

02089/25

I-6940/2025



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 146323

Certified that the document is submitted for
Registration. The signature sheets and the
endorsement sheets attached with the
document are the part of this document.

District Sub-Register-II
Alipore, South 24-Parganas

16 MAY 2025

THIS CANCELLATION AGREEMENT made this 16th day of May 2025 BETWEEN 1) LT. COL. DILIP KUMAR MUKERJEE, son of Late Dulal Gopal Mukerjee, having PAN AFXPM5776R, having AADHAAR NO.7357 9000 9215, by Nationality - Indian, by Faith - Hindu, by Occupation - Retired Defence Official, residing at D-4 Sainagari, Housing Society, 200/1A, Kalyaninagar, P.O. Yerawada, P.S. Yerawada,

83989

07 MAR 2024

DATE.....
SOLD TO..... VICTOR MOSES & CO
ADDRESS..... Solicitors & Advocates
8, Old Post Office Street
Kolkata-700 001
RS.....

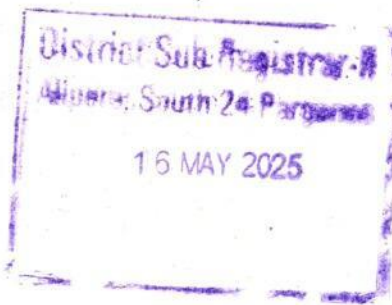
CODE NO. (1067)
LICENCED NO.
20 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (O.S.)
HIGH COURT, KOLKATA-70

07 MAR 2024



Arjun Kr. Maji
S/o. Sri Bishnu Prada Maji
Alipore Judge's Court
P.O. P.S. Alipore
Kor-27.
Advocate.



Pune – 411 006, Maharashtra **(2) SRI. DEBASIS MUKERJEE**, son of Late Dulal Gopal Mukerjee, having **PAN ACNPM3628F**, having **AADHAAR NO.7978 9044 8076**, by Faith – Hindu, by Occupation – Retired PSU Official, residing at 6D, Block – E, Jai Shree Green City, Argora, P.O. Doranda, Police Station – Argora, Ranchi – 834 002, Jharkhand **and (3) SRI. DEBJYOTI MUKERJEE**, son of the Late Dulal Gopal Mukerjee, having **PAN AKBPM7722N**, having **AADHAAR NO.9883 8647 3102**, by Faith – Hindu, by Occupation – Business, residing at P – 562, Block – N, P.O. New Alipore, Police Station – New Alipore, Kolkata – 700 053, West Bengal, hereinafter jointly referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective legal heirs, heiresses, legal representatives, administrators, executors and assigns) of the **ONE PART AND ASR PROJECTS AND VENTURES LLP**, a Limited Liability Partnership firm incorporated under the Limited Liability Partnership Act, 2008, having **LLP IN. AAV-2350**, having **PAN ABTFA7082L**, having its registered office at 2C, Mahendra Road, Ground Floor, Kolkata, West Bengal – 700 025, P.O. Bhowanipur, P.S. Bhowanipur, represented by its authorized signatory Mr. Amitava Singha Roy, son of Sri. Binoy Kumar Singha Roy, by Occupation – Service, having **PAN ATXPS6554K**, having **AADHAAR NO.4902 8610 4063**, residing at 119, Bamacharan Roy Road, P.O. Behala, P.S. Behala, Kolkata – 700 034, hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its present partners and their respective heirs heiresses legal representatives administrators executors and any other person or persons who may be admitted as partners in future and assigns) of the **OTHER PART**.

(The Owners and the Developer herein after are collectively referred to as the Parties hereto).

WHEREAS:

A. By a Development Agreement dated 15.03.2023 made between the Owners herein therein jointly referred to as the Owners of the One Part and ASR PROJECTS AND VENTURES LLP, the Developer herein therein referred to as the Developer of the Other Part and registered in the office of DSR II, South 24 Parganas, in Book No. I, Volume No.1602



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2023, Pages from 123894 to 123973, **Being No.03297 for the year 2023** (hereinafter referred to as the **said Development Agreement**), the Owners therein at and for the consideration and on the terms and conditions recorded therein appointed the Developer therein as the developer of All That the parcel of Bastu land containing an area of 5.88 Cottahs equivalent to 5 (Five) Cottahs 14 (Fourteen) Chittacks 3 (Three) Sq.Ft. more or less as per Deed and as per physical measurement 5 (Five) Cottahs 13 (Thirteen) Chittacks 29.814 (Twenty Nine point Eight One Four) Sq.Ft. more or less together with existing 50 years old G+1 storeyed and/or partly 2 (two) or partly 3 (three) storeyed residential building having 1653.284 Sq.Ft. Built up area more or less in totality having cemented flooring standing thereon or on the part thereof situate lying at and presently being **Premises No.41, Biplabi Dinesh Majumder Sarani**, (formerly known as P – 562, Block – N, New Alipore, bearing postal address 23A/P562 Diamond Harbour Road), Block – N, New Alipore, Kolkata – 700 053 under Police Station – New Alipore, within the jurisdiction and limits of Kolkata Municipal Corporation, Ward No. 081, Assessee No.110811400543, (hereinafter referred to as the **said Property**), more fully described in the First Schedule there under written as also **Schedule** written here under.

B. Pursuant to and in terms of the said Development Agreement, the Developer herein has on various dates paid to the Owners, a sum of **Rs.50,00,000/- (Rupees Fifty Lac only)** as and by way of part payment of total **Non Adjustable Advance of Rs.70,00,000/- (Rupees Seventy Lac only)** (primarily Interest Free, subject to Clause No. 16.3 there under) (herein after referred to as the **said Advance**).

C. By and under the terms of the said Development Agreement, the Owners therein also empowered the Developer herein to carry out various development works in respect of the said Property through a Power of Attorney dated 15th day of March, 2023 registered with the office of the DSR II, South 24 Parganas in Book No. I, Volume No 1602-2023, Pages 123611 to 123637, **Being No.03317 for the year 2023** and a Specific Power of Attorney dated 15th day of March, 2023 registered with the office of DSR II, South 24 Parganas, in Book No. I, Volume No.1602 – 2023, Pages 121666 to 123683, **Being No.03340 for the year 2023** (herein after collectively referred to as the **said Powers**).



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16 MAY 2025

D. In terms of the said Development Agreement, the Developer has also carried out, inter alia, the followings:

- a. carried out demolition of the existing structures at the said Property;
- b. obtained Building Plan being sanctioned by the Kolkata Municipal Corporation bearing BP No. 2023100080 dated July 28, 2023;
- c. arranged and provided alternative accommodation to the Owners;
- d. obtained registration of the proposed project bearing registration No. WBRERA/P/KOL/2024/001194;
- e. taken custody of original documents of title of the said Property.

E. The Developer herein since could not take steps for development of the said Property for diverse reasons and desired to exit from the proposed project at the said Property.

F. In such premises, the parties have mutually agreed and expressed their desire to terminate the said Development Agreement and at the time of discussion for such cancellation and/or termination of the said Development Agreement, it was agreed and decided that upon refund by the Owners of the said sum of **Rs. 50,00,000/- (Rupees Fifty Lac only)** without any interest being the part Non Adjustable Advance already paid by the Developer, to the Developer herein, the said Development Agreement shall be determined and/or terminated with immediate effect.

G. The Owners and the Developer have by mutual consent agreed to appoint ADITRI NIWAS LLP as the incoming developer which shall continue with the remaining development works at the said Property pursuant to the said Building Plan as sanctioned and/or any modifications/revision thereof on the same terms and conditions as recorded under the said Development Agreement.



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H. The Owners have since requested the said ADITRI NIWAS LLP to refund the said sum of **Rs.50,00,000/- (Rupees Fifty Lac only)** for and on behalf of the Owners to the Developer herein which the said ADITRI NIWAS LLP has agreed to pay on account of termination of the said Development Agreement.

I. The said ADITRI NIWAS LLP having paid the aforesaid sum to the Developer, the parties are desirous of recording the cancellation of the said Development Agreement in writing.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:-

A. At or prior to the execution of this Agreement, the ADITRI NIWAS LLP has paid on behalf of the Owners hereto to the Developer herein a sum of **Rs.50,00,000/- (Rupees Fifty Lac only)** by way of refund of the Non Adjustable Advance till paid by the Developer herein to the Owners under the said Development Agreement (the receipt of which the Developer herein hereby doth admit and acknowledge).

B. It is hereby recorded that the Development Agreement dated 15th day of March, 2023 made between the Owners herein therein jointly referred to as the Owners of the One Part and the Developer herein therein referred to as the Developer of the Other Part and registered with the D.S.R. II, South 24 Parganas, in Book No. I, Volume No.1602 2023, Pages from 123894 to 123979, **Being No.03297 for the year 2023** in respect of the said Property, more fully described in the Schedule written hereunder stands determined or terminated with immediate effect.

C. By two separate Deeds of Revocation of Power of Attorney of even date, the Owners have also revoked and cancelled the said Power of Attorney dated 15th day of March, 2023 registered with the office of the DSR II, South 24 Parganas in Book No. I, Volume No.1602-2023, Pages 123611 to 123637, Being No.03317 for the year 2023 and a Specific Power of Attorney dated 15th day of March, 2023 registered with the office of DSR II, South 24 Parganas, in Book No. I, Volume No.1602 – 2023, Pages 121666 to 123683, Being No.03340 for the year 2023.



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Alipore, South 24 Parganas
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D. The Owners hereto do and each of them doth hereby assure and confirm appointment of ADITRI NIWAS LLP as the new Developer of the said Property and further confirm to execute and register a new Development Agreement with ADITRI NIWAS LLP and grant Power of Attorney thereunder and/or execute and register any other document or documents in order to effectuate such appointment of ADITRI NIWAS LLP as the new Developer of the said Property.

E. The Developer doth hereby confirm that it has not done any act, deed and thing on the basis of the said Development Agreement or the said Powers whereby and where under the right, title or interest of the Owners in respect of the said Property is in any way prejudiced or hampered.

F. The Developer shall not henceforth claim any right whatsoever under the said Development Agreement or under the said Powers in respect of the said Property or in any other manner whatsoever and any and all claim(s) and demands of the Developer herein under the said Development Agreement and the said Powers against the Owners stands determined and settled absolutely and forever.

G. The Owners similarly shall not have any claim or demand of any nature whatsoever against the Developer herein under the said Development Agreement provided no other act has been done by the Developer pursuant to the said Development Agreement or the said Powers and in such event the Developer shall indemnify and keep the Owners indemnified in respect of any loss damage or claim suffered by the Owners by reason thereof.

H. The Original Development Agreement dated 15.03.2023 made between the Owners herein therein jointly referred to as the Owners of the One Part and ASR PROJECTS AND VENTURES LLP, therein referred to as the Developer of the Other Part and registered with the office of DSR II, South 24 Parganas, in Book No. I, Volume No.1602 2023, Pages from 123894 to 123973, **Being No.03297 for the year 2023** is hereby returned by the Developer to the Owners who accept the same.



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THE SCHEDULE REFERRED TO HEREIN ABOVE:

ALL THAT the parcel of Bastu land containing an area of 5.88 Cottahs equivalent to 5 (Five) Cottahs 14 (Fourteen) Chittacks 3 (Three) Sq.Ft. more or less as per Deed and as per physical measurement 5 (Five) Cottahs 13 (Thirteen) Chittacks 29.814 (Twenty Nine point Eight One Four) Sq.Ft. more or less together with existing 50 years old G+1 storeyed and/or partly 2 (two) or partly 3 (three) storeyed residential building having 1653.284 Sq.Ft. Built up area more or less in totality having cemented flooring standing thereon or on the part thereof situate lying at and presently being Premises No. 41, Biplabi Dinesh Majumder Sarani, (formerly known as P – 562, Block – N, New Alipore, bearing postal address 23A/P562 Diamond Harbour Road), Block – N, New Alipore, Kolkata – 700 053 under Police Station – New Alipore within the jurisdiction and limits of Kolkata Municipal Corporation, Ward No.081, Assessee No.110811400543, butted and bounded in the manner following:-

- | | | |
|---------------------|---|---|
| ON THE NORTH | : | By 30 Feet wide KMC Road named as Biplabi Dinesh Majumder Sarani; |
| ON THE EAST | : | By Premises P – 561, Block – N, New Alipore, Kolkata - 700053; |
| ON THE WEST | : | By Premises P – 563, Block – N, New Alipore, Kolkata - 700053; |
| ON THE SOUTH | : | By Plot Nos. P – 547 and P – 548. |




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Aligarh, Section 24 Purposal
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IN WITNESS WHEREOF the parties hereto have hereunto executed these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED
by the said **OWNERS** in the presence of:

1. Ameen Kr. Mafi
Alipore Judge Court
KOL-22
2. Saylan Sahoo
Panchasayat,
New Bearia
KOL-99


Debasmita Mukherjee
Debasmita Mukherjee

SIGNED SEALED AND DELIVERED
by the said **DEVELOPER** in the presence of:

1. Ameen Kr. Mafi
Alipore Judge Court
KOL-22
2. Saylan Sahoo
Panchasayat
New Bearia
KOL-99

ASR PROJECTS AND VENTURES LLP

Designated Partner

Drafted by:

Prithwish Ghosh
(Prithwish Ghosh)
Advocate, High Court, Calcutta
Enrollment No.F/3764/3926/2023



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RECEIVED of and from the within-named Owners the within-mentioned sum of **Rs.50,00,000/- (Rupees Fifty Lac only)** as per Memo below:-

MEMO OF CONSIDERATION

Date	Cheque No.	Bank/ Branch	Amount (Rs.)
21.02.25	116138	Indian Overseas Bank, Lansdowne Market Branch	Rs.50,00,000/- (Rupees Fifty Lac Only) appropriated out of the total sum of Rs.74,23,484/- (Rupees Seventy Four Lac Twenty Three Thousand Four Hundred and Eighty Four only)
		TOTAL:	Rs.50,00,000/- (Rupees Fifty Lac Only)

Received the aforesaid amount of **Rs. 50,00,000/- (Rupees Fifty Lac) only** through the aforesaid cheque and acknowledge to have been received in presence of the following witness:-

WITNESS:

1) Arceen Kr. Maji
Alipore Judge's Court
KOL - 27.

ASR PROJECTS AND VENTURES LLP

[Signature]
Designated Partner












ASR PROJECTS AND VENTURES LLP

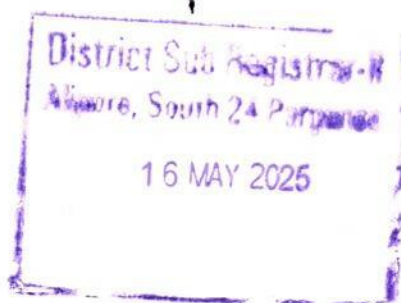
2) Sayan Sahoo
Panchasagar
New Bania
KOL - 97



























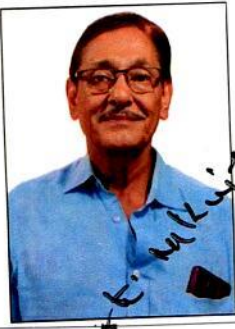





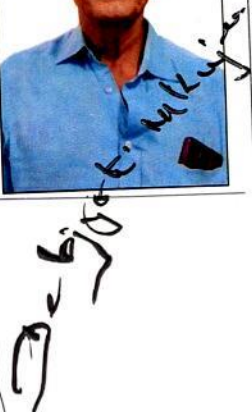





District Sub Registrar-II
Alipore, South 24 Parganas
16 MAY 2025

SPECIMEN FORM FOR TEN FINGER PRINTS

 <i>[Signature]</i>					
	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)					
PHOTO					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					



SPECIMEN FORM FOR TEN FINGER PRINTS

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				



✓
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Alipore, South 24 Parganas
16 MAY 2025



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



192025260064548978

GRN Details

GRN:	192025260064548978	Payment Mode:	SBI Epay
GRN Date:	15/05/2025 13:46:31	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6218794275225	BRN Date:	15/05/2025 13:47:38
Gateway Ref ID:	104000092	Method:	Axis Bank-Retail NB
GRIPS Payment ID:	150520252006454896	Payment Init. Date:	15/05/2025 13:46:31
Payment Status:	Successful	Payment Ref. No:	2001329065/3/2025
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Ms ASR PROJECTS AND VENTURES LLP
Address:	2C MAIHENDRA ROAD, KOLKATA: 70025
Mobile:	8584956007
EMail:	accounts@ashrayproperties.com
Period From (dd/mm/yyyy):	15/05/2025
Period To (dd/mm/yyyy):	15/05/2025
Payment Ref ID:	2001329065/3/2025
Dept Ref ID/DRN:	2001329065/3/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001329065/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	50014
Total				50014

IN WORDS: FIFTY THOUSAND FOURTEEN ONLY.



Major Information of the Deed

Deed No :	I-1602-06940/2025	Date of Registration	16/05/2025
Query No / Year	1602-2001329065/2025	Office where deed is registered	
Query Date	14/05/2025 6:09:32 PM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VICTOR MOSES AND CO 6 OLD POST OFFICE STREET B B D BAG PO GPO KOLKATA 700001, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830794601, Status : Solicitor firm		
Transaction	Additional Transaction		
[0903] Declaration, Cancellation of Agreement / Declaration	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 50,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 3,72,87,668/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:17)	Rs. 50,046/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



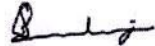





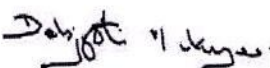
District: South 24-Parganas, P.S:- New Alipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Biplabi Dinesh Mazumdar Sarani, , Premises No: 41, , Ward No: 081 Pin Code : 700053

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 14 Chatak 3 Sq Ft	1/-	3,64,50,836/-	Property is on Road
Grand Total :				9.7006Dec	1 /-	364,50,836 /-	










Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1653.28 Sq Ft.	1/-	8,36,832/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 750 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 153.28 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1653.28 sq ft	1 /-	8,36,832 /-	



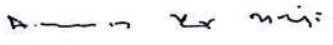
Executant Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	DILIP KUMAR MUKERJEE Son of Late DULAL GOPAL MUKERJEE Executed by: Self, Date of Execution: 16/05/2025 , Admitted by: Self, Date of Admission: 16/05/2025 ,Place : Office	 16/05/2025	 Captured LTI 16/05/2025	 16/05/2025
City:- Not Specified, P.O:- YERAWADA, P.S:-YERWADA, District:-Pune, Maharashtra, India, PIN:- 411006 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: AFxxxxxx6R, Aadhaar No: 73xxxxxxxx9215, Status :Individual, Executed by: Self, Date of Execution: 16/05/2025 , Admitted by: Self, Date of Admission: 16/05/2025 ,Place : Office				
2	DEBASIS MUKERJEE Son of Late DULAL GOPAL MUKERJEE Executed by: Self, Date of Execution: 16/05/2025 , Admitted by: Self, Date of Admission: 16/05/2025 ,Place : Office	 16/05/2025	 Captured LTI 16/05/2025	 16/05/2025
6D, JAI SHREE GREEN CITY ARGORA, Block/Sector: E, City:- Not Specified, P.O:- DORANDA, P.S:- ARGORA, District:-Ranchi, Jharkhand, India, PIN:- 834002 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: ACxxxxxx8F, Aadhaar No: 79xxxxxxxx8076, Status :Individual, Executed by: Self, Date of Execution: 16/05/2025 , Admitted by: Self, Date of Admission: 16/05/2025 ,Place : Office				
3	DEBJYOTI MUKERJEE (Presentant) Son of Late DULAL GOPAL MUKERJEE Executed by: Self, Date of Execution: 16/05/2025 , Admitted by: Self, Date of Admission: 16/05/2025 ,Place : Office	 16/05/2025	 Captured LTI 16/05/2025	 16/05/2025
City:- Kolkata, 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 Date of Birth:XX-XX-1XX5 , PAN No.:: AKxxxxxx2N, Aadhaar No: 98xxxxxxxx3102, Status :Individual, Executed by: Self, Date of Execution: 16/05/2025 , Admitted by: Self, Date of Admission: 16/05/2025 ,Place : Office				
4	ASR PROJECTS AND VENTURES LLP 2C Mahendra Road Gr Fl, City:- Kolkata, P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Date of Incorporation:XX-XX-2XX0 , PAN No.:: ABxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Amitava Singha Roy Son of Mr Binoy Kumar Singha Roy Date of Execution - 16/05/2025, , Admitted by: Self, Date of Admission: 16/05/2025, Place of Admission of Execution: Office </td> <td>  May 16 2025 12:05PM </td> <td>  Captured LTI 16/05/2025 </td> <td>  16/05/2025 </td> </tr> </tbody> </table> <p>119 Bama Charan Roy, City:- Kolkata, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: ATxxxxxx4K, Aadhaar No: 49xxxxxxxx4063 Status : Representative, Representative of : ASR PROJECTS AND VENTURES LLP (as Representative)</p>	Name	Photo	Finger Print	Signature	Amitava Singha Roy Son of Mr Binoy Kumar Singha Roy Date of Execution - 16/05/2025, , Admitted by: Self, Date of Admission: 16/05/2025, Place of Admission of Execution: Office	 May 16 2025 12:05PM	 Captured LTI 16/05/2025	 16/05/2025
Name	Photo	Finger Print	Signature						
Amitava Singha Roy Son of Mr Binoy Kumar Singha Roy Date of Execution - 16/05/2025, , Admitted by: Self, Date of Admission: 16/05/2025, Place of Admission of Execution: Office	 May 16 2025 12:05PM	 Captured LTI 16/05/2025	 16/05/2025						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Arun Kumar Maji Son of Mr Bishnupada Maji Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 16/05/2025	 Captured 16/05/2025	 16/05/2025
Identifier Of DILIP KUMAR MUKERJEE, DEBASIS MUKERJEE, DEBJYOTI MUKERJEE, Amitava Singha Roy			

Endorsement For Deed Number : I - 160206940 / 2025

On 16-05-2025

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 17 of Indian Stamp Act 1899.

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

Presented for registration at 11:54 hrs on 16-05-2025, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by DEBJYOTI MUKERJEE , one of the Executants.

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

Execution is admitted on 16/05/2025 by 1. DILIP KUMAR MUKERJEE, Son of Late DULAL GOPAL MUKERJEE, P.O: YERAWADA, Thana: YERWADA, , Pune, MAHARASHTRA, India, PIN - 411006, by caste Hindu, by Profession Retired Person, 2. DEBASIS MUKERJEE, Son of Late DULAL GOPAL MUKERJEE, 6D, JAI SHREE GREEN CITY ARGORA, Sector: E, P.O: DORANDA, Thana: ARGORA, , Ranchi, JHARKHAND, India, PIN - 834002, by caste Hindu, by Profession Retired Person, 3. DEBJYOTI MUKERJEE, Son of Late DULAL GOPAL MUKERJEE, P.O: NEW ALIPORE, Thana: New Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business

Indetified by Mr Arun Kumar Maji, , Son of Mr Bishnupada Maji, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 16-05-2025 by Amitava Singha Roy, Representative, ASR PROJECTS AND VENTURES LLP (LLP), 2C Mahendra Road Gr Fl, City:- Kolkata, P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by Mr Arun Kumar Maji, , Son of Mr Bishnupada Maji, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,046.00/- (B = Rs 50,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 50,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/05/2025 1:47PM with Govt. Ref. No: 192025260064548978 on 15-05-2025, Amount Rs: 50,014/-, Bank: SBI EPay (SBlePay), Ref. No. 6218794275225 on 15-05-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 36/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 146323, Amount: Rs.100.00/-, Date of Purchase: 07/03/2025, Vendor name: Anjushree Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/05/2025 1:47PM with Govt. Ref. No: 192025260064548978 on 15-05-2025, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 6218794275225 on 15-05-2025, Head of Account



Suman Basu

**DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2025, Page from 299786 to 299806

being No 160206940 for the year 2025.



Suman

Digitally signed by SUMAN BASU
Date: 2025.05.29 16:57:33 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 29/05/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.