

28/6/2022

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अन्धियवङ्ग पश्चिम बंगाल WEST BENGAL

N. Comm. Case No: 335/m

744573/22
09.03.22
09.05.22
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प्रमाणित किया जाता है कि उपरोक्त दस्तावेज़
व्यक्तिगत, धर्म, विवाह, शांति और
व्यक्तिगत मामलों में उपयोग के लिए है।
इस दस्तावेज़ में कोई भी अन्य दस्तावेज़

[Signature]
Addl. Dist. Sub Registrar
Malhati, North 24 Parganas
10 MAR 2022

10.3.22

**DEED OF DEVELOPMENT
AGREEMENT OR
CONSTRUCTION AGREEMENT**

THIS MEMORANDUM OF AGREEMENT is made on the 9th day of
March 2022, Two Thousand and Twenty Two, in Christian era,

2022 9AM 8-2

[Handwritten signature]

(1) **Sri. Sankar Kumar Sen**, (PAN: BVMP55252C), son of Late Sudhir Kumar Sen, by faith Hindu, Nationality Indian, by occupation business, residing at 243, R.B.C Road, Naihati, P.O. & P.S.- Naihati, Dist. North 24 Parganas, 743165, (2) **Sri. Sanjay Kumar Sen**, (PAN: CFOPS5449L), son of Late Sudhir Kumar Sen, by faith Hindu, Nationality Indian, by occupation Service, residing at 243, R.B.C Road, Naihati, P.O. & P.S.- Naihati, Dist. North 24 Parganas, 743165 and (3) **Sri. Saibal Kumar Sen**, (PAN: FNAPS8787L), son of Late Sudhir Kumar Sen, by faith Hindu, Nationality Indian, by occupation Service, residing at 243, R.B.C Road, Naihati, P.O. & P.S.- Naihati, Dist. North 24 Parganas, 743165, hereinafter jointly called and referred to hereafter as the "**OWNERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, heiresses, executors, administrators and legal representatives) conforming and to be designated hereafter as **FIRST PART;**

-AND-

M/S. UMA CONSTRUCTION, (PAN: AADFU5575H), a Partnership firm, having its office at Holding No. 7/A, H/O- Late. Durga Shankar Chakraborty, Nabanagar, Halisahar, Near Amar Sangha Play Ground, P.O.- Nabanaar, P.S.- Bizpur, Dist. North 24 Parganas, 743136, represented by its sole partners, 1) **SRI JADUNATH CHAKRABORTY**,

(PAN: AKKPC0636N), son of Late Sibdas Chakraborty, by faith- Hindu, Nationality Indian, by occupation business, residing at Nabanagar, Halisahar, Dist. North 24 Parganas, 743136, 2) **JAYATI CHAKRABORTY** (PAN : BIQPC4461A), D/O- Durga Sankar Chakraborty, W/O- Jadunath Chakraborty by faith- Hindu, Nationality Indian, by occupation business, residing at Nabanagar, Halisahar, Dist. North 24 Parganas, 743136, both are hereinafter called and referred hereafter to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context shall deem to mean and include its successors, in office and assigns) conforming and to be known hereafter the **SECOND PART**;

WHEREAS Late. Hari Charan Bhattacharjee was the owner of the property of C.S. and R.S. dag No. 1459 corresponding L.R. Dag no. 2374 and area of land 0.640 Acre bastu land, C.S. and R.S. dag No. 1460 corresponding L.R. Dag no. 2375 and area of land 0.0057 acre recorded as PATH, C.S. and R.S. dag No. 1458/1808 corresponding L.R. Dag no. 2354 and area of land 0.0060 acre land recorded as DRAIN and C.S. and R.S. dag No. 1458 corresponding L.R. Dag no. 2373 and area of land 0.1687 Acre bastu land. The total area of land measuring about 24.44 decimal of land and both the lands were situated in L.R. Khatian No. 1408, mouja- Naihati, J.L. No.- 3, Re. Sa No.- 21, P.S.- Naihati, within Dist. North 24 Parganas.

AND WHEREAS that the said Hari Charan Bhattacharjee during his lifetime executed a deed of sale infavour of Sudhir Kumar Sen by a registered deed of sale being no. 2042 registered before ADSR, Naihati, on 03/07/1944 and that by the said deed of conveyance he transferred his entire share to Sudhir Kumar Sen.

AND WHEREAS in the events that have happened the said Sudhir Kumar Sen became the absolute Owner of the said land in mouja- Naihati, J.L. No.- 3, Re. Sa No.- 21, P.S.- Naihati, within Dist. North 24 Parganas;

AND WHEREAS on 24th May 1954, the said Sudhir Kumar Sen executed a will infavour of his wife, i.e. Tarulata Sen. That on 26/05/1954 the said Sudhir Kumar Sen had died and that after his demise Smt. Tarulata Sen applied before the District Delegate Court at Alipore being Misc case no. 06 of 1955 for grant of probate. That subsequently the said probate proceeding was converted as Original Suit being O.S. No. 36 of 1956 and ultimately on 29/08/1963 Ld. Court was pleased to grant an order of probate infavour of Tarulata Sen. That as per the said order the said Tarulata Sen became the absolute owner of the property covered by the will.

AND WHEREAS on 10/02/2016 the said Tarulata Sen (deceased on 09.02.2020) executed a deed of gift in favour of his 3 sons being deed no. I-150701360 registered, before A.D.S.R, Naihati. That as per

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the said deed of gift the 3 sons of Tarulata Sen became the absolute owner of the property as covered by the above mentioned gift deed is about 24.44 decimal of land and both the lands are situated in mouja-Naihati, J.L. No.- 3, Re. Sa No.- 21, P.S.- Naihati, within Dist. North 24 Parganas, together with the structure standing on portion thereon in L.R. Dag No. 2374, 2375, 2373 and 2354 under L.R. Khatian No. 11547, 11548 and 12267 respectively.

AND WHEREAS in the events that have happened the said (1) Sri. Sankar Kumar Sen, (2) Sri. Sanjay Kumar Sen, and (3) Sri. Saibal Kumar Sen all three of them became the absolute joint Owners of the said land together with the structure standing on portion thereon in mouja- Naihati, J.L. No.- 3, Re. Sa No.- 21, P.S.- Naihati, within Dist. North 24 Parganas, together with the structure standing on portion thereon in L.R. Dag No. 2374, 2375, 2373 and 2354 under L.R. Khatian No. 11547, 11548 and 12267 respectively;

AND WHEREAS the said (1) Sri. Sankar Kumar Sen, (2) Sri. Sanjay Kumar Sen, and (3) Sri. Saibal Kumar Sen, have mutated their names jointly in the records of rights and have also mutated before the Naihati Municipality and in the records of B.L. & L.R.O. under several L.R. Khatians 11547, 11548 and 12267 respectively and seized and possessed the same free from all encumbrances, charges, liens, etc as well.

AND WHEREAS in the events that have happened the said (1) Sri. Sankar Kumar Sen, (2) Sri. Sanjay Kumar Sen, and (3) Sri. Saibal Kumar Sen thus become the absolute joint Owners of the said land measuring about 24.44 decimal of land and both the lands are situated in mouja- Naihati, J.L. No.- 3, Re. Sa No.- 21, P.S.- Naihati, within Dist. North 24 Parganas, together with the structure and standing on portion thereon in L.R. Dag No. 2374, 2375, 2373 and 2354 under L.R. Khatian No. 11547, 11548 and 12267 respectively fully described in the **FIRST SCHEDULE** hereunder written;

AND WHEREAS the Owners and the developer mutually approached each other in order to explore the possibility of undertaking the planned development of the said land by constructing new multistoried building complexes thereon comprising of several self-contained residential flats, shops, garages etc. on ownership basis according to approved and the sanctioned building plan. The cost of creating this sanction plan will wholly be defrayed from the developers from their own financial resources and endeavor on the terms and conditions agreed herein and contained hereunder and also at the end the Owners have agreed to allow, authorize, empower, entrust and permit the Developer herein to do so within the confines of the terms and conditions hereinafter contained.

Handwritten signature: J. Sen

NOW THIS AGREEMENT WITNESSETH that in pursuance of this Agreement, the 1st and 2nd parties hereto have agreed for the development of and for the construction of the said multistoried building complexes on the said plot of land and it is hereby agreed to and declared by and between the parties under the terms and conditions hereto are as follows :-

ARTICLE NO. I : DEFINITIONS :

Unless the context or subject otherwise, requires, words or expression contained in this agreement shall have the following meaning.

- I. **THE SAID PROPERTY:** shall mean and include the bastu land measuring about 24.44 decimal of land and both the lands are situated in mouja- Naihati, J.L. No.- 3, Re. Sa No.- 21, P.S.- Naihati, within Dist. North 24 Parganas, together with the structures standing on portion thereon in L.R. Dag No. 2374, 2375, 2373 and 2354 under L.R. Khatian No. 11547, 11548 and 12267 fully described in the **FIRST SCHEDULE** hereunder written.
- II. **THE NEW BUILDINGS:** shall mean and include the new proposed four storied (G+4) building and complex each consisting of residential flats, shops, parking space, etc., and other structures to be constructed on the said land according to the approved building plan to

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III. **THE SAID LAND SHALL MEAN:** the total land contained in "The said property".

IV. **SANCTIONED BUILDING PLAN :** shall mean and include the plan for construction of the proposed new building and/or other structures as may be approved and sanctioned by the Naihati Municipality and/or other appropriate authority or authorities on the maximum permissible floor area ratio available under the extant building rules regulations and laws and shall include any amendments thereto and/or modifications, elevations, designs, maps, drawings and other specifications thereof as required and may be made from time to time for the successful construction and completion of the proposed multi-storied buildings.

V. **COMMON AREAS AND FACILITIES:** shall include the common areas and facilities in each building for the use of the Owner/Developer and all occupiers of flats and spaces of the building as described in the **SECOND SCHEDULE** hereunder written;

VI. **FLAT/UNIT:** shall mean any self-contained space/unit/apartment in the premises including all seminal fittings and fixtures therein and/or appurtenant thereto mutually agreed may be constructed.

VII. **CONSTRUCTION AREA:** shall mean the total constructible areas as may be approved and sanctioned by the Municipality.

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VII. **CONSTRUCTION AREA:** shall mean the total constructible areas as may be approved and sanctioned by the Municipality.

VIII. **OWNERS:** shall mean the Owners' named above and include their legal heirs, heiresses, legal representatives, executors, administrators and assigns.

IX. **DEVELOPER/PROMOTER:** shall mean the Developer's named above and include his legal heirs, heiresses, legal representatives, executors, administrators and assigns.

X. **PURCHASER:** shall mean and include any person, persons, Company, partnership firm etc. interested in purchasing flats, shops, garages etc. in the proposed new building at the said premises.

XI. **OWNERS' PORTION/CONSIDERATION:** shall mean no more or not less than 35% as per building sanction plan covered area comprising of residential flats and shop rooms together with the proportionate share and/or interest in the land and the common areas and facilities in accordance with the provisions mentioned in the **THIRD SCHEDULE (I)** hereunder written.

The Developer ensures that the Owners' portion shall be made in the manner as specified in the **FOURTH SCHEDULE** hereunder written.

XII. **DEVELOPER'S PORTION:** shall mean the entire remaining portion of the proposed building to be constructed by the Developer together with proportionate share and or interest in the land and the

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XII. **DEVELOPER'S PORTION:** shall mean the entire remaining portion of the proposed building to be constructed by the Developer together with proportionate share and or interest in the land and the common areas and facilities in accordance with the provisions mentioned in the **THIRD SCHEDULE (II)** hereunder written.

XIII. **ARCHITECT:** shall mean any experienced and qualified person or persons, firm or firms or a limited company having the proper, requisite and approved valid license as Building Architect of the Municipality to be appointed and/or nominated by the Developer as the Architect or Architects of the proposed building to be constructed on the said property.

XIV. **ENCUMBRANCES:** shall mean charges, liens, lispendense, claims, liabilities, trusts, demands, acquisitions or requisitions of Government and Public Authorities.

XV. **SINGULAR NUMBER:** shall include the plural and vice-versa.

XVI. **MASCULINE:** shall mean and include feminine and vice versa.

XVII. **COVERED AREA:** shall mean the total covered area without share of stair, lobby, etc.

ARTICLE II : OWNERS' REPRESENTATION & INDEMNITY ON

TITLE:

- i) The Owners hereby declare that they are the sole and absolute Owners of the said property mentioned in the First Schedule hereunder

and the same is free from all encumbrances and the Owners have a good and marketable title in respect thereof and there is no impediment to the development of the said property and/or entrusting the work of the construction of the building to the Developer in the manner as herein agreed upon. Furthermore Owners also declare that the said property is in their absolute possession and occupation. The Owners also declare that they shall be sole responsible if any time it appears that the title and/or ownership of the said property is defective.

- ii) The original title deeds, in respect of the said property shall be kept with and/or in the custody of the Developer.
- iii) The Owners agree that after the execution of this Agreement the Owners shall not in any manner encumber, mortgage, sale, transfer, let out or otherwise deal with or dispose of the said property or portion thereof except in the manner as herein expressly provided.
- iv) The Owners hereby also undertake and declare that the Developer shall be entitled to construct and complete the new building on the said property as per the plan to be sanctioned by the Municipality and to retain and enjoy the Developer's portion therein without any interruption or interference from the Owners or any person or persons lawfully claiming through or under the Owners and the Owners hereby undertake to indemnify and keep the Developer indemnified against all

losses, damage, costs charges and expenses incurred as a result of any breach of these undertaking or declaration.

v) The Developer shall construct five storied (G+4) building. The Owners shall get 35% of the covered area as per sanctioned building plan.

vi) until the construction work was completed and completion certificate was obtained and the completed flats, shops are due for sale the owners reserve the right to visit the construction site to observe the progress of work etc.

ARTICLE - III : DEVELOPER'S REPRESENTATION.

- i) The Developer hereby undertakes to construct the new building at its own costs.
 - ii) In carrying out the said development work and/or construction of the new building the Developer shall keep the Owners forever indemnified from and against all third party claims or compensations and actions due to any act of omission, commission or technical and structural defect of the construction or any kind of accident during and later or related to the construction of the building rebuilding the structural defects thereon, ~~later~~ for which the entire legal responsibility shall be of the Developer till obtaining the completion certificate from the Municipality.
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ARTICLE IV : EXPLOITATION RIGHT.

i) The Developer shall get the Building Plans to be prepared by a duly licensed building Architect as stated hereinabove for the construction of the building and submit the same to the Municipality for necessary sanction and/or permission and/or clearance and/or approval as may or shall be required for the construction of the new building in the said property and also to get the same duly sanctioned and/or approved prior to starting the work. The Developer shall be entitled to take all such change or modifications in the plan or plans from time to time as may be required by the Municipality or the Government or any other authority in order to comply with such sanction, permission, clearance and approval as aforesaid. All costs, expenses and payments required for the preparation and sanction of the plan and all other incidental expenses for the above noted purposes stated hereinabove shall be paid and borne by the Developer. The Developer shall be entitled to all refunds of payments and/or deposits made by the Developer to any authority firm or person(s).

ii) The Owners shall make the said property available to the Developer immediately on execution of these presents for the preliminary and preparatory work for its development and construction of the building. However, the owners reserves the rights to visit the construction site in order to examine the progress of the work materials

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used, safety measures, implemented properness of actions, express their opinions provide useful suggestions etc.

ARTICLE : V : BUILDING:

- i) The Developer shall at its own costs construct the building in or upon the said property without any hindrance or disturbance by or on behalf of the Owners or any person claiming under them.
- ii) The Developer shall be entitled at its own costs to apply for and obtain temporary and/or permanent connection of water, electricity, telephone and/or gas to the building and other public utilities and facilities to the said property during the period of construction. The Owners shall sign, execute and deliver all papers and applications signifying their consent and approval to enable the Developer to obtain such public utility service and facilities.
- iii) The Developer hereby undertakes to prepare the new Building plan and keep it ready for submission before the authorities concerned for the sanction thereof and offer the Owners' allocated portion to the Owners within 36 (Thirty Six) months from the date of sanction of the building plan unless prevented by unforeseeable and extraordinary circumstances beyond its control. In such eventualities the time shall be reasonably extended by the Owners but not exceeding an addition of six months. That failing to comply with this time frame this whole

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contractual agreement will be wholly became null and void, while unfinished part of the buildings, constructions including all raw materials machineries will without prejudice immediately be reverted to the landlords and absolutely became property of them, and the developer including his agents, representatives of all kinds its employed workers suppliers etc shall be barred immediately from entering the construction site or barred to remove equipments of any kind. That the developers along with his representatives, business partners, agents and associates will no longer be entitled for any kind of compensation whatsoever for the partly finished jobs, leftover merchandise materials, tools machineries or workers wages etc. that the landowners have the right for proper compensation towards failure to comply with the agreements, destruction/damage of the land and cost for reverting the property to its former habitable state.

iv) Simultaneously with the execution of this agreement, the Owners shall execute a registered Power of Attorney in favour of the Developer authorizing them or their agent to sell the constructed area in the said newly constructed building to the intending purchaser or purchasers according to their choice and to do all acts authorized by the said power of Attorney.

v) That the Developer shall be at liberty to enter into agreement with the prospective buyers of the flats, shops, garages etc of his completed

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complexes constructed by the Developer and to receive all the sale proceeds thereof and the Owners shall not have any claim whatsoever on the same or any part thereof.

vi) The Developer shall be entitled to give possession and shall execute and register the deed of conveyance or conveyances in favour each of the intending Purchaser/Purchasers as per agreement for sale which are to be entered in between the Developer and the intending Purchaser or Purchasers.

vii) The Developer shall be entitled to put its display boards on the said land stating the name of the Developer, its address and other particulars as may be required from the date of execution of this agreement. The Developer has the right to advertise in news papers, magazines, television or any manner whatsoever in the name of the firm or self for publicity and the possible availability for sale of flats, shops or other spaces within the building complexes under construction.

ARTICLE : VI : COMMON FACILITIES :

i) That henceforth the Developer shall bear and pay all rates and taxes and other outgoings in respect of the said premises till the Owners were formally handed over the ownership of their portion of the

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Building. That the developers will pay all taxes and other charges to the concern authorities till receive the completion certificate.

ARTICLE - VII : MISCELLANEOUS :

i) The Owners and the Developer have executed this Agreement purely on Principal to Principal basis and each party shall keep the other party indemnified from and against the same.

ARTICLE VIII - JURISDICTION.

In the unlikely events of dispute, resentments of any kind arises between the landlords and the developers during the execution of the projectand which became unresolved through mutual discussions between the two parties, then as a last resort to resolve the issue, it may be brought before the court of law, whose jurisdiction in the District of North 24 Parganas comes under, for their verdict/opinion.

ARTICLE IX - COMMUNAL AREAS.

Lifts, staircases, external gardens, cause ways lifts, staircases, landings etc and other areas of the buildings not owned by any particular property owner, including the top building roof are to be commonly enjoyed freely without any hindrance by any inhabitant(s): However, it will be the joint responsibility of all inmates of the building for their proper maintenance, general cleanness and day to day upkeep. To this end the inhabitants must form a joint committee and form a sinking fund where every inhabitant shall contribute a mutually agreed amount

ARTICLE X - SITTING TENANTS.

In order to secure possession of the vacant premises prior to starting work, the developer will entirely on his own accord and initiative will negotiate with the extant tenants and may assist in finding alternative rental habitat according to their choice and requirements or else. The tenants will be responsible to pay their rents and of their respective utility bills and other household expenses.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of bastu land measuring 24.44 decimal of land and both the lands are situated in mouja- Naihati, J.L. No.- 3, Re. Sa No.- 21, P.S.- Naihati, within Dist. North 24 Parganas, together with the structure standing on portion thereon in L.R. Dag No. 2374, Land Measuring - 06.39 Decimal out of 06.40 Decimal, and L.R. Dag No. 2375, Land Measuring - 0.57 Decimal out of 01.13 Decimal, L.R. Dag No. 2373, Land Measuring - 16.86 Decimal out of 16.87 Decimal, and L.R. Dag No. 2354, Land Measuring - 0.60 Decimal. under L.R. Khatian No. 1408 (old) presently L.R. Khatian Nos. 11547, 11548 and 12267, ward no. 5 (old) presently 18, Holding no. 72 and 71 under Naihati Municipality, Mitra Para Road and the same is butted and bounded in the manner as follows :

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ON THE NORTH	:	House of Mitra.
ON THE EAST	:	<u>16' feet wide municipal road</u> and land.
ON THE SOUTH	:	<u>Pond</u> and land of Municipality
ON THE WEST	:	land of Sen and land owners drain.

:THE SECOND SCHEDULE ABOVE REFERRED TO:

- a) Land mentioned in the First Schedule.
- b) The beams, supports, main walls, corridors, lobbies, stairs, landings, stairways, electric meter room, entrance to and exit from the building or buildings and other areas and space of the building intended for common use.
- c) Installation of common services such as water, sewerage, common lift and stair cases, etc.
- d) All apparatus and installations in the said building for common use.
- e) The overhead water tanks or reservoirs.
- f) Top roof of the Building.
- g) Lift.
- h) Common Toilet.

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: THE THIRD SCHEDULE ABOVE REFERRED TO :

I

OWNERS' PORTION AND CONSIDERATION:

Distribution of the Owners' portion:

That the land owners jointly will get 35% of covered constructed area. It will be the responsibility of the developer to subdivide their share equally between the owners.

II

DEVELOPER'S PORTION:

The entire remaining portion of the new building to be constructed by the Developer on the said land together with the undivided proportionate share or interest in the land mentioned in the First Schedule hereinabove written and the common area and facilities mentioned in the Second Schedule hereinabove written.

THE FOURTH SCHEDULE ABOVE REFERRED TO

Specification of the building and the flat as stated above :-

a) **NATURE OF CONSTRUCTION :**

R.C.C. column, structure and inside will be finished by cement plaster.

b) **DOORS :**

Wooden frame (Sal), main door (teak) and flash doors of commercial quality (water proof).

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c) **WINDOWS :**

All windows will be made of aluminum sections fitted with glass panels and square bar grill.

d) **KITCHEN :**

Floor tiles, Black Stone made working platform (one side) with sink (steel made). Glazed tile above platform up to 2' height.

e) **W.C. & TOILET :**

Tiles flooring

f) **FLOOR :**

All floor of the flat shall be of tiles flooring

g) **ELECTRIC :**

Apart from full concealed wiring in all flats, one electric calling bell point in main entrance door, two light points, one fan point, one plug point in each of the bed rooms, two light point, one fan point, one plug point, one fridge point, one T.V. point in dining-cum-drawing space, one plug and one light point in bath-room, one light point, one plug point in the kitchen. Except these points at owners (if the Owner requires any extra then charges will be extra).

h) **INTERIOR WALL COATS :**

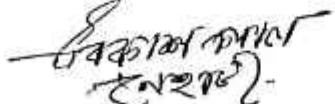
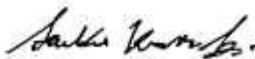
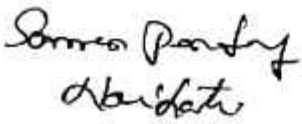
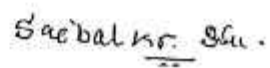
All interior wall will be finished with putty without colour.

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

**SIGNED SEALED AND
DELIVERED** at NAIHATI, District
North 24-Parganas, in the presence of
:-

WITNESSES

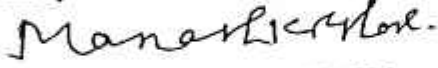
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| 1. |  | 1) |  |
| 2. |  | 2) |  |
| | | 3) |  |

SIGNATURE OF THE OWNERS.

- | | | |
|--|----|---|
| UMA CONSTRUCTION | 1) | |
| 
Partner | 2) | 
UMA CONSTRUCTION
Partner |

SIGNATURE OF THE DEVELOPER.

Drafted by me,



MANASH KR. GHOSH
LL.B(CAL)
(Advocate)
BARRACKPORE COURT
En. No.- W.B.-672/2001

Advocate,



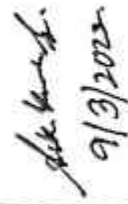
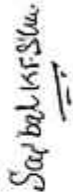
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. NAIHATI, District Name :North 24-Parganas

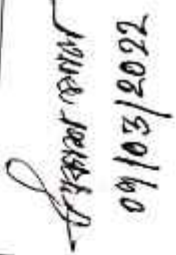
Signature / LTI Sheet of Query No/Year 15072000744573/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr Sankar Kumar Sen 243, R B C Road,, City:- , P.O:- Naihati, P.S:- Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743165	Land Lord			 9/3/2022
2	Mr Sanjay Kumar Sen 243, R B C Road,, City:- , P.O:- Naihati, P.S:- Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743165	Land Lord			 9/3/2022
3	Mr Saibal Kumar Sen 243, R B C Road,, City:- , P.O:- Naihati, P.S:- Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743165	Land Lord			 09/3/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Jadunath Chakraborty Nabanagar,, City:- , P.O:- Nabanagar, P.S:- Bijpur, District:-North 24- Parganas, West Bengal, India, PIN:- 743136	Represent ative of Developer [UMA CONSTR UCTION]			Jadunath - Chakraborty 09/3/2022.
5	Mrs Jayati Chakraborty Nabanagar,, City:- , P.O:- Nabanagar, P.S:- Bijpur, District:-North 24- Parganas, West Bengal, India, PIN:- 743136	Represent ative of Developer [UMA CONSTR UCTION]			Jayati Chakraborty 9/3/22

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Bikash Paul Son of Mr Sridam Paul Hari Nagar Colony,, City:- , P.O:- Garifa, P.S:-Naihati, District:- North 24-Parganas, West Bengal, India, PIN:- 743166	Mr Sankar Kumar Sen, Mr S Kumar Sen, Mr Saibal Kumar Sen, Mr Jadunath Chakraborty Mrs Jayati Chakraborty			 09/03/2022

(ABHISEK BANERJEE)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
NAIHATI
North 24-Parganas, West
Bengal

ADDITIONAL DISTRICT SUB REGISTRAR AT BARRACKPORE

LEFT HAND		NAME PARTY	RIGH THAND	
	LITTLE	 	LITTLE	
	RING		RING	
	MIDDLE		MIDDLE	
	FORE		FORE	
	THUMB		THUMB	
LEFT HAND		SIGNATURE OF THE PARTY		
LEFT HAND		NAME PARTY	RIGH THAND	
	LITTLE	 	LITTLE	
	RING		RING	
	MIDDLE		MIDDLE	
	FORE		FORE	
	THUMB		THUMB	
LEFT HAND		SIGNATURE OF THE PARTY		
LEFT HAND		NAME PARTY	RIGH THAND	
	LITTLE	 	LITTLE	
	RING		RING	
	MIDDLE		MIDDLE	
	FORE		FORE	
	THUMB		THUMB	
LEFT HAND		SIGNATURE OF THE PARTY		

ADDITIONAL DISTRICT SUB REGISTRAR, NAHATI, NORTH 24 PARAGANS

LEFT HAND		NAME PARTY		RIGHT HAND	
	Little	 <i>Jadumathi Chakraborty</i>	Little		
	Ring		Ring		
	Middle		Middle		
	Fore		Fore		
	Thumb		Thumb		
		SIGNATURE			

LEFT HAND		NAME PARTY		RIGHT HAND	
	Little	 <i>Jayati Chakraborty</i>	Little		
	Ring		Ring		
	Middle		Middle		
	Fore		Fore		
	Thumb		Thumb		
		SIGNATURE			

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SANKAR KUMAR SEN

SUDHIR KUMAR SEN

25/03/1941

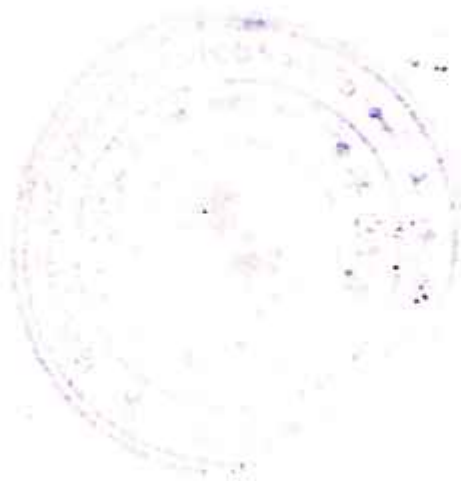
Permanent Account Number
BVMP55252C

Signature



25/03/2008

Sankar Kumar Sen




भारत सरकार
GOVERNMENT OF INDIA



শঙ্কর কুমার সেন
Sankar Kumar Sen

জন্মতারিখ/ DOB: 25/03/1941

পুরুষ / MALE



3205 2132 3239

আধার - সাধারণ মানুষের অধিকার

Sankar Kumar S.


भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN SPECIAL IDENTIFICATION AUTHORITY

ঠিকানা:

243, আর.বি.সি রোড, নৈহাটি
(এম), উত্তর ২৪ পরগণা,
পশ্চিম বঙ্গ - 743165

Address

243, R.B.C ROAD,
Naihati (M), North 24
Parganas,
West Bengal - 743165



 1947
1800 300 947

 help@uidai.gov.in

 www.uidai.gov.in

 P.O. Box No. 1947,
Bengaluru-689 801

Sankar Kumar S.

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

SANJAY KUMAR SEN
SUDHIR KUMAR SEN

12/11/1943
Permanent Account Number
CFOPS5449L

Signature





ভারত সরকার
Unique Identification Authority of India

ভারতীয় পরিচয় নম্বর/Enrolment No.: 2189/70628/00536

To
সঞ্জয় কুমার সেন
Sanjay Kumar Sen
S/O: Sudhir Kumar Sen
243
R B C ROAD
NAIHATI
Naihati (M)
North 24 Parganas Naihati
West Bengal - 743165
9163838444

Download Date: 04/03/2017

Generation Date: 03/02/2017

Signature valid

Digitally signed by Sanjay Kumar Sen
DN: cn=Sanjay Kumar Sen, o=UAEI, ou=UAEI, email=Sanjay.Kumar.Sen@uaidai.gov.in, c=IN



আপনার আধার সংখ্যা / Your Aadhaar No. :

2773 6670 8460

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



সঞ্জয় কুমার সেন
Sanjay Kumar Sen
জন্মতারিখ/ DOB: 12/11/1943
পুরুষ / MALE



2773 6670 8460

আমার আধার, আমার পরিচয়



- তথ্য
- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
 - পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
 - এটা এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় পরিচয় নম্বর/Enrolment No.: 2189/70628/00536
Unique Identification Authority of India

ঠিকানা:
এস/ও: সূধীর কুমার সেন, ২৪৩, আর
বি পী রোড, নৈহাটি, নৈহাটি (এম),
উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - ৭৪৩১৬৫

Address:
S/O: Sudhir Kumar Sen, 243, R
B C ROAD, NAIHATI, Naihati
(M), North 24 Parganas,
West Bengal - 743165

2773 6670 8460



1947



help@uidai.gov.in

www

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT
SAIBAL KUMAR SEN
SUDHIR KUMAR SEN
11/11/1947
 Permanent Account Number
FNAPS8787L
S.K. Sen
 Signature

भारत सरकार
GOVT. OF INDIA




In case this card is lost / found, kindly inform / return to :
 Income Tax PAN Services Unit, UTITSI,
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.
 इस कार्ड को खोने/पाने पर कृपया सूचित करें/सीटारें :
 आयकर पैन सेवा यूनिट, यूटीटीसी,
 प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
 नवी मुंबई-400/614.

S.K. Sen.



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 1062/11656/03302

To
Saibal Kumar Sen
243 R.B.C ROAD
Naihati (M)
Naihati
North 24 Paraganas North 24 Parganas
West Bengal 743165
9748067624

356023298

MA560232986FT



आपका आधार क्रमांक / Your Aadhaar No. :

9713 8390 3139

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Saibal Kumar Sen
Father : Sudhir Kumar Sen
DOB : 11/11/1947
Male



9713 8390 3139

मेरा आधार, मेरी पहचान

S.K. Sen

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AKKPC0636N

नाम / Name
JADUNATH CHAKRABORTY

पिता का नाम / Father's Name
SIBDAS CHAKRABORTY

जन्म की तारीख / Date of Birth
07/10/1964

हस्ताक्षर / Signature



Jadunath Chakraborty





ভারত সরকার
Government of India

নাম: চক্রবর্তী
Jadunath Chakraborty
পিতা: সিদ্ধাস চক্রবর্তী
Father: Sibdas Chakraborty
জন্মতারিখ / DOB: 07/10/1964
পুরুষ / Male



9775 5765 0945

আধার - সাধারণ মানুষের অধিকার



ভারতীয় অনন্য পরিচয় প্রাধিকার
Unique Identification Authority of India

ঠিকানা:
নিরঞ্জন সমাজসেবী সারানি, নব
নগর, বলিয়াখাটা, নবনগর, উত্তর
২৪ পরগনা, পশ্চিম বেঙ্গল,
743136

Address:
NIRANJAN SAMAJSEBI SARANI,
NABANAGAR, Baliaghata,
Nabanagar, North 24 Parganas,
West Bengal, 743136

9775 5765 0945

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

Jadunath Chakraborty

आयकर विभाग
INCOME TAX DEPARTMENT
UMA CONSTRUCTION



भारत सरकार
GOVT. OF INDIA

09/11/2011

Permanent Account Number

AADFU5575H

Signature

UMA CONSTRUCTION

Jadunath Chakrabarty
Partner



UMA CONSTRUCTION

Jayati Chakrabarty
Partner



ভারত সরকার
Government of India



জয়ন্তী চক্রবর্তী
JAYATI CHAKRABORTY
পিতা : দুর্গাশঙ্কর চক্রবর্তী
Father : DURGA SHANKAR CHAKRABORTY
জন্মতারিখ / DOB : 08/05/1973
মহিলা / Female



3993 6143 5722

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
নিরঞ্জন সমাজপতি সরানি, নব
নগর, বলিঘাটা, উত্তর ২৪
পারগনা, নবনগর, পশ্চিম বেঙ্গল,
743136

Address:
NIRANJAN SAMAJPATI SARANI,
NABANAGAR, Baliaghata, North
24 Parganas, Nabanagar, West
Bengal, 743136

3993 6143 5722

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

Jayati Chakraborty.

आयकर विभाग
INCOME TAX DEPARTMENT
JAYATI CHAKRABORTY



भारत सरकार
GOVT. OF INDIA

DURGA SHANKAR CHAKRABORTY

08/05/1973
Permanent Account Number
BIQPC4461A

Jayati Chakraborty
Signature



09112016

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें:

आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot.No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Jayati Chakraborty.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

FKY3505567

পরিচয় পত্র



Elector's Name Bikash Paul

নির্বাচকের নাম বিকাশ পাল

Father's Name Shridam Paul

নিজের নাম শ্রীদাম পাল

Sex M

লিঙ্গ পুং

Age as on 1.1.2005 21

১.১.২০০৫-এ বয়স ২১

[Signature]

Address:

P81 Harinagar Colony (Dakshin) 21 Naihati North 24
Parganas 743166

ডিকানা :

১০১ হরিনাগর কলোনি (দক্ষিণ) ২১ নৈহাটি উত্তর ২৪ পরগণা ৭৪৩১৬৬

Facsimile Signature
Electoral Registration Officer
নির্বাচন নিবন্ধন কর্মকর্তার

Assembly Constituency: 129-Naihati

নিবন্ধন সভা কেন্দ্র : ১২৯-নৈহাটি

District: North 24 Parganas

জেলা: উত্তর ২৪ পরগণা

Date: 08.07.2005

তারিখ: ০৮.০৭.২০০৫

Major Information of the Deed

Deed No :	I-1507-02894/2022	Date of Registration	10/03/2022
Query No / Year	1507-2000744573/2022	Office where deed is registered	
Query Date	08/03/2022 12:59:45 PM	A.D.S.R. NAIHATI, District: North 24-Parganas	
Applicant Name, Address & Other Details	R Pandey Naihati, Thana : Naihati, District : North 24-Parganas, WEST BENGAL, PIN - 743165, Mobile No. : 7003615941, Status : Buyer/Claimant		
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. 1,46,52,007/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Naihati, Municipality: NAIHATI, Road: Mitra Para Road, Mouza: Naihati, JI No: 3,
Pin Code : 743165

District: North 24-Parganas, P.O.: Namda, West Bengal
Pin Code : 743165

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2374 (RS :-)	LR-11547	Bastu	Bastu	6.39 Dec		38,34,002/-	Property is on Road
L2	LR-2375 (RS :-)	LR-11547	Bastu	Bastu	0.57 Dec		3,42,000/-	Property is on Road
L3	LR-2373 (RS :-)	LR-11547	Bastu	Bastu	16.86 Dec		1,01,16,005/-	Property is on Road
L4	LR-2354 (RS :-)	LR-11547	Bastu	Bastu	0.6 Dec		3,60,000/-	Property is on Road
		TOTAL :			24.42Dec	0 /-	146,52,007 /-	
		Grand Total :			24.42Dec	0 /-	146,52,007 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Sankar Kumar Sen (Presentant) Son of Late Sudhir Kumar Sen 243, R B C Road,, City:- , P.O:- Naihati, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743165 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BVxxxxxx2C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/03/2022 , Admitted by: Self, Date of Admission: 09/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/03/2022 , Admitted by: Self, Date of Admission: 09/03/2022 ,Place : Pvt. Residence
2	Mr Sanjay Kumar Sen Son of Late Sudhir Kumar Sen 243, R B C Road,, City:- , P.O:- Naihati, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743165 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CFxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/03/2022 , Admitted by: Self, Date of Admission: 09/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/03/2022 , Admitted by: Self, Date of Admission: 09/03/2022 ,Place : Pvt. Residence
3	Mr Saibal Kumar Sen Son of Late Sudhir Kumar Sen 243, R B C Road,, City:- , P.O:- Naihati, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743165 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: FNxxxxxx7L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/03/2022 , Admitted by: Self, Date of Admission: 09/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/03/2022 , Admitted by: Self, Date of Admission: 09/03/2022 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	UMA CONSTRUCTION 7/A, Nabanagar, City:- , P.O:- Nabanagar, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136 , PAN No.:: AAxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Jadunath Chakraborty Son of Late Sibdas Chakraborty Nabanagar,, City:- , P.O:- Nabanagar, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx6N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : UMA CONSTRUCTION
2	Mrs Jayati Chakraborty Wife of Mr Jadunath Chakraborty Nabanagar,, City:- , P.O:- Nabanagar, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Blxxxxxx1A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : UMA CONSTRUCTION (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bikash Paul Son of Mr Sridam Paul Hari Nagar Colony,, City:- , P.O:- Garifa, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743166			
Identifier Of Mr Sankar Kumar Sen, Mr Sanjay Kumar Sen, Mr Saibal Kumar Sen, Mr Jadunath Chakraborty, Mrs Jayati Chakraborty			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sankar Kumar Sen	UMA CONSTRUCTION-2.13 Dec
2	Mr Sanjay Kumar Sen	UMA CONSTRUCTION-2.13 Dec
3	Mr Saibal Kumar Sen	UMA CONSTRUCTION-2.13 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Sankar Kumar Sen	UMA CONSTRUCTION-0.19 Dec
2	Mr Sanjay Kumar Sen	UMA CONSTRUCTION-0.19 Dec
3	Mr Saibal Kumar Sen	UMA CONSTRUCTION-0.19 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Sankar Kumar Sen	UMA CONSTRUCTION-5.62 Dec
2	Mr Sanjay Kumar Sen	UMA CONSTRUCTION-5.62 Dec
3	Mr Saibal Kumar Sen	UMA CONSTRUCTION-5.62 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr Sankar Kumar Sen	UMA CONSTRUCTION-0.2 Dec
2	Mr Sanjay Kumar Sen	UMA CONSTRUCTION-0.2 Dec
3	Mr Saibal Kumar Sen	UMA CONSTRUCTION-0.2 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Naihati, Municipality: NAIHATI, Road: Mitra Para Road, Mouza: Naihati, JI No: 3, Pin Code : 743165

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2374, LR Khatian No:- 11547	Owner:শংকর সেন, Gurdian:মৃত সুধীর কুমার, Address:নিজ , Classification:বাড়, Area:0.02130000 Acre,	Mr Sankar Kumar Sen
L2	LR Plot No:- 2375, LR Khatian No:- 11547	Owner:শংকর সেন, Gurdian:মৃত সুধীর কুমার, Address:নিজ , Classification:দালা, Area:0.00190000 Acre,	Mr Sankar Kumar Sen
L3	LR Plot No:- 2373, LR Khatian No:- 11547	Owner:শংকর সেন, Gurdian:মৃত সুধীর কুমার, Address:নিজ , Classification:গড়শায়েকগতিত, Area:0.05620000 Acre,	Mr Sankar Kumar Sen

L4	LR Plot No:- 2354, LR Khatian No:- 11547	Owner: শংকর সেন, Gurdian: শ্রুত প্রমীত কুমার, Address: নিচ , Classification: মালা, Area: 0.00200000 Acre,	Mr Sankar Kumar Sen
----	---	---	---------------------

On 09-03-2022

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

Presented for registration at 15:05 hrs on 09-03-2022, at the Private residence by Mr Sankar Kumar Sen , 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 1,46,52,007/-

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

Execution is admitted on 09/03/2022 by 1. Mr Sankar Kumar Sen, Son of Late Sudhir Kumar Sen, 243, R B C Road,, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by Profession Business, 2. Mr Sanjay Kumar Sen, Son of Late Sudhir Kumar Sen, 243, R B C Road,, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by Profession Business, 3. Mr Saibal Kumar Sen, Son of Late Sudhir Kumar Sen, 243, R B C Road,, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by Profession Service

Indetified by Mr Bikash Paul, , Son of Mr Sridam Paul, Hari Nagar Colony,, P.O: Garifa, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743166, by caste Hindu, by profession Business

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

Execution is admitted on 09-03-2022 by Mr Jadunath Chakraborty,

Indetified by Mr Bikash Paul, , Son of Mr Sridam Paul, Hari Nagar Colony,, P.O: Garifa, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743166, by caste Hindu, by profession Business

Execution is admitted on 09-03-2022 by Mrs Jayati Chakraborty, Partner, UMA CONSTRUCTION (Partnership Firm), 7/A, Nabanagar, City:- , P.O:- Nabanagar, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136

Indetified by Mr Bikash Paul, , Son of Mr Sridam Paul, Hari Nagar Colony,, P.O: Garifa, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743166, by caste Hindu, by profession Business

Abhisek Banerjee

ABHISEK BANERJEE
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. NAIHATI
North 24-Parganas, West Bengal

On 10-03-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/03/2022 2:23PM with Govt. Ref. No: 192021220202029761 on 09-03-2022, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKT0570120 on 09-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 15,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1122, Amount: Rs.5,000/-, Date of Purchase: 09/03/2022, Vendor name: S Samanta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/03/2022 2:23PM with Govt. Ref. No: 192021220202029761 on 09-03-2022, Amount Rs: 15,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKT0570120 on 09-03-2022, Head of Account 0030-02-103-003-02

Abhisek Banerjee

ABHISEK BANERJEE
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. NAIHATI
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1507-2022, Page from 71330 to 71376
being No 150702894 for the year 2022.



Digitally signed by ABHISEK BANERJEE
Date: 2022.03.10 17:31:00 +05:30
Reason: Digital Signing of Deed.

Abhisek Banerjee

(ABHISEK BANERJEE) 2022/03/10 05:31:00 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. NAIHATI
West Bengal.

(This document is digitally signed.)