

81. 4448/25

I-4441/2025



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

M 320960

Nani Acharyya.
Bijaya Acharyya.
Arishek Acharyya.

MAA TARA ENTERPRISE
Bijaya Acharyya.
Tejaya Acharyya.
Partner
MAA TARA ENTERPRISE
Arishek Acharyya.
Nani Acharyya.
Partner

GRN :- 19-202526010 3918728

Ref :- Query No.2001551399/2025

DEVELOPMENT OR CONSTRUCTION AGREEMENT

THIS AGREEMENT IS MADE on this 10th day of June 2025 BY and
BETWEEN :-

Certified that the Documents is
admitted to registration. The
endorsement sheets attached
with this document are the Part
at this document.

ContdP/2

Addl. District Sub-Registrar
Asansol, Dist-Paschim Bardhaman

11 JUN 2025

23
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ক্রমিক নং- 66 তারিখ- 21/5/2025

ফেরার নাম ও ঠিকানা-

১৩ - ১৩৩০

ভেতর-ভূতালীষ ব্যানার্জী

এ. ডি. এস. আর. অফিস, আসানসোল

সাহসিক নম্বর - ২/৮৮

Maa Tana Enterpenise

Asansol.

3৭ 4125 তারিখে, ১১/৬/২০২৫

ইহতে খরিস।

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১৩/৬/২০২৫



Addl. District Sub-Registrar
Asansol, Dist. Paschim Bardhaman

11 JUN 2025

Nani Acharyya
Avishek Acharyya
Bijaya Acharyya.

-:2:-

MAA TARA ENTERPRISE
Bijaya Acharyya
Tooniga Acharyya.
Partner

MAA TARA ENTERPRISE
Avishek Acharyya.
Nani Acharyya
Partner

(1) MR. NANI ACHARYYA (PAN- ACUPA0638C) son of Late Surendra Nath Acharyya, (2) MR. AVISHEK ACHARYYA (PAN-CLYP A7676K) S/o Mr. Nani Acharyya, (3) MRS. BIJAYA ACHARYYA (PAN- AGRPA2833J) wife of Mr. Nani Acharyya, all by faith Hindu, by occupation-Business, resident of 1 No. Mohishila Colony, Purbapara, Post Office- Ushagram, Police Station- Asansol (South), Chowki & Addl. Dist. Sub. Registry Office at Asansol, Dist- Paschim Bardhaman. Pin 713303 hereinafter jointly and severally called the "LAND OWNERS/FIRST PARTY" (which expression shall unless excluded by or repugnant to the context include all their heirs, successors, legal representatives and assigns) of ONE PART.

AND

"MAA TARA ENTERPRISE" (PAN- ACDFM6877A) a Partnership firm having it's registered office at : No.1 Mohishila Colony, Simultala, P.O.- Ushagram, P.S.- Asansol (South), Sub Division & Addl. Dist. Sub – Registry office at Asansol, Dist-Paschim Bardhaman, Pin No. 713303 represented by its Partners :-

- (1) MRS. BIJAYA ACHARYYA (PAN- AGRPA2833J) wife of Mr. Nani Acharyya, by faith Hindu, by occupation business, residents of No.1 Mohishila Colony, Purba Para, P.O.- Ushagram, P.S.- Asansol (South), Sub Division & Addl. Dist. Sub – Registry office at Asansol, Dist-Paschim Bardhaman, Pin No. 713303,

Contd.....P/3

Nani Acharyya
Avishek Acharyya
Rajya Acharyya

-:3:-

MAA TARA ENTERPRISE
Bijaya Acharyya,
Taniya Acharyya,
Partner

MAA TARA ENTERPRISE
Avishek Acharyya
Nani Acharyya
Partner

(2) MRS. TANIYA ACHARYYA (PAN-CEOPG2705L) wife of Mr. Avishek Acharyya, by faith Hindu, by occupation business, residents of No.1 Mohishila Colony, Purba Para, P.O.- Ushagram, P.S.- Asansol (South), Sub Division & Addl. Dist. Sub – Registry office at Asansol, Dist-Paschim Bardhaman, Pin No. 713303,

(3) MR. AVISHEK ACHARYYA (PAN-CLYPA7676K) S/o Mr. Nani Acharyya, by faith Hindu, by occupation business, residents of No.1 Mohishila Colony, Purba Para, P.O.- Ushagram, P.S.- Asansol (South), Sub Division & Addl. Dist. Sub – Registry office at Asansol, Dist-Paschim Bardhaman, Pin No. 713303,

(4) MR. NANI ACHARYYA (PAN- ACUPA0638C) son of Late Surendra Nath Acharyya, by faith Hindu, by occupation business, residents of No.1 Mohishila Colony, Purba Para, P.O.- Ushagram, P.S.- Asansol (South), Sub Division & Addl. Dist. Sub – Registry office at Asansol, Dist-Paschim Bardhaman, Pin No. 713303 hereinafter called the “DEVELOPER/SECOND PARTY” (which expression shall unless repugnant to and contrary to the context include its heirs, successors, representatives and assigns) of OTHER PART.

Contd.....P/4

Nani Acharyya
Avishek Acharyya
Bijaya Acharyya

-:4:-

MAA TARA ENTERPRISE
Bijaya Acharyya
Tara Acharyya
Partner

MAA TARA ENTERPRISE
Avishek Acharyya
Nani Acharyya
Partner

WHEREAS previously (1) Mrs. Namita Dasgupta wife of late Samirendra Mohan Dasgupta, (2) Mrs. Dipshikha Sen wife of Mr. Anis Gobinda Sen and daughter of late Samirendra Mohan Dasgupta, (3) Mr. Surajit Dasgupta son of late Manindra Mohan Dasgupta jointly sold & transferred the homestead land along with double storied building having area of land 6(Six) cottahs bearing L.O.P.No.600 (P), appertaining to part of C.S. Plot No. 267 (P) corresponding to R.S. Plot No. 1559, under R.S. Khatian no. 211, subsequent L.R. Plot No.1764, under L. R. Khatian No. 6445,6446 & 2756, within Mouza Asansol, J.L. No. 35, P.S. Asansol (South) Dist- Paschim Bardhaman, in favour of above named land owners, vide registered Deed of Sale being deed no. 3199 for the year 2022 registered before Addl. Dist Sub Registrar office at Asansol.

AND WHEREAS one Mrs. Piyali Sengupta daughter of late Biswanath Sengupta sold & transferred the land having area of 1(One) Cottah 6(Six) Chattak, bearing L.O.P.No.600 (P), appertaining to part of C.S. Plot No. 13 corresponding to R.S. & L.R. Plot No. 13/3462, under L.R. Khatian No. 6460, within Mouza Mohishila, J.L. No. 37, P.S. Asansol (South) Dist- Paschim Bardhaman, in favour of above named Mr. Avishek Acharyya herein land owner no.2, vide registered Deed of Sale being deed no. 6246 for the year 2022 registered before Addl. Dist Sub Registrar office at Asansol.

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Nani Acharyya.
Aniket Acharyya.
Bijaya Acharyya.

-:5:-

MAA TARA ENTERPRISE
Bijaya Acharyya.
Taniya Acharyya.
Partner

MAA TARA ENTERPRISE
Aniket Acharyya.
Nani Acharyya.
Partner

AND WHEREAS by virtue of such purchase aforesaid first party/land owners became the absolute owner of the property mentioned in the schedule "A" bellow without any encumbrances in any manner having all sorts of transferring right like Sale, Mortgage, Lease or otherwise. And the first party/land owners owning and possessing the land mentioned in schedule 'A' given below, which is free from all or any encumbrances, thereafter they recorded their name in L.R. Khatian before the authority concern, being L.R. Kh. Nos.6511, 6512, 6513 & 6514 and same has been recorded in the registrar of Asansol Municipal Corporation being Holding No. 30(39), House No.00200304, Ward No. 20(old) & 86(new).

AND WHEREAS for the purpose of construction multistoried building land owners got NOC from ADDA vide Memo No. ADDA/ASN/DP/2023/2838, dated 08.12.2023, also got NOC from Dept of Fire vide Memo No. FSR/0125186249100002, dated 17.01.2024 and sanctioned building plan from Asansol Municipal Corporation vide Permit No. SWS-OBPAS/1101/2024/0657, dated 23.08.2024.

AND WHEREAS second party/developer has vast experience in developing lands and constructing multi- storied building.

Contd.....P/6

Nani Acharyya
Avishek Acharyya
Bijaya Acharyya

--:6:-

MAA TARA ENTERPRISE
Bijaya Acharyya
Tanya Acharyya
Partner

MAA TARA ENTERPRISE
Avishek Acharyya
Nani Acharyya
Partner

AND WHEREAS the land owners/first party has approached to the developer with an offer to develop the said land as per plan sanctioned by the land owners from the A.M.C. vide Permit No. SWS-OBPAS/1101/2024/0657, dated 23.08.2024, for construction of a multi – storied building name & style as ‘JAGANNATH APARTMENT’ on the ‘A’ schedule land.

AND WHEREAS in the circumstances, the first party is the owners- and in possessor of the said property which more fully mentioned in the schedule “A” given below thereon as details mentioned in the schedule below.

AND WHEREAS the owner has seized and possessed of a piece of land measuring 7(seven) cottah 6(six) chattak within Asansol Municipal Corporation under Ward No. 20(old) & 86(new), Holding No. 30(39), House No.00200304, at No. 1 Mohishila Colony Road, Asansol more fully described in the schedule ‘A’ below.

AND WHEREAS second party/developer has vast experience in developing lands and constructing multi- storied building.

AND WHEREAS the developer has agreed to construct /develop the said land of the owners after demolishing the existing structures thereon for the purpose of construction a multi- storied building with apartments or flats/shops/parking system as per building plan already sanctioned with the object of selling such apartments or flats to the intending purchasers.

Contd.....P/7

Nani Acharya
Anishk Acharya
Bijaya Acharya

-:7:-

MAA TARA ENTERPRISE
Bijaya Acharya
Tanya Acharya
Partner

MAA TARA ENTERPRISE
Anishk Acharya
Nani Acharya
Partner

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-

1. That the First Party with the execution of this Development or Construction Agreement engaged the Second Party, so as to enable the Second Party to raise the proposed multistoried building upon the said land, mentioned here under the schedule 'A' below comprising various self-contained flats/shops/parking space etc.
2. The land owners would hand over vacant possession of the said land and building to the developer and entrust the work and the right to develop the said property after execution of this development but not more than a period of 6 months.
3. The land owners hereby gives license and permission to the developer to enter upon the land with full right and authority with men and material to commence carry on and complete development and construction thereon of the multi - storied building in accordance with sanctioned building plan. In consideration of the owner having agreed to entrust to the developer for development of the 'A' schedule land and construction of the said multi-storied building on and over the 'A' schedule mentioned land and property and in connection therewith, authorizing the developer to exercise the rights, powers, privileges on behalf of the owners on the basis of a registered Development/General Power of Attorney to be executed by the owners/first party in favour of the Second Party (Developer), and the developer has agreed and covenanted that, land owner/first party will get constructed area

Contd.....P/8

Nani Acharyya
Anishk Acharyya
Bijaya Acharyya

--:8:-

MAA TARA ENTERPRISE
Bijaya Acharyya
Anishk Acharyya
Partner

MAA TARA ENTERPRISE
Anishk Acharyya
Nani Acharyya
Partner

of the building mentioned in the schedule "B" below as owner allocation and developer/ second party will get constructed area of the said proposed multistoried building mentioned in the schedule "C" below as developer allocation, which is specifically delineated in the annex map which is part of this agreement, to be constructed as per specification give below by the second party (developer), at its own cost and expenses, project will be completed within TWENTY FOUR month from the date of sanction of the building plan or date of starting the proposed multi storied building and such responsibilities of sanctioning the said building plan shall be borne by the Developer/ Second Party only.

4. Be it specially mention that cost of transformer for electricity connection and cost of A.M.C. bulk water connection shall be borne jointly by the first party/ land owner and the second party/developer respectively their owner's allocation ratio mentioned in schedule 'B and schedule 'C'.

5. That the Second Party shall raise/erect the said constructions of the multistoried building upon the "A" schedule mentioned land with the help of good quality of building materials at its own costs and expenses and by taking assistance of engineering expert and the Second Party shall remain fully responsible and liable for any loss or damage caused in the said building at any time for any constructional defect. If any mishap be occurred during the course of constructions of the said building, the Second Party shall remain liable for such accident/mishap and the First Party shall be in no way held responsible for the same.

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Nani Acharyya.
Anishet Acharyya.
Bijaya Acharyya.

-:9:-

MAA TARA ENTERPRISE
Bijaya Acharyya.
Taniya Acharyya.
Partner

MAA TARA ENTERPRISE
Anishet Acharyya.
Nani Acharyya
Partner

Be it further mentioned here that the second party shall also responsible for any kind of local dispute, political litigation/demand and for any other demand, claim, subscriptions etc, if raise by any person/s, outsider. The first Party shall only responsible for the disputes regarding the right, title and interest of the said landed properties nothing else.

5. That the Second Party shall raise/erect the said constructions of the proposed multistoried building as per sanctioned building plan, to be approved/sanctioned by the authority of Asansol Municipal Corporation or of any other authority by it's own fund and thereafter erect the said multistoried building in accordance with and in due compliance with the sanctioned building plan as well as of the provisions of West Bengal Apartment (Regulation of construction & Transfer) Act 1972 and the Rules framed thereunder. In this connection the First Party shall provide all sorts of assistance to the Second Party by signing all necessary papers, documents, plan, application, forms etc. as and when required.

6. That the Second Party not entitled to make any constructions illegally in deviation of the site plan or of the building plan or of the said Act and or being regularized/revised by further sanction plan from A.M.C.

Contd.....P/10

Nani Acharya
Aishwarya Acharya
Pratima Acharya

-:10:-

MAA TARA ENTERPRISE
Bijaya Acharya
Tanya Acharya
Partner

MAA TARA ENTERPRISE
Aishwarya Acharya
Nani Acharya
Partner

7. That the Second Party shall have right to sell and transfer all flats / shops / parking space etc. (save and except owner allocation which is mentioned in the schedule "B") with extent to entire construction of developer allocation mentioned in schedule 'C' here under of the said proposed multistoried building to the intending purchasers/transferees at such price or prices as will be settled between the Second Party and the intending transferee/s and the Second Party shall have absolute right to collect, receive, enjoy and appropriate the entire sale proceeds/consideration money / advance money etc. thereof exclusively and the First Party shall have no right to claim any share in the said amount/s accrued from such sale/advance.

8. In the matter of such sale or transfer of any such flat or flats/shops/ parking space of the proposed building the Second Party shall execute all such Sale Deed/s on behalf of the First Party as her constituted attorney and/or as a co-seller with the First Party /landlord if required and shall get the said Deed/s registered by presenting the same before the appropriate registering authority. It is hereby 1st party agreed that, at the time of presentation of deed/s, the First Party shall execute and presentation the deed/s before the appropriate registration office and developer shall signature as a confirming party only, if require.

9. That the Second Party shall take all steps and measures for having electric meter, line, connection and municipal water connection in the said proposed multistoried building from the authority concerned.

Nani Acharyya.
Anishk Acharyya.
Bijaya Acharyya.

-:11:-

MAA TARA ENTERPRISE
Bijaya Acharyya.
Tanya Acharyya.
Partner

MAA TARA ENTERPRISE
Anishk Acharyya.
Nani Acharyya.
Partner

10. That the Second Party shall complete the constructions of the said multistoried building within 24 (twenty four) months from the date of sanction of the building plan or starting the construction.
11. That the First Party shall pay and clear all arrear of Govt. Rent (Khajna) electric Bill, Municipal Tax etc. till the date of execution of this agreement.
12. That it is strictly covenant by the parties herein that at any circumstances the Second Party shall have no right to receive loan from any Govt. Semi Govt. Financial Institution, Bank Invest Company, Public Limited Company etc, and also not to mortgage said land and building as security only and to sign, execute any deed of mortgage on behalf of the First Parties in respect of the said property (except for the individual flat/flats/shop/parking for each intending purchaser/s).
13. That it is the liability and responsibility to obtain all necessary permission(s), order(s), clearances (s) etc. from all concerned authority or authorities what so ever so be required time to time in order to develop the said land by erecting the proposed multistoried building and the 1st party shall do nothing except signing on necessary documents as land owners.
14. The developer will develop the said land and construct the multi-storied building and complete the same in every respect at it owns costs, expenses and risks and on own account.

Contd.....P/12

Nani Acharyya.
Arithek Acharyya.
Bijaya Acharyya.

-:12:-

MAA TARA ENTERPRISE
Bijaya Acharyya
Taniya Acharyya.
Partner

MAA TARA ENTERPRISE
Arithek Acharyya.
Nani Acharyya
Partner

15. The developer shall be entitled to make advertisement, hung up advertisement boards upon the said property and do such other things as might be required for the purpose of sale of the flats in the said premises to be constructed without in any way prejudicing the interest of the owner.

16. The developer shall be at liberty to sell or allot flats/garage/shop/parking space etc or units on the said building to be constructed on the said land at its own choice excluding owner portion/owner allocation and to enter into agreements with the prospective buyers or allottees individually or collectively on such terms and conditions as he might think fit and proper without affecting any right or interest to the owners.

Be it mentioned here that the-specification of owner's allocation and developer's allocation shall be mutually determined by both the parties.

17. It will be the sole responsibility of the developer to deal with the authorities concerned and to comply with the rules and regulations of the said multi-storied building and transfer thereof to the intending purchaser/s of the flats at his/her own costs and expenses.

18. The owners agreed to execute necessary deed of conveyances or sale deeds or both as a principal party for selling out the allotted portion of the developer (developer allocation only) to any intending purchaser or purchasers whenever the developer so shall be intended to sell the same (except owner allocation) in the said building to be constructed as confirming

Nani Acharyya.
Anil Mohan Acharyya.
Bijaya Acharyya.

-:13:-

MAA TARA ENTERPRISE
Bijaya Acharyya.
Taniya Acharyya.
Partner

MAA TARA ENTERPRISE
Anil Mohan Acharyya
Nani Acharyya
Partner

party. The Stamp Duty and Registration charges and all formalities in connection therewith will be paid and borne by the developer and /or the Purchaser/s of the flats as may be agreed upon by and between the developer and the intending purchaser/s of the flats and that the owner shall have no responsibility whatsoever in respect thereof, by this document there is no any type of title transfer to the developer.

19. The agreement to sell or allot flats or units that might be entered into by the developer with the intending purchaser/s shall be in accordance with the laws applicable in the state and the rules and regulations governing the said building and flats and allow any of the parties to occupy any of the flats or dwelling units without affecting any right of the owner.

20. Without causing prejudice to the rights of owner, the developer will be at liberty to enter into separate contracts in their name with a building contractor, architect and others including the prospective purchaser/s.

21. The owner agrees to sign and execute from time to time plans, applications for lay-outs, sub-division, construction of the building and other applications necessary to be submitted to the authorities concerned at the request of and at the cost of the developer.

22. That after handover the possession, the developer shall pay and discharge all taxes, outgoings, rates, cess and all other levies by the Municipality or Public Body or any authority in relation to the said premises.

Nani Acharya
Avishk Acharya
Dejaya Acharya

-:14:-

MAA TARA ENTERPRISE
Bijaya Acharya
Taniya Acharya
Partner

MAA TARA ENTERPRISE
Avishk Acharya
Nani Acharya
Partner

23. That the second party shall complete the construction of the said building which agreed to the first party and shall make the same ready for the delivery of the possession within two year from the date of sanctioning the building plan. But the second party shall not be held responsible for any delay regarding completion as such construction of the flat and shop if cause due to some occurrence/force major like natural calamity earthquake, and any prohibitory order from the government or statutory body etc, which are beyond the control, in that event the terms and conditions of this agreement shall automatically stand extended for a reasonable period of time.
24. The owner /first party do hereby agrees to answer all reasonable requisitions on title to be made by the second party till the date of registration of this agreement and shall hand over original all papers and documents which are related to under mentioned schedule 'A' property unto the second party for searches and investigation on the title of the schedule property.
25. In developing the said land and constructing the said multi- storied building the developer shall obtain the requisite sanctions, permissions, clearance from the authorities concerned under the Urban land (Cealing and Regulations) Act 1976, Income – Tax 1961 and the other relevant Central and State Act and the rules and regulations in force at its own cost and expenses.

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Nani Acharyya
Arishek Acharyya
Bijaya Acharyya

-.15:-

MAA TARA ENTERPRISE
Bijaya Acharyya,
Tanaya Acharyya,
Partner

MAA TARA ENTERPRISE
Arishek Acharyya
Nani Acharyya
Partner

26. In accordance with law and as required by the authorities concerned including the Municipal Corporation the developer shall bear all costs, charges and expenses, carry out the work of development of the said property and construction and completion to the said multi- storied building, including the drainage system, laying of cables, water pipes and obtaining connections for electricity as might be necessary and required under the plans, sanctions, permissions of the authorities concerned and would make the said property for occupation and use.

27. That at first the developer shall handover the owner's allocation to the first party in finished condition within schedule period mentioned here.

28. That all electricity charges of existing electric meter shall be borne by the second party during the said construction and development work.

29. That the terms and conditions of this agreement shall always remain same in case of execution of Development Power or any such deeds of document.

30. That after handover the possession, the developer shall paid and discharge all taxes, outgoings, rates, cess and all other levies by the Municipality or Public Body or any authority in relation to the said premises.

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Nani Acharya
Anil Kumar Acharya
Bijaya Acharya

-:16:-

MAA TARA ENTERPRISE
Bijaya Acharya
Tanya Acharya
Partner

MAA TARA ENTERPRISE
Anil Kumar Acharya
Nani Acharya
Partner

30. That the second party shall complete the construction of the said building which agreed to the first party and shall make the same ready for the delivery of the possession within two year from the date of this development agreement.

But the second party shall not be held responsible for any delay regarding completion as such construction of the flat and shop if cause due to some occurrence/force major like natural calamity earthquake, and any prohibitory order from the government or statutory body etc, which are beyond the control, in that event the terms and conditions of this agreement shall automatically stand extended for a reasonable period of time.

31. The owners /first party do hereby agrees to answer all reasonable requisitions on title to be made by the second party and shall hand over attested photo copy of all papers and documents which are related to under mentioned 'A' schedule property unto the second party for searches and investigation on the title of the schedule property.

32. In developing the said land and constructing the said multi- storied building the developer shall obtain the requisite sanctions, permissions, clearance from the authorities concerned under the Urban land (Cealing and Regulations) Act 1976, Income – Tax 1961 and the other relevant Central and State Act and the rules and regulations in force at its own cost and expenses.

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Nani Acharyya
Anshel Acharyya
Bijaya Acharyya

-:17:-

MAA TARA ENTERPRISE
Bijaya Acharyya
Tanuja Acharyya
Partner

MAA TARA ENTERPRISE
Anshel Acharyya
Nani Acharyya
Partner

33. In accordance with law and as required by the authorities concerned including the Municipal Corporation the developer shall bear all costs, charges and expenses, carry out the work of development of the said property and construction and completion to the said multi- storied building, including the drainage system, laying of cables, water pipes and obtaining connections for electricity as might be necessary and required under the plans, sanctions, permissions of the authorities concerned and would make the said property for occupation and use.

28. That all electricity charges of existing electric meter shall be borne by the second party during the said construction and development work.

29. That the terms and conditions of this agreement shall always remain same in case of execution of Development Power or any such deeds of document.

"A" SCHEDULE PROPERTY

Item No. I

Within District of Paschim Bardhaman, Police Station- Asansol(South), Post. Office Ushagram, Chowki & Addl. Dist. Sub. Registry Office- Asansol, Ward No. 86(New), Holding No. 30(39), within Mouza- Asansol, J.L .No. 35, appertaining Govt. L.O.P.No.600 (P), C.S. Plot No. 267 (P) corresponding to

R.S Plot No.	L.R Plot No.	L.R Kh No.	Area (in deci)	Classification
1559	1764	6512	5(Five)	Bastu
1559	1764	6513	2(Two)	Bastu
1559	1764	6514	2(Two)	Bastu

Total area 9(Nine) decimals.

Contd.....P/18

Nani Acharyya-
Arishek Acharyya
Bijaya Acharyya.

-:18:-

MAA TARA ENTERPRISE
Bijaya Acharyya
Tanaya Acharyya.
Partner

MAA TARA ENTERPRISE
Arishek Acharyya
Nani Acharyya
Partner

Item No. II

Within District of Paschim Bardhaman, Police Station- Asansol(South), Post. Office Ushagram, Chowki & Addl. Dist. Sub. Registry Office- Asansol, within Mouza- Mohishila, J.L .No. 37, appertaining Govt. L.O.P.No.600 (P), C.S. Plot No. 13 (P) corresponding to R.S & L.R Plot No. 13/3462(Thirteen bata three thousand four hundred sixty two), under L.R Khatian No. 6511(Six thousand five hundred eleven), area of land 1(One Cottahs 6(Six) Chataks, Classification Bastu,

Item No. I and Item No. II total area of land 7(Seven) Cottah 6(Six) Chattak At No. 1 Mohishila Colony Road.

butted and bounded by :-

On the North L.O.P. 599

On the South L.O.P. 603

On the East L.O.P. 601

On the West 30' ft wide Mohishila Colony Road.

ABOVE REFERRED TO "B" SCHEDULE OF THE PROPERTY

(No. 1 to 3 Owner allocation in the proposed building)

In the above District, Mouza, P.S. etc owners will get three two wheeler parking space measuring an area 21(Twenty one) sft each in the ground floor of the said building, with proportionate share of "A" schedule land covered by the building.

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Nani Acharyya
Anishk Acharyya
Bijaya Acharyya.

-:19:-

MAA TARA ENTERPRISE
Bijaya Acharyya
Taniya Acharyya
Partner

MAA TARA ENTERPRISE
Anishk Acharyya
Nani Acharyya
Partner

ABOVE REFERRED TO "C" SCHEDULE OF THE PROPERTY

(developer allocation in the proposed building)

In the above District, Mouza, P.S. etc. developer will get total constructed area (save and except owner's allocation portion schedule 'B') with proportionate share of "A" schedule land covered by the building, common area and all easement rights attached there to.

Specification of Propose Unit/flat (Owners Unit)

MAIN STRUCTURE:

(R.C.C.) with 1:2:4 cement concrete.

BRICK WORK: External and internal walls according to standard specification.

FLOORING:

Marble flooring to all rooms kitchen & toilet.

DOORS & FRAMES : All Door frames will be provided in Sal Wood with Flash water ply Door in every room and PVC door with frames in Toilet & Kitchen.

WINDOWS :

On the out side view will be provided aluminium windows with one way glass panes with integrated M.S. Grill with all steel fitting and also inside window shall provide Gammer wood panes & shall wood frame.

PLASTERING :

All inside walls plastered with cement and then with plaster of Paris. Outside walls plastered with cement with two coats of weather coated Paint.

-:20:-

MAA TARA ENTERPRISE
Bijaya Acharyya
Tariya Acharyya
Partner

MAA TARA ENTERPRISE
Avishek Acharyya
Nani Acharyya
Partner

KITCHEN :

Kitchen will be provided marble/floor tiles flooring and the working Table will be provided with the White/Green Marble. A Steel Sink along with the bibcock will be provided. A wash area with bibcock will be provided under the sink and on the wall glazed tiles will be placed up to 2'.0" from the tabletop.

TOILET :- Floor will be marble/floor tiles with ceramics glazed tiles up to a height of 5'6" from the floor. Three toilets will have European type commode with flushing arrangement.

IN WITNESSES WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

WITNESSES:-

1. Sudeepk Chowdhury
S/o 2+ Swapn Chowdhury
No.3 Mohishila Colony
Asansol-713303

Nani Acharyya.
Avishek Acharyya.
Bijaya Acharyya.

Signature of the First Party/ Land Owner

Riya Pasi
2. S/o Sadamanda Pasi
Dama, Asansol
713339

MAA TARA ENTERPRISE
Bijaya Acharyya
Tariya Acharyya
Partner

MAA TARA ENTERPRISE
Avishek Acharyya
Nani Acharyya
Partner

Signature of the Second Party/Developer.

Drafted and prepared by me
And printed in my office.

Palas Sana
Advocate, Asansol Court.

Enrolment No. WB/178/2002

Note: A sheet containing the
finger prints and photograph
duly attested by the parties
concerned attached herewith.



Bijaya

Acharya

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Bijaya Acharya

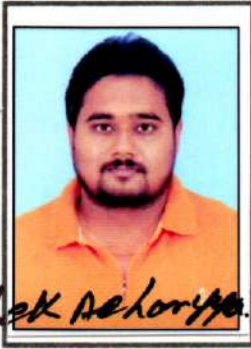


Taruna

Acharya

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Taruna Acharya



Anish Acharya

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Anish Acharya



Nani

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Nani Acharya



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



192025260103918728

GRN Details

GRN:	192025260103918728	Payment Mode:	SBI Epay
GRN Date:	11/06/2025 11:30:35	Bank/Gateway:	SBIePay Payment Gateway
BRN :	7916815942256	BRN Date:	11/06/2025 11:30:51
Gateway Ref ID:	CHT6776204	Method:	State Bank of India NB
GRIPS Payment ID:	110620252010391871	Payment Init. Date:	11/06/2025 11:30:35
Payment Status:	Successful	Payment Ref. No:	2001551399/2/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr PALASH SAHA
Address: ASANSOL
Mobile: 9563383488
Period From (dd/mm/yyyy): 11/06/2025
Period To (dd/mm/yyyy): 11/06/2025
Payment Ref ID: 2001551399/2/2025
Dept Ref ID/DRN: 2001551399/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001551399/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	5010
2	2001551399/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				5024

IN WORDS: FIVE THOUSAND TWENTY FOUR ONLY.


Payment Received
BSK, Asansol Sub Division

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) ~~Udayan Kumar~~ Sudeeptha Chowdhury
2. FATHER / HUSBAND NAME
(পিতা / স্বামীর নাম) Kate Swapan Chowdhury
3. OCCUPATION (পেশা) Others
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা) 3 No. Mohishila Colony
VILLAGE / TOWN (গ্রাম) Ushagram
POST OFFICE (পোস্ট অফিস) Asansol
POLICE STATION (থানা) PIN 713303
DISTRICT (জেলা) PASCHIM BARDHAMAN STATE (রাজ্য) WEST BENGAL
5. RELATIONSHIP WITH SELLER / BUYER (দলিলের বিক্রেতা / দাতাগণের সহিত সম্পর্ক) UNCLE
6. AADHAR NO. 3796 5874 6783
PAN
EPIC NO.
- আমি (শনাক্তকারী) Sudeeptha Chowdhury অত্র দলিলের (Query No.)
2001228809/25 বিক্রেতা / দাতা গণকে শনাক্ত করিলাম।
2001551399
I, as identifier identifying the executants of the concerned deed
(Query No.)

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Sudeeptha Chowdhury
Identifier Signature
(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed

Deed No :	I-2305-04441/2025	Date of Registration	11/06/2025
Query No / Year	2305-2001551399/2025	Office where deed is registered	
Query Date	04/06/2025 7:49:54 AM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Palas Saha ASANSOL COURT, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713303, Mobile No. : 9563383488, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 1]	
Set Forth value		Market Value	
Rs. 3,00,001/-		Rs. 61,36,361/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 10,010/- (Article:48(g))		Rs. 14/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

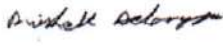
District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (20-30) -- Road Width (20-30)) , Mouza: Asansol, JI No: 35, Pin Code : 713303

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1764 (RS :-1559)	LR-6512	Bastu	Bastu	5 Dec	1/-	28,63,635/-	Width of Approach Road: 30 Ft.,
L2	LR-1764 (RS :-1559)	LR-6513	Bastu	Bastu	2 Dec	1,00,000/-	9,81,818/-	Width of Approach Road: 2 Ft.,
L3	LR-1764 (RS :-1559)	LR-6514	Bastu	Bastu	2 Dec	1,00,000/-	11,45,454/-	Width of Approach Road: 30 Ft.,
		TOTAL :			9Dec	2,00,001 /-	49,90,907 /-	

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (20-30) -- Road Width (20-30)) , Mouza: Mohishila, JI No: 37, Pin Code : 713303

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L4	LR-13/3462 (RS :-)	LR-6511	Bastu	Bastu	2 Dec	1,00,000/-	11,45,454/-	Width of Approach Road: 30 Ft.,
		Grand Total :			11Dec	3,00,001 /-	61,36,361 /-	

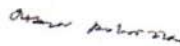
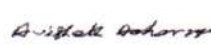
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr NANI ACHARYYA Son of Late SURENDRA NATH ACHARYYA Executed by: Self, Date of Execution: 10/06/2025 , Admitted by: Self, Date of Admission: 11/06/2025 ,Place : Office	Photo  11/06/2025	Finger Print  Captured LTI 11/06/2025	Signature  11/06/2025
NO 1 MOHISHILA COLONY PURBA PARA, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: ACxxxxxx8C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/06/2025 , Admitted by: Self, Date of Admission: 11/06/2025 ,Place : Office				
2	Name Mr AVISHEK ACHARYYA (Presentant) Son of Mr NANI ACHARYYA Executed by: Self, Date of Execution: 10/06/2025 , Admitted by: Self, Date of Admission: 11/06/2025 ,Place : Office	Photo  11/06/2025	Finger Print  Captured LTI 11/06/2025	Signature  11/06/2025
NO 1 MOHISHILA COLONY PURBA PARA, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: CLxxxxxx6K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/06/2025 , Admitted by: Self, Date of Admission: 11/06/2025 ,Place : Office.				
3	Name Mrs BIJAYA ACHARYYA Wife of Mr NANI ACHARYYA Executed by: Self, Date of Execution: 10/06/2025 , Admitted by: Self, Date of Admission: 11/06/2025 ,Place : Office	Photo  11/06/2025	Finger Print  Captured LTI 11/06/2025	Signature  11/06/2025
NO 1 MOHISHILA COLONY PURBA PARA, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: AGxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/06/2025 , Admitted by: Self, Date of Admission: 11/06/2025 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MAA TARA ENTERPRISE NO 1 MOHISHILA COLONY SIMULTALA, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Date of Incorporation:XX-XX-2XX5 , PAN No.: ACxxxxxx7A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

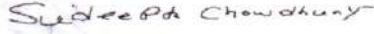
Representative Details :

Representative Details				
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs BIJAYA ACHARYYA Wife of Mr NANI ACHARYYA Date of Execution - 10/06/2025, , Admitted by: Self, Date of Admission: 11/06/2025, Place of Admission of Execution: Office		 Captured	
	Jun 11 2025 2:16PM	LTI 11/06/2025	11/06/2025	
NO 1 MOHISHILA COLONY PURBA PARA, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: AGxxxxxx3J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA TARA ENTERPRISE (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Mrs TANIYA ACHARYYA Wife of Mr AVISHEK ACHARYYA Date of Execution - 10/06/2025, , Admitted by: Self, Date of Admission: 11/06/2025, Place of Admission of Execution: Office		 Captured	
	Jun 11 2025 2:18PM	LTI 11/06/2025	11/06/2025	
NO 1 MOHISHILA COLONY PURBA PARA, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX5 , PAN No.: CExxxxxx5L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA TARA ENTERPRISE (as PARTNER)				
3	Name	Photo	Finger Print	Signature
	Mr AVISHEK ACHARYYA Son of Mr NANI ACHARYYA Date of Execution - 10/06/2025, , Admitted by: Self, Date of Admission: 11/06/2025, Place of Admission of Execution: Office		 Captured	
	Jun 11 2025 2:13PM	LTI 11/06/2025	11/06/2025	

NO 1 MOHISHILA COLONY PURBA PARA, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: CLxxxxxx6K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA TARA ENTERPRISE (as PARTNER)

4	Name	Photo	Finger Print	Signature
	Mr NANI ACHARYYA Son of Late SURENDRA NATH ACHARYYA Date of Execution - 10/06/2025, , Admitted by: Self, Date of Admission: 11/06/2025, Place of Admission of Execution: Office	 Jun 11 2025 2:14PM	 LTI 11/06/2025	 11/06/2025
NO 1 MOHISHILA COLONY PURBA PARA, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: ACxxxxxx8C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA TARA ENTERPRISE (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUDEEPTA CHOWDHURY Son of Late SWAPAN CHOWDHURY NO 3 MOHISHILA COLONY, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303	 11/06/2025	 11/06/2025	 11/06/2025
Identifier Of Mr NANI ACHARYYA, Mr AVISHEK ACHARYYA, Mrs BIJAYA ACHARYYA, Mrs BIJAYA ACHARYYA, Mrs TANIYA ACHARYYA, Mr AVISHEK ACHARYYA, Mr NANI ACHARYYA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr NANI ACHARYYA	MAA TARA ENTERPRISE-1.66667 Dec
2	Mr AVISHEK ACHARYYA	MAA TARA ENTERPRISE-1.66667 Dec
3	Mrs BIJAYA ACHARYYA	MAA TARA ENTERPRISE-1.66667 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr NANI ACHARYYA	MAA TARA ENTERPRISE-0.666667 Dec
2	Mr AVISHEK ACHARYYA	MAA TARA ENTERPRISE-0.666667 Dec
3	Mrs BIJAYA ACHARYYA	MAA TARA ENTERPRISE-0.666667 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr NANI ACHARYYA	MAA TARA ENTERPRISE-0.666667 Dec
2	Mr AVISHEK ACHARYYA	MAA TARA ENTERPRISE-0.666667 Dec
3	Mrs BIJAYA ACHARYYA	MAA TARA ENTERPRISE-0.666667 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr NANI ACHARYYA	MAA TARA ENTERPRISE-0.666667 Dec
2	Mr AVISHEK ACHARYYA	MAA TARA ENTERPRISE-0.666667 Dec
3	Mrs BIJAYA ACHARYYA	MAA TARA ENTERPRISE-0.666667 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (20-30) -- Road Width (20-30)) , Mouza: Asansol, JI No: 35, Pin Code : 713303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1764, LR Khatian No:- 6512	Owner:বিজয়া আচার্য্য , Gurdian:ননী আচার্য্য, Address:নিজ , Classification:বান্ধ, Area:0.05000000 Acre,	Mrs BIJAYA ACHARYYA
L2	LR Plot No:- 1764, LR Khatian No:- 6513	Owner:অভিষেক আচার্য্য , Gurdian:ননী আচার্য্য, Address:নিজ , Classification:বান্ধ, Area:0.02000000 Acre,	Mr AVISHEK ACHARYYA
L3	LR Plot No:- 1764, LR Khatian No:- 6514	Owner:ননী আচার্য্য , Gurdian:সুন্দর নাথ আচার্য্য, Address:নিজ , Classification:বান্ধ, Area:0.02000000 Acre,	Mr NANI ACHARYYA

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone :
(Road Width (20-30) -- Road Width (20-30)) , Mouza: Mohishila, JI No: 37, Pin Code : 713303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L4	LR Plot No:- 13/3462, LR Khatian No:- 6511	Owner:অভিষেক আচার্য্য, Gurdian:বনী , Address:১নং মহিশীলা কলোনী , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Mr AVISHEK ACHARYYA



Endorsement For Deed Number : I - 230504441 / 2025

On 11-06-2025

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 : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:04 hrs on 11-06-2025, at the Office of the A.D.S.R. ASANSOL by Mr AVISHEK ACHARYYA , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 61,36,361/-

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

Execution is admitted on 11/06/2025 by 1. Mr NANI ACHARYYA, Son of Late SURENDRA NATH ACHARYYA, NO 1 MOHISHILA COLONY PURBA PARA, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business, 2. Mr AVISHEK ACHARYYA, Son of Mr NANI ACHARYYA, NO 1 MOHISHILA COLONY PURBA PARA, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business, 3. Mrs BIJAYA ACHARYYA, Wife of Mr NANI ACHARYYA, NO 1 MOHISHILA COLONY PURBA PARA, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business

Indetified by Mr SUDEEPTA CHOWDHURY, , Son of Late SWAPAN CHOWDHURY, NO 3 MOHISHILA COLONY, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

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

Execution is admitted on 11-06-2025 by Mrs BIJAYA ACHARYYA, PARTNER, MAA TARA ENTERPRISE (Partnership Firm), NO 1 MOHISHILA COLONY SIMULTALA, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr SUDEEPTA CHOWDHURY, , Son of Late SWAPAN CHOWDHURY, NO 3 MOHISHILA COLONY, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

Execution is admitted on 11-06-2025 by Mrs TANIYA ACHARYYA, PARTNER, MAA TARA ENTERPRISE (Partnership Firm), NO 1 MOHISHILA COLONY SIMULTALA, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr SUDEEPTA CHOWDHURY, , Son of Late SWAPAN CHOWDHURY, NO 3 MOHISHILA COLONY, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

Execution is admitted on 11-06-2025 by Mr AVISHEK ACHARYYA, PARTNER, MAA TARA ENTERPRISE (Partnership Firm), NO 1 MOHISHILA COLONY SIMULTALA, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr SUDEEPTA CHOWDHURY, , Son of Late SWAPAN CHOWDHURY, NO 3 MOHISHILA COLONY, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

Execution is admitted on 11-06-2025 by Mr NANI ACHARYYA, PARTNER, MAA TARA ENTERPRISE (Partnership Firm), NO 1 MOHISHILA COLONY SIMULTALA, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr SUDEEPTA CHOWDHURY, , Son of Late SWAPAN CHOWDHURY, NO 3 MOHISHILA COLONY, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/06/2025 11:30AM with Govt. Ref. No: 192025260103918728 on 11-06-2025, Amount Rs: 14/-, Bank: SBI EPay (SBIEPay), Ref. No. 7916815942256 on 11-06-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 66, Amount: Rs.5,000.00/-, Date of Purchase: 02/05/2025, Vendor name: S BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/06/2025 11:30AM with Govt. Ref. No: 192025260103918728 on 11-06-2025, Amount Rs: 5,010/-, Bank: SBI EPay (SBlePay), Ref. No. 7916815942256 on 11-06-2025, Head of Account 0030-02-103-003-02



Manoj Kumar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Paschim Bardhaman, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2025, Page from 106692 to 106724

being No 230504441 for the year 2025.



Digitally signed by MANOJ KUMAR MANDAL
Date: 2025.06.19 13:30:08 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 19/06/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.