and conditions of this Agreement; to deliver the possession in favour of the buyer in respect of its allocated portion of the proposed Multistoried building on and over the **First Schedule** mentioned property.

- 2. In pursuance of this Agreement since one Power of Attorney for Development and also for selling the Residential/commercial Flats and Parking Spaces on behalf of the Owners is required, hence for the said reason the OWNERS hereby decided to execute one Power of Attorney by virtue of this Agreement itself so that the DEVELOPER may smoothly and uninterruptedly carry on and continue its works. Hence the Power of Attorney for Development Purpose, for Selling Purpose as well for other associated and ancillary Purpose is being executed on the following effects;

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, THE OWNERS, [1] **SRI SALIL KUMAR MANNA @ SALIL MANNA** [PAN - BYWPM0197H] [AADHAR NO. 9078 8395 7878], son of Late Satish Chandra Manna, by faith- Hindu, by occupation- service, by nationality - Indian, residing at KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane), P. O. - New Alipore,

For M/s. UJJALAUDDY
Proprietor
Ujjalauddy

My. KS SKan. UH Dr. A. Addya A. Maity
Am B M M... S. Day...
Proprietor

7049], son of Late Prokash Kumar Mullick, by faith- Hindu, by occupation- Service, by nationality - Indian, residing at 82, Kailash Pandit Lane, P. O. - New Alipore. P.S.- Behala, Kolkata- 700053, [9] **SMT DOLA MALLICK [PAN - AEIPM5117N] [AADHAR NO.6444 2765 8511]**, daughter of Late Prokash Kumar Mallick, by faith- Hindu, by occupation- Service, by nationality - Indian, residing at 82, Kailash Pandit Lane, P. O. - New Alipore. P.S.- Behala, Kolkata- 700053, [10] **SRI AMAR ADDYA [PAN - ADAPA9305R] [AADHAR NO.5331 3694 6439]**, son of Late Ahindra Kumar Auddy, by faith- Hindu, by Occupation- Business, by nationality - Indian, residing at 268/1, S.N.Roy Road, P.S.- Behala, Kolkata- 700 038 under the district- South 24 Parganas, [11] **SMT USHA HAZRA [PAN - ALRPH1348A] [AADHAR NO.7593 6335 3761]**, wife of Late Sanjit Kumar Hazra, by faith- Hindu, by occupation-Housewife, residing at KMC premises number-61, Kailash Pandit Lane (mailing address- 78, Kailash Pandit Lane), P. O. - New Alipore. P.S.-Behala, Kolkata- 700 053, [12] **SMT KAJORI GHOSH (HAZRA) [PAN - BJNPG4556J] [AADHAR NO.3119 5101 3785]**, wife of Shri Arka Ghosh and daughter of Late Sanjit Kumar Hazra, by faith- Hindu, by occupation-Housewife, residing at 13/2, Nayan Chand Dutta Street, P. O. - Beadon Street, P. S. - Girish Park, Kolkata - 700 006 and also at KMC premises number-61, Kailash Pandit Lane (mailing address- 78, Kailash Pandit Lane), P. O. - New Alipore. P.S.-Behala, Kolkata- 700 053, [13] **SRI SURESH JAISWAL [PAN - AFGPJ4725G] [AADHAR NO.2868 3329 2827]**, son of Shri Ram Prasad Jaiswal, both by faith- Hindu, by occupation- Business, residing at 61, Kailash Pandit Lane (mailing address- 78, Kailash Pandit Lane), P. O. - New Alipore. P.S.-Behala, Kolkata- 700 053, District South 24 Parganas, [14] **SHRI GAUTAM SAMANTA [PAN - AIQPS7004Q] [AADHAR NO. - 3578 4280 0639]**, son of Late Badal Chandra Samanta, by faith- Hindu, by occupation- Service, by nationality - Indian, residing at P-106, Jyotish Roy Road, P. O. - New Alipore, P. S. Behala, Kolkata - 700 053, District - South 24 Parganas and [15] **SMT KAMALA SANTRA [PAN - GLVPS7120D] [AADHAR NO.4211 2959 3534]**, wife of Late Kanai Lal Santra, by faith- Hindu, by occupation- Housewife, by nationality - Indian, residing at 79, Kailash Pandit Lane, P. O. - New Alipore. P.S.- Behala, Kolkata- 700 053; **SEND GREETINGS:-**

WHEREAS the Executants of this Power of Attorney are the Owners of the immovable properties consisting of a plot of land and structure thereon and which is more particularly described in **First Schedule** hereunder written.

Handwritten signatures and initials: SKm, H.S., V.H., Jor. A. Addya, A. Maity, Rm B.M., H. Day, S. Day, and others. Includes a stamp: "YGOUA JACCO 21M 107".

The members of
 SULLASHA, Kolkata-700053, are:-
 1. Smt. Dola Mallick
 2. Smt. Usha Hazra
 3. Smt. Kajori Ghosh
 4. Smt. Kamala Santra
 5. Smt. Suresh Jaiswal
 6. Smt. A. Addya
 7. Smt. A. Maity
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 640. Smt. Rm B.M.
 641. Smt. H. Day
 642. Smt. S. Day
 643. Smt. SKm
 644. Smt. H.S.
 645. Smt. V.H.
 646. Smt. Jor. A. Addya
 647. Smt. A. Maity
 648. Smt. Rm B.M.
 649. Smt. H. Day
 650. Smt. S. Day
 651. Smt. SKm
 652. Smt. H.S.
 653. Smt. V.H.
 654. Smt. Jor. A. Addya
 655. Smt. A. Maity
 656. Smt. Rm B.M.
 657. Smt. H. Day
 658. Smt. S. Day
 659. Smt. SKm
 660. Smt. H.S.
 661. Smt. V.H.
 662. Smt. Jor. A. Addya
 663. Smt. A. Maity
 664. Smt. Rm B.M.
 665. Smt. H. Day
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 670. Smt. Jor. A. Addya
 671. Smt. A. Maity
 672. Smt. Rm B.M.
 673. Smt. H. Day
 674. Smt. S. Day
 675. Smt. SKm
 676. Smt. H.S.
 677. Smt. V.H.
 678. Smt. Jor. A. Addya
 679. Smt. A. Maity
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 681. Smt. H. Day
 682. Smt. S. Day
 683. Smt. SKm
 684. Smt. H.S.
 685. Smt. V.H.
 686. Smt. Jor. A. Addya
 687. Smt. A. Maity
 688. Smt. Rm B.M.
 689. Smt. H. Day
 690. Smt. S. Day
 691. Smt. SKm
 692. Smt. H.S.
 693. Smt. V.H.
 694. Smt. Jor. A. Addya
 695. Smt. A. Maity
 696. Smt. Rm B.M.
 697. Smt. H. Day
 698. Smt. S. Day
 699. Smt. SKm
 700. Smt. H.S.
 701. Smt. V.H.
 702. Smt. Jor. A. Addya
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AND WHEREAS Executants of this Power of Attorney being the Owners intended and proposed to develop the said **First Schedule** mentioned property construction and erecting and constructing new residential multi-storied building with flats, shops and car parking spaces therein and to utilize the land to aid and support the process of construction of the Multi storied building inclusive of Flats/ Residential Units and Spaces by constructing building and pathway and area of ingress and egress and other necessary facilities and amenities and intended to sell on Ownership basis to the intending purchaser/purchasers.

AND WHEREAS in connection to such proposal, Executants of this Power of Attorney being the Owners hereby execute this Development Agreement being this Indenture in favour of the Developer only for Development and Construction of the said project over the **First Schedule** mentioned land and in the said Agreement the Executants of this Power of Attorney being the Owners have already confirmed that for purpose of the said Agreement, one Registered Power of Attorney will be executed in favour of the Developer, i.e., the Holder of this Power of Attorney and for the same purpose Executants of this Power of Attorney being the Owners are hereby executing this Power of Attorney.

AND WHEREAS Executants of this Power of Attorney being the Owners are currently unable to attain and manage all matters regarding the construction and also regarding the other paper-works due to their engagements and also due other occupational problems and habitation issues.

AND WHEREAS due to the busy schedule and other businesses Executants of this Power of Attorney being the Owners frequently reside out of the town which clearly disable Executants of this Power of Attorney being the Owners from appending his signature to various deeds, documents, consents and other instruments therefore Executants of this Power of Attorney being the Owners appoint **M/s. UJJAL AUDDY [PAN-ADAPA9306N]**, a proprietorship Firm, having its registered corporate office at 268/1, S. N. Roy Road, P.O.- New Alipore, P.S.- New Alipore (formerly Behala), Kolkata- 700038, District- South 24 Parganas, represented by proprietor - **SHRI UJJAL AUDDY [PAN-ADAPA9306N] [AADHAR NO. - 9219 6188 1023]**, son of Late Ahindra Kumar Auddy, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 268/1, S.N. Roy Road, P.S.-New-Alipore (formerly Behala), P.O- New Alipore, Kolkata-700 038, District - South 24 Parganas, as the attorney or agent of the Executants of this Power of Attorney being the Owners with

For M/s. UJJAL AUDDY
Proprietor

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R. S.
B. M.
H. Day
S. Day
SHRI UJJAL AUDDY
Proprietor

full power to construct proposed new building/apartments by developing the same in the **First Schedule** mentioned land and thereafter stated on the behalf of the Executants of this Power of Attorney being the Owners and in the names of the Executants of this Power of Attorney being the Owners and which the said attorney have agreed to do and the same hereby been executed in regard to the terms to which Executants of this Power of Attorney being the Owners agreed upon as per the Agreement for Development.

NOW KNOW ALL MEN BY THESE PRESENTS THAT, EXECUTANT / EXECUTOR OF THIS POWER OF ATTORNEY BEING THE OWNERS NAMELY - [1] SRI SALIL KUMAR MANNA @ SALIL MANNA [PAN - BYWPM0197H] [AADHAR NO. 9078 8395 7878], son of Late Satish Chandra Manna, by faith- Hindu, by occupation- service, by nationality - Indian, residing at KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane), P. O. - New Alipore, P.S.- Behala, Kolkata- 700053, district - South 24 Parganas, [2] SRI BABLU MANNA [PAN - BDUPM7497P] [AADHAR NO. 3639 5571 9422], son of Late Satish Chandra Manna, by faith- Hindu, by occupation- Business, by nationality - Indian, residing at KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane), P. O. - New Alipore, P.S.- Behala, Kolkata- 700053, district - South 24 Parganas [3] SMT ANITA MAITY (MANNA) [PAN - DHNPM4490R] [AADHAR NO. 4972 7521 2265], wife of Shri Banabehari Maity and also daughter of Late Satish Chandra Manna, by faith- Hindu, by occupation- housewife, by nationality - Indian, residing at KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane), P. O. - New Alipore, P.S.- Behala, Kolkata- 700053 district - South 24 Parganas, [4] SMT RAMA MANNA (DAS) [PAN - ATBPD6518Z] [AADHAR NO. 3846 6712 6644], wife of Late Bhola Nath Manna, by faith- Hindu, by occupation- housewife, by nationality - Indian, at present residing at KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane), P. O. - New Alipore, P.S.- Behala, Kolkata- 700053, district - South 24 Parganas, [5] SMT SHARMISTHA DEY (MANNA) [PAN - AVAFS6277Q] [AADHAR NO. 4265 4266 5150], wife of Shri Subhashish Dey and also daughter of Late Bhola Nath Manna, by faith- Hindu, by occupation- housewife, by nationality - Indian, at present residing at Flat No. 181, Tower - 5, Palm Olympia Society, Sector - 16C, Greater Noida West, Greater Noida, P. O. - Tugalpur, P. S. - Bisrakh, District - Gautam Buddha Nagar, Uttar Pradesh - 201308 and also at KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane), P. O. - New Alipore, P.S.-

For M/s. UJJAL AUDDY
SRI. UJJAL AUDDY
Proprietor

For M/s. UJJAL AUDDY
SRI. UJJAL AUDDY
Proprietor

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M. Dey
S. Dey
J. Dey
Proprietor

Alipore. P.S.-Behala, Kolkata- 700 053, District South 24 Parganas, [14] **SHRI GAUTAM SAMANTA [PAN - AIQPS7004Q] [AADHAR NO. - 3578 4280 0639]**, son of Late Badal Chandra Samanta, by faith- Hindu, by occupation- Service, by nationality - Indian, residing at P-106, Jyotish Roy Road, P. O. - New Alipore, P. S. Behala, Kolkata - 700 053, District - South 24 Parganas and [15] **SMT KAMALA SANTRA [PAN - GLVPS7120D] [AADHAR NO.4211 2959 3534]**, wife of Late Kanai Lal Santra, by faith- Hindu, by occupation- Housewife, by nationality - Indian, residing at 79, Kailash Pandit Lane, P. O. - New Alipore. P.S.-Behala, Kolkata- 700 053; do hereby unconditionally and unequivocally nominate, constitute and appoint - **M/s. UJJAL AUDDY [PAN-ADAPA9306N]**, a proprietorship Firm, having its registered corporate office at 268/1, S. N. Roy Road, P.O.- New Alipore, P.S.- New Alipore (formerly Behala), Kolkata- 700038, District- South 24 Parganas, represented by proprietor - **SHRI UJJAL AUDDY [PAN-ADAPA9306N] [AADHAR NO. - 9219 6188 1023]**, son of Late Ahindra Kumar Auddy, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 268/1, S.N. Roy Road, P.S.-New Alipore (formerly Behala), P.O- New Alipore, Kolkata-700 038, District - South 24 Parganas, to be our true & lawful Attorney with full authority & power to do and execute all acts, deeds and things mentioned below from and on my behalf;

1. To work, manage, control and supervise the management of all and administer the properties of the Executants of this Power of Attorney being the Owners as mentioned in below.
2. To sign all letters (including the written consent of the Executants of this Power of Attorney being the Owners to the developer or prospective buyers or agreements with such prospective buyers) deeds, documents consents, applications, receipts and discharges for moneys received on the behalf of the Executants of this Power of Attorney being the Owners, assurances or any other instruments requiring the signature of the Executants of this Power of Attorney being the Owners.
3. To appear before the Kolkata Municipal Corporation and to do all acts deeds and things in relation to the completion of mutation in the name of the Executants of this Power of Attorney being the Owners and to sign on giving acknowledgements receipt on behalf of the Executants of this Power of Attorney being the Owners.

I hereby certify that the above mentioned facts are true and correct to the best of my knowledge and belief.
 Date: 10/10/2019
 Signature: *[Signature]*
 Proprietor

For M/s. UJJAL AUDDY
[Signature]
 Proprietor

[Signature] *[Signature]* A Addya A. Maity
 SKm. Rm B.M. H.Dey B.Dey
 YGD (K) 21M 107 *[Signature]*
 Proprietor *[Signature]* *[Signature]*

4. For the more better and more effectual execution of the powers and authorities aforesaid, the attorney of the Executants of this Power of Attorney being the Owners shall be entitled to present and/or to acknowledge any of the various deeds, documents, consents, applications, receipts and discharges for moneys received on behalf of the Executants of this Power of Attorney being the Owners, assurances or any other instrument requiring the signature of the Executants of this Power of Attorney being the Owners before the Registrar, Notary, Oath Commissioner or other public authorities as if the same was duly executed by the Executants of this Power of Attorney being the Owners and to do and perform all or any other acts, deeds and things in connection therewith, as may be necessary or expedient if such registration or presentation shall be necessary as fully and effectually as could be done by the Executants of this Power of Attorney being the Owners personally.
5. To receive for safe custody various deeds, documents, consents, applications, receipts and discharges for moneys received on behalf of the Executants of this Power of Attorney being the Owners, assurances or any other instrument requiring the signature of the Executants of this Power of Attorney being the Owners and signed by them under these presents and hand over the same for safe custody.
6. To present the Executants of this Power of Attorney being the Owners if necessary before all courts of law in any legal proceeding that may arise in consequence of the development of the said immovable property and for that purpose to engage and appoint any Solicitor or Advocate or Advocates or Counsel and to give instructions to them on behalf of the Executants of this Power of Attorney being the Owners for the purpose of conducting the litigations, if any, as the said attorney of the Executants of this Power of Attorney being the Owners shall think fit and proper to do so, whether as plaintiff or defendant, or as appellant or respondent as the case may be.
7. To sign verify and affirm by affidavit, if the occasion so arises, of all plaints written statements, petitions, Memorandum of Appeal, Stay Applications and all other legal document for the purpose of filing the

For M/s. UJJALAUDDY
 Proprietor
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For M/s. UJJALAUDDY
 Proprietor
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 for. Rm B.M.
 UJJALAUDDY
[Signature]
 M. Day S. Day
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[Signature]
 Proprietor
[Signature]

same in Court and to give all necessary instructions for the due prosecution or the defense of such litigation of the said immovable property specifically mentioned in the **First Schedule** hereinafter.

- 8. For the aforesaid propose or any of them to do everything which is generally required to be done in connection with the signing or execution of any of the abovementioned documents usually to be done by the Executants of this Power of Attorney being the Owners and to sign generally on behalf of any in our name including the approval of the said document or documents. Purchaser of flats may required if necessary and for that purpose the said attorney of the Executants of this Power of Attorney being the Owners is hereby authorized and empowered to appear before the Registrar or Sub-Registrar or Joint- Registrar or Deeds and Assurances or any other registering authority officer of officers as occasioned shall or may require.
- 9. AND thereby ratify and confirm and agree to ratify and confirm and agree to whatsoever the attorney of the Executants of this Power of Attorney being the Owners shall lawfully do or purport to do or cause to be done by virtue of these presents and the Executants of this Power of Attorney being the Owners further agree and undertake that all the signatures executed by them on any indentures or deeds or documents or applications or receipts or discharges of money received on behalf of the Executants of this Power of Attorney being the Owners or any other instrument requiring our signature in connection with and all acts, deeds and things in connection therewith and lawfully done by the said attorney of the Executants of this Power of Attorney being the Owners shall be construed as being signed and/or executed by the Executants of this Power of Attorney being the Owners and/or done by themselves.
- 10. To execute and effect all repairs, alterations, constructions major or minor, that may be deemed necessary for the purpose of maintenance of the property mentioned above and to engage labours, contractors, jobmen, technicians and engineers for such purpose and to enter into contracts for the same in the name of the Executants of this Power of Attorney being the Owners.

For M/s. UJJAL AUDDY
 Proprietor
 Ujjal Auddy

For M/s. UJJAL AUDDY
 Proprietor
 Ujjal Auddy

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 K S B.M. P. Dey
 S.K. YODHA AUDDY
 S. Dey
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11. To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.
12. To enter into, make sign, execute and register and do all such things, contracts, agreements, receipts, deeds, payment assignments, transfers, conveyances, mortgages, releases, assurances, instruments, notices and things and may be in the opinion of the said attorney necessary, usual or convenient for the exercise of any of the power herein conferred on the said attorney.
13. To prepare building plan, design work and to put signature on behalf of the Executants of this Power of Attorney being the Owners as the lawful attorney of the Executants of this Power of Attorney being the Owners in the building plan drawings and other allied necessary papers and apply for the sanction of building plan and deposit all fees to the concerned authority in the name of the Executants of this Power of Attorney being the Owners and on behalf of the Executants of this Power of Attorney being the Owners in connection with the building plan or necessary modify the building plan and regularize the modification or changes and sign in the modified plan all papers, documents, affidavits declaration & register boundary declaration, splayed corner, and strip of land relating thereto and receive the same from the said Kolkata Municipal Corporation or any other competent authority against acknowledgement receipt on behalf of the Executants of this Power of Attorney being the Owners as the lawful attorney of the Executants of this Power of Attorney being the Owners.
14. To appear for and on behalf of the Executants of this Power of Attorney being the Owners in office of the CESC, Kolkata Municipal Corporation or any local or any statutory authority and all Government Offices, Police Station and to apply for and obtain necessary sanction, permit, license, supply service and to apply for and obtain permanent connection of water, electricity drainage and sewerage to the said premises.
15. To sign, execute and verify and file all plaints, suits, written statement, written objection, pleadings, application, complaints, memorandum of appeal, arose objection reply affidavit and sign all other papers to be filed before Civil Court, Criminal Court, administrative authorities Tribunal,

The address of
 the Executants of this Power of Attorney being the Owners
 is: ...
 Kolkata Municipal Corporation
 ...
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For M/s. UJJALAUDDY
 Proprietor

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 Rm B.M.
 YOUNA JALLU
 For M/s. UJJALAUDDY
 M. Day
 S. Day
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High Court and Arbitration and to accept all service of summons and other process and to appoint lawyer and sign Vakalatnama and compromise any suit and proceeding for protection of any interest in the said subject on behalf of the Executants of this Power of Attorney being the Owners. And the Executants of this Power of Attorney being the Owners do hereby ratify, agree and undertake to ratify and conform all acts deeds the attorney of the Executants of this Power of Attorney being the Owners shall lawfully do, execute, and perform or cause to be done executed or performed by virtue of power of attorney.

- 16. To appear and act in all the Courts, Criminal, Civil, Revenue Office, Block Land and Land Reform Office, District Registrar Office, Additional District Registrar Office, District Magistrate, Sub-Divisional Office, District Board or any other local authority.
- 17. To appoint an architect and to get the any alteration or modification of the sanctioned plan of the proposed Residential building duly sanctioned by the Kolkata Municipal Corporation and other authorities concerned in respect of the proposed building.
- 18. To make necessary applications and signed all papers, to appear before the Kolkata Municipal Corporation, to pay necessary fees and premium required for getting the plans sanctioned and to do all other acts and things as may be necessary for getting the plan of the proposed building sanctioned by the Kolkata Municipal Corporation and other authorities.
- 19. To develop and construct proposed building on the said plot and to utilize the land to aid and support the process of construction of the multistoried residential building inclusive of Flats/ Residential Units and Car Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities as per the sanctioned plans and according to specifications & other requirements of the Kolkata Municipal Corporation and for the purpose to imply contractors, architects, structural engineer, surveyors and other professionals as may be required in the construction of the building.

For M/s. UJJALAUDDY
 Proprietor
 Ujjalauddy

For M/s. UJJALAUDDY
 Proprietor
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 A. Addya
 A. Maity
 S. Dey
 M. Dey
 S. Dey
 Ujjalauddy
 Proprietor

- 20. To enter into and sign and contract with the contractor or contractors for construction as well as contractors for labour and to sign such agreement.
- 21. To apply for and obtain permission for water supply, electricity supply, laying down drainage and for other amenities as are generally/required for a building.
- 22. To pay any deposit and pay moneys required to be deposited with the Kolkata Municipal Corporation and other authorities for getting the plans sanctioned and for getting any water or electric and other conveniences necessary and to withdraw such deposit which are refundable.
- 23. To pay all the taxes to the concern authority relating to the said property until the completion of the building.
- 24. To file or defend any suit on behalf of the Executants of this Power of Attorney being the Owners regarding the **First Schedule** mentioned property and sign, verify complaints, written statements, petitions, objections, memorandum of appeal and petitions, objection and application of all kinds and to file it in any Court of law such as any Civil Court, Criminal Court, Tribunal or any of the office or offices and to depose on behalf of the Executants of this Power of Attorney being the Owners.
- 25. To appoint any Advocate, Agent or any other legal practitioner or any person legally authorized to do any act.
- 26. To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.
- 27. To file and receive back any documents, to deposit money by challan or receipt and to withdraw money from any Court, cases or from any office or offices and to grant proper acknowledgment receipt.
- 28. To accept service of any summons, notice, writ issued by any court and to represent in such court of Civil, Criminal or Tribunal or before any office whatsoever.
- 29. To apply for the inspection of and to inspect any Judicial records any records of any office or offices.

For M/s. UJJAL AUDDY
 Ujjal Auddy
 Proprietor

For M/s. UJJAL AUDDY
 Ujjal Auddy
 Proprietor

Ujjal Auddy
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OWNERS in respect of DEVELOPER's allocation and to keep, retain and enjoy and deposit the said amount in the Bank Accounts of the DEVELOPER in respect of Developer's allocation and the said amount of the said consideration amount of the flats and parking spaces are to be adjusted by the Developer being the Power of Attorney Holder in lieu of the expenses and investment the DEVELOPER Firm incurred and made as per the terms and conditions of this Agreement.

- 35. To Register the agreement for Sale Deed and/or also Sale Deed in favour of the prospective purchasers in respect of the DEVELOPER'S ALLOCATION in any Registering Office by representing the OWNERS and by signing on their behalves and by admitting any document and deed on their behalves and to receive consideration from them and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the Owners/ executants and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount on behalf of the OWNERS in respect of the Developer's Allocation and to retain and deposit the said amount in the Bank Accounts of the DEVELOPER.
- 36. To deliver the possession in favour of the buyer on behalf of the Executants of this Power of Attorney being the Owners.
- 37. Generally to Act as the Attorney or Agent of the Executants of this Power of Attorney being the Owners in relation to the matter aforesaid and all other matters in which the Executants of this Power of Attorney being the Owners may be interested or concerned and on behalf of the Executants of this Power of Attorney being the Owners to execute and to do all deeds, acts, or things as fully and effectual in all respect as the Executants of this Power of Attorney being the Owners and/or themselves to do if personally present.

100% RESPONSIBILITY
 SOLE AGENT & PROPRIETOR
 OF THE ABOVE MENTIONED
 PROJECT
 UJJAL AUDDY
 Proprietor

of Mrs. UJJAL AUDDY
 Proprietor

THE FIRST SCHEDULE ABOVE REFERRED TO
(The Total Land)

[A] **KMC PRE. NO. 59, KAILASH PANDIT LANE, KOLKATA - 700 053**

ALL THAT piece and parcel of Bastu land measuring more or less **5 Cottahs 11 Chittacks 43.2 Sq. Ft.** (after settlement to be 0.095 acres or 9.5 satak) (including

UH Prop: A. Aditya A. Maity

SKM YODUJALLU 10107 B.M. M'DAY S. Day. D. Dasg. All

Proprietor

with all rights of easements, facilities and amenities annexed thereto together with one number of residential tenant occupying 300 Sq. ft covered area of Tile shed.

Name of the Tenant Area under her occupation

3. Smt Krishna Ghosal 300 sq. ft

The said land is butted and bounded in the manner as follows:-

- ON THE NORTH: By House of Mr. Dutta.
- ON THE SOUTH: Partly by Premises No. 59 & 63, Kailash Pandit Lane and partly by 5'-0" wide Private Passage.
- ON THE EAST: By Premises No. 63, Kailash Pandit Lane.
- ON THE WEST: By Land and building of Lakshmi babu.

[C] KMC PRE. NO. 62, KAILASH PANDIT LANE, KOLKATA - 700 053

ALL THAT piece and parcel of land measuring about 1 Cottahs in total physical measurement (including the 5' wide private passage on the south), along with the existing Tiled Shed structure thereon approximately measuring more or less 300 sq. ft, lying and situate at and being **Premises No. 62, Kailash Pandit Lane, Kolkata- 700053** within the state of West Bengal, District - South 24 Parganas, Mouja - Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 comprised in L. R. Dag No. 206/1458 corresponding to R.S. Dag No. 206/1458 corresponding to C. S. Dag No. 206 recorded in L. R. Khatian No. 1749 corresponding to R. S. Khatian No.1199 corresponding to C.S. Khatian No. 156/12 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation, as Assessee No. 41-117-06-0062-2, together with all rights of easements, facilities and amenities annexed thereto.

The said land is butted and bounded in the manner as follows:-

- ON THE NORTH: By House of Mr. Dutta
- ON THE SOUTH: By Pre. No. 58, Kailash Pandit Lane
- ON THE EAST: By Pre. No. 64, Kailash Pandit Lane.
- ON THE WEST: By Pre. No. 63, Kailash Pandit Lane.

[D] KMC PRE. NO. 63, KAILASH PANDIT LANE, KOLKATA - 700 053

ALL THAT piece and parcel of Bastu land physically measuring more or less 2 Cottah 8 Chittacks and 22.5 Square feet (including the 5'-0" private passage on the south) but said to contain 2 Cottah 8 Chittacks and 25 Square feet along with

For M/s. UJJAL AUDDY
 Proprietor
 UJJAL AUDDY

For M/s. UJJAL AUDDY
 Proprietor
 UJJAL AUDDY

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 Proprietor
 M.D. Das
 S. Das
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Handwritten signatures and initials.

the existing Tiled Shed structure thereon approximately measuring more or less 80 sq. ft lying and situated at and being KMC Pre. No. 63, Kailash Pandit Lane, Kolkata- 700053 within the district - South 24 Parganas of West Bengal state of India, comprised in Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, R.S. No. 180, J. L. No. 9, Touzi Nos. 93 comprised in L. R. Dag No. 206 and 206/1458 corresponding to R.S. Dag No. 206 and 206/1458 corresponding to C. S. Dag No. 206 recorded in L. R. Khatian Nos. 1893 and 1894 corresponding to R. S. Khatian No.1199 corresponding to C.S. Khatian No. 156/12 and 152(Ga) within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation (S. S. Unit), as Assessee No. 411170600634, together with all rights of easements, facilities and amenities annexed thereto.

The said land is butted and bounded in the manner as follows:-

- ON THE NORTH: By House of Mr. Dutta
- ON THE SOUTH: By Pre. No. 58, Kailash Pandit Lane.
- ON THE EAST: By Pre. No. 62, Kailash Pandit Lane.
- ON THE WEST: By Pre. No. 59 & 61, Kailash Pandit Lane.

[E] KMC PRE. NO. 64, KAILASH PANDIT LANE, KOLKATA - 700 053

ALL THAT piece and parcel of land measuring about 5 Cottahs 10 Chittacks 00 Sq. ft. in total physical measurement, along with old two storied Building, measuring about 3200 Sq. ft. more or less including two shop rooms measuring about 150 Sq. Ft of covered area each more or less, lying in Mouja - Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, comprised in L. R. Dag Nos. 203 and 205 of R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 recorded in L. R. Khatian Nos. 1744, 1745, 1746, 1747 & 1748 corresponding to R. S. Khatian No.1464 and 645 corresponding to C.S. Khatian No. 152 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation, as Assessee Nos. 41-117-06-0185-7 & 41-117-06-0064-6, being known as **Municipal Premises No. 64, Kailash Pandit Lane, Kolkata- 700053, under P.S. Behala, in the District of South 24-Parganas at Present within the limits of The Kolkata Municipal Corporation, Ward No. 117, Br. No. XIII, Sub-Registration Office at A.D.S.R. - Behala and District Registration office at D.S.R.-II at Alipore, together with all rights of easements, facilities and amenities annexed**

For M/s. UJJALAUDDY
 Proprietor
 J. Maiti

For M/s. UJJALAUDDY
 Proprietor
 J. Maiti

By: *[Signature]* UH *[Signature]* A. Haldya A. Maiti
[Signature] K S *[Signature]* H Day *[Signature]* S. Day
 SKM-
 Proprietor

thereto along with two numbers of residential tenants occupying 1600 Sq. ft covered area of pucca structure.

<u>Names of the Tenants</u>	<u>Area under his/her occupation</u>
5. Shri Mohan Lakhmani	800 sq. ft
6. Smt Pratima Ghosal	700 sq. ft

The said land is butted and bounded in the manner as follows:-

ON THE NORTH: By House of Mr. Dutta, Jagaddhatri Mandir & Kailash Pandit Lane.

ON THE SOUTH: By Premises No. 58, Kailash Pandit Lane.

ON THE EAST: By 7.0 Mtr (Av.) wide Kailash Pandit Lane.

ON THE WEST: By Premises No. 62, Kailash Pandit Lane.

SECOND SCHEDULE ABOVE REFERRED TO

(The Allocation of the Owners & the Developer in the Proposed Multi storied Building)

ALL THAT proposed Multi storied building to be constructed on the **FIRST SCHEDULE** property together with all common areas benefits attached thereto to be shared as follows

OWNERS' ALLOCATION:

Owners will jointly receive the following in completely ready to use in habitable condition in the proposed Multistoried building free of cost free from all encumbrances whatsoever in consideration of the value of their lands, as follows:

IN THE GROUND FLOOR:

3. Two numbers of Shop Rooms measuring more or less 150 Sq. ft of covered area each of them will face the road in front of the building.
4. Ten numbers of car parking spaces each measuring more or less 120 Sq. ft covered area under the building.

ON THE FIRST FLOOR:

5. Two self contained 2 bhk flats each measuring more or less 500 Sq. ft of covered area.
6. One self contained 2 bhk flat measuring more or less 580 Sq. ft of covered area.
7. One self contained 2 bhk flat measuring more or less 775 Sq. ft of covered area.
8. One self contained 3 bhk flat measuring more or less 1100 Sq. ft of covered area.

ON THE SECOND FLOOR:

3. One self contained 2 bhk flat measuring more or less 500 Sq. ft of covered area.

For M/s. UJJAL AUDDY
 Proprietor
[Signature]

For M/s. UJJAL AUDDY
 Proprietor
[Signature]

[Handwritten signatures and notes]
 UH
 A. Addya A. Maity
 For M/s. UJJAL AUDDY
 Proprietor
 S. Dey
 See

- 4. One self contained 3 bhk flat measuring more or less 1400 Sq. ft of covered area.

ON THE THIRD FLOOR:

- 5. One self contained 2 bhk flat measuring more or less 600 Sq. ft of covered area.
- 6. One self contained 2 bhk flat measuring more or less 680 Sq. ft of covered area.
- 7. One self contained 3 bhk flat measuring more or less 800 Sq. ft of covered area.
- 8. One self contained 3 bhk flat measuring more or less 1200 Sq. ft of covered area.

ON THE FOURTH FLOOR:

- 3. One self contained 3 bhk flat measuring more or less 800 Sq. ft of covered area.
- 4. One self contained 3 bhk flat measuring more or less 1200 Sq. ft of covered area.

Apart from those above the landowners shall also receive the total non refundable amount of Rs. 70, 000/- (Rupees Seventy Thousand) which had already been paid to them by the Developer herein.

DEVELOPERS' ALLOCATION:

The Developer will get the rest of the total built up areas of the proposed Multistoried building as his allocated area including the aforesaid tenants of the landowners and shall have the right and previledges to receive monthly rents from them without any interference of the landowners and also shall have all rights and liberties to negotiate new terms with them and the landowners shall not intervene or interfere into such negotiations done by the developer with each tenants individually at his own funds, risk, responsibilities and liabilities.

THIRD SCHEDULE ABOVE REFERRED TO

THE OWNERS AND THE PURCHASER OR PURCHASERS ARE ENTITLED AS COMMON USER OF THE COMMON AREAS AND THE COMMON PARTS MENTIONED IN THE INDENTURE SHALL INCLUDE:-

- 1) Stair case on all the floors.
- 2) Stair case landing on all floors.
- 3) Main gate of the said premises and common passage and lobby on the Ground floor to Top floor excepting the other spaces on the Ground floor and the roof of the premises.
- 4) Water pump, Pump room, on the Ground floor, Water Tank, Water Pipes, Overhead Tank on the roof, and other common plumbing installations.
- 5) Installation of common services viz. electricity, water pipes, sewerage, rain water pipes.

For M/s. UJJALAUDDY
 Proprietor
 Ujjalauddy

For M/s. UJJALAUDDY
 Proprietor
 Ujjalauddy

G. S. V. H. A. Adhya A. Maity
 M. D. J. S. Dey
 Proprietor
 Ujjalauddy

- 6) Lighting in the common space, passage, staircase, including electric meter fittings.
- 7) Common Electric meter and box.
- 8) Electric wiring meter for lighting stair case, lobby and other common areas (excluding those as are installed for any particular floor) and space required thereto.
- 9) Window. Doors, Grills and other fittings of the common area of the premises including side space of the premises.
- 10) Such other common parts areas equipments installation, fixtures, fittings, covered and open space in or about the said premises of the building as are necessary for use and occupancy of the units.
- 11) Electrical wiring, meters (excluding those are installed for any particular Unit).
- 12) **GENERAL COMMON ELEMENTS** of all appurtenances and facilities and other items which are not part of the said 'UNIT'.
 - a) All land and premises described in the SECOND SCHEDULE hereinabove written.
 - b) All private ways, curves, side-walls areas of the said premises.
 - c) Exterior conduits, utility lines.
 - d) Public connection, meters, gas, electricity, telephone and water owned by public utility or other agencies providing such services and located outside the building.
 - e) Exterior lighting and other facilities necessary to the upkeep and safety of the said building.
 - f) All elevations including shafts, shaft walls, pump room and apartments, facilities.
 - g) All other facilities or elements or any improvement outside the unit but upon the said building which is necessary for or convenient to the existence, management, operation, maintenance and safety of the building or normally in common use.
 - h) The foundation, Corridor, Lobbies, Stairways, Entrance and exists path ways, Footings, Columns, Girders, Beams, Supports, and exterior walls beyond the said UNIT side or interior load bearing walls within the building or concrete floor slab except the roof slab and all concrete ceiling and all staircases in the said building.
 - i) Conduits, utility lines, telephone and electrical systems contained within the said building.

For M/s. UJJAL AUDDY
 20th Floor, Jagatpuri, Apartment Complex, Durgam
 Chauraha, Hyderabad-500017
 Tel: 07828000000, 07828000001, 07828000002
 www.ujjalauddy.com

For M/s. UJJAL AUDDY
 Proprietor

Jy. Pr. OH
 AS H
 SKM
 - A Addya A. Maity
 Pm B.M.
 UJJAL AUDDY 20th Floor
 (Durgam) HDEY S. Day
 Proprietor See

FIFTH SCHEDULE ABOVE REFERRED TO

THE GUIDANCE RESPECTING POSSESSION AND/OR USER OF THE SAID UNIT INTER-ALIA SHALL INCLUDE THE IMPOSITIONS AND RESTRICTIONS AS UNDER:

- 1) Not to carry on or permit to be carried on upon the said 'UNIT' any offensive or unlawful activities illegal or forbidden under any law for the time being in force. And not to commit any act of nuisance.
- 2) Not to demolish or cause to be demolished or damaged the said 'UNIT' or any part thereof.
- 3) Not to do or permit to be done any act deed or thing which may render void or voidable any insurance of any flat, and/or unit and/or Car Parking space, if any, or any part thereof or cause any increase in premium payable in respect thereof.
- 4) Not to claim division or partition of the said land and/or the building thereon, and common areas within the same.
- 5) Not to decorate the exterior of the said unit which may affect other's FLAT and other spaces within the said building, or the structure thereof, in any manner whatsoever.
- 6) Not to throw or accumulate any dirt, rubbish, water or other refuse or permit the same to be thrown or accumulated in the said 'UNIT' or any portion of the building housing the same.
- 7) Not to paint outer walls or portion of her/his/their units, common walls or portions of the building, exclusive of the getup thereof, they being entitled to paint inside the walls and portions of their unit only in any colour of their choice.
- 8) The Purchasers of the unit together with other purchasers or Owners of other units shall must have abide by obligations for guidance of members, or maintenance, safety and security of the building or otherwise as shall be necessary in the interest thereof.
- 9) Not to encroach any common portion of the building as aforesaid, nor to obstruct, jeopardize the user thereof, and nor to encumber any of such portion in any manner whatsoever.

For M/s. UJJAL AUDDY
 Proprietor
 Ujjal Auddy

SIXTH SCHEDULE ABOVE REFERRED TO

"SPECIFICATIONS"

1. BUILDING : R.C.C. form work and brick structure.

J.S. P.S. UH A. Adya A. Maity
 K.S. P.M. R.M. B.M.
 SKM UJJAL AUDDY FOR M/S. UJJAL AUDDY
 @Chand H.D. S.D. [Signature]
 Proprietor [Signature] [Signature]

For M/s. UJJAL AUDDY
 Proprietor
 Ujjal Auddy

- 2. WALLS : 200 mm (8") thick for outer, 125mm (5") for common walls and 75 mm (3") thick for internal partition wall with 1st class brick and approved ratio of mortar.
- 3. External Walls: Painted with Weather coat waterproof cement based paint.
- 4. Internal Walls: Primed with snow white plaster of paris.
- 5. Door frames: shall be Malaysian Sal wood thoroughly primed and painted with white colour synthetic enamel paint.
- 6. Door Shutters: 32mm thick Hot Pressed Commercial Flush type door shutter fitted with S.S. Hinges, standard Handle from inside, tower bolt on both the sides, thoroughly primed with wood primer and painted with white colour synthetic enamel paint. Main door shutter shall have teak bark pasted on the external surface and shall also have single bolt GODREJ brand night latch (6 or 7 Lever) and magic eye peep hole fitted.
- 7. Windows: fully glazed aluminium sliding windows fitted with 4mm thick transparent glass.
- 8. Grills and railings: As per design thoroughly coat with red lead primer and painted with black colour synthetic enamel paint.
- 9. Floors: 600mm x 600 mm size Nitco brand Glossy Vitrified Tile finish in Bed rooms, Kitchen, veranda and Living Dining space with 100mm (4") skirting and 300mm x 300mm Marble tiles in toilet and w.c with acid polish.
- 10. Dados: (a) Toilet & W.C- Fitted with white colour decorative glazed tiles of 300mm x 200mm size up to door height. (b) Kitchen- Fitted with deep colour decorative glazed tiles of 300mm x 200mm size up to 600mm height.
- 11. Cooking Platform: 600mm wide 17mm thick black colour granite slab of required length below the window only would be fixed 800mm high from floor level and a Stainless steel sink of 20" x 16" size shall be fixed on the cooking platform.
- 12. C.P Fittings: (a) Kitchen- shall have two ESSCO DELUX brand pillar tap- one over the sink (long neck) and one below the sink operated through one stop cock. (b) Toilet- shall have C.P head shower rose having hot and cold water connection operated through mixer. Two pillar taps- one fitted below the shower mixer and another fitted beside the white colour porcelain Anglo Indian Water Closet (AIWC) of HINDUSTHAN/ PARRYWARE brand with white colour PVC cistern (JOHNSON PEDDER/RELIANCE brand). All C.P.V.C/U.P.V.C pipelines shall be concealed inside the brick wall. One 20" x

For M/s. UJJAL AUDDY
 Proprietor
 UJJAL AUDDY

For M/s. UJJAL AUDDY
 Proprietor
 UJJAL AUDDY

J.S. J.S. UH A. Adhya A. Maity
 K.S. S.K. Rmy UJJAL AUDDY S. Dayal
 Shm AH (Khand) Proprietor All

16" size white colour porcelain basin of HINDUSTHAN/ NEYCER/ PARRY brand shall be fixed (c) W.C. - shall have Two pillar taps- one fitted at any suitable place and another fitted beside the white colour porcelain European Water Closet (EWC) of HINDUSTHAN/ PARRYWARE brand with white colour PVC cistern of JOHNSON PEDDER/RELIANCE brand.

13. Electrical Works: All electrical pipes shall be concealed inside the walls and ceilings. HAVELLS / FINOLEX/GESTETNER brand electrical wires shall be used. All switches and sockets shall be Anchor/Preety brand. HAVELLS brand Miniature Circuit Breakers shall be fixed for each room. NORTH-WEST starters shall be fixed for air conditioners. List of Points to be provided shall be as under follows:- (a) **Bed Rooms**- shall have Two Light Points, One Ceiling Fan Point, One 5 Pin-5 Amp Power Point operational from single board. Any One Bed Room in the entire flat shall have One Air Conditioner Point suitably located only in master bedroom. (b) **Living cum Dining Room**- shall have Two Light Points, Two Ceiling Fan Points, One 5 Pin-5 Amp Power Point operational from single board. One 5 Pin-5 Amp Power Point for TV , One Cable TV socket and One Telephone socket shall be provided operational from single board suitably located. (c) **Kitchen**- shall have One Light Point, One Exhaust Fan Point, Two 5 Pin-5 Amp Power Point and One 6 Pin-15 Amp Power Point operational from single board. (d) **Toilet**- shall have One Light Point, One Exhaust Fan Point operational from single board from outside, One 6 Pin-15 Amp Power Point for Geyser- socket to be fitted inside and switch to be fitted outside. (e) **W.C** - shall have One Light Point, One Exhaust Fan Point operational from single board from outside. (f) One Call Bell point to be provided in each Flat/tenement.

14. Any work beyond the scope of the work mentioned hereinabove will be charged extra for extra work or for difference of money for that said changed work. But any substitution work done for the Owners as per mutual discussion, will not be charged extra.

For M/s. UJJALAUDDY
Proprietor

For M/s. UJJALAUDDY
Proprietor

Handwritten signatures and initials at the bottom of the page, including "UJJALAUDDY Proprietor" and "A. Maity".

IN WITNESSES WHEREOF the parties have hereunto set and subscribed their respective hand and seals on the day, month and year written above.

SIGNED, SEALED AND DELIVERED

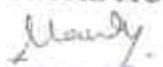
By the Parties hereto i.e. the Owners and the Developer as the agreeable person of this Agreement, in presence of :

WITNESSES:

- 1) Banabihari Maity,
76 Kailash Pondit Lane,
New Alipuri, Cal-53.

- 2) 
High Court
Calcutta

Sharmi the Day.
Bablu Manna
Salil Pr. Manna
H.H. Manna
Rama Manna
Amar Adya
Kamala Sanku
Usha Hazra
Dhosh Bidyut Kumar Mallick
Arita Maity Dola Mallick
Signatures of the Owners

M/S UJJAL AUDDY

PROPRIETOR

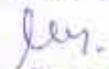
Signature of the Developer

Drafted, Prepared & Explained by me,



Ratan Pal, Advocate
High Court, Calcutta
Enrol No. WB/675/1992.

For M/s. UJJAL AUDDY


Proprietor



Proprietor

FOR M/S. UJJAL AUDDY

Proprietor

RECEIVED of and from the within named Developer herein the within mentioned sum of Rs. 70,000/- [Rupees Seventy Thousand] only being the agreed non refundable amount i.e. Rs. 70,000/- [Rupees Seventy Thousand] only as per memo below.

MEMO OF CONSIDERATION

1. By Cash on different dates

Rs. 70,000/-

Rs. 70,000/-

[RUPEES SEVENTY THOUSAND ONLY]

WITNESSES:

1. Banakihari Maity

2. 
A. S. Maity

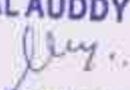
Bablu Manna
Salil Kr. Manna

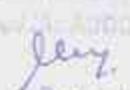
Rama Manna
Anur Aditya

Kamala Sankar
Usha Hazra

Shresh Bichit Kumari Mallick
Shreyi the Day Dola Mallick
Anita Maity

Signatures of the Owners

For M/s. UJJAL AUDDY

Proprietor

For M/s. UJJAL AUDDY

Proprietor

For M/s. UJJAL AUDDY

Proprietor

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Sahil Kr Manne</i>					
		(Left Hand)				
						
		(Right Hand)				
	<i>Bablu Manne</i>					
		(Left Hand)				
						
		(Right Hand)				
	<i>Anita Maity</i>					
		(Left Hand)				
						
		(Right Hand)				

For M/s. UJJALAUDDY

Jey
For M/s. UJJALAUDDY

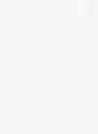
Proprietor

Proprietor

UJJALAUDDY
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

Jey
Proprietor

SPECIMEN FORM FOR TEN FINGER PRINTS

	Ramna Prasad					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
(Right Hand)						
	Sharmista Das					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
(Right Hand)						
	Anshu					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
(Right Hand)						

For M/s. UJJAL AUDDY

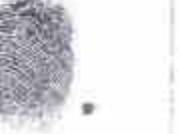
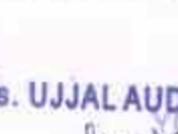
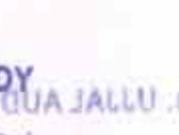
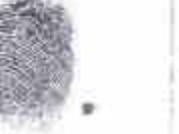
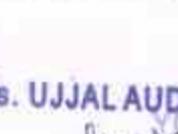
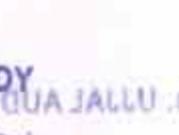
Anshu
Proprietor

Proprietor

For M/s. UJJAL AUDDY
 10/1, BANGALORE ROAD, CHENNAI - 600 015
 TEL: 23456789
 FAX: 987654321
 E-MAIL: info@ujjalauddy.com

Anshu
Proprietor

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Atadon Hishan Hamru</i>						
		(Left Hand)					
							
		(Right Hand)					
							
		(Left Hand)					
							
(Right Hand)							
	<i>Bidyut Kumar Mallick</i>						
		(Left Hand)					
							
		(Right Hand)					
							
		(Left Hand)					
(Right Hand)							
	<i>Dola Mallick</i>						
		(Left Hand)					
							
		(Right Hand)					
							
		(Left Hand)					
(Right Hand)							

For M/s. UJJAL AUDDY

Ujjal Jallu

Proprietor

10/10/19

For M/s. UJJAL AUDDY
 10/10/19
 UJJAL AUDDY
 10/10/19

M/s. UJJAL AUDDY

Ujjal
 Proprietor

SPECIMEN FORM FOR TEN FINGER PRINTS

	Aman Adya						
		(Left Hand)					
							
	(Right Hand)						
	Usha Hazra						
		(Left Hand)					
							
	(Right Hand)						
	Anirban (Suresh Kumar)						
		(Left Hand)					
							
	(Right Hand)						

For M/s. UJJAL AUDDY

[Signature]
Proprietor

For M/s. UJJAL AUDDY

[Signature]
Proprietor

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Goutam Sankar</i>	 Little	 Ring	 Middle	 Fore	 Thumb	
		(Left Hand)					
		 Thumb	 Fore	 Middle	 Ring	 Little	
		(Right Hand)					
							
(Left Hand)							
 Thumb	 Fore	 Middle	 Ring	 Little			
(Right Hand)							
							
						<i>Ujjal Auddy</i>	 Little
(Left Hand)							
 Thumb	 Fore	 Middle	 Ring	 Little			
(Right Hand)							

For M/s. UJJAL AUDDY

Ujjal Auddy
Proprietor

Ujjal Auddy
Proprietor

Major Information of the Deed

Deed No.	I-1603-04929/2022	Date of Registration	29/03/2022
Query No. / Year	1603-2000555625/2022	Office where deed is registered	
Query Date	21/02/2022 12:52:09 AM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	RATAN PAL 6, Old Post Office Street, 1st Floor., Thana : Hare Street, District : Kolkata, WEST BENGAL., PIN - 700001, Mobile No. : 8697893055, Status : Advocate		
Transaction	Addition/Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 70,000/-]		
Set Forth Value	Market Value		
	Rs. 2,46,98,270/-		
Stamp Duty Paid (SD)	Registration Fee		
Rs. 40,121/- (Article:48(g))	Rs. 760/- (Article:E, 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:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kailash Pandit Lane, , Premises No: 59, , Ward No: 117 Pin Code : 700053

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Self Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		5 Katha 11 Chatak 43.2 Sq Ft		85,61,812/-	Width of Approach Road: 5 Ft.,

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kailash Pandit Lane, , Premises No: 61, , Ward No: 117 Pin Code : 700053

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Self Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu		2 Katha 1 Chatak 39.67 Sq Ft		24,17,621/-	Width of Approach Road: 5 Ft.,

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kailash Pandit Lane, , Premises No: 62, , Ward No: 117 Pin Code : 700053

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Self Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	(RS :-)		Bastu		1 Katha		11,41,681/-	Width of Approach Road: 5 Ft.,

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kailash Pandit Lane, , Premises No: 63, , Ward No: 117 Pin Code : 700053

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Self Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L4	(RS :-)		Bastu		2 Katha 8 Chatak 22.5 Sq Ft		28,89,880/-	Width of Approach Road: 5 Ft.,

For M/s. UJJAL AUDDY

[Signature]
Proprietor

[Signature]
Proprietor

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kailash Pandit Lane, Premises No: 64, Ward No: 117 Pin Code : 700053

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	Setforth Value (In Rs)	Market Value (In Rs)	Other Details
L5	(RS :-)		Bastu	5 Katha 10 Chatak		70,97,951/-	Width of Approach Road: 21 Ft.,
Grand Total :				28.0852Dec	0/-	201,08,945 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs)	Market value (In Rs)	Other Details
S1	On Land L1	1200 Sq Ft.	0/-	3,24,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L2	2217 Sq Ft.	0/-	14,96,475/-	Structure Type: Structure
Gr. Floor, Area of floor : 1330 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 887 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S3	On Land L3	300 Sq Ft.	0/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S4	On Land L4	80 Sq Ft.	0/-	21,600/-	Structure Type: Structure
Gr. Floor, Area of floor : 80 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S5	On Land L5	3200 Sq Ft.	0/-	21,60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S6	On Land L5	300 Sq Ft.	0/-	5,06,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		7297 sq ft	0/-	45,89,325 /-	

For M/s. UJJAL AUDDY

Ujjal
Proprietor

Digitally signed by Ujjal Auddy, DN: cn=Ujjal Auddy, o=Ujjal Auddy, email=Ujjal.Auddy@kmc.gov.in, c=IN

Ujjal
Proprietor

- 7 **Mr MADAN MOHAN MANNA, (Alias: Mr CHANDI CHARAN MANNA)**
 Son of Late MONMOTHO MANNA 76, KAILASH PANDIT LANE, City:-, P.O:- NEW ALIPORE, P.S:-Behala,
 District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation: Retired
 Person, Citizen of: India, PAN No.:: BExxxxxx3C, Aadhaar No: 30xxxxxxxx8569, Status :Individual, Executed by:
 Self, Date of Execution: 24/03/2022
 , Admitted by: Self, Date of Admission: 24/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution:
 24/03/2022
 , Admitted by: Self, Date of Admission: 24/03/2022 ,Place : Pvt. Residence
- 8 **Mr BIDYUT KUMAR MALLICK**
 Son of Late PROKASH KUMAR MULLICK 82, KAILASH PANDIT LANE, City:-, P.O:- NEW ALIPORE, P.S:-
 Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation:
 Service, Citizen of: India, PAN No.:: AExxxxxx3C, Aadhaar No: 93xxxxxxxx7049, Status :Individual, Executed by:
 Self, Date of Execution: 24/03/2022
 , Admitted by: Self, Date of Admission: 24/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution:
 24/03/2022
 , Admitted by: Self, Date of Admission: 24/03/2022 ,Place : Pvt. Residence
- 9 **Mrs DOLA MALLICK**
 Daughter of Late PROKASH KUMAR MULLICK 82, KAILASH PANDIT LANE, City:-, P.O:- NEW ALIPORE, P.S:-
 Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Female, By Caste: Hindu,
 Occupation: Service, Citizen of: India, PAN No.:: AExxxxxx7N, Aadhaar No: 64xxxxxxxx8511, Status :Individual,
 Executed by: Self, Date of Execution: 24/03/2022
 , Admitted by: Self, Date of Admission: 24/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution:
 24/03/2022
 , Admitted by: Self, Date of Admission: 24/03/2022 ,Place : Pvt. Residence
- 10 **Mr AMAR ADDYA**
 Son of Late AHINDRA KUMAR ADDYA268/1, S. N. ROY ROAD, City:-, P.O:- BEHALA, P.S:-Behala, District:-
 South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen
 of: India, PAN No.:: ADxxxxxx5R, Aadhaar No: 53xxxxxxxx6439, Status :Individual, Executed by: Self, Date of
 Execution: 24/03/2022
 , Admitted by: Self, Date of Admission: 24/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution:
 24/03/2022
 , Admitted by: Self, Date of Admission: 24/03/2022 ,Place : Pvt. Residence
- 11 **Mrs USHA HAZRA**
 Wife of Late SANJIT KUMAR HAZRA 61, KAILASH PANDIT LANE, City:-, P.O:- NEW ALIPORE, P.S:-Behala,
 District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Female, By Caste: Hindu, Occupation: House
 wife, Citizen of: India, PAN No.:: ALxxxxxx8A, Aadhaar No: 75xxxxxxxx3761, Status :Individual, Executed by: Self,
 Date of Execution: 24/03/2022
 , Admitted by: Self, Date of Admission: 24/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution:
 24/03/2022
 , Admitted by: Self, Date of Admission: 24/03/2022 ,Place : Pvt. Residence
- 12 **Mr SURESH JAISWAL**
 Son of Mr RAM PRASAD JAISWAL 61, KAILASH PANDIT LANE, City:-, P.O:- NEW ALIPORE, P.S:-Behala,
 District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation: Business,
 Citizen of: India, PAN No.:: AFxxxxxx5G, Aadhaar No: 28xxxxxxxx2827, Status :Individual, Executed by: Self, Date
 of Execution: 24/03/2022
 , Admitted by: Self, Date of Admission: 24/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution:
 24/03/2022
 , Admitted by: Self, Date of Admission: 24/03/2022 ,Place : Pvt. Residence

13	Name	Photo	Finger Print	Signature
	Mr GAUTAM SAMANTA Son of Late BADAL CHANDRA SAMANTA Executed by: Self, Date of Execution: 24/03/2022 , Admitted by: Self, Date of Admission: 29/03/2022 ,Place : Office			
		29/03/2022	LTI 29/03/2022	29/03/2022

For M/s. UJJALAUDDY

Proprietor

	P-106, JYOTISH ROY ROAD, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AIxxxxxx4Q, Aadhaar No: 35xxxxxxxx0639, Status :Individual, Executed by: Self, Date of Execution: 24/03/2022 Admitted by: Self, Date of Admission: 29/03/2022 ,Place : Office
14	Mrs KAMALA SANTRA Wife of Late KANAI LAL SANTRA 79, KAILASH PANDIT LANE, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GLxxxxxx0D, Aadhaar No: 42xxxxxxxx3534, Status :Individual, Executed by: Self, Date of Execution: 24/03/2022 Admitted by: Self, Date of Admission: 24/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/03/2022 Admitted by: Self, Date of Admission: 24/03/2022 ,Place : Pvt. Residence
15	Mrs KAJORI GHOSH Wife of Mr ARKA GHOSH 61, KAILASH PANDIT LANE(mailing Address-78, Kailash Pandit Lane, City:- , P.O:- New Alipore, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700053 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BJxxxxxx6J, Aadhaar No: 31xxxxxxxx3785, Status :Individual, Executed by: Self, Date of Execution: 24/03/2022 Admitted by: Self, Date of Admission: 24/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/03/2022 Admitted by: Self, Date of Admission: 24/03/2022 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo, Finger print and Signature
1	UJJAL AUDDY 268/1, S. N. ROY ROAD, City:- , P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 , PAN No.:: ADxxxxxx6N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

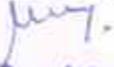
Representative Details :

Sl No	Name,Address,Photo, Finger print and Signature
1	Mr UJJAL AUDDY Son of Late AHINDRA KUMAR AUDDY 268/1, S. N. ROY ROAD, City:- , P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx6N, Aadhaar No: 92xxxxxxxx1023 Status : Representative, Representative of : UJJAL AUDDY (as PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RANJIT PAL Son of Late PRAFULLA PAL 4/91, NELI NAGAR, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078			
Identifier Of Mr SALIL KUMAR MANNA, Mr BABLU MANNA, Mrs ANITA MAITY, Mrs RAMA DAS, Mrs SHARMISTHA , Mrs MOUSHMI DEY, Mr MADAN MOHAN MANNA, Mr BIDYUT KUMAR MALLICK, Mrs DOLA MALLICK, Mr AMAR ADDYA, Mrs USHA HAZRA, Mr SURESH JAISWAL, Mr GAUTAM SAMANTA, Mrs KAMALA SANTRA, Mr UJJAL AUDDY, Mrs KAJORI GHOSH			

For M/s. UJJAL AUDDY


Proprietor

For M/s. UJJAL AUDDY

Proprietor

Mr RATAN PAL

Son of Late LAKSHMAN CHANDRA PAL
6, OLD POST OFFICE STREET, City:-,
P.O:- G P O, P.S:-Hare Street, District:-
Kolkata, West Bengal, India, PIN:- 700001



Ratan Pal

29/03/2022

29/03/2022

29/03/2022

Identifier Of Mr GAUTAM SAMANTA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SALIL KUMAR MANNA	UJJAL AUDDY-0.632225 Dec
2	Mr BABLU MANNA	UJJAL AUDDY-0.632225 Dec
3	Mrs ANITA MAITY	UJJAL AUDDY-0.632225 Dec
4	Mrs RAMA DAS	UJJAL AUDDY-0.632225 Dec
5	Mrs SHARMISTHA	UJJAL AUDDY-0.632225 Dec
6	Mrs MOUSHMI DEY	UJJAL AUDDY-0.632225 Dec
7	Mr MADAN MOHAN MANNA	UJJAL AUDDY-0.632225 Dec
8	Mr BIDYUT KUMAR MALLICK	UJJAL AUDDY-0.632225 Dec
9	Mrs DOLA MALLICK	UJJAL AUDDY-0.632225 Dec
10	Mr AMAR ADDYA	UJJAL AUDDY-0.632225 Dec
11	Mrs USHA HAZRA	UJJAL AUDDY-0.632225 Dec
12	Mr SURESH JAISWAL	UJJAL AUDDY-0.632225 Dec
13	Mr GAUTAM SAMANTA	UJJAL AUDDY-0.632225 Dec
14	Mrs KAMALA SANTRA	UJJAL AUDDY-0.632225 Dec
15	Mrs KAJORI GHOSH	UJJAL AUDDY-0.632225 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr SALIL KUMAR MANNA	UJJAL AUDDY-0.232936 Dec
2	Mr BABLU MANNA	UJJAL AUDDY-0.232936 Dec
3	Mrs ANITA MAITY	UJJAL AUDDY-0.232936 Dec
4	Mrs RAMA DAS	UJJAL AUDDY-0.232936 Dec
5	Mrs SHARMISTHA	UJJAL AUDDY-0.232936 Dec
6	Mrs MOUSHMI DEY	UJJAL AUDDY-0.232936 Dec
7	Mr MADAN MOHAN MANNA	UJJAL AUDDY-0.232936 Dec
8	Mr BIDYUT KUMAR MALLICK	UJJAL AUDDY-0.232936 Dec
9	Mrs DOLA MALLICK	UJJAL AUDDY-0.232936 Dec
10	Mr AMAR ADDYA	UJJAL AUDDY-0.232936 Dec
11	Mrs USHA HAZRA	UJJAL AUDDY-0.232936 Dec
12	Mr SURESH JAISWAL	UJJAL AUDDY-0.232936 Dec
13	Mr GAUTAM SAMANTA	UJJAL AUDDY-0.232936 Dec
14	Mrs KAMALA SANTRA	UJJAL AUDDY-0.232936 Dec
15	Mrs KAJORI GHOSH	UJJAL AUDDY-0.232936 Dec

For M/s. UJJAL AUDDY

Proprietor

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr SALIL KUMAR MANNA	UJJAL AUDDY-0.11 Dec
2	Mr BABLU MANNA	UJJAL AUDDY-0.11 Dec
3	Mrs ANITA MAITY	UJJAL AUDDY-0.11 Dec
4	Mrs RAMA DAS	UJJAL AUDDY-0.11 Dec
5	Mrs SHARMISTHA	UJJAL AUDDY-0.11 Dec
6	Mrs MOUSHMI DEY	UJJAL AUDDY-0.11 Dec
7	Mr MADAN MOHAN MANNA	UJJAL AUDDY-0.11 Dec
8	Mr BIDYUT KUMAR MALLICK	UJJAL AUDDY-0.11 Dec
9	Mrs DOLA MALLICK	UJJAL AUDDY-0.11 Dec
10	Mr AMAR ADDYA	UJJAL AUDDY-0.11 Dec
11	Mrs USHA HAZRA	UJJAL AUDDY-0.11 Dec
12	Mr SURESH JAISWAL	UJJAL AUDDY-0.11 Dec
13	Mr GAUTAM SAMANTA	UJJAL AUDDY-0.11 Dec
14	Mrs KAMALA SANTRA	UJJAL AUDDY-0.11 Dec
15	Mrs KAJORI GHOSH	UJJAL AUDDY-0.11 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr SALIL KUMAR MANNA	UJJAL AUDDY-0.278437 Dec
2	Mr BABLU MANNA	UJJAL AUDDY-0.278437 Dec
3	Mrs ANITA MAITY	UJJAL AUDDY-0.278437 Dec
4	Mrs RAMA DAS	UJJAL AUDDY-0.278437 Dec
5	Mrs SHARMISTHA	UJJAL AUDDY-0.278437 Dec
6	Mrs MOUSHMI DEY	UJJAL AUDDY-0.278437 Dec
7	Mr MADAN MOHAN MANNA	UJJAL AUDDY-0.278437 Dec
8	Mr BIDYUT KUMAR MALLICK	UJJAL AUDDY-0.278437 Dec
9	Mrs DOLA MALLICK	UJJAL AUDDY-0.278437 Dec
10	Mr AMAR ADDYA	UJJAL AUDDY-0.278437 Dec
11	Mrs USHA HAZRA	UJJAL AUDDY-0.278437 Dec
12	Mr SURESH JAISWAL	UJJAL AUDDY-0.278437 Dec
13	Mr GAUTAM SAMANTA	UJJAL AUDDY-0.278437 Dec
14	Mrs KAMALA SANTRA	UJJAL AUDDY-0.278437 Dec
15	Mrs KAJORI GHOSH	UJJAL AUDDY-0.278437 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr SALIL KUMAR MANNA	UJJAL AUDDY-0.61875 Dec
2	Mr BABLU MANNA	UJJAL AUDDY-0.61875 Dec
3	Mrs ANITA MAITY	UJJAL AUDDY-0.61875 Dec
4	Mrs RAMA DAS	UJJAL AUDDY-0.61875 Dec
5	Mrs SHARMISTHA	UJJAL AUDDY-0.61875 Dec

For M/s. UJJAL AUDDY

Proprietor

UJJAL AUDDY
 108, CHANDRA SHEKHAR ROAD, KOLKATA-700016
 UJJAL AUDDY

Proprietor

6	Mrs MOUSHMI DEY	UJJAL AUDDY-0.61875 Dec
7	Mr MADAN MOHAN MANNA	UJJAL AUDDY-0.61875 Dec
8	Mr BIDYUT KUMAR MALLICK	UJJAL AUDDY-0.61875 Dec
9	Mrs DOLA MALLICK	UJJAL AUDDY-0.61875 Dec
10	Mr AMAR ADDYA	UJJAL AUDDY-0.61875 Dec
11	Mrs USHA HAZRA	UJJAL AUDDY-0.61875 Dec
12	Mr SURESH JAISWAL	UJJAL AUDDY-0.61875 Dec
13	Mr GAUTAM SAMANTA	UJJAL AUDDY-0.61875 Dec
14	Mrs KAMALA SANTRA	UJJAL AUDDY-0.61875 Dec
15	Mrs KAJORI GHOSH	UJJAL AUDDY-0.61875 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr SALIL KUMAR MANNA	UJJAL AUDDY-80.00000000 Sq Ft
2	Mr BABLU MANNA	UJJAL AUDDY-80.00000000 Sq Ft
3	Mrs ANITA MAITY	UJJAL AUDDY-80.00000000 Sq Ft
4	Mrs RAMA DAS	UJJAL AUDDY-80.00000000 Sq Ft
5	Mrs SHARMISTHA	UJJAL AUDDY-80.00000000 Sq Ft
6	Mrs MOUSHMI DEY	UJJAL AUDDY-80.00000000 Sq Ft
7	Mr MADAN MOHAN MANNA	UJJAL AUDDY-80.00000000 Sq Ft
8	Mr BIDYUT KUMAR MALLICK	UJJAL AUDDY-80.00000000 Sq Ft
9	Mrs DOLA MALLICK	UJJAL AUDDY-80.00000000 Sq Ft
10	Mr AMAR ADDYA	UJJAL AUDDY-80.00000000 Sq Ft
11	Mrs USHA HAZRA	UJJAL AUDDY-80.00000000 Sq Ft
12	Mr SURESH JAISWAL	UJJAL AUDDY-80.00000000 Sq Ft
13	Mr GAUTAM SAMANTA	UJJAL AUDDY-80.00000000 Sq Ft
14	Mrs KAMALA SANTRA	UJJAL AUDDY-80.00000000 Sq Ft
15	Mrs KAJORI GHOSH	UJJAL AUDDY-80.00000000 Sq Ft

Transfer of property for S2

SI.No	From	To. with area (Name-Area)
1	Mr SALIL KUMAR MANNA	UJJAL AUDDY-147.80000000 Sq Ft
2	Mr BABLU MANNA	UJJAL AUDDY-147.80000000 Sq Ft
3	Mrs ANITA MAITY	UJJAL AUDDY-147.80000000 Sq Ft
4	Mrs RAMA DAS	UJJAL AUDDY-147.80000000 Sq Ft
5	Mrs SHARMISTHA	UJJAL AUDDY-147.80000000 Sq Ft
6	Mrs MOUSHMI DEY	UJJAL AUDDY-147.80000000 Sq Ft
7	Mr MADAN MOHAN MANNA	UJJAL AUDDY-147.80000000 Sq Ft
8	Mr BIDYUT KUMAR MALLICK	UJJAL AUDDY-147.80000000 Sq Ft
9	Mrs DOLA MALLICK	UJJAL AUDDY-147.80000000 Sq Ft
10	Mr AMAR ADDYA	UJJAL AUDDY-147.80000000 Sq Ft
11	Mrs USHA HAZRA	UJJAL AUDDY-147.80000000 Sq Ft

For M/s. UJJAL AUDDY

[Signature]
Proprietor

[Signature]

12	Mr SURESH JAISWAL	UJJAL AUDDY-147.80000000 Sq Ft
13	Mr GAUTAM SAMANTA	UJJAL AUDDY-147.80000000 Sq Ft
14	Mrs KAMALA SANTRA	UJJAL AUDDY-147.80000000 Sq Ft
15	Mrs KAJORI GHOSH	UJJAL AUDDY-147.80000000 Sq Ft

Transfer of property for S3

Sl.No	From	To. with area (Name-Area)
1	Mr SALIL KUMAR MANNA	UJJAL AUDDY-20.00000000 Sq Ft
2	Mr BABLU MANNA	UJJAL AUDDY-20.00000000 Sq Ft
3	Mrs ANITA MAITY	UJJAL AUDDY-20.00000000 Sq Ft
4	Mrs RAMA DAS	UJJAL AUDDY-20.00000000 Sq Ft
5	Mrs SHARMISTHA	UJJAL AUDDY-20.00000000 Sq Ft
6	Mrs MOUSHMI DEY	UJJAL AUDDY-20.00000000 Sq Ft
7	Mr MADAN MOHAN MANNA	UJJAL AUDDY-20.00000000 Sq Ft
8	Mr BIDYUT KUMAR MALLICK	UJJAL AUDDY-20.00000000 Sq Ft
9	Mrs DOLA MALLICK	UJJAL AUDDY-20.00000000 Sq Ft
10	Mr AMAR ADDYA	UJJAL AUDDY-20.00000000 Sq Ft
11	Mrs USHA HAZRA	UJJAL AUDDY-20.00000000 Sq Ft
12	Mr SURESH JAISWAL	UJJAL AUDDY-20.00000000 Sq Ft
13	Mr GAUTAM SAMANTA	UJJAL AUDDY-20.00000000 Sq Ft
14	Mrs KAMALA SANTRA	UJJAL AUDDY-20.00000000 Sq Ft
15	Mrs KAJORI GHOSH	UJJAL AUDDY-20.00000000 Sq Ft

Transfer of property for S4

Sl.No	From	To. with area (Name-Area)
1	Mr SALIL KUMAR MANNA	UJJAL AUDDY-5.33333300 Sq Ft
2	Mr BABLU MANNA	UJJAL AUDDY-5.33333300 Sq Ft
3	Mrs ANITA MAITY	UJJAL AUDDY-5.33333300 Sq Ft
4	Mrs RAMA DAS	UJJAL AUDDY-5.33333300 Sq Ft
5	Mrs SHARMISTHA	UJJAL AUDDY-5.33333300 Sq Ft
6	Mrs MOUSHMI DEY	UJJAL AUDDY-5.33333300 Sq Ft
7	Mr MADAN MOHAN MANNA	UJJAL AUDDY-5.33333300 Sq Ft
8	Mr BIDYUT KUMAR MALLICK	UJJAL AUDDY-5.33333300 Sq Ft
9	Mrs DOLA MALLICK	UJJAL AUDDY-5.33333300 Sq Ft
10	Mr AMAR ADDYA	UJJAL AUDDY-5.33333300 Sq Ft
11	Mrs USHA HAZRA	UJJAL AUDDY-5.33333300 Sq Ft
12	Mr SURESH JAISWAL	UJJAL AUDDY-5.33333300 Sq Ft
13	Mr GAUTAM SAMANTA	UJJAL AUDDY-5.33333300 Sq Ft
14	Mrs KAMALA SANTRA	UJJAL AUDDY-5.33333300 Sq Ft
15	Mrs KAJORI GHOSH	UJJAL AUDDY-5.33333300 Sq Ft

Transfer of property for S5

Sl.No	From	To. with area (Name-Area)
1	Mr SALIL KUMAR MANNA	UJJAL AUDDY-213.33333300 Sq Ft

For M/s. UJJAL AUDDY

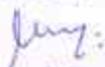
Jay
Proprietor

Jay
Proprietor

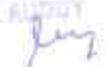
2	Mr BABLU MANNA	UJJAL AUDDY-213.33333300 Sq Ft
3	Mrs ANITA MAITY	UJJAL AUDDY-213.33333300 Sq Ft
4	Mrs RAMA DAS	UJJAL AUDDY-213.33333300 Sq Ft
5	Mrs SHARMISTHA	UJJAL AUDDY-213.33333300 Sq Ft
6	Mrs MOUSHMI DEY	UJJAL AUDDY-213.33333300 Sq Ft
7	Mr MADAN MOHAN MANNA	UJJAL AUDDY-213.33333300 Sq Ft
8	Mr BIDYUT KUMAR MALLICK	UJJAL AUDDY-213.33333300 Sq Ft
9	Mrs DOLA MALLICK	UJJAL AUDDY-213.33333300 Sq Ft
10	Mr AMAR ADDYA	UJJAL AUDDY-213.33333300 Sq Ft
11	Mrs USHA HAZRA	UJJAL AUDDY-213.33333300 Sq Ft
12	Mr SURESH JAISWAL	UJJAL AUDDY-213.33333300 Sq Ft
13	Mr GAUTAM SAMANTA	UJJAL AUDDY-213.33333300 Sq Ft
14	Mrs KAMALA SANTRA	UJJAL AUDDY-213.33333300 Sq Ft
15	Mrs KAJORI GHOSH	UJJAL AUDDY-213.33333300 Sq Ft

Transfer of property for S6

Sl.No	From	To. with area (Name-Area)
1	Mr SALIL KUMAR MANNA	UJJAL AUDDY-20.00000000 Sq Ft
2	Mr BABLU MANNA	UJJAL AUDDY-20.00000000 Sq Ft
3	Mrs ANITA MAITY	UJJAL AUDDY-20.00000000 Sq Ft
4	Mrs RAMA DAS	UJJAL AUDDY-20.00000000 Sq Ft
5	Mrs SHARMISTHA	UJJAL AUDDY-20.00000000 Sq Ft
6	Mrs MOUSHMI DEY	UJJAL AUDDY-20.00000000 Sq Ft
7	Mr MADAN MOHAN MANNA	UJJAL AUDDY-20.00000000 Sq Ft
8	Mr BIDYUT KUMAR MALLICK	UJJAL AUDDY-20.00000000 Sq Ft
9	Mrs DOLA MALLICK	UJJAL AUDDY-20.00000000 Sq Ft
10	Mr AMAR ADDYA	UJJAL AUDDY-20.00000000 Sq Ft
11	Mrs USHA HAZRA	UJJAL AUDDY-20.00000000 Sq Ft
12	Mr SURESH JAISWAL	UJJAL AUDDY-20.00000000 Sq Ft
13	Mr GAUTAM SAMANTA	UJJAL AUDDY-20.00000000 Sq Ft
14	Mrs KAMALA SANTRA	UJJAL AUDDY-20.00000000 Sq Ft
15	Mrs KAJORI GHOSH	UJJAL AUDDY-20.00000000 Sq Ft

For M/s. UJJAL AUDDY

Proprietor

Digitally signed by M/s. UJJAL AUDDY
 DN: cn=M/s. UJJAL AUDDY, o=UJJAL AUDDY, ou=UJJAL AUDDY, email=UJJALAUDDY@GMAIL.COM, c=IN

M/s. UJJAL AUDDY

Proprietor

On 21-03-2022

Certificate of Market Value (WB PLV) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,46,98,270/-

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

On 24-03-2022

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

Presented for registration at 17:58 hrs on 24-03-2022, at the Private residence by Mr SALIL KUMAR MANNA Alias Mr SALIL MANNA, one of the Executants.

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

Execution is admitted on 24/03/2022 by 1. Mr SALIL KUMAR MANNA, Alias Mr SALIL MANNA, Son of Late SATISH CHANDRA MANNA, 64, KAILASH PANDIT LANE, P.O: NEW ALIPORE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Service, 2. Mr BABLU MANNA, Son of Late SATISH CHANDRA MANNA, 64, KAILASH PANDIT LANE, P.O: NEW ALIPORE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business, 3. Mrs ANITA MAITY, Alias Mrs ANITA MANNA, Daughter of Late SATISH CHANDRA MANNA, 64, KAILASH PANDIT LANE, P.O: NEW ALIPORE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife, 4. Mrs RAMA DAS, Alias Mrs RAMA MANNA, Wife of Late BHOLA NATH MANNA, 64, KAILASH PANDIT LANE, P.O: NEW ALIPORE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife, 5. Mrs SHARMISTHA, Alias Mrs SHARMISTHA MANNA, Daughter of Late BHOLA NATH MANNA, 64, KAILASH PANDIT LANE, P.O: NEW ALIPORE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife, 6. Mrs MOUSHMI DEY, Alias Mrs MOUSHMI MANNA, Daughter of Late BHOLA NATH MANNA, 64, KAILASH PANDIT LANE, P.O: NEW ALIPORE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife, 7. Mr MADAN MOHAN MANNA, Alias Mr CHANDI CHARAN MANNA, Son of Late MONMOTHO MANNA, 76, KAILASH PANDIT LANE, P.O: NEW ALIPORE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Retired Person, 8. Mr BIDYUT KUMAR MALLICK, Son of Late PROKASH KUMAR MULLICK, 82, KAILASH PANDIT LANE, P.O: NEW ALIPORE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Service, 9. Mrs DOLA MALLICK, Daughter of Late PROKASH KUMAR MULLICK, 82, KAILASH PANDIT LANE, P.O: NEW ALIPORE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Service, 10. Mr AMAR ADDYA, Son of Late AHINDRA KUMAR ADDYA, 268/1, S. N. ROY ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business, 11. Mrs USHA HAZRA, Wife of Late SANJIT KUMAR HAZRA, 61, KAILASH PANDIT LANE, P.O: NEW ALIPORE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife, 12. Mr SURESH JAISWAL, Son of Mr RAM PRASAD JAISWAL, 61, KAILASH PANDIT LANE, P.O: NEW ALIPORE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business, 13. Mrs KAMALA SANTRA, Wife of Late KANAI LAL SANTRA, 79, KAILASH PANDIT LANE, P.O: NEW ALIPORE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife, 14. Mrs KAJORI GHOSH, Wife of Mr ARKA GHOSH, 61, KAILASH PANDIT LANE (mailing Address-78, Kailash Pandit Lane, P.O: New Alipore, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife

Indetified by Mr RANJIT PAL, , Son of Late PRAFULLA PAL, 4/91, NELI NAGAR, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Others

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

Execution is admitted on 24-03-2022 by Mr UJJAL AUDDY, PROPRIETOR, UJJAL AUDDY, 268/1, S. N. ROY ROAD, City:- , P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053

For M/s. UJJAL AUDDY

Proprietor

UJJAL AUDDY
268/1, S. N. ROY ROAD,
NEW ALIPORE, SOUTH 24-PARGANAS,
WEST BENGAL, INDIA, PIN - 700053

UJJAL AUDDY

Proprietor

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1603-2022, Page from 174053 to 174196
being No 160304929 for the year 2022.



Digitally signed by DEBASISH DHAR
Date: 2022.04.06 17:19:28 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 2022/04/06 05:19:28 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

For M/s. UJJAL AUDDY

Ujjal
Proprietor

Digitally signed by M/s. UJJAL AUDDY, DN: cn=UJJAL AUDDY, o=M/s. UJJAL AUDDY, ou=, email=UJJAL@UJJALAUDDY.COM, c=IN, postalCode=743001, serialNumber=1, reason=I am the Proprietor of the Deed.

Ujjal
Proprietor

(This document is digitally signed.)