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VC-656/23



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MEMORANDUM OF DEVELOPMENT AGREEMENT

THIS MEMORANDUM OF DEVELOPMENT AGREEMENT made this the 27th day of

February 2023 (Two Thousand and Twenty Three) A.D. BETWEEN (1) SMT PAPIA DAS (PAN-

26424

No.....Rs.5000/- Date.....

Name : Amit vs. Chakraborty,

Advocate

Address :
Alipur Police Court
Kolkata-27

Vendor : ~~S. Subhankar Das~~ (Das)
Alipore Collectorate, 24 Pgs. (South)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

26424 = 5000/-

Subhendu Chakraborty.

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Subhendu Chakraborty.

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- Papi a Das.

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- Lekha Sarker

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- Shyamaly Sarker

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Identified by
mit Kumar Chakraborty
date Sushil Gopal Chakraborty
Advocate, Alipore Police Court



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
27 FEB 2023

O. K. S.

2.

AVSPD2880L) (AADHAAR No- 2916 3652 5476) (Mobile No- 9038163092) daughter of Late Meghnath Safui, wife of Pankaj Das, by Faith-Hindu, by Occupation-Housewife, by Nationality- Indian, residing at 87, Tentulberia Road, Post Office- Garia, Police Station- Narendrapur, Kolkata- 700084, District-24 Parganas (South) (2) SMT LEKHA SAFUI (PAN- ADQPS 3248D) (AADHAAR No- 7945 3249 0107) (Mobile No- 9437275810) daughter of Late Meghnath Safui, by Faith-Hindu, by Occupation- Retired, by Nationality- Indian, residing at Pubasasan, Kausalyaganga , Pipili, Puri, Post Office- Kausalyaganga Police Station-Uttora, Odisha- 751002, (3) SMT SHYAMALY SAFUI (PAN- CTIPS 9772E) (AADHAAR NO- 7649 9180 0497) (Mobile No- 9433888098. Daughter of Late Meghnath Safui, by Faith-Hindu, by Occupation-Retired, by Nationality- Indian, residing at 5, Garfa Gunomoni Safui Road, Post Office- Haltu, Police Station- Garfa, Kolkata- 700078 (4) SMT KUMKUM SAFUI (PAN- AKOPS 3086J)(AADHAAR No- 8033 8424 2194) (Mobile No- 6289201646) daughter of Late Meghnath Safui, by Faith-Hindu, by Occupation-Retired, by Nationality- Indian, residing at 5, Garfa Gunomoni Safui Road, Post Office- Haltu, Police Station- Garfa, Kolkata- 700078 (5) SMT TANDRA SAFUI (PAN-FHFPS 6865C) (AADHAAR No-3805 0452 6371) (Mobile No- 9874030706) daughter of Jagadish Chandra Kamar, wife of Late Hiranmoy Safui by Faith-Hindu, by Occupation- Housewife, by Nationality- Indian, residing at 5, Garfa Gunomoni Safui Road, Post Office- Haltu, Police Station- Garfa, Kolkata- 700078 (6) ASHMITA SAFUI (PAN- GBLPS 3689K) (AADHAAR No- 7605 6586 4653) (Mobile No- 9674480186) daughter of Late Hiranmoy Safui, by Faith-Hindu, by Occupation-student, by Nationality- Indian, residing at 5, Garfa Gunomoni Safui Road, Post Office- Haltu, Police Station- Garfa, Kolkata- 700078 (7) SRI ARKAJIT SAFUI (PAN- FZRPS0809C) (AADHAAR No- 9747 7773 8457) (Mobile No-

- Kiem Kiem Saferi



2324

- Landora Saferi



2323

- Ashmita Saferi



2322

- Anshajit Saferi

Anil Kumar Chakraborty
Advocate
Alipore Police Court



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

27 FEB 2023

Advocate, Alipore Police Court

3.

8910062366) son of Late Hiranmoy Safui by Faith-Hindu, by Occupation-Student, by Nationality- Indian, residing at 5, Garfa Gunomoni Safui Road, Post Office- Haltu, Police Station- Garfa, Kolkata- 700078, hereinafter jointly called and referred to as the OWNERS (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their heirs, executors, administrators, legal representatives, successors and or assigns) of the ONE PART.

AND

M/S ASTHA" (PAN- AKPPC 7823E) a Proprietorship Firm having its Office at A2/46, Raja S. C. Mullick Road, P.S- Jadavpur, Post Office- Jadavpur University, Kolkata- 700032, being represented by it's proprietor SRI SUBHENDU CHAKRABORTY (PAN- AKPPC 7823E) (Aadhaar No- 5295 5122 1733 (Mobile No- 9433092447) son of Late Sudhir Ranjan Chakraborty, by Faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at 6/19B, Sahid Nagar, Post Office- Haltu, Police Station- Garfa, Kolkata- 700078, hereinafter called and referred to as the DEVELOPER (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, successors –in- Office, legal representatives and / or assigns) of the OTHER

PART,

AND WHEREAS Meghnath Safui , the predecessor of the Owners Purchased 13 Anna 4 Ganda share of Land in C.S Dag No-913, 982 and 985 under C.S Khatian No-620 of Mouza- Garfa measuring 45 decimals of Land on 22-09-1950 by Court Sale in Execution Case No-91 of 1947 which arise from Title Suit No- 47 of 1946 in the Court Ld. 1ST Munsiff at Alipore and he took Jama Bandobasta 2 Anna 16 Ganda share of Land in C.S Dag No- 913, 982 and 985 under C.S Khatian No-620 of Mouza- Garfa measuring 12 decimal of Land from

Bhabataran Sinha on 12-01-1953 and since then Meghnath Safui had been possessing 57 decimals of Land in C.S Dag No-913,982 and 985 as Owner by raising boundary wall and residing there residential house.

The aforesaid three C.S Dag No- 913, 982 and 985 were converted to R.S Dag No- 1554, 1229 and 1232 respectively and the predecessor's name has been recorded in R.S Khatian No-1534 of Garfa Mouza.

AND WHEREAS while thus the said Meghnath Safui had been possessing, enjoying and occupying the said Sali Land measuring more or less 57 Satak as an absolute Owner died intestate on 27.04.2004 leaving behind surviving his one son HIRANMOY SAFUI and Four daughters namely SMT PAPIA DAS, SMT LEKHA SAFUI, SMT SHYAMALY SAFUI and SMT KUMKUM SAFUI as his only legal heirs and successors to inherit jointly the aforesaid Property as left by Meghnath Safui since deceased. Be it mentioned here that MADHUMITA SAPUI the wife of the Meghath Sapui pre-deceased on 10.06.2001

AND WHEREAS Thus HIRANMOY SAFUI, SMT PAPIA DAS, SMT LEKHA SAFUI, SMT SHYAMALY SAFUI and SMT KUMKUM SAFUI the legal heirs of Meghnath Safui became the joint Owners of the land measuring more or less 57 Satak of Three Dag Nos. and Two Khatian Nos. lying and situated at Mouza- Garfa, J.L No-19

In C.S Khatian No	R.S Khatian	C.S Dag	R.S Dag.	Land area (More or Less)
620,	1534	913	1554	15 decimal
620,	1534	982	1229	27 Decimal
620,	1534	985	1232	15 Decimal,

Police Station- Tollygunge now Garfa, District-24 Parganas now 24 Parganas (South)

WHILE THUS the aforesaid Joint Owners have been jointly possessing, enjoying and occupying the aforesaid 57 Satak of Sali Land in three separate Dag Nos. they mutually divided the land in Three separate Unit and separately demarcated and mutated before the B.L. & L.R.O Office.

AND WHEREAS while thus the aforesaid Joint Owners namely HIRANMOY SAFUI, SMT PAPIA DAS, SMT LEKHA SAFUI, SMT SHYAMALY SAFUI and SMT KUMKUM SAFUI have been jointly possessing, enjoying and occupying the land measuring more or less 15 Satak at Mouza- Garfa, J.L No-19, In C.S Khatian No-620, R.S Khatian No- 1534 C.S- Dag Nos. 913 R.S Dag No-1554, Police Station- Tollygunge now Garfa, District-24 Parganas, now 24 Parganas (South) jointly mutated their names before the office of the B.L & L.R.O Kasba vide Memo Nos. 18/mat/777/BLLRO/ATm/Kasba/19 dated 5.2.2019, 18/mat/778/BLLRO/ATm /Kasba/19 dated 5.2.2019, 18/mat/779/BLLRO/ ATm/Kasba/19 dated 5.2.2019, 18/mat/780/BLLRO/ ATm /Kasba/19 dated 5.2.2019, and 18/mat/781/BLLRO/ ATm /Kasba/19 dated 5.2.2019 .

THEREAFTER the aforesaid Owners jointly applied before the Office of the Block Land & Land Reforms Officer, Govt. of West Bengal at 5, S.N Banerjee Road , 3rd Floor Kolkata- 700013 for conversion of their Land from Sali to Bastu. On 17. 02. 2020 the Concerned Authority issued Certificate for conversion from Sali to Bastu in favour of each Owner vide Memo No- 17/758/ Con Certificate /BLLRO/KOL/2020, 17/759/Con Certificate /BLLRO/KOL/2020, 17/760/Con Certificate /BLLRO/KOL/2020, 17/761/Con Certificate /BLLRO/KOL/2020, and 17/762/Con Certificate /BLLRO/KOL/2020.

AND WHEREAS on 25.10.2021 one of the joint Owners namely HIRANMOY SAFUI died intestate leaving behind surviving his wife SMT TANDRA SAFUI one son ARKAJIT SAFUI and one daughter ASMITA SAFUI as his only legal heirs and successors to inherit jointly his undivided share of the aforesaid Property as left by HIRANMOY SAFUI since deceased.

AND WHEREAS at present SMT PAPIA DAS, SMT LEKHA SAFUI , SMT SHYAMALY SAFUI , SMT KUMKUM SAFUI, SMT TANDRA SAFUI, ARKAJIT SAFUI and ASMITA SAFUI became the joint Owners in respect of the bastu land measuring more or less 15 decimal of Land lying and situated at Mouza- Garfa, J.L No-19 In C.S Khatian No-620, R.S Khatian No-1534 C.S- Dag Nos. 913 R.S Dag No-1554 Police Station- Tollygunge now Garfa, District-24 Parganas now 24 Parganas (South).

Subsequently the aforesaid Owners jointly mutated their names in respect of the aforesaid Land known as K.M.C Premises No-10/1, Behari Mondal Road, Police Station- Garfa, Kolkata- 700078, within K.M.C ward No-106, being Assessee No-311060105605

AND WHEREAS while the aforesaid Owners namely SMT PAPIA DAS, SMT LEKHA SAFUI , SMT SHYAMALY SAFUI , SMT KUMKUM SAFUI, SMT TANDRA SAFUI, ARKAJIT SAFUI and ASMITA SAFUI have been jointly occupying, enjoying and possessing the aforesaid Bastu land with Tile shed Structure thereon as an absolute Owners, decided to construct straight G+3-Storied Building on the Northern side 12 decimal of Land out of 15 decimal of Land in R.S Dag No-1554 as per Sanction Building Plan and specification to be Sanctioned by the Kolkata Municipal Corporation, after demolishing the existing Structures thereon, but the aforesaid Owners were not in the position to construct the G+3- Storied Building on the aforesaid Plot of land due to financial inconvenience, were in search of a

7.

Developer who will be able to implement of such scheme of construction work on the aforesaid Plot of land by constructing a new G+3-Storied Building on the said Property of the Owners with its own resources and man power.

AND WHEREAS the Party of the Other Part SRI SUBHENDU CHAKRABORTY, being the Proprietor of a Firm under the name and Style "M/S ASTHA" engaged in the Business of Building construction, approached the Owners to engage him for the purpose of development of the said property by constructing a new G+3-Storied Building thereon as per Sanction Building Plan and specification to be Sanctioned by the Kolkata Municipal Corporation in the name of the Owners at the cost of the Developer and both the Owners and the Developer discussed the matter thoroughly to their respective benefits and interest for such development of the said land by constructing a new G+3-Storied Building on the 12 Sataks of Land out of 15 Sataks of Land and being satisfied the Owners have accepted the proposal of the Developer and agreed to engage the Developer for implementation of the said project , and having been satisfied with the title of the Owners in respect of the said property the Developer agreed to develop the aforesaid property i.e measuring Northern side 12 decimal of Bastu Land out of 15 decimal in R.S Dag No-1554 of Garfa Mouza by constructing a G+3-Storied Building on the aforesaid Plot of land as per Sanction Building Plan and Specification to be Sanctioned by the Kolkata Municipal Corporation and the Developer also agreed that the remaining Southern side 3 decimal of land exclusively possess by the Owners only and the Developer did not raise any objection in that matter and accordingly the Developer and the Owners have agreed and entered into this Memorandum of Development Agreement on the following terms and conditions:

TERMS AND CONDITIONS1. OWNERS' RIGHT AND REPRESENTATION:

- a) That the said Property is not affected by any provision of Urban land (ceiling and Regulation) Act, 1976 and the same is free from all kinds of encumbrances, liens, lispendens, charges or Mortgage whatsoever.
- b) That the Owners declare and represent that they have good and absolute right, title and interest over the said Property and they have every right and liberty to enter into these presents with the present Developer for Development of the said Property by constructing G+ 3-Storied Building thereon.

2) OWNERS' OBLIGATIONS:

- a) That the Owners shall hand over the vacant possession of the Northern side 12 decimal of Land out of 15 decimal Land and give license to the Developer for the construction of the G+ 3-Storied Building thereon as per Sanction building Plan and Specification of the Kolkata Municipal Corporation after demolishing the existing structure thereon.
- b) That the Owners shall not do any act or thing whereby the Developer may be prevented from construction and or completion of the proposed G+3-Storied Building thereon.
- c) That the Owners herein or their heirs, executors, administrators, legal representatives do hereby undertake and confirm to give all facilities to the Party of the Other Part/Developer for the Purpose of carrying out and or implementation of the said construction works.
- d) That the Owners shall give exclusive right to the Developer for the construction of the G+ 3-Storied Building on the Northern side 12 decimal of land as per Sanction Building Plan and Specification.

3. THE DEVELOPER'S RIGHT AND OBLIGATIONS:

- a) That the Developer shall commence the Construction works of the proposed New G+3-Storied Building on the Northern side 12 decimal of land of the Owners in accordance with the Sanctioned Building Plan and Specification of the Kolkata Municipal Corporation and agrees to complete the said construction works within the period of 18 (Eighteen) months from the date of Sanction of the Building Plan by the Kolkata Municipal Corporation and in smooth implementation of the said project the Owners shall simultaneously hand over the vacant possession of the aforesaid Northern side 12 decimal of land unto and in favour of the Developer.
- b) That the construction period of 18 months from the date of Sanction Plan be extended for not more than 6 (six) months, given by the Owners to the Developer, in case the Building remains incomplete owing to any unavoidable circumstances i.e war, rebellion, strike, fire earth-quake , Pandemics etc. or for any reason beyond the control of the Developer.
- c) That on completion of the proposed G+3-Storied Building as per Sanction Building Plan and Specification of the Kolkata Municipal Corporation , the Developer shall deliver to the Owners the entire First Floor, 50% constructed area of the Third Floor (Northern) side and 50% constructed area of the Ground Floor (Southern) side in habitable condition along with all easement rights attached therein and thereto common with other Flat Owners of the proposed G+3-Storied Building, free of cost in lieu of the Land in favour of the Owners shall be treated as "OWNERS' ALLOCATION"

And the remaining constructed area consisting of entire Second Floor, 50% constructed area of the Third Floor (Southern) side and 50% constructed area of the Ground Floor (Northern) side as per Sanctioned Building Plan of the proposed G+3-Storied

Building shall be treated as "DEVELOPER'S ALLOCATION" and the Developer is entitled to sell, convey and or transfer out of his allocation, the Flat or Flats to any prospective Purchaser or Purchasers or otherwise the Developer has the right and liberty to enjoy any portion of his allocation as his absolute discretion and having every right and liberty to use and enjoy all common rights , benefits ,privileges and facilities attached therein and thereto.

d) That after the actual and physical allotment of the Owner's Allocation including the common facilities and amenities at the said Schedule premises in the new Building the Owners herein shall be entitled to hold, occupy, possession and enjoy the same as an absolute joint Owners thereof and shall be free to deal with and/or dispose of their said Allocation in any manner whatsoever and the entire amount of consideration arising there from without any objection by or on behalf of the Developer or any other person or persons acting on their behalf.

e) That the Developer shall be strictly bound to handover the share of the Owner's Allocation complete in its entirety and to the full satisfaction of the Owners first and thereafter the Developer will hand over the possession of the Flats to other Co-Owners of the project out of Developer's Allocation.

f) The Developer shall have the right and liberty to enter into any Agreement for sale or any other covenant with any person or persons in advance for proposed sale of the proposed construction out of developer's allocation and to that effect the Owners shall execute a Registered a Development Power of Attorney in favour of the Developer giving several power and Authority including to take money as advance from such intending Purchaser or Purchasers in respect of sale of the Developer's allocation.

4. THE OWNERS HEREBY AGREE AND COVENANT WITH THE DEVELOPER as follows:

- a) Not to cause any interference or hindrance in the construction of the said proposed Building at the said premises by the Owners or any other persons appointed or engaged by it.
- b) Not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and or disposing of any of the Developer's allocated portion in the Building of the said Premises.
- c) To remain bound to execute all Agreement for sale or Deed of Conveyance as and when the Developer requires towards Developer's share of allocation.
- d) That it is further agreed by and between the Parties that the Owners obliged to show original title Deed and all other original documents relating to the title of the said property as and when it will be required for development purpose in any offices and/or concerned Authorities.
- e) That at the instance and on the request of the Developer, the Owners will be liable to execute Deed of Conveyance in respect of the complete Flat or Flats, and together with undivided proportionate share in the land at the said Premises in different buyers and or nominees of the Developer of the Developer's allocation after handing over the possession of the Owner's share of allocation.
- f) That the Developer, before handing over possession of the Flat/Flats to any intending Purchaser/Purchasers in respect of the Developer's share of Allocation, the Owners shall be given in possession the Flat/Flats of their allocation complete in all respects at first to their full satisfaction.

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g) That the Developer, during the tenure of the Memorandum of Agreement, shall not create any encumbrance in respect of the said Premises and if it is so done the Owners shall have the right to cancel these Agreement and the risk, responsibility and liabilities shall remain with the Developer. The Owners will not inter fare regarding the booking of the Developer's share of Allocation.

h) That the Owners herein shall not in any manner be liable and or responsible for the costs, charges and expenses for the development of the said Property and or construction of the proposed new Building and in this respect the Developer hereby agrees to keep the Owners absolutely indemnified and harmless.

i) The Developer herein shall make Owners absolutely indemnified and harmless against all action, claims and demands which may arise out of any deviation and or violation of Municipal Laws and or any statutory , Central or Local acts and rules and regulations frame there under

5. THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANAT as follows:

a) That after obtaining the Sanction Building Plan from the Kolkata Municipal Corporation in respect of the Schedule below Property the Owners forthwith shall hand over the possession of the said property in favour of the Developer for construction.,

b) Upon construction and completion of the new G+3-Storied Building on the schedule mentioned property of the Owners and obtaining Completion Certificate from K.M.C the Developer shall hand over the Owners in undisputed possession in respect of the Owner's share of Allocation TOGETHER WITH the right to use common parts, facilities and amenities.

- c) That the Owners and the Developer shall be exclusively entitled to their respective share of allocation on the new G+ 3-Storied Building proposed to be constructed on the said land with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or demands or interest therein whatsoever of the others and the Owners shall not in any way interfere with or disturb the quiet and peace full possession of the Developer's Allocation as well as the Developer shall not in any way interfere with or disturb the quiet and peaceful possession of the Owner's allocation.
- d) That the Developer at it's own costs and expenses shall construct the proposed G+3-Storied Building and shall complete the same as per Sanction and Specification of the K.M.C.
- e) That the present Owners and the other Flat Owners/ occupants of the proposed G+3-Storied Building shall not use their respective units for any illegal or immoral trade or activity nor shall use the same for any purpose which may cause any nuisance, annoyance or hazard to the other Occupiers or Purchasers of the Apartments of the new Building.
- f) Save and except what has been specifically stated herein above all disputes and differences between the parties arising out of the meaning, construction or contents of this Agreement shall be adjusted by the Advocate of both the Parties .
- g) That after completion of the G+3-Storied Building the right to use and enjoy the Roof will be common to the Flat owners.
- h) That the Developer already paid all the arrear Taxes and Mutation cost in respect of the Schedule below property.

- g) That the Developer, during the tenure of the Memorandum of Agreement, shall not create any encumbrance in respect of the said Premises and if it is so done the Owners shall have the right to cancel these Agreement and the risk, responsibility and liabilities shall remain with the Developer. The Owners will not interfere regarding the booking of the Developer's share of Allocation.
- h) That the Owners herein shall not in any manner be liable and or responsible for the costs, charges and expenses for the development of the said Property and or construction of the proposed new Building and in this respect the Developer hereby agrees to keep the Owners absolutely indemnified and harmless.
- i) The Developer herein shall make Owners absolutely indemnified and harmless against all action, claims and demands which may arise out of any deviation and or violation of Municipal Laws and or any statutory, Central or Local acts and rules and regulations frame there under

5. THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT as follows:

- a) That after obtaining the Sanction Building Plan from the Kolkata Municipal Corporation in respect of the Schedule below Property the Owners forthwith shall hand over the possession of the said property in favour of the Developer for construction.,
- b) Upon construction and completion of the new G+3-Storied Building on the schedule mentioned property of the Owners and obtaining Completion Certificate from K.M.C the Developer shall hand over the Owners in undisputed possession in respect of the Owner's share of Allocation TOGETHER WITH the right to use common parts, facilities and amenities.

- c) That the Owners and the Developer shall be exclusively entitled to their respective share of allocation on the new G+ 3-Storied Building proposed to be constructed on the said land with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or demands or interest therein whatsoever of the others and the Owners shall not in any way interfere with or disturb the quiet and peace full possession of the Developer's Allocation as well as the Developer shall not in any way interfere with or disturb the quiet and peaceful possession of the Owner's allocation.
- d) That the Developer at it's own costs and expenses shall construct the proposed G+3-Storied Building and shall complete the same as per Sanction and Specification of the K.M.C.
- e) That the present Owners and the other Flat Owners/ occupants of the proposed G+3-Storied Building shall not use their respective units for any illegal or immoral trade or activity nor shall use the same for any purpose which may cause any nuisance, annoyance or hazard to the other Occupiers or Purchasers of the Apartments of the new Building.
- f) Save and except what has been specifically stated herein above all disputes and differences between the parties arising out of the meaning, construction or contents of this Agreement shall be adjusted by the Advocate of both the Parties .
- g) That after completion of the G+3-Storied Building the right to use and enjoy the Roof will be common to the Flat owners.
- h) That the Developer already paid all the arrear Taxes and Mutation cost in respect of the Schedule below property.

i) It is hereby agreed by both the Parties hereto, that the name of the new G+3-Storied Building on the said Plot of Land will be the "HIRANMOY ABASAN"

That the property over which the proposed G+ 3-Storied Building shall be constructed by the Developer at its own cost and expenses as per Sanction Building Plan of the Kolkata Municipal Corporation is mentioned in the SCHEDULE "A" hereunder written and the OWNER'S SHARE OR ALLOCATION is mentioned in the SCHEDULE "B" hereunder written AND the Developer's share of Allocation is mentioned in the SCHEDULE "C" below and in common expenses and facilities as mentioned in the SCHEDULE "D" hereunder written and Works specification as mentioned in the SCHEDULE "E" herein below.

SCHEDULE "A" REFERRED TO ABOVE

ALL THAT piece and parcel of Bastu Land in respect of Northern side 12 decimal of land out of 15 decimal of Land TOGETHER WITH Tin shed structure, (Cemented Floor) standing thereon measuring more or less 700 Sq. feet, lying and situated at Mouza- Garfa, J.L No-19 In C.S Khatian No-620, R.S Khatian No- 1534 C.S- Dag Nos. 913 R.S Dag No-1554, Police Station- Tollygunge now Garfa, District- 24 Parganas (South) known as K.M.C Premises No- 10/1, Behari Mondal Road, within K.M.C ward No-106, being Assessee No- 311060105605 which is butted and bounded as follows:

ON THE NORTH : By Housing R.S Dag No-1153

ON THE SOUTH : By rest portion of R.S Dag No-1554

ON THE EAST : By 15' feet wide Road.

ON THE WEST : By R.S Dag No-1152, Vacant Land

SCHEDULE "B" AS REFERRED TO ABOVE

(Owner's Allocation)

ALL THAT Constructed area of the proposed G+3-Storied Building, the Developer shall deliver jointly to the Owners entire First Floor, 50% constructed area of the Third Floor (Northern) side and 50% constructed area of the Ground Floor (Southern) side as per Sanctioned Building Plan from Kolkata Municipal Corporation in habitable condition TOGETHER WITH undivided proportionate share of land attributable to the said entire First

Floor, 50% constructed area of the Third Floor and 50% constructed area of the Ground Floor along with all easement rights attached therein and thereto common with other Flat Owners of the proposed G+ 3-Storied Building, lying and situated at Mouza - Garfa, J.L No-19 In C.S Khatian No-620, R.S Khatian No- 1534 C.S- Dag Nos. 913 R.S Dag No-1554 District- 24 Parganas (South), ~~known as Garfa - J.L No-19, R.S Khatian No-620, R.S Khatian No-1534, C.S- Dag Nos. 913 R.S Dag No-1554~~ known as K.M.C Premises No-10/1, ~~Office - 10/1, Police Station - Garfa, Kolkata - 700028~~ known as K.M.C Premises No-10/1, Behari Mondal Road, within K.M.C ward No-106. Police Station - Garfa, Kolkata - 700028

SCHEDULE "C" ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT remaining constructed area other than Owner's Allocation as per Sanctioned Building Plan and specification of the Kolkata Municipal Corporation of the proposed G+3-Storied Building, consisting of entire Second Floor, 50% constructed area of the Third Floor (Southern) side and 50% constructed area of the Ground Floor (Northern) side TOGETHER WITH undivided proportionate share of land attributable to the said entire Second Floor, 50% constructed area of the Third Floor and 50% Constructed area of the Ground Floor

along with all easement rights attached therein and thereto common with other Flat Owners of the proposed G+ 3-Storied Building lying and situated at Mouza- Garfa, J.I No-19 In R.S Khatian No- 1534, R.S Dag No-1554 District- 24 Parganas (South), Police Station-Garfa, Kolkata- 700078 known as K.M.C Premises No-10/1, Behari Mondal Road, within K.M.C ward No-106.

SCHEDULE "C" ABOVE REFERRED TO.

(i.e the Common Parts and Common Portion)

- 1.Stair- Cases, Lobby and Stair- Landing of the Building and Roof.
- 2.The Electrical wiring in conductors and Fittings and Fixture for lighting the Stair-Cases, Landing and other Electrical installments.
3. Water waste and sewerage, evacuation pipes from the Units and from the underground water reservoir to the overhead water Tank through pump motor
4. Overhead water Tank with distribution pipes connecting to different units and from the underground water reservoir to the overhead water tank through pump motor.
5. The foundation column, beams, supports main walls of the Building.

(COMMON PORTION , COMMON TO THE CO-OWNERS OF THE BUILDING)

1. Path and Passages.
2. Electrical installations with main switch and meter and meter Room, if any required thereof.
3. Water pump with motor and underground water reservoir in the Premises with distribution pipes.
4. All walls, boundary walls and main gate to the said Premises and Building

5. The Foundation Column, Beams, Supports, Main wall of the Building.
6. Septic Tanks , pits and sewerage lines thereto connected.
7. Staircase and landing on all Floors and Roof of Terrace.
8. Boundary walls and main entrance Gate.

SCHEDULE "D" ABOVE REFERRED TO

(Common Expenses and maintenance Common with other Co-Owners)

1. ALL costs and expenses of maintenance, operating, re-placing, white washing, re-building re- construction, decorating, re-decorating and lighting and the common parts and common areas and also the outer walls of the said G+3-Storied Building and other parts and spaces
2. Kolkata Municipal Corporation rates and taxes, land and building taxes which may be levied by the authorities concerned under any rules on the land and the said Premises.
3. Costs and expenses, charges for establishment for maintenance of the land and building for watch and ward staff.

ALL expenses referred to above shall be proportionately borne and paid by the Purchaser on and from the date of taking possession of the said SCHEDULE "B" mentioned property along with other Flat Owners

IN WITNESS WHEREOF the above named Owners and the Developer have set and subscribed their respective hands and seal on the day, month and year first above written.

20.

1. Pabla Das.
2. Lekha Sahoo
3. Shyamaly Sahoo
4. Kum Kum Sahoo
5. Sandhya Sahoo
6. Ashmita Sahoo
7. Ankojita Sahoo

In Presence of:

WITNESSES

1. Pratishtha Das.
Garia, Tatalbaria, Post-Garia.
Kolkata- 700084

2. Sarani Sarkar

5, Gunamoni Sahoo
Para, KOL-78

SIGNATURE OF THE OWNERS/ONE PART

ASTHA
Subhendu Chakrabarty.

PROPRIETOR

SIGNATURE OF THE DEVELOPER/OTHER PART

ANNEXURE "A"

THE SCHEDULE "D" ABOVE REFERRED TO

(Works Specification as per Plan and Specification as ANNEXTURE "A")

1. STRUCTURE

: The said straight G+3-Storied Building Shall be designed on R.C.C Framed Structure

2. WALLS

- a) Outer walls of the Building will be 200 mm , thick with "A" class Bricks and Plaster 1:5

Cement mortar

- b) inner wall will be 75 mm. thick with Plaster 1:5 mortar

3.WINDOWS

All the windows are made of Aluminium with glass fittings and MS box grill 12 mm square bar

4.DOORS

(All doors shall be commercial Ply fitted with Aluminium fittings.)

Doors of inside room shall be commercial Ply fitted. Frame of Shal wood and only main entrance door will be commercial decorative Ply with fittings.

Toilet door shutter will be PVC Syntax

Roof Treatment: Flooring with cement with proper water proofing commercial treatment will be provided at roof

Common Area/Garage : All passage work will be cementing.

Sanitary/water Supply : All soil, waste water, rain water pipe will be PVC supreme brand and water supply line will be PVC with Ashirbad brand.

5.FLOORING

- a) All rooms shall be finished 2`x 2` marble with polish
- b) Toilet shall be finished by Glazed tiles up to 6`ft. (six feet) height,
- c) kitchen shall finished by Glazed tiles up to 3` feet (three feet) from cooking platform.

6. SANITATION

Toilet shall be provided with

- i) White wash Basin with Hindware brand.
- ii) W.C shall be provided one bib cock one white Commode
- iii) Mirror-1No
- iii) C.P Shower
- iv) Cistern and white commode with Hindware brand
- v) 1/2" dia P.V.C pipes or cold water (Supreme white pipe)
- vi) Towel Rod : 1 No. Soap Tray

vii) Two Bip Cocks, Two Stop cocks, a Gizer (any one Toilet) for hot and cold water.

7. INTERIOR WALLS

: Plaster of parish in every room with toilets , kitchen etc.

8.KITCHEN FITTINGS

Kitchen sink, (stainless steel) with one C.P Bip cock for cold water. Cooking plat form with granite marble

9.ELECTRICALS

Concealed wiring electrical points will be provided as per detailed below with Havels wire, anchor

BED ROOM

3 Light Points, 1 Fan Point and one amp. Plug point, A.C Point (1 room) and bed switch point

LIVING CUM DINING ROOM:

3- Light Points, 2- Fan Points and Two 5 amp. Plug point, 1 Fridge point

T.V point with Two 5 amp plug point and cable point

In Dining space one stand basin will be provided.

KITCHEN

1 Light Point, One 15 amp. Plug point and 1 exhaust Fan point, One 5 amp plug point for water, One 5amp point for chimney.

TOILET

1 Light Point, 1 exhaust Fan point. One 15 amp Guiser Point

W.C- 1 Light point , 1 exhaust Fan point.

BALCONY

1 Light Point. 1 Fan point, One 5amp plug point, MS box grill with shayam brand 12mm square bar.

GENERAL

1 Calling bell point on the main door.

10. STAIRS

Flooring with Marble wall 125 mm. thick wall with sand and cement plaster and two coats plaster of parish, outer wall of the Building shall be finished with sand and cement plaster with snow cem/ durocem paints weather coated point.

11. EXTRA WORK

: Extra work shall be charged as per market price for any kind of extra item works other than the specification mentioned herein: cost of extra item – current market value plus 25% extra. Any alternative should be charged as follows: Alternative items- Original items + 25% (current rate) extra

In Presence of

1. Popoia Dan.
2. Lekha Sanyal
3. Shyamaly Sanyal
4. Kum Kum Sanyal
5. Tandra Sanyal
6. Shmita Sanyal
7. Anujit Sanyal

In Presence of:

WITNESSES

1. Pratiksha Devi.
Garia, Tattabaria, Post-Garia.
Kolkata- 700084

2. Sarani Sarkar
S, Gnanamoni Sanyal
Para, Kol-78

SIGNATURE OF THE OWNERS/ONE PART

ASTHA
Subhendu Chakraborty

SIGNATURE OF THE PROPRIETOR/OTHER PART

DRAFTED BY

Amit Kumar Chakraborty
ADVOCATE

Enrolment No-F/303/296/87

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand				
	right hand				

Name Smt. Papia Das

Signature ..*Papia Das*...

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand				
	right hand				

Name Smt. Lekha Safui

Signature ..*Lekha Safui*...

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand				
	right hand				

Name Smt. Shyamaly Safui

Signature*Shyamaly Safui*...

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Smt. Kumkum Safui

Signature ...Kum...Kum Safui

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Smt. Tandra Safui

Signature ...Tandra Safui

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

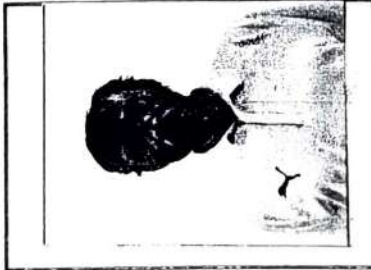
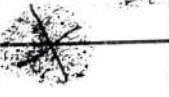
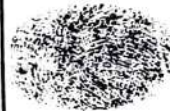
Name Smt. Ashwita Safui

Signature ...Ashwita Safui

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger	
	left hand					
	right hand					

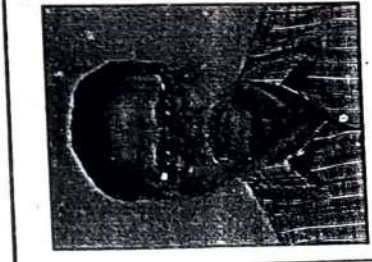
Name *Sri Arkajit Safui*

Signature *Arkajit Safui*

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger	
	left hand					
	right hand					

Name *Sri Subhendu Chakraborty*

Signature *Subhendu Chakraborty*

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger	
	left hand					
	right hand					

Name *Amit Kr. Chakraborty*

Signature *Amit Kumar Chakraborty*

BAR COUNCIL OF WEST BENGAL
 (STATUTORY BODY UNDER THE ADVOCATES ACT, 1961)
 IDENTITY CARD
 2 & 3 KIRAN SANKAR ROY ROAD
 PH 28-8956/7233



Name AMIT KR. CHAKRAVORTY ADVOCATE

Father's/Husband's Name SRI SUSHIL GOPAL CHAKRAVORTY

AO CHAIRMAN EX COMMITTEE
S. A. Chakravorty CHAIRMAN

Amit Kumar Chakravorty

Card No. 6426

Address recorded on the Roll 9/62 NETAJI NAGAR
CALCUTTA-700 092

Present Address 9/62, NETAJI NAGAR,
CALCUTTA-700 092.

Enrolment No. F/303/296/87

Date of Enrolment 24. 07. 87

Date 14. 9. 90 Secretary/Assistant Secretary

Major Information of the Deed

Deed No.	I-1603-03107/2023		Date of Registration	28/02/2023
Query No./Year	1603-2000496966/2023		Office where deed is registered	
Query Date	23/02/2023 11:17:22 AM		D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Amit Kumar Chakraborty Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 70027, Mobile No. : 8017400858, Status :Advocate			
Transaction	Additional Transaction			
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]			
Set Forth Value	Market Value			
Rs. 2/-	Rs. 1,83,14,971/-			
Stamp duty Paid (SD)	Registration Fee Paid			
Rs. 40,020/- (Article:48(g))	Rs. 53/- (Article:E, E)			
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)			

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Behari Mondal Road,, Premises No: 10/1,, Ward No: 106 Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha 4 Chatak 7.2 Sq Ft	1/-	1,81,25,971/-	Width of Approach Road: 15 Ft.,
Grand Total :				11.979Dec	1 /-	181,25,971 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	1/-	1,89,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		700 sq ft	1 /-	1,89,000 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Smt Papia Das Daughter of Late Meghnath Safui 87, Tentulberia Road, City:-, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: avxxxxx0l, Aadhaar No: 29xxxxxxxx5476, Status :Individual, Executed by: Self, Date of Execution: 27/02/2023 , Admitted by: Self, Date of Admission: 27/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/02/2023 , Admitted by: Self, Date of Admission: 27/02/2023 ,Place : Pvt. Residence
2	Smt Lekha Safui Daughter of Late Meghnath Safui Pubasasan Kausalyaganga Pipili, City:-, P.O:- Kausalyaganga, P.S:-PIPILI, District:-Puri, Orissa, India, PIN:- 751002 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: adxxxxx8d, Aadhaar No: 79xxxxxxxx0107, Status :Individual, Executed by: Self, Date of Execution: 27/02/2023 , Admitted by: Self, Date of Admission: 27/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/02/2023 , Admitted by: Self, Date of Admission: 27/02/2023 ,Place : Pvt. Residence
3	Smt Shyamaly Safui Daughter of Late Meghnath Safui 5, Garfa Gunomoni Safui Road, City:-, P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: cbxxxxx2e, Aadhaar No: 76xxxxxxxx0497, Status :Individual, Executed by: Self, Date of Execution: 27/02/2023 , Admitted by: Self, Date of Admission: 27/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/02/2023 , Admitted by: Self, Date of Admission: 27/02/2023 ,Place : Pvt. Residence
4	Smt Kumkum Safui Daughter of Late Meghnath Safui 5, Garfa Gunomoni Safui Road, City:-, P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: akxxxxx6j, Aadhaar No: 80xxxxxxxx2194, Status :Individual, Executed by: Self, Date of Execution: 27/02/2023 , Admitted by: Self, Date of Admission: 27/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/02/2023 , Admitted by: Self, Date of Admission: 27/02/2023 ,Place : Pvt. Residence
5	Smt Tandra Safui Daughter of Jagadish Chandra Kamar 5, Garfa Gunomoni Safui Road, City:-, P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: fhxxxxx5c, Aadhaar No: 38xxxxxxxx6371, Status :Individual, Executed by: Self, Date of Execution: 27/02/2023 , Admitted by: Self, Date of Admission: 27/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/02/2023 , Admitted by: Self, Date of Admission: 27/02/2023 ,Place : Pvt. Residence
6	Ashmita Safui Daughter of Late Hiranmoy Safui 5, Garfa Gunomoni Safui Road, City:-, P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.: gbxxxxx9k, Aadhaar No: 76xxxxxxxx4653, Status :Individual, Executed by: Self, Date of Execution: 27/02/2023 , Admitted by: Self, Date of Admission: 27/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/02/2023 , Admitted by: Self, Date of Admission: 27/02/2023 ,Place : Pvt. Residence

Shri Arkajit Safui

Son of Late Hiranmoy Safui 5, Garfa Gunomoni Safui Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: fzxxxxxx9c, Aadhaar No: 97xxxxxxx8457, Status :Individual, Executed by: Self, Date of Execution: 27/02/2023

, Admitted by: Self, Date of Admission: 27/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/02/2023

, Admitted by: Self, Date of Admission: 27/02/2023 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger Print and Signature
1	ASTHA A2/46, Raja S C Mullick Road, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: AKxxxxxx3E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger Print and Signature
1	Shri Subhendu Chakraborty (Presentant) Son of Late Sudhir Ranjan Chakraborty 6/198, Sahid Nagar, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: akxxxxxx3e, Aadhaar No: 52xxxxxxx1733 Status : Representative, Representative of : ASTHA (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Amit Kumar Chakraborty Son of Late Sushil Gopal Chakraborty Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Smt Papia Das, Smt Lekha Safui, Smt Shyamaly Safui, Smt Kumkum Safui, Smt Tandra Safui, Ashmita Safui, Shri Arkajit Safui, Shri Subhendu Chakraborty			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Papia Das	ASTHA-1.71129 Dec
2	Smt Lekha Safui	ASTHA-1.71129 Dec
3	Smt Shyamaly Safui	ASTHA-1.71129 Dec
4	Smt Kumkum Safui	ASTHA-1.71129 Dec
5	Smt Tandra Safui	ASTHA-1.71129 Dec
6	Ashmita Safui	ASTHA-1.71129 Dec
7	Shri Arkajit Safui	ASTHA-1.71129 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Papia Das	ASTHA-100.00000000 Sq Ft
2	Smt Lekha Safui	ASTHA-100.00000000 Sq Ft
3	Smt Shyamaly Safui	ASTHA-100.00000000 Sq Ft
4	Smt Kumkum Safui	ASTHA-100.00000000 Sq Ft
5	Smt Tandra Safui	ASTHA-100.00000000 Sq Ft
6	Ashmita Safui	ASTHA-100.00000000 Sq Ft
7	Shri Arkajit Safui	ASTHA-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160303107 / 2023

On 27-02-2023

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

presented for registration at 18:23 hrs on 27-02-2023, at the Private residence by Shri Subhendu Chakraborty .
Certificate of Market Value(WB(PUV) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,83,14,971/-

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

Execution is admitted on 27/02/2023 by 1. Smt Papia Das, Daughter of Late Meghnath Safui , 87, Tentulberia Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2. Smt Lekha Safui, Daughter of Late Meghnath Safui , Pubasasan Kausalyaganga Pipili, P.O: Kausalyaganga, Thana: PIPILI , Puri, ORISSA, India, PIN - 751002, by caste Hindu, by Profession Retired Person, 3. Smt Shyamaly Safui, Daughter of Late Meghnath Safui , 5, Garfa Gunomoni Safui Road, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife, 4. Smt Kumkum Safui, Daughter of Late Meghnath Safui , 5, Garfa Gunomoni Safui Road, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Retired Person, 5. Smt Tandra Safui, Daughter of Jagadish Chandra Kamar , 5, Garfa Gunomoni Safui Road, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife, 6. Ashmita Safui, Daughter of Late Hiranmoy Safui , 5, Garfa Gunomoni Safui Road, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Student, 7. Shri Arkajit Safui, Son of Late Hiranmoy Safui , 5, Garfa Gunomoni Safui Road, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Student

Identified by Shri Amit Kumar Chakraborty, , , Son of Late Sushil Gopal Chakraborty , Alipore Police 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 27-02-2023 by Shri Subhendu Chakraborty, Proprietor, ASTHA (Sole Proprietorship), A2/46, Raja S C Mullick Road, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Identified by Shri Amit Kumar Chakraborty, , , Son of Late Sushil Gopal Chakraborty , Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Debasish Dhar

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 28-02-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/02/2023 11:19AM with Govt. Ref. No: 192022230309726421 on 24-02-2023, Amount Rs: 21/-, Bank State Bank of India (SBIN00000001), Ref. No. IK0CCUOTM5 on 24-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 26424, Amount: Rs.5,000.00/-, Date of Purchase: 24/02/2023, Vendor name: Tapan Kr Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/02/2023 11:19AM with Govt. Ref. No: 192022230309726421 on 24-02-2023, Amount Rs: 35,020/-,
Bank: State Bank of India (SBIN00000001), Ref. No. IK0CCUOTM5 on 24-02-2023, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 114784 to 114819
being No 160303107 for the year 2023.



Digitally signed by BAISHALI
DASGUPTA

Date: 2023.03.21 13:05:06 +05:30

Reason: Digital Signing of Deed.

Bdasgupta

(Baishali Dasgupta) 2023/03/21 01:05:06 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)