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পুশ্চিমবঙ্গা पश्चिम बंगाल WEST BENGAL

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Qm. 2/2698562/24

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THIS AGREEMENT made this 24th day of October, Two
Thousand Twenty and Twenty Four (2024)

BETWEEN

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BAR LUBRA KOLKATA-100 027 Address Vendo Alipore ollectorate, 24Pgs. (South) ANKAR DAS TAMP VENDOR Alipore Police Court, KOI-27



DISTRICT SUB REGISTRAR-III SOUTH 24 PGS., ALIPORE

2 4 DCT 2024

Azutosh Azo, Advocate Stolate Basudeb sas. Alipore Tudges court Kockata 700027 (1) SMT SARITA DEVI KOTHARI (PAN No. AFYPK9835J) (Aadhaar No. 972332552880) (DOB-20.08.1966) wife of Late Dilip Kumar Kothari alias Dilip Kothari, by faith Hindu, by Nationality Indian, by occupation-Housewife, residing at 18, Deshapriya Park Road, P.O. Sarat Bose Road, P.S. Tollygunge, Kolkata - 700026 at present residing at 22/4, Nakulaswar Bhattacharjee Lane, P.O. Kalighat, P.S. Kalighat, Kolkata 700026 (2) SMT ARPITA NAHATA (PAN No. BIAPK9921M) (Aadhaar No. 889901514389) (DOB-26.10.1989) alias Arpita Himanshu Nahata wife of Sri Himanshu Nahata daughter of Late Dilip Kumar Kothari alias Dilip Kothari, by faith Hindu, by Nationality Indian, by occupation-Housewife, permanently residing at E-1, Vijay Tower, Kankaria, Opposite Kankaria Police Chowki, Ahamedabad City, Ahamedabad, Beherampura, P.O.Kankaria, P.S. Kankaria, Gujarat, Pin 380022 also residing at 18, Deshapriya Park Road, P.O. Sarat Bose Road, P.S. Tollygunge, Kolkata - 700026 at present residing at 22/4, Nakulaswar Bhattacharjee Lane, P.O. Kalighat, P.S. Kalighat, Kolkata (3) SRI ARIHANT KOTHARI (PAN No. EERPK3565R) (Aadhaar No. 853528508223) (DOB-24.08.1997) son of Late Dilip Kumar Kothari alias Dilip Kothari, by faith Hindu, by Nationality Indian, by occupation-Service, residing at 18, Deshapriya Park Road, P.O. Sarat Bose Road, P.S. Tollygunge, Kolkata - 700026 at present residing at 22/4, Nakulaswar Bhattacharjee Lane, P.O. Kalighat, P.S. Kalighat, Kolkata 700026 hereinafter referred to as the "LAND OWNERS" (which term or expression shall, unless excluded by or repugnant to the context, be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and/or assigns) of the ONE PART AND M/S. BMS CONSTRUCTION PRIVATE LIMITED (PAN No. AACCB9946R) (DOI-29.06.2006) a Private Limited Company having its office at 3, Tiljala Road, P.O. Tiljala, P.S. Tiljala, Kolkata - 700 039,



DISTRICT SUB REGISTRAR-III SOUTH 24 PGS., ALIPORE

2 4 OCT 2024

represented by its Directors (1) SRI BISHNU PADA JANA (PAN No. ACVPJ9411F) (Aadhaar No.282286652435) (DOB-09.01.1954) son of Late Narendra Nath Jana, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 11, Satyen Roy Road, P.S. Behala, P.O. Behala, Kolkata - 700 034 (2) SRI MANOJ SINGH (PAN No. AZGPS4065C) (Aadhaar No.684641674420) (DOB-05.01.1973) son of Sri Prahlad Singh, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 37C, Swinhoe Lane, P.S. Kasba, P.O. Kasba, Kolkata - 700 042 (3) SRI SHIV KUMAR GUPTA (PAN No. ADYPG8759M) (Aadhaar No.453534547458) (DOB-03.07.1964) son of Late Ramsundar Gupta, by Nationality - Indian, by faith - Hindu, by Occupation - Business, residing at 212B, Picnic Garden Road, P.S. Kasba, P.O. Tiljala, Kolkata - 700 039, hereinafter jointly referred to as the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its legal heirs, executors, administrators, successors-in-office, legal representatives and assigns) of the OTHER PART;

WHEREAS.

A. One Sri Dilip Kumar Kothari alias Dilip Kothari, since deceased during his lifetime entered into a Development Agreement dated 20th November 2018 (hereinafter referred to as the "said Development Agreement") with the Developer to develop the Schedule mentioned Premises on the terms and conditions contained therein and which was duly registered with the office of the District Sub Registrar-IV, South 24 Parganas at Alipore and entered in Book No.I, Volume No. 1604-2018, Pages 199409 to 199463, Being No. 160406778 for the year 2018.



DISTRICT SUB REGISTRAR-III SOUTH 24 PGS., ALIPORE

2 4 OCT 2024

- C. The said Sri Dilip Kumar Kothari alias Dilip Kothari executed and registered a Development Power of Attorney dated 20th November 2018 in favour of the Developer (hereinafter referred to as the "Said Development Power of Attorney") to act and do the things necessary for development of the Schedule mentioned Premises as fully mentioned therein and which was duly registered with the office of the District Sub Registrar-IV, South 24 Parganas at Alipore and entered in Book No.I, Volume No. 1604-2018, Pages 199830 to 199862, Being No. 160406789 for the year 2018.
 - D. Pursuant to the said Development Agreement and the said Development Power of Attorney, the Developer has already paid an amount of Rs.51,00,000/- (Rupees Fifty One Lakhs Only) to Sri Dilip Kumar Kothari alias Dilip Kothari, since deceased and has taken possession of the said Premises and has further taken steps for development of the said premises. The said Development Agreement and the said Development Power of Attorney are and continue to be valid and subsisting.
 - E. The said Dilip Kumar Kothari alias Dilip Kothari died intestate on 25th March 2024 leaving behind his wife Smt Sarita Devi Kothari, One married daughter Smt Arpita Nahata, and One son Sri Arihant Kothari who thus, became entitled to the entirety of the estate of Late Dilip Kumar Kothari alias Dilip Kothari including the Schedule mentioned land and the properties appurtenant thereto with the amount already paid being entitled to an undivided 1/3rd Share in the Schedule mentioned land and the properties appurtenant thereto.



DISTRICT SUB REGISTRAR-III SOUTH 24 PGS., ALIPORE

2 4 OCT 2024

- F. Pursuant to the above, the said Co-Owners are required to substitute their names in the said Development Agreement in the place and stead of Late Dilip Kumar Kothari alias Dilip Kothari with an express understanding that they are jointly the Co Owners to the said Premises to the extent of share of the Late Dilip Kumar Kothari alias Dilip Kothari therein together with all benefits, accruals, entitlements, liabilities and obligations in respect thereof in terms of the said Development Agreement in their said Respective Shares as stated above and are bound by all the terms and conditions of the said Development Agreement.
 - G. The present Co-owners and the Developers are desirous of recording the same in the manner following.

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

- 1. That the name of Late Dilip Kumar Kothari alias Dilip Kothari in the said Development Agreement dated 20th November, 2018 and duly registered with office of the District Sub Registrar-IV, South 24 Parganas at Alipore and entered in Book No.I, Volume No. 1604-2018, Pages 199409 to 199463, Being No. 160406778 for the year 2018 shall stand substituted with the names of the Co-Owners.
 - 2. That the Co-Owners shall be entitled to all benefits, accruals and entitlements and be liable and responsible for all liabilities and obligations as stated in the said Development Agreement relating to the share of Late Dilip Kumar Kothari alias Dilip Kothari in equal 1/3rd Share each.



DISTRICT SUB REGISTRAR-III

2 4 OCT 2024

- 3. That all terms and conditions of the said Development Agreement dated 20th November, 2018 shall be binding on the said Co-Owners including all liabilities, obligations and performances as stated therein.
- 4. The Co-owners are hereby appointing and authorizing the said Developer herein as their true and lawful constituted attorney to act and do all the things on their behalf mentioned in the said Development Power of Attorney dated 20th November, 2018 for development of the said premises in terms of the Development Agreement dated 20th November, 2018.
- 5. The Co-owners are also simultaneously executing and registering a fresh Development Power of Attorney in favour of the Developer similar to the Power of Attorney dated 20th November, 2018.

THE FIRST SCHEDULE (A) ABOVE REFERRED TO:

(Entire Land and structure)

ALL THAT the Bastu land measuring 42 decimal along with Tin Shed Structure measuring 5760 Sq Ft (48 Ft x 120 Ft), 2000 Sq Ft RCC Structure, 1600 Sq Ft 2 storied Pucca Structure (800 Sq Ft each floor) under Mouza Banagram, Touzi 3,4,5, Pargana Khaspur, J.L.No. 16, R.S. No.30, R.S. Khatian No. 88, 168, L.R. Khatian No. 1110, R.S. Dag No. 349, L.R. Dag No. 404,(17 decimal) 405, (25 decimal) P.S. Bishnupur, under Rasapunja Gram Panchyat, District 24 Parganas(South) along with all easement right, and existing facilities, together with all easement right therein, which is butted and bounded that is to say:

ON THE NORTH BY: Dag No. 349



DISTRICT SUB REGISTRAR-III SOUTH 24 PGS., ALIPORE

2 4 DCT 2024

ON THE SOUTHBY:

Dag No. 333 & Dag No.334

ON THE EAST BY :

Dag No. 349

ON THE WEST BY :

90 Ft Bakhrahat Road

THE SECOND SCHEDULE (B) ABOVE REFERRED TO: (OWNERS ALLOCATION)

Developer shall provide and allocate 35% on spiral basis of sanctioned FAR from the Rasapunja Gram Panchyat or any local authority empowered in this behalf and a sum of Rs.51,00,000/- (Rupees Fifty One lakh) only has paid to the said Sri Dilip Kumar Kothari alias Dilip Kothari at the time of execution of the Development Agreement which is refundable.

THE THIRD SCHEDULE (C) ABOVE REFERRED TO:

(DEVELOPER'S ALLOCATION)

That the Developer shall be entitled to the remaining 65% share of sanction FAR in the proposed new building on spiral basis save and except the Owner's allocation as mentioned above.



DISTRICT SUB REGISTRAR-IN SOUTH 24 PGS., ALIPORE

2 4 DCT 2024

IN WITNESS WHEREOF the parties put their respective hands and seals on the day, month and year first above written.

WITNESS

1. Amenton Adm

1. Santer dovi leothan

2. Aspilé Manata.
3. Julian rolat

SIGNATURE OF THE LAND OWNERS

2. Bandon Soh Algu Poli Cert 201.27

E.M.S CONSTRUCTION PVT. LTD. Prohoree pad penes Manistration DIFESTOR CLIVEUMS CUPLE

SEAL AND SIGNATURE OF THE **DEVELOPER**

Drafted by me and typed in my office

Asutosh AM: WB. 133 1990

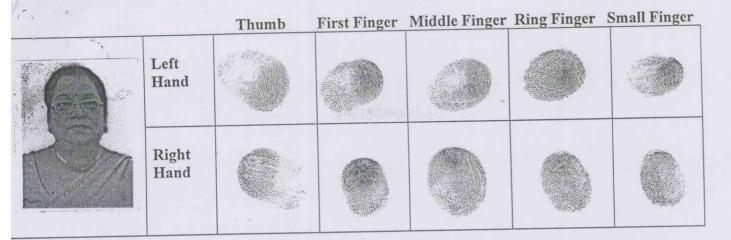
ASUTOSH DAS, Advocate Alipore Judges Court Bar Library, Room No.4 Kolkata 700 027

Residential Chamber: C-4/1, Ramgarh, P.O. Naktala Kolkata 700 047



OISTRICT SUB REGISTRAR-IN SOUTH 24 PGS., ALIPORE

2 4 DCT 2024



Name (1) SMT SARITA DEVI KOTHARI

Signature. Dasia devi kolmasi.

		Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
The second secon	Left Hand					
	Right Hand					

Name (2) SMT ARPITA NAHATA

Signature. Aspila Nahata



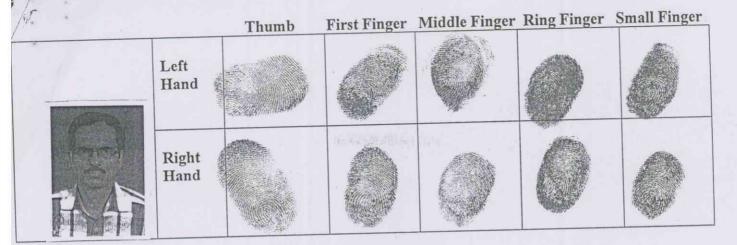
Name (3) SRI ARIHANT KOTHARI

Signature dutamental



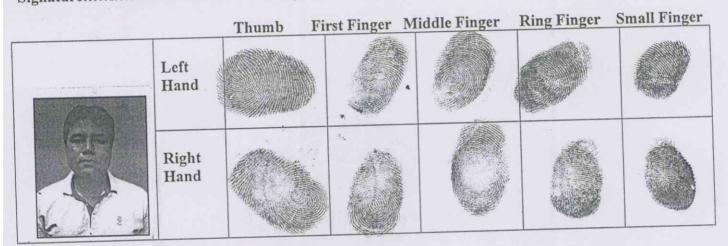
DISTRICT SUB REGISTRAR-III SOUTH 24 PGS., ALIPORE

2 4 DCT 2024



Name (1) SRI BISHNU PADA JANA

Signature. Prishree Mode Jona.



Name (2) SRI MANOJ SINGH

1	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand	17,715				
Right Hand					

Name (3) SRI SHIV KUMAR GUPTA

Signature. Shir Kung Gift



DISTRICT SUB REGISTRAR-IN SOUTH 24 PGS., ALIPORE

2 4 OCT 2024



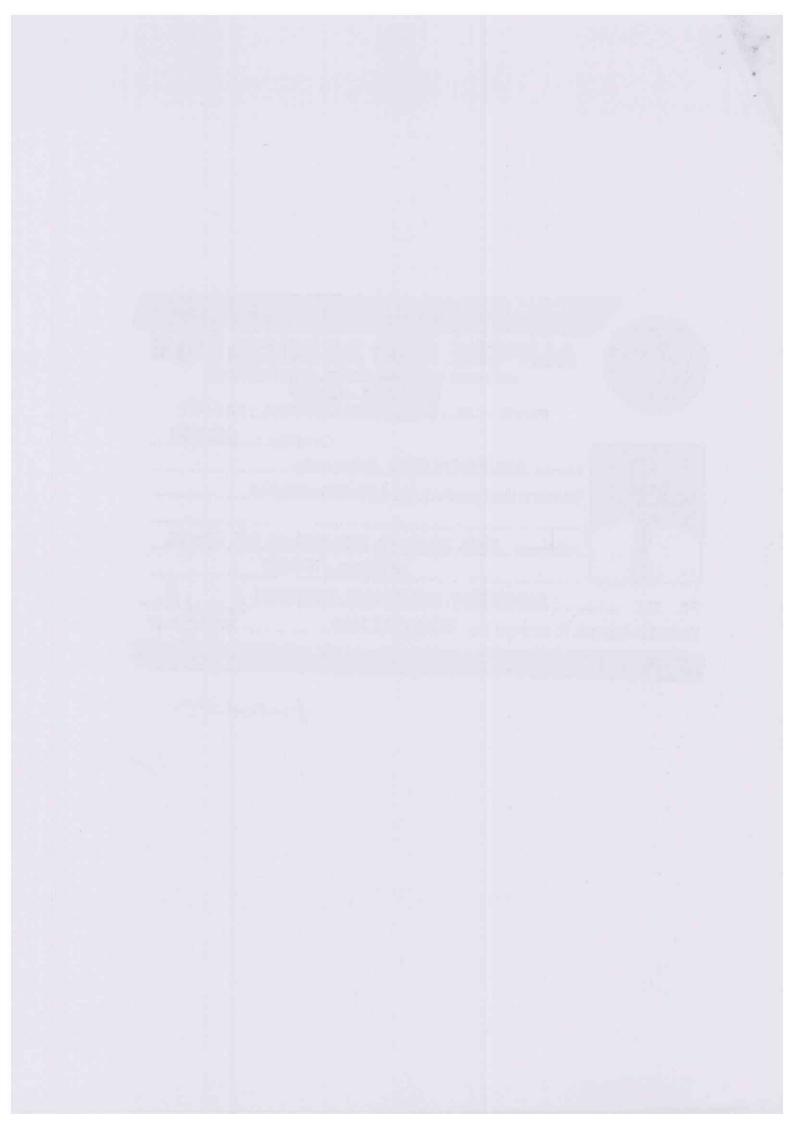
IDENTITY CARD ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)
KOLKATA - 700 027

PHONE: CIVIL: 2479-9335/7330, CRIMINAL: 2479-1477

Authority and B		Card No. : I/C/164
	9	Name ASUTOSH DAS Advocate
		Father's/Husband's name Late Basudeb Das
	1	Address C4/1, Ramgarh, P.O. Naktala, P.S Patuli, Kolkata - 700 047
Ph.	No	9830065237, 9748631508, 2412 2853 Andravil Base
W.B	. Bar Cour	ncil Enrolment No. WB / 133 / 1990 SECRETARY

Asutosh two.



Major Information of the Deed

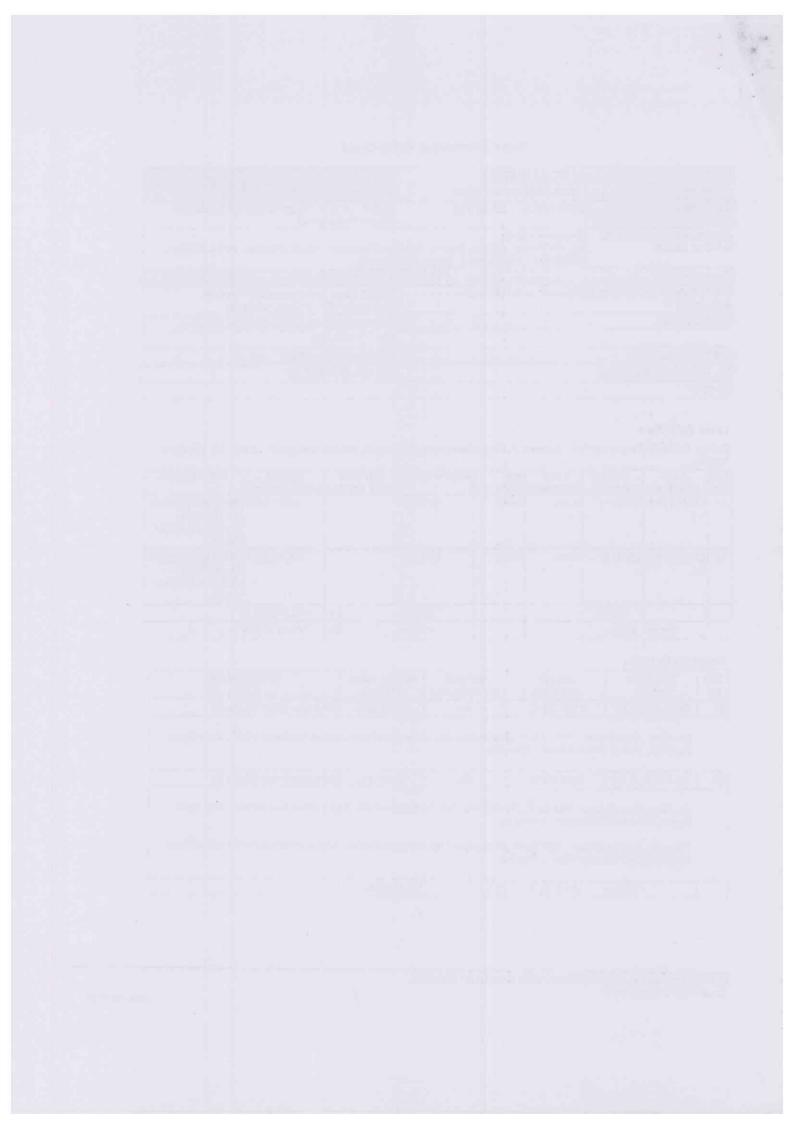
Deed No:	1-1603-17804/2024	Date of Registration 24/10/2024			
Query No / Year	1603-2002698562/2024	Office where deed is registered			
Query Date 22/10/2024 1:33:08 PM		D.S.R III SOUTH 24-PARGANAS, District: South 24-Parganas			
Applicant Name, Address & Other Details	Baidyanath Dolui Alipore,Thana: Alipore, District: Mobile No.: 9064896216, Status	South 24-Parganas, WEST BENGAL, PIN - 700027, :Solicitor firm			
Transaction	CONTRACTOR OF THE SAME	Additional Transaction			
[0110] Sale, Development A	Agreement or Construction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]			
Set Forth value		Market Value			
		Rs. 1,73,65,392/-			
Stampduty Paid(SD)		Registration Fee Paid			
Rs. 40,020/- (Article:48(g))		Rs. 53/- (Article:E, E)			
Remarks					

Land Details:

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Banagram, Jl No: 16, Pin Code: 745311

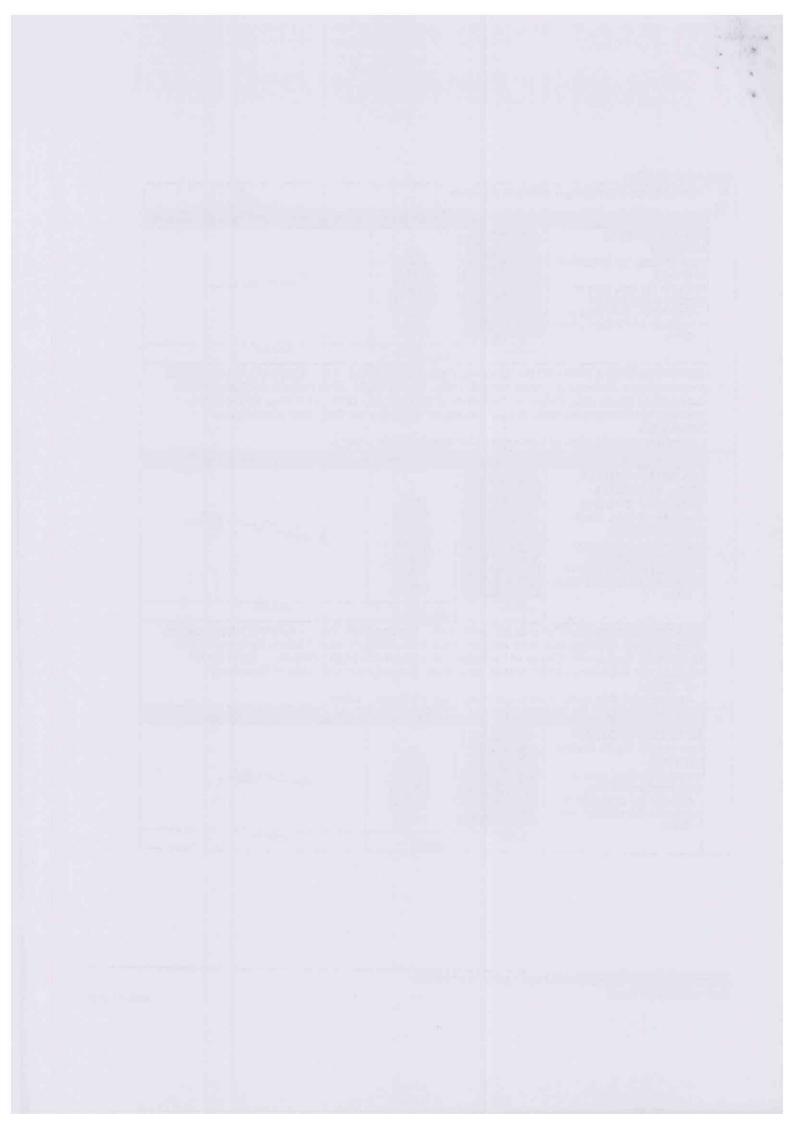
Sch	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land		Market Value (In Rs.)	Other Details
L1	LR-404 (RS :-)	LR-1110	Bastu	Bastu	17 Dec			Width of Approach Road: 90 Ft., Adjacent to Metal Road,
L2	LR-405 (RS :-)	LR-1110	Bastu	Bastu	25 Dec		88,79,400/-	Width of Approach Road: 90 Ft., Adjacent to Metal Road,
		TOTAL :			42Dec	0 /-	149,17,392 /-	
	Grand	Total:			42Dec	0 /-	149,17,392 /-	

Sch	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1; L2	4160 Sq Ft.	0/-	12,48,000/-	Structure Type: Structure
	Tin Shed, Extent of	f Completion: Cor	mplete 0/-	12.00.000/-	Age of Structure: 0Year, Roof Type: Structure Type: Structure
S2	On Land L1, L2	1600 Sq Ft.	0/-	12,00,000/-	Structure Type. Otructure
	Pucca, Extent of C	ompletion: Comp of floor: 800 Sq F	lete t.,Residential Use,		age of Structure: 0Year, Roof Type: , Age of Structure: 0Year, Roof Type



Land Lord Details:

print and Signatur	е	The second section of the second seco
Photo	Finger Print	Signature Signature
	Captured	Samuel de l'Alleria
24/10/2024	LTI 24/10/2024	24/10/2024
s, West Bengal, Intizen of: IndiaDat 880, Status :Indiv	ndia, PIN:- 7000 e of Birth:XX-XX ridual, Executed	226 Sex: Female, By Caste: Hindu, C-1XX6, PAN No.:: AFxxxxxx5J, by: Self, Date of Execution:
Photo	Finger Print	Signature
	Captured	Apito nanuta
24/10/2024	LTI 24/10/2024	24/10/2024
as, West Bengal, I litizen of: IndiaDa 389, Status :Indi	City:- Not Spec India, PIN:- 700 te of Birth:XX-X vidual, Executed	by: Self, Date of Execution: Office
Photo	Finger Print	Signature
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ce T	Captured	
	24/10/2024 ACHARJEE LANE, s, West Bengal, It tizen of: IndiaDat 880, Status :Individual Factor of the state	Captured 24/10/2024 24/10/2024 ACHARJEE LANE, City:- Not Specis, West Bengal, India, PIN:- 7000 tizen of: IndiaDate of Birth:XX-XX 880, Status :Individual, Executed of Admission: 24/10/2024 ,Place : Photo Finger Print TACHARJEE LANE, City:- Not Species, West Bengal, India, PIN:- 7000 titizen of: IndiaDate of Birth:XX-X 1389, Status :Individual, Executed of Admission: 24/10/2024 ,Place Photo Finger Print Photo Finger Print



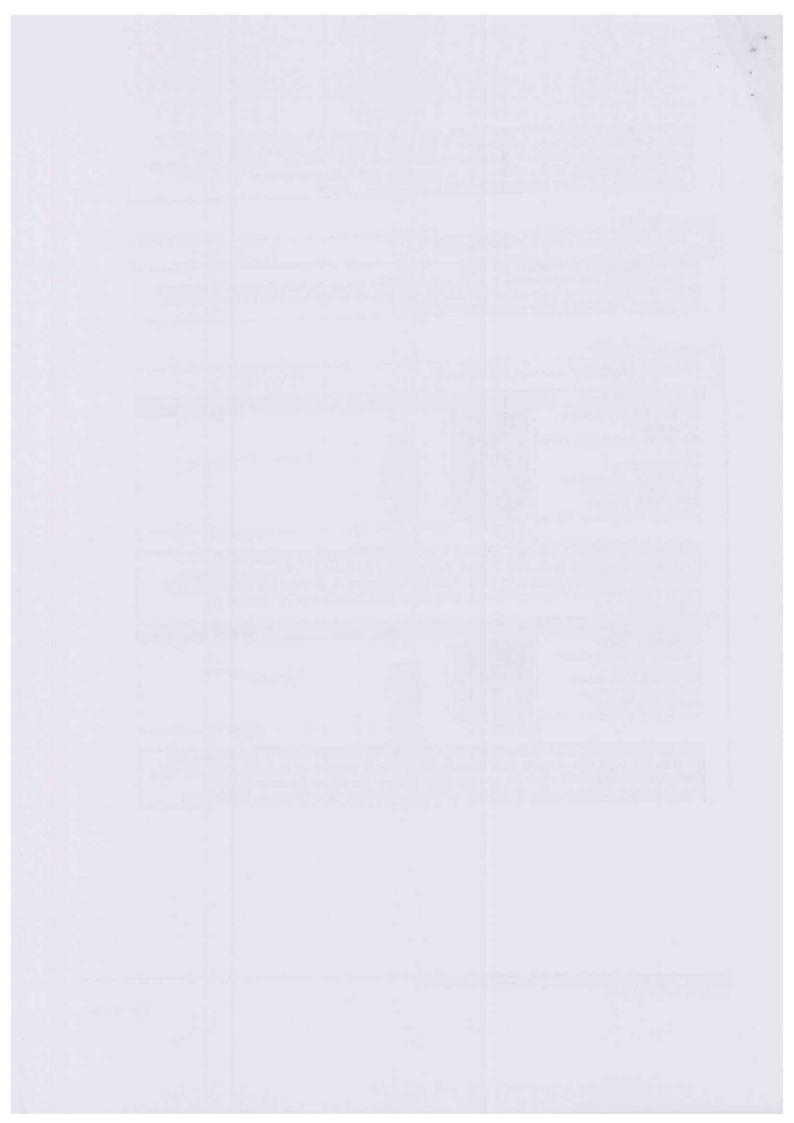
22/4 NAKULASWAR BHATTACHARJEE LANE, City:- Not Specified, P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX7, PAN No.:: EExxxxxx5R, Aadhaar No: 85xxxxxxxxx8223, Status: Individual, Executed by: Self, Date of Execution: 24/10/2024, Admitted by: Self, Date of Admission: 24/10/2024, Place: Office

Developer Details:

SI No	Name, Address, Photo, Finger print and Signature
	BMS CONSTRUCTION PRIVATE LIMITED 3 TILJALA ROAD, City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Date of Incorporation:XX-XX-2XX6, PAN No.:: AAxxxxxx6R, Aadhaar No Not Provided by UIDAI, Status:Organization, Executed by: Representative

Representative Details:

Name	Photo	Finger Print	Signature
Mr BISHNUPADA JANA (Presentant) Son of Late NARENDRA NATH JANA Date of Execution - 24/10/2024, , Admitted by: Self, Date of Admission: 24/10/2024, Place of Admission of Execution: Office		Captured	Fortone parlagione.
	Oct 24 2024 12:17PM	LTI	24/10/2024
Citizen of: India, Date of Birth Status: Representative, Rep	y:- Not Specified, I a, PIN:- 700034, S a:XX-XX-1XX4, PA	P.O:- BEHALA, F ex: Male, By Ca AN No.:: ACxxxx	P.S:-Behala, District:-South 24- ste: Hindu, Occupation: Business,
Parganas, West Bengal, Indi Citizen of: India, Date of Birth Status: Representative, Rep DIRECTOR)	y:- Not Specified, a, PIN:- 700034, S a:XX-XX-1XX4, PA resentative of: BM	24/10/2024 P.O:- BEHALA, F. ex: Male, By Ca: AN No.:: ACxxxx AS CONSTRUCT	P.S:-Behala, District:-South 24- ste: Hindu, Occupation: Business, xx1F, Aadhaar No: 28xxxxxxxx2435 FION PRIVATE LIMITED (as
Citizen of: India, Date of Birth Status: Representative, Rep	y:- Not Specified, I a, PIN:- 700034, S a:XX-XX-1XX4, PA	P.O:- BEHALA, F ex: Male, By Ca AN No.:: ACxxxx	P.S:-Behala, District:-South 24- ste: Hindu, Occupation: Business,



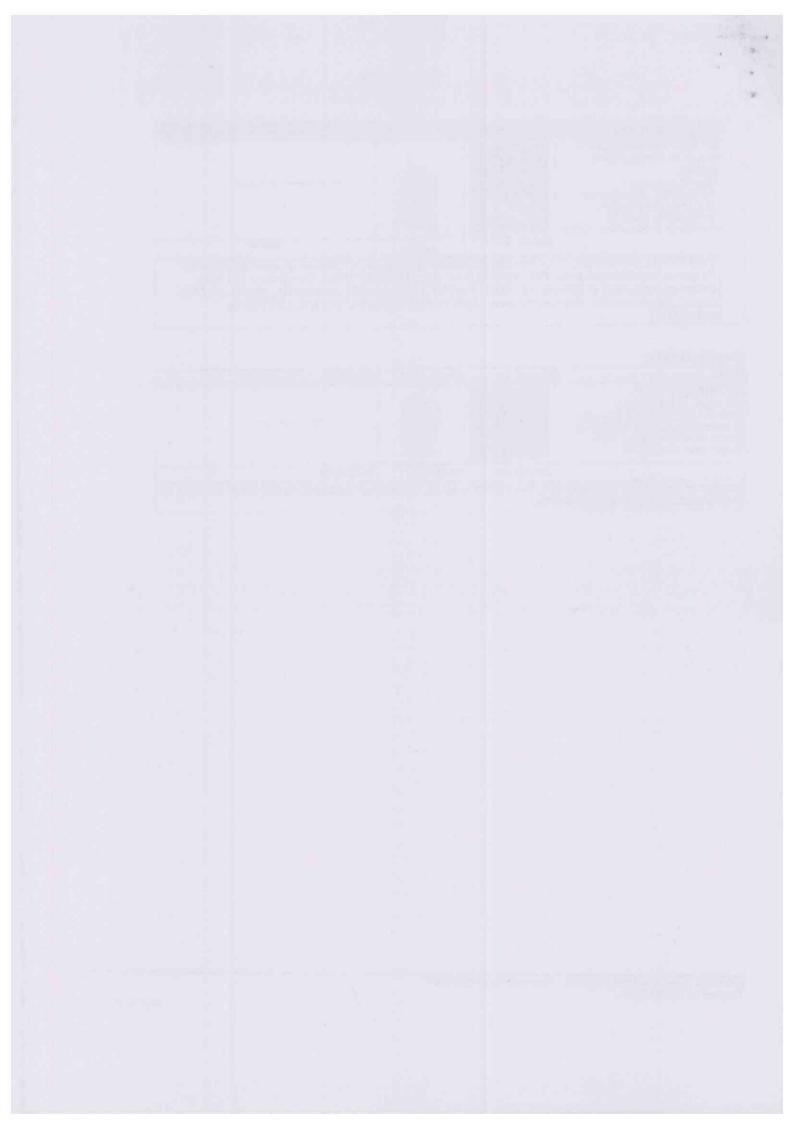
Mr SHIV KUMAR GUPTA
Son of Mr RAMSUNDAR
GUPTA
Date of Execution 24/10/2024, Admitted by:
Self, Date of Admission:
24/10/2024, Place of
Admission of Execution: Office

212B PICNIC GARDEN ROAD, City:- Not Specified, P.O:- TILJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No.:: ADxxxxxxx9M, Aadhaar No: 45xxxxxxxx7458 Status: Representative, Representative of: BMS CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ASUTOSH DAS Son of Late BASUDEB DAS ALIPUR JUDGES COURT, City:- Not Specified, P.O:- ALIPUR, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		Captured	Anna on .
	24/10/2024	24/10/2024	24/10/2024

Identifier Of Mrs SARITA DEVI KOTHARI, Mrs ARPITA NAHATA, Mr ARIHANT KOTHARI, Mr BISHNUPADA JANA, Mr MANOJ SINGH, Mr SHIV KUMAR GUPTA

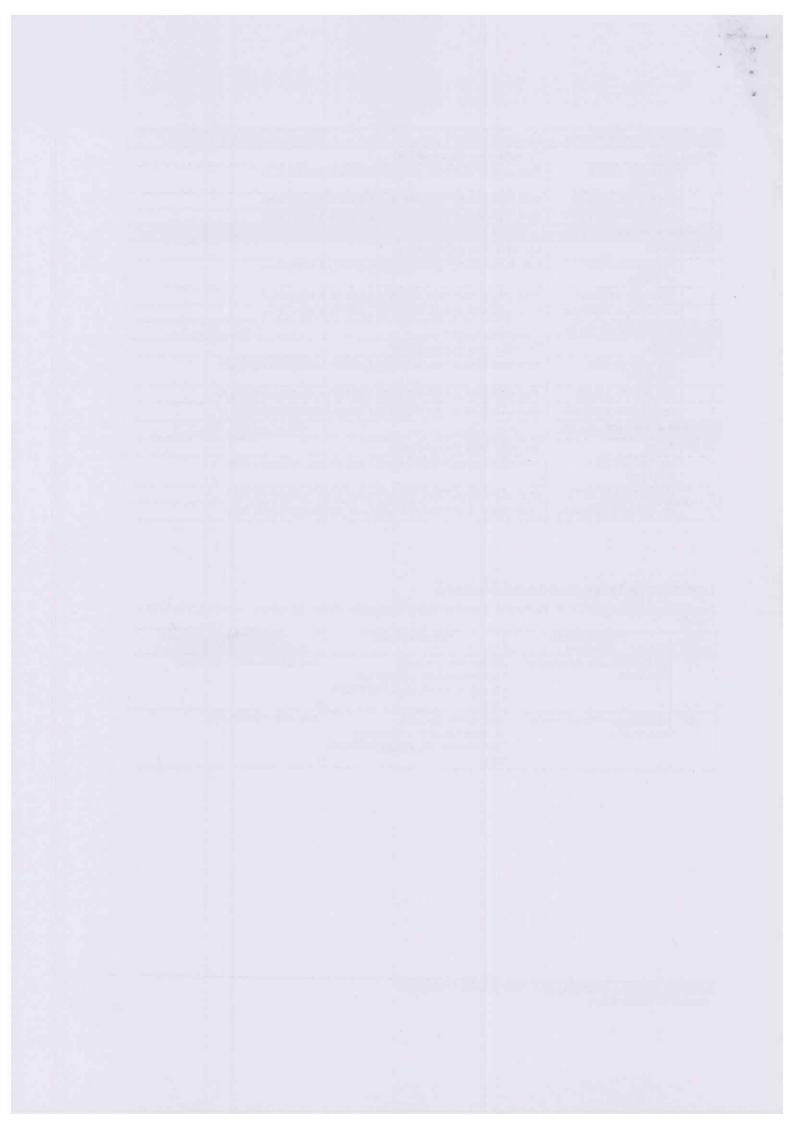


SI.No	From	To. with area (Name-Area)	
1	Mrs SARITA DEVI KOTHARI	BMS CONSTRUCTION PRIVATE LIMITED-5.66667 Dec	
2	Mrs ARPITA NAHATA	BMS CONSTRUCTION PRIVATE LIMITED-5.66667 Dec	
3	Mr ARIHANT KOTHARÍ	BMS CONSTRUCTION PRIVATE LIMITED-5.66667 Dec	
Trans	fer of property for L2		
SI.No	From	To, with area (Name-Area)	
1	Mrs SARITA DEVI BMS CONSTRUCTION PRIVATE LIMITED-8.33333 Dec KOTHARI		
2	Mrs ARPITA NAHATA	BMS CONSTRUCTION PRIVATE LIMITED-8.33333 Dec	
3	Mr ARIHANT KOTHARI	BMS CONSTRUCTION PRIVATE LIMITED-8.33333 Dec	
Trans	fer of property for S1	Colonia State Colonia	
SI.No	From	To. with area (Name-Area)	
1	Mrs SARITA DEVI KOTHARI	BMS CONSTRUCTION PRIVATE LIMITED-1386.66666700 Sq Ft	
2	Mrs ARPITA NAHATA	BMS CONSTRUCTION PRIVATE LIMITED-1386.66666700 Sq Ft	
3	Mr ARIHANT KOTHARI	BMS CONSTRUCTION PRIVATE LIMITED-1386.66666700 Sq Ft	
Trans	fer of property for S2		
SI.No	From	To. with area (Name-Area)	
1	Mrs SARITA DEVI KOTHARI	BMS CONSTRUCTION PRIVATE LIMITED-533,33333300 Sq Ft	
2	Mrs ARPITA NAHATA	BMS CONSTRUCTION PRIVATE LIMITED-533.33333300 Sq Ft	
3	Mr ARIHANT KOTHARI	BMS CONSTRUCTION PRIVATE LIMITED-533.33333300 Sq Ft	

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Banagram, Jl No: 16, Pin Code: 745311

Sch	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 404, LR Khatian No:- 1110	Owner:দিলীপ কুমার কোঠারী, Gurdian:ঝালোয়ারদাদ , Address:নিজ , Classification:শাদি, Area:0.12000000 Acre,	Mrs SARITA DEVI KOTHARI
L2	LR Plot No:- 405, LR Khatian No:- 1110	Owner:निनीप कुमात (कार्ठात्री, Gurdian:आलासातवाप , Address:निज , Classification:पानि, Area:0.25000000 Acre,	Mrs ARPITA NAHATA



Endorsement For Deed Number : I - 160317804 / 2024

On 24-10-2024

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 11:24 hrs on 24-10-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr BISHNUPADA JANA ...

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 1,73,65,392/-

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

Execution is admitted on 24/10/2024 by 1. Mrs SARITA DEVI KOTHARI, Wife of Late DILIP KUMAR KOTHARI, 22/4 NAKULASWAR BHATTACHARJEE LANE, P.O.: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 2. Mrs ARPITA NAHATA, Alias Mrs ARPITA HIMANSHU NAHATA, Daughter of Late DILIP KUMAR KOTHARI, 22/4 NAKULASWAR BHATTACHARJEE LANE, P.O.: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 3. Mr ARIHANT KOTHARI, Son of Late DILIP KUMAR KOTHARI, 22/4 NAKULASWAR BHATTACHARJEE LANE, P.O.: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service

Indetified by Mr ASUTOSH DAS, , , Son of Late BASUDEB DAS, ALIPUR JUDGES COURT, P.O: ALIPUR, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 24-10-2024 by Mr BISHNUPADA JANA, DIRECTOR, BMS CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 3 TILJALA ROAD, City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by Mr ASUTOSH DAS, , , Son of Late BASUDEB DAS, ALIPUR JUDGES COURT, P.O: ALIPUR, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 24-10-2024 by Mr MANOJ SINGH, DIRECTOR, BMS CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 3 TILJALA ROAD, City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by Mr ASUTOSH DAS, , , Son of Late BASUDEB DAS, ALIPUR JUDGES COURT, P.O: ALIPUR, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 24-10-2024 by Mr SHIV KUMAR GUPTA, DIRECTOR, BMS CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 3 TILJALA ROAD, City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

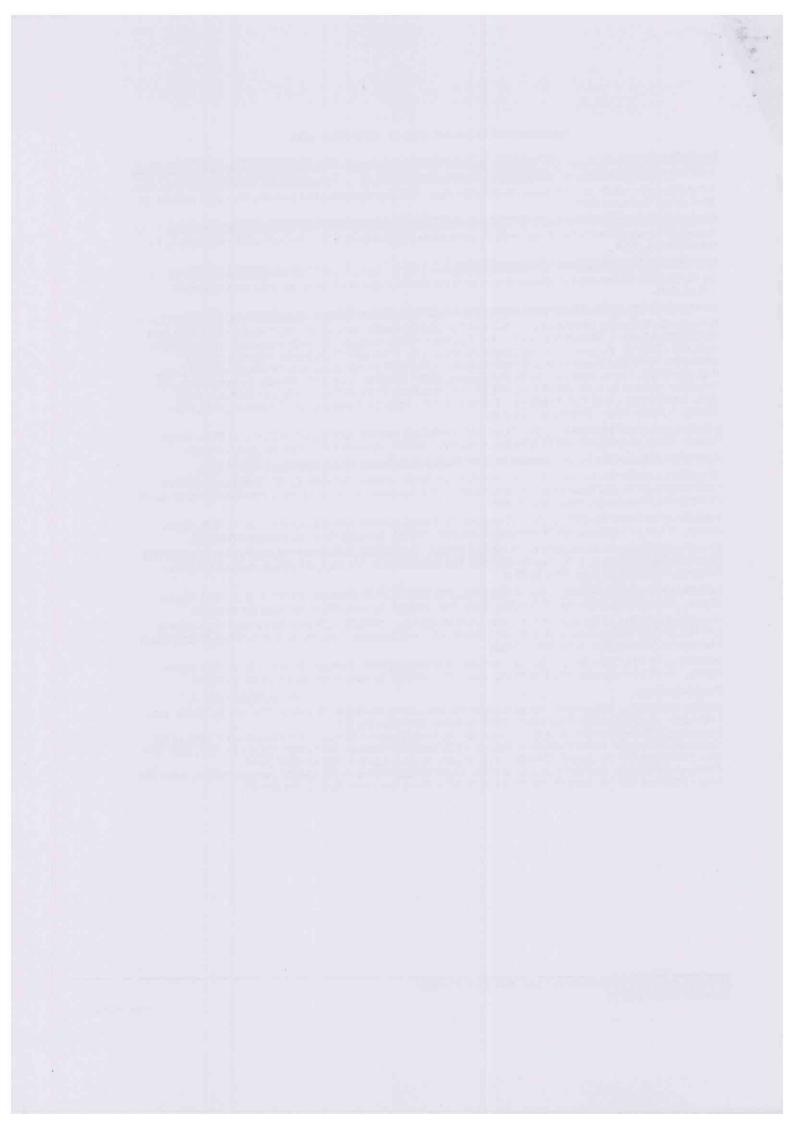
Indetified by Mr ASUTOSH DAS, , , Son of Late BASUDEB DAS, ALIPUR JUDGES COURT, P.O: ALIPUR, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/-, H = Rs 28.00/-, M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/10/2024 6:45PM with Govt. Ref. No: 192024250252038488 on 22-10-2024, Amount Rs: 21/-, Bank: SBI EPay (SBIePay), Ref. No. 5349649304223 on 22-10-2024, Head of Account 0030-03-104-001-16

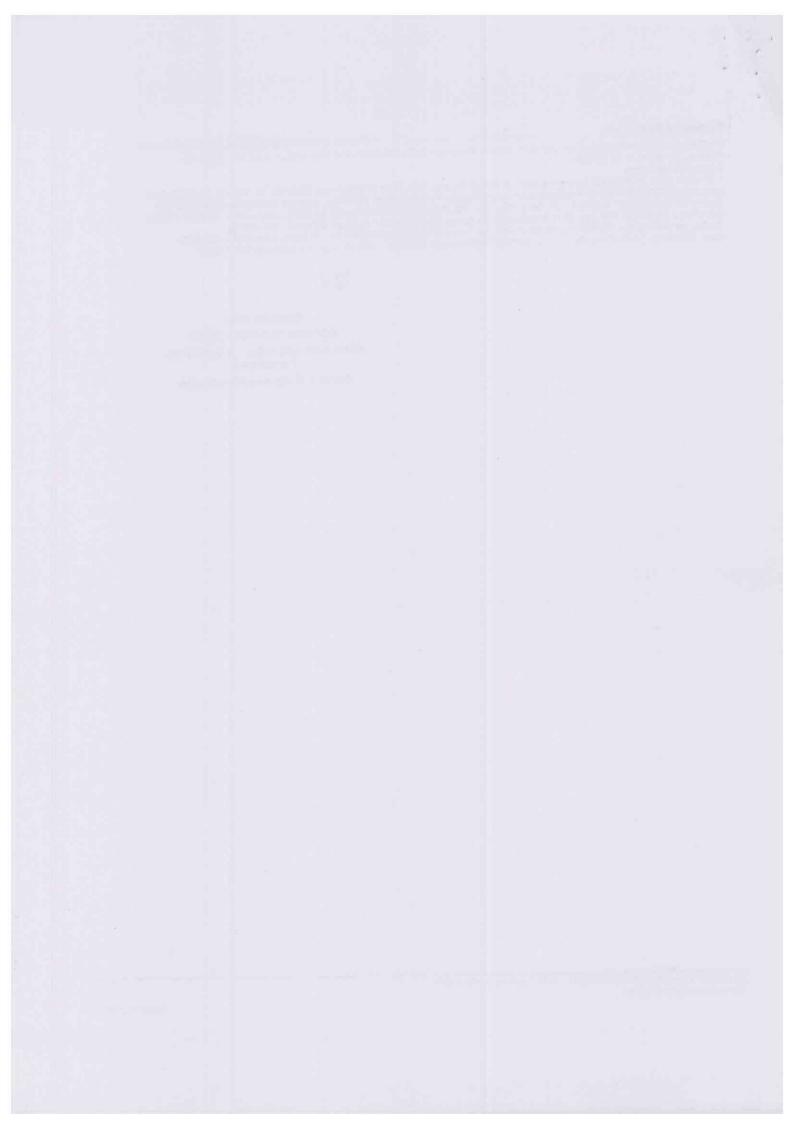
Online on 24/10/2024 11:46AM with Govt. Ref. No: 192024250254155408 on 24-10-2024, Amount Rs: 32/-, Bank: SBI EPay (SBIePay), Ref. No. 0009780770225 on 24-10-2024, Head of Account 0030-03-104-001-16



Payment of Stamp Duty Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,920/-Description of Stamp

Description of Stamp
1. Stamp: Type: Impressed, Serial no 2855, Amount: Rs.100.00/-, Date of Purchase: 03/01/2024, Vendor name: S DAS Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/10/2024 6:45PM with Govt. Ref. No: 192024250252038488 on 22-10-2024, Amount Rs: 19,920/-, Bank: SBI EPay (SBIePay), Ref. No. 5349649304223 on 22-10-2024, Head of Account 0030-02-103-003-02 Online on 24/10/2024 11:46AM with Govt. Ref. No: 192024250254155408 on 24-10-2024, Amount Rs: 20,000/-, Bank: SBI EPay (SBIePay), Ref. No. 0009780770225 on 24-10-2024, Head of Account 0030-02-103-003-02

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 456053 to 456072
being No 160317804 for the year 2024.





Digitally signed by Debasish Dhar Date: 2024.10.24 14:13:55 +05:30 Reason: Digital Signing of Deed.

(Debasish Dhar) 24/10/2024 DISTRICT SUB-REGISTRAR OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS West Bengal.

