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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

District Sub-Register-JB
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

Play
PROPT

A. Addya

U.H

A. Maity

Autow
V.C.

S.K.H

K.S

R.M

B.M.

M.Dey
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For M/s. UJJAL AUDDY

Proprietor

For M/s. UJJAL AUDDY
Proprietor

For M/s. UJJAL AUDDY
Proprietor

17 JAN 2022

25339

Salil Kr. Manna

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

Name:

Address:

Vendor:

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27



313C

Salil Kr. Manna



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Bablu Manna



3138

Anita Maity



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Rama Manna



3140

Shermi Ho Day.



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

For M/s. UJJAL AUDDY

[Signature]
Proprietor

প্রদত্ত করা হয়েছে
একটি নমুনা, যাতে আছে, ডিষ্ট্রিক্ট
সাব-রেজিস্ট্রার-III, আলিপুর, কলকাতা-২৭
এই নমুনাটি ২৪ মার্চ ২০২২ তারিখে
একটি নমুনা, যাতে আছে, ডিষ্ট্রিক্ট
সাব-রেজিস্ট্রার-III, আলিপুর, কলকাতা-২৭
এই নমুনাটি ২৪ মার্চ ২০২২ তারিখে

For M/s. UJJAL AUDDY

[Signature]
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. - Tugapur, P. S. - Biskakh, 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

Proprietor

For M/s. UJJAL AUDDY

Proprietor

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For M/s. UJJAL AUDDY

Proprietor

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1. Kamala Gantva

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Madan Mohan Mallick.

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Amer Addya

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Bidhyut Kumar Mallick



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Dola Mallick

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE

24 hours and

For M/s. UJJAL AUDDY

Proprietor

For more details
CALL NARVA, DAVID KENNY, ANITA MATE, RUSS MAYER, ERANDUSTON
FRY, WILLIAM DEZ, MADAN SINGHABABA, BOYUT KR, MALICK, ODEA
MILLICK, AMAROSHIA, UGHA KAZPA, XIAOJIE CHONG, TAREEF JAGRAL,
CAUTION BAKKATA, KIMW CARTEL, JERUSA SANTI & MANCHA CHONG,
Ani Chomond Kikandi

Proprietor

For M/s. UJJAL AUDDY

Proprietor

U.S. DEPARTMENT OF JUSTICE

Proprietor

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..

UJJAL AUDDY

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M. Day

Proprietor

For M/s. UJJAL AUDDY

Proprietor

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

For M/s. UJJAL AUDDY

Proprietor

For M/s. UJJAL AUDDY
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

For M/s. UJJALAUDDY
Proprietor

For M/s. UJJALAUDDY
Proprietor

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For M/s. UJJALAUDDY

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.

This document is a copy of the original document filed in the office of the Registrar, District 24 Parganas, Alipore, West Bengal. It is not a certified copy.

For M/s. UJJALAUDDY

Proprietor

[Signatures and stamps at the bottom of the page, including "UJJALAUDDY" and "Proprietor"]

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
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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
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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

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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

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B.M. JALU

10/10/19

For M/s. UJJAL AUDDY

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.-1, 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 $\frac{1}{2}$ share of the demarcated covered area of 330 sq. ft more or less in the Ground Floor totaling 165 Sq. ft, undivided $\frac{1}{2}$ share of the demarcated covered area of 557 Sq. Ft.

For M/s. UJJAL AUDDY

Proprietor

More or less in the First Floor totaling covered area 278.5 Sq. ft. more or less, undivided $\frac{1}{2}$ 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.s, 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. UJJAL AUDDY
Proprietor

For M/s. UJJAL AUDDY
Proprietor

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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
Proprietor

For M/s. UJJAL AUDDY
Proprietor

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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. 1, 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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14 JUNE 2014

volunteer®

A. Maity

2nd Day.

Donec

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For M/s. UJJAL AUDDY

Proprietor

General Manager
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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

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For M/s. UJJAL AUDDY
 Proprietor

Jey... *[Signature]* *[Signature]* A. Aditya A. Maity
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 UH *[Signature]* *[Signature]*
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 10/10/2020

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 under 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,

For M/s. UJJALAUDDY
Proprietor

For M/s. UJJALAUDDY

Sadil Mr. Manna

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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. UJJALAUDDY

Salil Mr. Manna

Proprietor

UJJALAUDDY

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10/01/2019

A. Addya • A. Maity

M. Dey

S. Dey

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AND WHEREAS thus by virtue of the said Deed of Conveyance dated 22-01-22 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 Pr. Manna

For M/s. UJJAL AUDDY

Proprietor

Name of the Tenant

Area under her occupation

1. Smt Krishna Ghosal

300 sq. ft.

224
 K.S. A. Adhya A. Maity
 Rm.

SK-100

OH

⑫ Chloride

f. B.M.
YOGUAJALLU 2005

9 Day

Proprietary

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

Jay.

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10/11/2019

S. Day - Jany

Proprietor

For M/s. UJJAL AUDDY

Proprietor

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
Proprietor

For M/s. UJJAL AUDDY
Proprietor

Y. S. K. M. A. Maitry
S. M. B. M. S. Dey
UH YOGA JALLU
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

For M/s. UJJALAUDDY
Proprietor
Jy.

For M/s. UJJALAUDDY

Proprietor

Copy
J.S.
UH
Shila
A. Maiti
YOGA JALU
All

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

For M/s. UJJALAUDDY
Proprietor

For M/s. UJJALAUDDY
Proprietor

Handwritten signatures and stamps at the bottom of the page, including a circular stamp with the text "UJJALAUDDY" and "10/11/2014".

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

For M/s. UJJALAUDDY

Proprietor

Ujjal

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A. Addya A. Maity

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Blenda

UJJALAUDDY

10/01/2019

S. Day

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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
Jey.

Salil Per. Manna

For M/s. UJJAL AUDDY
Jey.
Proprietor

Jey.

SK

Rm A. Addya

A. Maity

Shan. UH
(Khatian)

UJJAL AUDDY

S. Sany.

Jey.
Proprietor

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

Handwritten signatures and stamps:

- KS* (with "SKM" and "UH" below)
- Rm* (with "B.M." below)
- A. Addya* (with "A. Maity" next to it)
- S. Dey* (with "S. Dey" below)
- YUJALAUDDY* (stamp)
- 10194019* (stamp)
- Salil for Manna* (vertical text)
- UJJALAUDDY* (vertical text)
- Proprietor* (vertical text)
- Dee* (signature)

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.

[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-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

For M/s. UJJAL AUDDY
Proprietor

For M/s. UJJAL AUDDY
Proprietor

Handwritten signatures and stamps at the bottom of the page, including "A. Adhya", "A. Maity", "YOGUJAL AUDDY", and various initials and dates.

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 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.

For M/s. UJJAL AUDDY

Proprietor

A. Adhya A. Maity

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Proprietor

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Proprietor

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.-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 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

For M/s. UJJAL AUDDY
Proprietor

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A. Addya A. Maity
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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

For M/s. UJJAL AUDDY
Proprietor

A. Addya A. Maity

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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
Proprietor

For M/s. UJJAL AUDDY
Proprietor

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A. Maity

B.M.
UJJAL AUDDY

Proprietor

P. Dey
J. Dey
D. Dey

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
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For M/s. UJJAL AUDDY
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Proprietor

S. S. S.

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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
SALIL KUMAR MANNA
PROPRIETOR
Jey.

Salil K. Manna

For M/s. UJJALAUDDY
Jey.
Proprietor

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H. Addya
A. Maity
M. Dey
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Jey.
Dey
Proprietor

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. 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.

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

WHEREAS by an indenture dated 14th of July, 1926, Smt Bidyut Kumari Chakraborty wife of Late Agor Chandra Chakraborty @ Agor Nath Chakraborty, transferred and conveyed unto and to use of one Manmotho Nath Manna of Punja sahapur, 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 6 Cottahs (after settlement to be 0.10 acres or 10 satak) situated at Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South), comprised in Dag Nos. 203 and 205 of R. S. No. 180, J. L. No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 152 later in R. S. Khatian No.1464 and 645 under South Suburban Municipality. The said deed was registered on 14th day of July, 1926, in the office of the Sadar Sub-Registrar at Alipore, Dist.24 Parganas, recorded in Book No.1, Vol. No.59 from Page No.152 to Page No.155, as Being No.3458 for the year 1926.

AND WHEREAS while seized and possessed of the aforesaid land and property, said Manmatha Nath Manna due to his old age and deteriorating health sub divided the aforesaid land and building by way of a Registered Deed of family settlement dated 17.08.1974, which was duly registered in the office of the Joint Sub-

For M/s. UJJAL AUDDY
Proprietor
Ujjal Auddy
Proprietor

For M/s. UJJAL AUDDY
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Ujjal Auddy
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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 ½ 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 $\frac{1}{2}$ 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.

For M/s. UJJAL AUDDY

Proprietor

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AND WHEREAS (1) Shri Bhola Nath Manna, (2) Shri Salil Kumar Manna, (3) Shri Bablu Manna, (4) Smt Anita Maity (Manna), wife of Sri Banabehari Maity herein thereafter duly mutated their names in the records of Kolkata Municipal Corporation and the aforesaid undivided $\frac{1}{2}$ 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 and were jointly paying the municipal taxes regularly and enjoying the same free from all encumbrances.

AND WHEREAS by virtue of a registered Deed of Sale dated 10.01.2020, said (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, as Vendors 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

For M/s. UJJAL AUDDY

Proprietor

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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

For M/s. UJJALAUDDY
Proprietor

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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 $\frac{1}{2}$ 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 $\frac{1}{2}$ 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

Ujjal

AS
Shm.

UH
(Rm)

Rm B.M.

UJJAL AUDDY

10/11/2019

A. Auddy

A. Maity

S. Dey

A

Shm

Dee

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 $\frac{1}{2}$ 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 $\frac{1}{2}$ 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.

<u>Names of the Tenants</u>	<u>Area under his/her occupation</u>
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,

For M/s. UJJALAUDDY

Proprietor

Salil K. Manna

Handwritten signatures and initials at the bottom of the page include: A. Addya, A. Maity, S. Dey, and others. There are also stamps and marks, including a blue stamp that reads "UJJALAUDDY" and a red stamp that reads "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

Coy.

K.S.
S.K.

UH

R. Manna

Rm

A. Addya

B. M.

YOGUA JALLA

10/10/2022

A. Maity

S. Dey

S. Dey

D. L.

For M/s. UJJALAUDDY

Proprietor

Salil K. Manna

For M/s. UJJALAUDDY
Proprietor

Proprietor

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:

Left side: *UH*, *SKM*, *UH*, *Pratima*

Center: *A. Addya*, *Rm B.M.*, *YOGA JALU*, *10/11/2019*

Right side: *A. Maity*, *S. Dey*, *Proprietor*, *Dee*

For M/s. UJJAL AUDDY

Proprietor

AND WHEREAS thus is the manner stated above, 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, have become jointly seized and possessed of or otherwise well and sufficiently entitled to as lawful joint owners of

[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 the 5'-0" private passage on the East) along with 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- 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.

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

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

For and on behalf of
Smt. Anita Maity (Manna)
Smt. Rama Manna (Das)
Smt. Sharmistha Dey (Manna)
Smt. Moushmi Dey (Manna)
Shri Bidyut Kumar Mallick
Smt. Dola Mallick
Shri Amar Addya
Smt. Usha Hazra
Smt. Kajori Ghosh (Hazra)
Shri Suresh Jaiswal
Shri Gautam Samanta
Smt. Kamala Santra

For M/s. UJJAL AUDDY
Proprietor

Handwritten signatures and initials:
A. Addya
Rm B.M.
A. Maity
S. Dey
UH
SK
JL
GUAJALU
JAL
JAL

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

For M/s. UJJAL AUDDY
Proprietor

Any
SKM
UH
Rm B.M.
YOGU JALLU
A. Addya
A. Maity
S. Day
Devi
Devi

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>
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

Very...

OH

A. Addya

A. Maity

Rm B M.

SHRI UJJAL AUDDY

Proprietor

S. Dey

Proprietor

Proprietor

Copy. H. Addya A. Maity
UH
Rm B.M.
For Mrs. Uthayakudiy
Chandru
H. Day
B.M.
S. Day
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- 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

For M/s. UJJAL AUDDY
Proprietor

A. Addya A. Maity

KS
SKM

UH

Rm B.M.
UJJAL AUDDY
Proprietor

S. Sanyal
Proprietor

Dee

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

For M/s. UJJALAUDDY
Proprietor

July -
 UH
 Rm B.M.
 YOGUA JALLU. 21M 193
 H. Day
 S. Day
 B.M.

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 under his/her occupation

<p><i>[Signature]</i></p> <p>UH</p> <p><i>[Signature]</i></p> <p>SKM</p>	<p><i>[Signature]</i></p> <p>YOGJALAUDDY</p> <p><i>[Signature]</i></p> <p>10/10/2019</p>	<p><i>[Signature]</i></p> <p>H. Day</p> <p><i>[Signature]</i></p>	<p><i>[Signature]</i></p> <p>S. Day</p> <p><i>[Signature]</i></p>	<p><i>[Signature]</i></p> <p>Del</p>
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For M/s. UJJALAUDDY
Proprietor

- | | |
|------------------------|------------|
| 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.

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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).

ARTICLE - 2 : ALLOCATIONS AND BENEFITS

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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.

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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 privileges 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. UJJALAUDDY

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- 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

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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

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- 4) The Owners hereby agree and covenant with the Developer that upon receiving their allocation to their satisfaction they will not do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocation and/or selecting the person in whose favour the Developer shall sell/transfer the Developer's allocation.
- 5) The Owners hereby agree and covenant with the Developer not to let out, grant, lease, mortgage, encumber and / or charge the said plot of land or any portion thereof as per terms of this agreement.
- 6) That the Owners undertake that during the continuance of this Agreement they shall not enter into any Development or Sale Agreement with any Third Party in respect of the said land or any part thereof but the Land Owners shall have every right to enter into agreements including Sale Agreement in respect of Owners' allocation under Article 2, mentioned above, of the said proposed building and the Developer shall be the confirming party of the said agreement.
- 7) It is agreed that upon completion of the proposed Multistoried building and upon delivery of the possession of the Owners' allocated portion by the Developer, all proportionate levies and taxes which will be finally assessed by the Kolkata Municipal Corporation in respect of the Owners' allocated portion in the proposed Multistoried building shall be paid by the Land Owners from the date of taking over the possession of his entire allocated portion. Remaining tax liability will be on account of Developer / new Owners (Purchasers), as the case may be.
- 8) The Developer shall be entitled to fix Sign Board on the said property, for advertisement, and insertions in news papers and other advertising media and all costs and expenses ancillary thereto shall be borne by the Developer exclusively.
- 9) The Owners authorize the Developer to appoint duly qualified Architect, Labours, workmen, masons, and to obtain electricity, water, sewerage, drain from the Kolkata Municipal Corporation and C.E.S.C. and construct building upon the said land.
- 10) The Owners hereby undertake to execute proper Deed of Conveyance/s in favour of the intending purchaser or purchasers to get those deeds Registered before concerned Registering Authority in respect of the Developer's allocation wherein the Developer shall join as Confirming Party. Refusal to Register the

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- ### ARTICLE - 6 : OWNERS' RIGHT

ARTICLE - 7 : CONSIDERATION

ARTICLE - 8 : DEVELOPER'S RIGHT

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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.

ARTICLE - 9 : MISCELLANEOUS

For M/s. UJJAL AUDDY
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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. - Tugulpur, P. S. - Biskrah, 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] [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

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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.

For M/s. UJJAL AUDDY
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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
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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] [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] **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

For M/s. UJJAL AUDDY
Proprietor

For M/s. UJJAL AUDDY
Proprietor

Handwritten signatures and initials at the bottom of the page, including "A. Addya", "A. Maity", "Rm B.M.", "S. Day", "J. S.", "K. S.", "S. Kan", "A. Addya", "A. Maity", "S. Day", "J. S.", "K. S.", "S. Kan", "A. Addya", "A. Maity", "S. Day", "J. S.", "K. S.", "S. Kan".

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.

For M/s. UJJAL AUDDY

Proprietor

Jay.

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10/11/2019

A. Addya

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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 complaints written statements, petitions, Memorandum of Appeal, Stay Applications and all other legal document for the purpose of filing the

For M/s. UJJALAUDY
Proprietor

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UH A. Addya A. Maity
In Rm B.M.
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B. Maity S. Day
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Proprietor

- Denny*
Proprietor
SALT LAKE CITY, UTAH

For M/s. UJJAL AUDDY
Proprietor

Attorney being the Owners.

VH A. Adya A. Maity

K S Rm B.M. P.S.

S.Dey

S. Day.

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For M/s. UJJALAUDY
Proprietor

UH • A. Adya A. Maity
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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.

I hereby certify that the above is a true and correct copy of the original document as filed in the office of the District Registrar, Kolkata.

Jyoti
 Proprietor

For M/s. UJJALAUDDY
 Jyoti
 Proprietor

Jyoti
 UH Goss. A. Addya A. Maity
 SKM. Jyoti B.M. H.D. S.D. Jyoti
 Proprietor

Jyoti

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
Proprietor
Ujjal Auddy

For M/s. UJJAL AUDDY
Proprietor
Ujjal Auddy

Ujjal Auddy A. Maity
K.S. SKm.
B.M.
S. Dey
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For M/s. UJJAL AUDDY

Proprietor

Jy. UH Jy. A-Addya A. Maity
 K S SKM. P. M. M. Day
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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.

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

For the purpose of this deed, the undersigned, Mrs. Ujjal AUDDY, being the sole owner of the above land, do hereby declare that the said land is free from all encumbrances and is not subject to any mortgage, lien, or other charge in favour of any person or institution, and that the said land is not affected by any law, rule, or regulation, and that the said land is not subject to any other claim or demand of any person or institution.

of Mrs. UJJAL AUDDY
Proprietor

UH Prop: A. Addya A. Maity
SKM YODU JALLU B.M. M.D. S. Day
10/10/19

the 5'-0" private passage on the East) along with 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- 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**.

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

On the North - Pre. No. 61, Kailash Pandit Lane

On the South - Pre. No. 58, Kailash Pandit Lane

On the East - 5'-0" wide Private Passage and Pre. No. 63, Kailash Pandit Lane

On the West - Pre. No. 160, Jyotish Roy Road

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

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, 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

For M/s. UJJAL AUDDY
 Proprietor
 Jy.

For M/s. UJJAL AUDDY
 Proprietor
 Jy.

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 UH
 Rm B.M.
 YODUA JALLU
 M.Dey
 S.Dey
 Jy.
 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 TenantArea 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
Jyoti.
Proprietor

For M/s. UJJAL AUDDY
Jyoti.
Proprietor

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Proprietor

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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:

- 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.
- Ten numbers of car parking spaces each measuring more or less 120 Sq. ft covered area under the building.

ON THE FIRST FLOOR:

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

ON THE SECOND FLOOR:

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

For M/s. UJJAL AUDDY
Proprietor

For M/s. UJJAL AUDDY
Proprietor

Handwritten signatures and notes at the bottom of the page, including "A. Addya", "A. Maity", "S. Dey", and "Jee".

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
 Proprietor

For M/s. UJJALAUDDY
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For M/s. UJJALAUDDY
Proprietor

- 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
Proprietor

For M/s. UJJAL AUDDY

Proprietor

Jay
 RS
 SKM
 Pr.
 UH
 A. Addya
 Rm B.M.
 UJJAL AUDDY
 (Owner)
 10/11/2019
 A. Maity
 M.Dey
 S. Dey
 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.

SIXTH SCHEDULE ABOVE REFERRED TO**"SPECIFICATIONS"**

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

For M/s. UJJAL AUDDY
 Proprietor
 Ujjal Auudy
 10/10/2019

For M/s. UJJAL AUDDY
 Proprietor
 Ujjal Auudy
 10/10/2019

Jm. (Bor.) UH A. Adhya A. Maity
 KS M Rm Bm
 SKM 10/10/2019
 Proprietor
 Hdy S.Dy.

- For M/s. UJJALAUDDY
Proprietor

Gen. *KS* *Bom - 04* *A. Adhya A. Maity*
Shan *At* *Rm* *YODDYALLU* *Monday* *S. Day* *Hand* *All*
 Prohibited

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

my. V.H. (Klink) A. Maity
R. S. B.M. SKM. A. Maity
A. Maity S. Maity
A. Maity S. 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)

Ratan Pal
High Court
Calcutta

Sharmi the Day.

Bablu Manna
Salil Pr. Manna

H. H. Manna

Rama Manna

Amar Adya

Kannala Sanku

Usha Hazra

Dhosh

Bidyut Kumar Mallick

Arita Maity

Sola Mallick

Signatures of the Owners

M/S UJJAL AUDDY

Ujjal

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

Jey.
Proprietor

Jey.
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/-

[RUPEES SEVENTY THOUSAND ONLY]

WITNESSES:

1. Banakihari Maity

2. *[Signature]*
Amit

Rs. 70,000/-

Bablu Manna
Salil Kr. Manna

Rama Manna
Anur Aditya
Kamala Sankar
Usha Hazra
Dhosh
Shreyi the Day
Anita Maity

Signatures of the Owners


































For M/s. UJJAL AUDDY

[Signature]
Proprietor

For M/s. UJJAL AUDDY

Proprietor

SPECIMEN FORM FOR TEN FINGER PRINTS

	Sahil Kumar Manna					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	Bablu Manna					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	Anita Maity					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						

For M/s. UJJALAUDDY

Proprietor

UJJALAUDDY
10/10/2019

Proprietor






































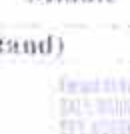


For M/s. UJJAL AUDDY

Proprietor

1019019

July -

SPECIMEN FORM FOR TEN FINGER PRINTS

	Pt. Adarsh Maheshwar					
		(Left Hand)				
						
		(Right Hand)				
						
		(Left Hand)				
	Bidyut Kumar Mallick					
		(Left Hand)				
						
		(Right Hand)				
						
		(Left Hand)				
	Dola Mallick					
		(Left Hand)				
						
		(Right Hand)				
						
		(Left Hand)				

For M/s. UJJAL AUDDY


















Proprietor

10/10/19

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

Proprietor

SPECIMEN FORM FOR TEN FINGER PRINTS






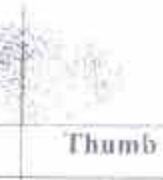













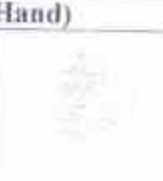













	Amar P. D. D. 7a					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
	Usha Hazra					
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	Anurag (Suresh Kumar)					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
	Anurag (Suresh Kumar)					
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	Anurag (Suresh Kumar)					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
	Anurag (Suresh Kumar)					
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

For M/s. UJJAL AUDDY

Proprietor

For M/s. UJJAL AUDDY
Proprietor

SPECIMEN FORM FOR TEN FINGER PRINTS














	<p>Goutam Sarkar</p>	 Little	 Ring	 Middle	 Fore	 Thumb	
(Left Hand)							
 Thumb		 Fore	 Middle	 Ring	 Little		
(Right Hand)							
		<p>Hanan Sarkar</p>	 Little	 Ring	 Middle	 Fore	 Thumb
(Left Hand)							
 Thumb	 Fore		 Middle	 Ring	 Little		
(Right Hand)							
	<p>Ujjal Auddy</p>		 Little	 Ring	 Middle	 Fore	 Thumb
(Left Hand)							
 Thumb		 Fore	 Middle	 Ring	 Little		
(Right Hand)							

For M/s. UJJAL AUDDY

Ujjal
Proprietor

Ujjal
Proprietor

SPECIMEN FORM FOR TEN FINGER PRINTS

	Phool (Kajori, Lash)							
Little		Ring	Middle	Fore	Thumb			
(Left Hand)								
								
Thumb		Fore	Middle	Ring	Little			
(Right Hand)								
								
		N. S. P. A.						
Little			Ring	Middle	Fore	Thumb		
(Left Hand)								
Thumb	Fore		Middle	Ring	Little			
(Right Hand)								
PHOTO								
			Little	Ring	Middle	Fore	Thumb	
			(Left Hand)					
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						

For M/s. UJJALAUDDY
 Proprietor

For M/s. UJJALAUDDY
 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	[0110] Sale, Development Agreement or Construction agreement		
	Additional Transaction [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/-]		
Self Forth value	Market Value Rs. 2,46,98,270/-		
Stamp Duty Paid (SD)	Registration Fee 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	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	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	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	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 ROR	Area of Land	Selforth 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.,
				28.0852Dec	0/-	201,08,945/-	
Grand Total :							




Structure Details :

Sch No	Structure Details	Area of Structure	Selforth 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

Proprietor

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 ADDYA 268/1, 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	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:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ALxxxxxx4Q, 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:-South 24-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

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

[Signature]
Proprietor

[Signature]
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

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

Sl.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

Sl.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. UJJALAUDDY

Proprietor

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

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

For M/s. UJJAL AUDDY
SALIL KUMAR MANNA, BABLU MANNA, ANITA MAITY, RAMA DAS, SHARMISTHA, MOUSHMI DEY, MADAN MOHAN MANNA, BIDYUT KUMAR MALLICK, DOLA MALLICK, AMAR ADDYA, USHA HAZRA, SURESH JAISWAL, GAUTAM SAMANTA, KAMALA SANTRA, KAJORI GHOSH
Proprietor

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/-

[Signature]

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, 84, 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

[Signature]
Proprietor

[Signature]
Proprietor

Payment of Fees The fee payable for this document is Rs 760/- (B = Rs 700/- ,E = Rs 28/- ,H = Rs 28/-)

M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-

Payment of Stamp Duty
Certified that required Stamp Duty payable for this document is Rs. 40,071/- and Stamp Duty paid by Stamp Rs 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 946484, Amount: Rs.50.

Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal


Proprietor

[illegible]

125. GJALAUDDY

Proprietà

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


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


On 25-03-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 760/- (B = Rs 700/- ,E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 728/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/03/2022 10:17AM with Govt. Ref. No: 192021220208530441 on 21-03-2022, Amount Rs: 728/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BPAYTG6 on 21-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,071/- and Stamp Duty paid by by online = Rs 40,071/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/03/2022 10:17AM with Govt. Ref. No: 192021220208530441 on 21-03-2022, Amount Rs: 40,071/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BPAYTG6 on 21-03-2022, Head of Account 0030-02-103-003-02


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

On 29-03-2022

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

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

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

Execution is admitted on 29/03/2022 by Mr GAUTAM SAMANTA, Son of Late BADAL CHANDRA SAMANTA, P-106, JYOTISH ROY ROAD, P.O: NEW ALIPORE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Service

Indetified by Mr RATAN PAL, . . Son of Late LAKSHMAN CHANDRA PAL, 6, OLD POST OFFICE STREET, P.O: G P C Thana: Hare Street, . Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

For M/s. UJJALAUDDY


Proprietor

For M/s. UJJALAUDDY

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

For M/s. UJJAL AUDDY
Proprietor

(This document is digitally signed.)