



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 591756

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24/09/2024
20/9/24

Certified that the Endorsement Sheet's and the Signature Sheet's attached to this document are part of the Document.

Additional District Sub-Registrar
BURDWAN

20 SEP 2024

THIS DEED OF DECLARATION IS MADE AT BURDWAN ON THE 20 TH DAY OF SEPTEMBER 2024 BETWEEN

11/9
Sri Sundar Sadhu

SRI SUNDAR KUMAR SADHU (PAN - JLBPS0106N) (Aadhaar Card No. 4340 0635 7946) son of Late Mriganka Sadhu, nationality Indian, by caste Hindu, by profession Business, resident of B.C Road Barabazer, P.O. Rajbati, P.S. Burdwan Sadar, Dist. Purba Bardhaman, State of West Bengal - 713104, hereinafter called the OWNER (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives, assigns, nominee or nominees) of the FIRST PART.

AND

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MA SARBAMANGALA REALTORS (a Partnership Firm) (Pan Card No. **ABYFM9406F**) having its registered office at 398, GT Road Burdwan, Opposite of Dhaldighi Petrol Pump, ICIC Bank building, 6th floor, P.O. Bardhaman, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101, site office at B.C Road Barabazar, P.O. Rajbati, P.S. Burdwan Sadar, Dist. Purba Bardhaman, State of West Bengal - 713104.

represented by Partners -

1) **SRI DEBOJYOTI KONER** (Pan Card No. **DPBPK3158C**) (Aadhaar No. **8966 7940 3733**) son of Ashis Kumar Koner, nationality Indian, by faith Hindu, by profession Business, resident at 212 Pratham Gali, Khaluibil Math, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101,

2) **SRI ARKAJYOTI GANGULY** (Pan Card No. **BFRPG3447Q**) (Aadhaar No. **5999 8918 0220**) son of Madan Mohan Ganguly, nationality Indian, by faith Hindu, by occupation Business, residing at 58 A Second Lane, Khaluibil Math, P.O. Burdwan, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713101,

3) **SRI SUBHASISH GHOSH** (Pan Card No. **BDQPG6848G**) (Aadhaar No. **5373 6768 4594**) son of Biswanath Ghosh, nationality Indian, by faith Hindu, by occupation Business, residing at 4 no Ichalabad Ghosh Para, P.O. Sripally, P.S. Burdwan Sadar, Dist. Purba Bardhaman, West Bengal - 713103,

hereinafter called the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, administrators, legal representatives, assigns, nominee or nominees) of the **OTHER PART**.

THAT the party of the **FIRST PART** is the owner & possessor of the Bastu class of vacant land a little more or less 3497 (Three Thousand Four Hundred and Ninty Seven) Square Feet comprising in R.S. Plot No. 8750 (Eight Thousand Seven Hundred Fifty) & 8751 (Eight Thousand Seven Hundred Fifty One) L.R. Plot No. 11327 (Eleven Thousand Three Hundred Twenty Seven) & 11328 (Eleven Thousand Three Hundred Twenty Eight), appertaining Khatian No. 672 (Six Hundred Seventy Two), L.R. Khatian Nos. 20136 (Twenty Thousand One Hundred Thirty Six) lying and situate at Mouza Bardhaman, J.L. No. 30 (Thirty), Ward No. 33, Holding No. 5, D.N Sarkar Lane Mahalla, within the jurisdiction of Burdwan Municipality, A.D.S.R. Office Burdwan P.S. Burdwan Sadar, Dist. Purba Bardhaman, in the State of West Bengal and the party of the **SECOND PART** is the Developer and have vast experiences about construction & developement of the immovable property.

AND THAT the **OWNER** and the **DEVELOPER FIRM** represented by Partners have jointly executed a Development Agreement cum Power of Attorney

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being no. 9330 for 2023 registered at the office of A.D.S.R. Burdwan for development and construction of a **G+V** storied building as per saction plan issued by Burdwan Municipality over the Bastu class of vacant land a little more or less 3497 (Three Thousand Four Hundred and Ninty Seven) Square Feet comprising in R.S. Plot No. 8750 (Eight Thousand Seven Hundred Fifty) & 8751 (Eight Thousand Seven Hundred Fifty One) L.R. Plot No. 11327 (Eleven Thousand Three Hundred Twenty Seven) & 11328 (Eleven Thousand Three Hundred Twenty Eight), appertaining Khatian No. 672 (Six Hundred Seventy Two), L.R. Khatian Nos. 20136 (Twenty Thousand One Hundred Thirty Six) lying and situate at Mouza Bardhaman, J.L. No. 30 (Thirty), Ward No. 33, Holding No. 5, D.N Sarkar Lane Mahalla, within the jurisdiction of Burdwan Municipality, A.D.S.R. Office Burdwan P.S. Burdwan Sadar, Dist. Purba Bardhaman, in the State of West Bengal.

AND THAT in the averment of the said Development Agreement cum Power of Attorney being no. 9330 for 2023 of A.D.S.R. Burdwan, at page 2 it is inadvertently typed "**AND WHEREAS** the "**A**" Schedule property was belonged to Sripati Charan Sadhu, who acquired the same by dint of Deed of Sale being no. 3062 for 1934 of S.R.O. Burdwan. The name of Sripati Charan Sadhu was duly recordeed in the C.S. R.O.R of Mouza Burdwan. **AND WHEREAS** after the demised of Sripati Charan Sadhu, his share was devolved upon his two sons namely Barun Chandra Sadhu & Indra Charan Sadhu. " **instead of** "**AND WHEREAS** the "**A**" Schedule property was belonged to Barun Chandra Sadhu & Indra Charan Sadhu and they made partitioned by dint of a decree passed in connection with the Title Suit (Partition Suit) being no 176 of 1962 of Ld. Court of Sub Judge Burdwan. **AND WHEREAS** as per the Solenama petition filled in connection with Title Suit (Partition Suit) being no 176 of 1962 of Ld. Court of Sub Judge Burdwan, the said Indra Charan Sadhu exclusively got the "**A**" Schedule property. "

AND THAT in the averment of the said Development Agreement cum Power of Attorney being no. 9330 for 2023 of A.D.S.R. Burdwan, it is also inadvertently not mentioned the site address of the **DEVELOPER FIRM** namely **MA SARBAMANGALA REALTORS**.

AND THAT the said mistake is bonafide one and do not change the nature & character of the property.

AND THAT in the averment of the said Development Agreement cum Power of Attorney being no. 9330 for 2023 of A.D.S.R. Burdwan, it is also mentioned that "the **Flat No. 1C** on the **First Floor** allotted to the **DEVELOPER FIRM** namely **MA SARBAMANGALA REALTORS** and the **Flat No. 4C** on the **Fourth Floor** allotted to the **OWNER**". But due to some personal reason the **OWNER** requested

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the DEVELOPER FIRM to change " the Flat No. 1C on the First Floor with the Flat No. 4C on the Fourth Floor ". That as per terms & conditions of the Development Agreement cum Power of Attorney being no. 9330 for 2023 of A.D.S.R. Burdwan, if any deviation occurs then the same will be mutually adjusted as on this day by executing separate supplementary agreement.

AND THAT due to inadvertence, certain mistakes and inaccuracies have crept in the said Development Agreement cum Power of Attorney being no. 9330 for 2023 of A.D.S.R. Burdwan and also due to change of allocation between the parties, the same is required to rectify by way of declaration in the manner mentioned as under :

THIS DEED WITNESSETH IT IS DECLARED THAT in the Development Agreement cum Power being no. 9330 for 2023 registered at the office of A.D.S.R. Burdwan, at page 2 the sentences " **AND WHEREAS** the "A" Schedule property was belonged to Barun Chandra Sadhu & Indra Charan Sadhu and they made partitioned by dint of a decree passed in connection with the Title Suit (Partition Suit) being no 176 of 1962 of Ld. Court of Sub Judge Burdwan. **AND WHEREAS** as per the Solenama petition filled in connection with Title Suit (Partition Suit) being no 176 of 1962 of Ld. Court of Sub Judge Burdwan, the said Indra Charan Sadhu exclusively got the "A" Schedule property " **should be incorporate and in place of** " **AND WHEREAS** the "A" Schedule property was belonged to Sripati Charan Sadhu, who acquired the same by dint of Deed of Sale being no. 3062 for 1934 of S.R.O. Burdwan. The name of Sripati Charan Sadhu was duly recorded in the C.S. R.O.R of Mouza Burdwan. **AND WHEREAS** after the demised of Sripati Charan Sadhu, his share was devolved upon his two sons namely Barun Chandra Sadhu & Indra Charan Sadhu. "

AND FURTHER DECLARED THAT the " B.C Road Barabazar, P.O. Rajbati, P.S. Burdwan Sadar, Dist. Purba Bardhaman, State of West Bengal - 713104 " **should be incorporated as the site address** of the DEVELOPER FIRM namely **MA SARBAMANGALA REALTORS.**

AND FURTHER DECLARED THAT " the Flat No. 1C on the First Floor will be allotted to the OWNER " **AND** " the Flat No. 4C on the Fourth Floor will be allotted to the DEVELOPER FIRM namely **MA SARBAMANGALA REALTORS.**

DECLARED OWNER'S ALLOCATION

The Flat nos. 1A, 1B & 1C on the First Floor, Flat no. 2C on the Second Floor, Flat no. 3B on the Third Floor and the Flat no. 5A on the Fifth Floor

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Signature

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with two standard **Car Parking Spaces** on the **Ground Floor** of the proposed **G+V** storied building over the "**A**" schedule property **TOGETHER** **WITH** undivided proportionate share in the common parts and facilities and the same shall be constructed with sufficient modern fittings and fixtures subject to sanction of total F.A.R.

DECLARED DEVELOPER'S ALLOCATION

The **Flat nos. 2A & 2B** on the **Second Floor**, **Flat nos. 3A & 3C** on the **Third Floor**, **Flat nos. 4A, 4B & 4C** on the **Fourth Floor** and the **Flat nos. 5B & 5C** on the **Fifth Floor** with rest **Car Parking Spaces** on the **Ground Floor** of the proposed **G+V** storied building as per sanctioned building plan issued by Burdwan Municipality over the "**A**" schedule property **TOGETHER** **WITH** undivided proportionate share in the common parts and facilities and the same shall be constructed with sufficient modern fittings and fixtures subject to sanction of total F.A.R.

DECLARED "A" SCHEDULE

ALL THAT Bastu class of vacant land more or less 3497 (Three Thousand Four Hundred and Ninty Seven) Square Feet comprising in R.S. Plot No. 8750 (Eight Thousand Seven Hundred Fifty) & 8751 (Eight Thousand Seven Hundred Fifty One) L.R. Plot No. 11327 (Eleven Thousand Three Hundred Twenty Seven) & 11328 (Eleven Thousand Three Hundred Twenty Eight), appertaining Khatian No. 672 (Six Hundred Seventy Two), L.R. Khatian Nos. 20136 (Twenty Thousand One Hundred Thirty Six) lying and situate at Mouza Bardhaman, J.L. No. 30 (Thirty), Ward No. 33, Holding No. 5, D.N Sarkar Lane Mahalla, within the jurisdiction of Burdwan Municipality, A.D.S.R. Office Burdwan P.S. Burdwan Sadar, Dist. Purba Bardhaman, in the State of West Bengal

Butted and bounded by :

- | | | |
|--------------|---|---|
| In the North | : | 12 Feet D.N Sarkar by Bye- Lane |
| In the East | : | Property of Prasenjit Shadu & Prasanta Sadhu |
| In the South | : | Open Land of Malati Prasad & Others |
| In the West | : | Property of Shib Nath Ghosh & Rajendra Nath Dey |

AND THAT save & except the above declaration, the principal Development Agreement cum Power being no. 9330 for 2023 registered at the

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office of A.D.S.R. Burdwan, shall remain in full force and same effect and no other change is made in the said deed.

AND THAT the present Declaration will be treated as part & parcel of the principal Development Agreement cum Developer Power being no. 9330 for 2023 registered at the office of A.D.S.R. Burdwan.

The photos, finger prints, signatures of the parties are annexed herewith in separate sheets, which will be treated as the part of this deed.

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

WITNESSES

1. Amp Kumar Ghosh
70- Haradhan Ghosh
Chhonilpur Ambayn
Sripang - Puzi Bhatman
Pin 741003

Sundar Kumar Sarker

SIGNATURE OF THE OWNER/ FIRST PART

MA SARBAMANGALA REALTORS
represented by its Partners -

2. গণেশ গাভ
সি-৪০৮ গাভ
সদস্য-৬

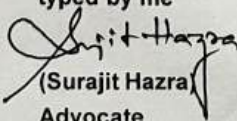
1) **MA SARBAMANGALA REALTORS**
Debjyoti Karm
Partner

2) **MA SARBAMANGALA REALTORS**
Ashwini Karm
Partner

3) **MA SARBAMANGALA REALTORS**
Subhanish Ghosh
Partner

SIGNATURE OF THE DEVELOPER/ SECOND PART

Drafted and Computerised
typed by me


(Surajit Hazra)
Advocate

Dist. Judges Court, Burdwan
Enroll. no. WB 1260 OF 2001

Left Hand	Impression	Little	Ring	Middle	Index	Thumb
Right Hand	Impression	Thumb	Index	Middle	Ring	Little



Sunil Kumar Sathur

SEAL & SIGNATURE : Sunil Kumar Sathur

Left Hand	Impression	Little	Ring	Middle	Index	Thumb
Right Hand	Impression	Thumb	Index	Middle	Ring	Little



Abhijoti Kaur

SEAL & SIGNATURE : **MA SARBAMANGALA REALTOR**

Abhijoti Kaur

Partner

Left Hand	Impression	Little	Ring	Middle	Index	Thumb
Right Hand	Impression	Thumb	Index	Middle	Ring	Little



Ashwini Ganesh

SEAL & SIGNATURE : **MA SARBAMANGALA REALTOR**

Ashwini Ganesh

Partner

Left Hand	Impression	Little	Ring	Middle	Index	Thumb
Right Hand	Impression	Thumb	Index	Middle	Ring	Little



Subhashish Shukla

SEAL & SIGNATURE : **MA SARBAMANGALA REALTOR**

Subhashish Shukla

Partner



Subhasish Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARKAJYOTI GANGULY
MADAN MOHAN GANGULY

22/08/1993

Permanent Account Number

BFRPG3447Q

Arkajyoti Ganguly

Signature



Arkajyoti Ganguly

आयकर विभाग
INCOME TAX DEPARTMENT
DEBOJYOTI KONER
ASHIS KUMAR KONER
26/02/1994
Permanent Account Number
DPBPK3158C
Debojyoti Koner
Signature

भारत सरकार
GOVT. OF INDIA



debojyoti koner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number
JLBPS0106N



नाम / Name

SUNDAR KUMAR SADHU

पिता का नाम / Father's Name

MRIGANKA SADHU

जन्म की तारीख / Date of Birth

24/12/1958

हस्ताक्षर / Signature



Sundar Kumar Sadhu.


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD JDZ2783678
 পরিচয় পত্র




Elector's Name Anup Kumar Ghosh
 নির্বাচকের নাম অনূপ কুমার ঘোষ
 Father's Name Haradhan Ghosh
 পিতার নাম হারাদান ঘোষ
 Sex M
 লিঙ্গ পুরুষ
 Age as on 1.1.2005 22
 ১.১.২০০৫-এ বয়স ২২

Address:
 Pal Para Shirrai Galsi Burdwan 713428

ডাকঘর :
 পাল পাড়া শিররই গালসী বর্দমান ৭১৩৪২৮


Facsimile Signature
Electoral Registration Officer
 Galsi (West) subdivision
 Assembly Constituency: 269 Galsi
 Electoral District Code : ৬৬৯ গালসী
 District Burdwan (West) Division
 Date: 23.07.2006 তারিখ: ২০.০৭.২০০৬

৪৪

Anup Kumar Ghosh

Major Information of the Deed

Deed No :	I-0203-06434/2024	Date of Registration	20/09/2024
Query No / Year	0203-2002420298/2024	Office where deed is registered	
Query Date	11/09/2024 2:52:08 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	Surajit Hazra Burdwan Dist Judges Court, Thana : Bardhaman District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 8250878523, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value		Market Value	
		Rs. 39,34,130/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,000/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: D.N. Sarkar Road, Mouza: Burdwan, , Ward No: 33, Holding No:5 JI No: 30, Pin Code : 713101

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-11327 (RS :-8750)	LR-20136	Bastu	Bastu	1748.5 Sq Ft		19,67,065/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-11328 (RS :-8751)	LR-20136	Bastu	Bastu	1748.5 Sq Ft		19,67,065/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
		TOTAL :			8.014Dec	0 /-	39,34,130 /-	
		Grand Total :			8.014Dec	0 /-	39,34,130 /-	

Land Lord Details :

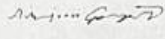
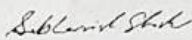
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sundar Kumar Sadhu (Presentant) Son of Late Mriganka Sadhu Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office		 Captured	
		20/09/2024	LTI 20/09/2024	20/09/2024
B .C Road Barabazer, City:- Burdwan, P.O:- Rajbati, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: JLxxxxxx6N, Aadhaar No: 43xxxxxxxx7946, Status :Individual, Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MA SARBAMANGALA REALTORS 398 G.T. Road Burdwan, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 , PAN No.:: ABxxxxxx6F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Debojyoti Koner Son of Asish Kumar Koner Date of Execution - 20/09/2024, , Admitted by: Self, Date of Admission: 20/09/2024, Place of Admission of Execution: Office		 Captured	
		Sep 20 2024 2:03PM	LTI 20/09/2024	20/09/2024
212 Pratham Gali Khalubil Math, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DPxxxxxx8C, Aadhaar No: 89xxxxxxxx3733 Status : Representative, Representative of : MA SARBAMANGALA REALTORS (as Partner)				

2	Name Mr Arkajyoti Ganguly Son of Madan Mohan Ganguly Date of Execution - 20/09/2024, , Admitted by: Self, Date of Admission: 20/09/2024, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 
	Sep 20 2024 2:04PM 20/09/2024	LT1 20/09/2024	20/09/2024	
58/A Khaluibil Math 2nd Lane, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BFxxxxxx7Q, Aadhaar No: 59xxxxxxxx0220 Status : Representative, Representative of : MA SARBAMANGALA REALTORS (as Partner)				
3	Name Mr Subhasish Ghosh Son of Biswanath Ghosh Date of Execution - 20/09/2024, , Admitted by: Self, Date of Admission: 20/09/2024, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 
	Sep 20 2024 2:05PM 20/09/2024	LT1 20/09/2024	20/09/2024	
4 No Ichlabad Ghosh Para, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BDxxxxxx8G, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MA SARBAMANGALA REALTORS (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Anup Kumar Ghosh Son of Mr Haradhan Ghosh Chotonilpur, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103		 Captured	
	20/09/2024	20/09/2024	20/09/2024
Identifier Of Mr Sundar Kumar Sadhu, Mr Debojyoti Koner, Mr Arkajyoti Ganguly, Mr Subhasish Ghosh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sundar Kumar Sadhu	MA SARBAMANGALA REALTORS-4.00699 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Sundar Kumar Sadhu	MA SARBAMANGALA REALTORS-4.00699 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: D.N. Sarkar Road, Mouza: Burdwan, ,
Ward No: 33, Holding No:5 JI No: 30, Pin Code : 713101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 11327, LR Khatian No:- 20136	Owner:সুন্দর কুমার সাধু, Gurdian:স্বর্গীয় সুশান্ত সাধু, Address:মির্জা , Classification:বাড়, Area:0.06900000 Acre,	Mr Sundar Kumar Sadhu
L2	LR Plot No:- 11328, LR Khatian No:- 20136	Owner:সুন্দর কুমার সাধু, Gurdian:স্বর্গীয় সুশান্ত সাধু, Address:মির্জা , Classification:বাড়, Area:0.10900000 Acre,	Mr Sundar Kumar Sadhu

On 20-09-2024

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 13:00 hrs on 20-09-2024, at the Office of the A.D.S.R. Bardhaman by Mr Sundar Kumar Sadhu ,Executant.

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 39,34,130/-

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

Execution is admitted on 20/09/2024 by Mr Sundar Kumar Sadhu, Son of Late Mriganka Sadhu, B .C Road Barabazer, P.O: Rajbati, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by Profession Business

Indetified by Mr Anup Kumar Ghosh, , , Son of Mr Haradhan Ghosh, Chotonilpur, P.O: Burdwan, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 20-09-2024 by Mr Debojyoti Koner, Partner, MA SARBAMANGALA REALTORS (Partnership Firm), 398 G.T. Road Burdwan, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman
,, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Mr Anup Kumar Ghosh, , , Son of Mr Haradhan Ghosh, Chotonilpur, P.O: Burdwan, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Law Clerk

Execution is admitted on 20-09-2024 by Mr Arkajyoti Ganguly, Partner, MA SARBAMANGALA REALTORS (Partnership Firm), 398 G.T. Road Burdwan, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman
,, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Mr Anup Kumar Ghosh, , , Son of Mr Haradhan Ghosh, Chotonilpur, P.O: Burdwan, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Law Clerk

Execution is admitted on 20-09-2024 by Mr Subhasish Ghosh, Partner, MA SARBAMANGALA REALTORS (Partnership Firm), 398 G.T. Road Burdwan, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman
,, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Mr Anup Kumar Ghosh, , , Son of Mr Haradhan Ghosh, Chotonilpur, P.O: Burdwan, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/09/2024 12:24PM with Govt. Ref. No: 192024250216216688 on 20-09-2024, Amount Rs: 7/-, Bank: SBI
EPay (SBlePay), Ref. No. 5821864452955 on 20-09-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,000/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 6,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3207, Amount: Rs.1,000.00/-, Date of Purchase: 08/07/2024, Vendor name:

Sanjay Acharyya

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/09/2024 12:24PM with Govt. Ref. No: 192024250216216688 on 20-09-2024, Amount Rs: 6,000/-, Bank:
SBI EPay (SBlePay), Ref. No. 5821864452955 on 20-09-2024, Head of Account 0030-02-103-003-02



Sanjit Sardar

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. Bardhaman

Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2024, Page from 163989 to 164007
being No 020306434 for the year 2024.



Sanjit

Digitally signed by SANJIT SARDAR
Date: 2024.09.26 12:16:25 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 26/09/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. Bardhaman

West Bengal.