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Dist. Sub-Registrar-I
Alibore, Sanch 24 Paraganas

10 FEB 2025

Shankar Paul

JOINT VENTURE DEVELOPMENT AGREEMENT

THIS JOINT VENTURE DEVELOPMENT AGREEMENT is made this the
10th day of February, Two Thousand Twenty Five (2025) **BETWEEN** 1.
MR. SHIBA PRASAD PAUL, Pan No.AFQPP0231H, Mobile No.
9831770217, Aadhaar No.8205 7660 2164, 2. **MR. SHANKAR PAUL**, Pan
No.AFQPP0232E, Aadhaar No. 8944 0951 5055, Mobile No. 9830320206,

MAA AMBE CONSTRUCTION

Shankar Paul
Proprietor

both Sons of Late Lalit Mohan Paul, both by faith-Hindu, by occupation-Business, by Nationality-Indian, both are residing at-85B, Raja S.C. Mullick Road, P.O. Naktala, P.S.Jadavpur now Netaji Nagar, Kolkata-700047, District South 24-parganas, hereinafter collectively called and referred to as the **OWNERS** (which terms of expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, executors, legal representative, administrators and assigns) of the of the **ONE PART.**

AND

"MAA AMBE CONSTRUCTION" a Proprietorship firm, having its office at-A/8, Ramgarh, P.O.Naktala, P.S.Netaji Nagar, Kolkata-700047, District South 24-parganas, represented by its Sole Proprietor namely **SRI DEBASISH SARKAR**, Pan No. BIHPS7740F, Aadhaar No. 4909 6594 5234, Mobile No.9830181619, Son of Late Satyen Sarkar, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at-A/29, BaghaJatin Pally, P.O.Regent Estate, P.S.Jadavpur, Kolkata-700092, District South 24-parganas, (hereinafter referred to as the **DEVELOPER** (which expression shall be deemed to mean and include its successors-in-office, executors, administrators, representatives and assigns) of the **OTHER PART.**

WHEREAS by an Indenture of Deed of Sale bearing dated 25th day of February, 1957 and registered at District Sub-Registrar Alipore Office and entered in Book No.I, Volume No.32, Pages No.109 to 113, Being No.1720, for the year 1957 ALL THAT piece and parcel of Bastu Land measuring 05 Cottahs 07 Chittaks 10 sq.ft. and be the same and / or a little more or

MAA AMBE CONSTRUCTION

Debasish Sarkar

Proprietor

Shit Chandra M. Sankar P.W.

less comprising in under Dag No.979, Khatian No.84 of Mouza-Raipur, J.L. No.33, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, within P.S. formerly Sadar Tollygunge then Jadavpur thereafter Patuli (now P.S. Netaji Nagar), in the District of 24-parganas (Now south 24-parganas) was sold by then lawful owners Sri Monoranjan Ganguly, Amiya Ranjan Ganguly, Kanak Ranjan Ganguly and Sri Rabi Ranjan Ganguly to Sri Barun Deorai and Sri Amal Kumar Das, the Purchasers therein.

AND WHEREAS after purchase as aforesaid said Barun Deorai and Sri Amal Kumar Das, while being the joint owners seized and possessed the same by and under a Deed of Sale dated 10th day of May in the year 1957 and registered at District Sub-Registrar Alipore Office and entered in Book No.I, Volume No.81, Pages No.13 to 16, Being No.3872, for the year 1957 ALL THAT piece and parcel of Bastu Land measuring 04 Cottahs 04 Chittaks 01 sq.ft. and be the same and / or a little more or less out of Land measuring 05 Cottahs 07 Chittaks 10 sq.ft. and be the same and / or a little more or less comprising in under Dag No.979, Khatian No.84 of Mouza-Raipur, J.L. No.33, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, within P.S. formerly Sadar Tollygunge then Jadavpur thereafter Patuli (now P.S. Netaji Nagar), in the District of 24-parganas (Now south 24-parganas) was sold by then lawful owners Barun Deorai and Sri Amal Kumar Das, to Smt. Nirupama Sarkar the Purchaser therein.

Shri Barun Deorai
Barun D.

AND WHEREAS after purchase as aforesaid said Smt. Nirupama Sarkar, became the sole and absolute lawful owner of the said plot of land and constructed boundary walls on four sides of the said plot of land and subsequently said plot of land Assessed by the Kolkata Municipal Corporation and also renumbered and renowned as Municipal Premises No.85B, Raja S.C. Mullick Road, Kolkata-700047, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, within P.S. formerly Sadar Tollygunge then Jadavpur thereafter Patuli (now P.S. Netaji Nagar), in the District of 24-parganas (Now south 24-parganas).

AND WHEREAS Said Smt. Nirupama Sarkar, while being the sole and transfer the said plot of land by and under a Deed of Sale dated 20.06.1970 and duly registered with the office of Sub-Registrar Alipore Office and entered in Book No.I, Volume No.50, Pages No.94 to 99, Being No.2862, for the year 1970 ALL THAT piece and parcel of Bastu Land measuring 04 Cottahs 04 Chittaks 01 sq.ft. and be the same and -/ or a little more or less comprising in under Dag No.979, Khatian No.84 of Mouza-Raipur, J.L. No.33, at Premises No. 85B, Raja S.C. Mullick Road, Kolkata-700047, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, within P.S. formerly Sadar Tollygunge then Jadavpur thereafter Patuli (now P.S. Netaji Nagar), in the District of 24-parganas (Now south 24-parganas) unto and in favour of Sri Provat Chandra Sarkar.

AND WHEREAS Said Provat Chandra Sarkar , after purchase as aforesaid being the sole and absolute lawful owner by and under a Deed of Sale

Smt. Nirupama Sarkar

dated 29.04.1975 and duly registered with the office of Sub-Registrar Alipore Office and entered in Book No.I, Being No.3423, for the year 1975 ALL THAT piece and parcel of Bastu Land measuring 04 Cottahs 04 Chittaks 01 sq.ft. and be the same and /or a little more or less comprising in under Dag No.979, Khatian No.84 of Mouza-Raipur, J.L. No.33, at Premises No. 85B, Raja S.C. Mullick Road, Kolkata-700047, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, within P.S. formerly Sadar Tollygunge then Jadavpur thereafter Patuli (now P.S. Netaji Nagar), in the District of 24-parganas (Now south 24-parganas) unto and in favour of Smt. Minu Rani Paul.

AND WHEREAS simultaneously with the purchase as aforesaid said Smt. Minu Rani Paul became to sole and absolute lawful owner of said land constructed one structure therein and also recorded her name with the records of the then Calcutta now Kolkata Municipal Corporation as recorded owner of the said Premises No. 85B, Raja S.C. Mullick Road, Kolkata-700047, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, within P.S. formerly Sadar Tollygunge then Jadavpur thereafter Patuli (now P.S. Netaji Nagar), in the District of 24-parganas (Now south 24-parganas).

AND WHEREAS said Smt. Minu Rani Paul, while being the sole and absolute lawful owner seized and possessed the said Premises No. 85B, Raja S.C. Mullick Road, Kolkata-700047, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, within P.S. formerly Sadar Tollygunge then Jadavpur thereafter Patuli (now P.S. Netaji Nagar),

MAA AMBE CONSTRUCTION

Debanish Kumar
Proprietor

Shobhan Singh
Shankar D.

in the District of 24-parganas (Now south 24-parganas) by and under a Deed of Sale in Bengali Script dated 25.11.1985 and duly registered with the office of Sub-Registrar Alipore Office and entered in Book No.I, Volume No.276, Pages No.44 to 54, Being No.15682, for the year 1985 at and for a valuable consideration as mentioned therein sold, conveyed, transferred, assigned and assured the said Premises No. 85B, Raja S.C. Mullick Road, Kolkata-700047, having ALL THAT piece and parcel of Bastu Land measuring 04 Cottahs 04 Chittaks 01 sq.ft. and be the same and / or a little more or less together with structure standing thereon unto and in favour of Smt. Reba Rani Paul (now deceased) wife of Late Lalit Mohan Paul.

AND WHEREAS said Smt. Reba Rani Paul (now deceased) wife of Late Lalit Mohan Paul, simultaneously with the purchase as aforesaid become the sold and absolute lawful owner of said ALL THAT piece and parcel of Bastu Land measuring 04 Cottahs 04 Chittaks 01 sq.ft. and be the same and / or a little more or less together with structure standing thereon at Premises No. 85B, Raja S.C. Mullick Road, Kolkata-700047, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, within P.S. formerly Sadar Tollygunge then Jadavpur thereafter Patuli (now P.S. Netaji Nagar), in the District of 24-parganas (Now south 24-parganas) and her said property has been separately assessed under Assessee No.21000800021 and also obtained a building plan duly sanctioned by the Kolkata Municipal Corporation vide Sanctioned building Plan No.47 dated 25.04.1995 and constructed the p residential building thereon.

Shilpa Sanyal

AND WHEREAS said Smt. Reba Rani Paul became the sole and absolute lawful owner in enjoyment of the said Premises died intestate on 30.08.2023 leaving behind her two sons namely Sri Shiba Prasad Paul & Sri Shankar Paul and three married daughter namely Smt. Shilpi Paul, Smt. Champa Paul & Smt. Ratna Aditya as her only legal heirs and successors who upon the death of said Reba Rani Paul jointly inherited her estate and became the joint owners of the " A " Schedule property having undivided 1/5th share each thereon since Lalit Mohan Paul, husband of said Reba Rani Paul and father of the Present owners to this deed predeceased.

AND WHEREAS thus the said Sri Shiba Prasad Paul & Sri Shankar Paul, Smt. Shilpi Paul, Smt. Champa Paul & Smt. Ratna Aditya herein become the joint owners of the said "A" Schedule property wherein the jointly entitled to **ALL THAT** piece and parcel of Bastu Land measuring 04 Cottahs 04 Chittaks 01 sq.ft. and be the same and / or a little more or

W. C. Baughman

Proprietor

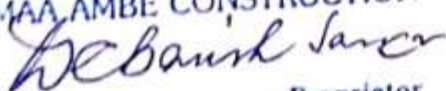
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less together with 1800 sq.ft. two storied structure standing thereon at Premises No. 85B, Raja S.C. Mullick Road, Kolkata-700047, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, within P.S. formerly Sadar Tollygunge then Jadavpur thereafter Patuli (now P.S. Netaji Nagar), in the District of 24-parganas (Now south 24-parganas) and said Smt. Shilpi Paul, Smt. Champa Paul & Smt. Ratna Aditya their undivided and undemarcated joint 3/5th share entire right, title and interest gift infavour of to their brothers namely Sri Shiba Prasad Paul & Sri Shankar Paul, the said deed of gift registered on dated 16.02.2024 office of A.D.S.R. Alipore Office and entered in Book No.I, Volume No.1602-2024, Pages No.83868 to 83889, Being No.160202304, for the year 2024.

AND WHEREAS thus the said Sri Shiba Prasad Paul & Sri Shankar Paul, the present owners herein mutation of their names in the records of the Assessment Register of the Kolkata Municipal Corporation, the said landed property is now known and numbered as the Premises No. 85B, Raja S.C. Mullick Road, Kolkata-700047, being Assessee No.21-100-08-0002-1, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, (Jadavpur Unit, Borough-X), within P.S. formerly Sadar Tollygunge then Jadavpur thereafter Patuli (now P.S. Netaji Nagar), in the District of 24-parganas (Now south 24-parganas).

AND WHEREAS the Owners herein in view to a suitable construction of a building on the said Land measuring 04 Cottahs 04 Chittak and 01 sq.ft. be the same and/or a little more or less comprising in under Dag No.979,

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 Proprietor

Shilpi Paul
 Shankar Paul

Khatian No.84 of Mouza-Raipur, J.L. No.33, at Premises No. 85B, Raja S.C. Mullick Road, Kolkata-700047, being Assessee No.21-100-08-0002-1, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, (Jadavpur Unit, Borough-X), within P.S. formerly Sadar Tollygunge then Jadavpur thereafter Patuli (now P.S. Netaji Nagar), in the District of 24-parganas (Now south 24-parganas) by making construction of a building on the said Premises for a profitable use of the Owners as well as for the **DEVELOPER** who will invest fund for making construction. Coming to know of the said desire of the Owners, the Developer herein building the afore representations of the owners are true and corrects has hereby agreed to develop said property agreed to construct a suitable **Ground Plus Three storied Building with lift and tian Shed on the total Roof on the said land and Premises after demolishing the existing structure standing thereon belonging to the Owners herein.** The Owners herein declare that the title of the property is good and they have all rights, title and interest in the said property. The Owners also hereby declare that they have not entered into any kind of agreement with any body in respect of their said property non even alienate or mortgage to any concern. The title of the property is free from all sorts of encumbrances.

AND WHEREAS NOW THIS AGREEMENT WITNESSES :

ARTICLE - I :

DEFINITIONS - for proper clarification and understanding of this presents the following terms which have already been used for several times and will come number of times shall always mean and include.

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Debanish Sanyal
Proprietor

Shantanu R. Ghosh

1. **SAID PROPERTY** shall always mean all that piece and parcel of Land measuring 04 Cottahs 04 Chittak and 01 sq.ft. be the same and / or a little more or less together with 1000 sq.ft. two storied building standing thereon comprising in under Dag No.979, Khatian No.84 of Mouza-Raipur, J.L. No.33, at Premises No. 85B, Raja S.C. Mullick Road, Kolkata-700047, being Assessee No.21-100-08-0002-1, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, (Jadavpur Unit, Borough-X), within P.S. formerly Sadar Tollygunge then Jadavpur thereafter Patuli (now P.S. Netaji Nagar), Sub-Registry office A.D.S.R. Alipore, in the District of 24-Parganas(now South 24-Parganas) morefully and particularly described in the Schedule - "A" herein below.
2. **PROPOSED BUILDING MEANS** : Shall mean the proposed Ground plus Three storied building to be constructed by the Developer upon the said property in terms of the Sanction plan approved prior by the parties hereto.
3. **HAND OVER** : The Owners hereto with the execution and Registration of the Joint Venture Agreement and Registered Power of Attorney will handover the original Deed, Deed of Gift alongwith its all related papers and documents of the said land and Premises to the Developer.
4. **FLAT/ APARTMENT MEANS** : The unit of a self contained accommodation of the said building for residential purpose having one or more rooms along with kitchen, exclusive user of bath and privy as per sanction plane. with all modern amenities and facilities to use and

Shahid. Shalendra

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Shahid Sanyal
Proprietor

enjoy the same exclusively and without any interruption from others, along with free access and right to ingress and egress to and from the main entrance and Public Road.

5. **PLAN OR MAP SHALL MEAN** - the building plan duly sanctioned by the Kolkata Municipal Corporation in respect of the exsiccating building / buildings and shall include all such modification or alterations as may be made by the Developer from time to time as and when required.
6. **OWNERS MEAN** 1. **MR. SHIBA PRASAD PAUL**, Pan No.AFQPP0231H, Mobile No. 9831770217, Aadhaar No.8205 7660 2164, 2. **MR. SHANKAR PAUL**, Pan No.AFQPP0232E, Aadhaar No. 8944 0951 5055, Mobile No. 9830320206, both Sons of Late Lalit Mohan Paul, both by faith-Hindu, by occupation-Business, by Nationality-Indian, both are residing at-85B, Raja S.C. Mullick Road, P.O. Naktala, P.S.Jadavpur now Netaji Nagar, Kolkata-700047, District South 24-parganas, more fully described in the 1st page of this Agreement as the First Party.
7. **DEVELOPER MEANS**, "**MAA AMBE CONSTRUCTION**" a Proprietorship firm, having its office at-A/8, Ramgarh, P.O.Naktala, P.S.Netaji Nagar, Kolkata-700047, District South 24-parganas, represented by its Sole Proprietor namely **SRI DEBASISH SARKAR**, Pan No.BIHPS7740F, Aadhaar No.4909 6594 5234, Mobile No. 9830181619, Son of Late Satyen Sarkar, residing at-A/29, BaghaJatin Pally, P.O. Regent Estate, P.S.Jadavpur, Kolkata-700092, District South 24-parganas, more fully described in the 2nd page of this Agreement as the Second Party.

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Debasish Sarkar

Proprietor

Shiba Prasad Paul

8. **SPECIFICATIONS AND AMENITIES** : materials and specifications as is recommended by the Architect for the construction of the building. Amenities means -All fittings as described in the Schedule - "D" herein below and will be provided by the Developer in those flats under Reserve portion.

9. **COMMON / SERVICE AREA SHALL MEAN :**

- i) Staircase on all floors.
- ii) Staircase landings on all floors.
- iii) Common passage.
- iv) Water pumps, water tanks, under ground reservoirs, overhead reservoirs, water pipes, septic tank, all rain water pipes and all other common plumbing installations and sanitary installations.
- v) Common electrical wiring, fittings and fixtures.
- vi) Drainage and sewerage.
- vii) Boundary walls and main gates.
- viii) Such other common parts, areas, equipments, fittings, installations, fixtures and spaces in or about the said building as necessary for passage to or user and occupancy of the said units in common and as may be specified and / or terrace and areas including side spaces and back spaces to be left open according to plan.
- ix) Lift and Lift Room.

10. **OWNERS' ALLOCATION** : shall mean the owners shall get entire

First floor and flat measuring 1052 built up area on the Third floor

South-North-East side complete flat and Two Car Parking Space being

Car Parking Space No.1 and being Car Parking Space No.2 on the

Ground floor and non refundable money Rs.16,00,000/- (Rupees

Sixteen Lakh) only at the time of Agreement of Rs.2,50,000/- (Rupees

Two Lakh Fifty Thousand) only each owners and Balance money

Rs.11,00,000/- (Rupees Eleven Lakh) only at the time of handover a

owners allocation flat and Car Parking Space and together with

undivided proportionate share of land of the premises which is

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H. Banik Sarkar,

Proprietor

Shilobhaskar

Shankar

described in the Schedule 'A' herein above written together with common rights of the common parts of the building and common amenities and benefits and lift facility all floors, roof of the said proposed Ground Plus Three storied building.

11. **TAX LIABILITIES**: the owners shall not be liable to pay the tax liability in respect of selling the flats and proportionate car parking spaces under developer allocation and also K.M.C of the said property tax will be paid by the Developer with effect from the date of handing over the possession of the property to the Developer after registration of this agreement till delivery of owner's allocation.

12. **INSPECTION OF THE CONSTRUCTION**: the owners shall have the right and liberty to inspect the construction work of the project building . If any inferior quality of the building materials is detected by the owners, the same shall be replaced by the standard good quality by the developer, failing which the owners may take legal steps against the developer.

11. **RESERVED PORTION SHALL MEAN** : owners allocation.

12. **DEVELOPER'S ALLOCATION** : shall mean Developer shall get entire Second floor and flat measuring 472 sq.ft. built up area on the Third floor South-West side and Two Car Parking Space being Car Parking Space No.3 and being Car Parking Space No.4 on the Ground floor and One Office space Western side on the Ground floor and together with undivided proportionate share of land and premises have described in the Schedule 'A' herein above written together with common rights of the common parts of the building and common amenities and benefits and lift facility all floors, roof of the said proposed Ground Plus Three storied building.

MAA AMBE CONSTRUCTION

Hebbar

Shilpa

Santhosh

ARTICLE-II
DEVELOPER'S OBLIGATIONS :

That it is agreed by and between the parties herein that the Developer shall be entitled to construct a building upon the said property by his own fund and resources or by any other funds procured by taking advance from the intending buyers, who is willing to purchase flat or car parking space from the said building, provided that the Developer fulfill the following obligations towards the land owners.

- a) That the Developer will construct the proposed building upon the said property strictly as per the building plan duly sanctioned by the Kolkata Municipal Corporation. The name of the building will be "**AMBE TOWER (REBA)**".
- b) That the Developer shall have to maintain the proper sizes / specification as per building plan and also as per advice of the Architect and owners allocation given in Schedule - "B" below.
- c) That the entire cost and expenses for the construction of the Proposed building will be borne by the Developer and the Developer shall have no claim or demand in any part of the said expenses from the land owners.
- d) That after completion of the said building the Developer shall have to deliver entire First floor and flat measuring 1052 built up area on the Third floor South-North-East side complete flat and Two Car Parking Space being Car Parking Space No.1 and being Car Parking Space No.2 on the Ground floor of Ground Plus Three Storied Building being the owners' allocation which are more fully and particularly described in the Schedule - "B" herein below and to get

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Proprietor

Shri Phasali

Shri R.

the right to sell the entire Second floor and flat measuring 472 sq.ft. built up area on the Third floor South-West side and Two Car Parking Space being Car Parking Space No.3 and being Car Parking Space No.4 on the Ground floor and One Office space Western side on the Ground floor of Ground Plus Three Storied Building together with the proportionate share of land to get the benefit and profit thereof. The land owner shall not have to bear any expenses or have to pay any consideration for this development project and also to get the said flats & car parking space of the construction area with proportionate share of land and common areas facilities more fully described in the Schedule - "B" below.

- e) That the delivery of possession of entire First floor and flat measuring 1052 built up area on the Third floor South-North-East side complete flat and Two Car Parking Space being Car Parking Space No.1 and being Car Parking Space No.2 on the Ground floor of Ground Plus Three Storied Building in favour of the land owners will be made by the developer within the next 24 months from the date of sanction of the building plan of the said property and provided that the construction work will not affected or hampered by any unavoidable circumstances.
- f) That the Developer shall have no right or shall not be entitled to sell, transfer, and/or encumber in any manner the said reserved portion of the land owners more fully described in the Schedule - "B" herein below along with the common areas/amenities.
- g) That the Developer shall act as an independent contractor in constructing the building and undertake to keep the land owners

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Debanish Sarkar

Proprietor

Shilpa Shrivastava
Shilpa Shrivastava

indemnified from time to time against all 3rd party claims including any Government, Local authorities, Municipalities, Electric supply, Telephone etc. and actions arising out of any act of commission or accident such as loss of life / lives of laborers and allied natures or things in or relating to the construction of the building.

- h) That the Developer after handover the possession to the owners' allocation flats and if any damage of building be found he shall bound two year maintenance to the Owners.

ARTICLE - III
RIGHTS AND PRIVILEGES OF THE DEVELOPER :

- a. That save and except those portion which shall be kept reserved for the Land Owners, the Developer shall be entitled to sell and/or transfer flats, parking spaces with proportionate share of common areas of the said building to any intending buyer/ buyers in such a price and in such terms and conditions as determined by the Developer.
- b. That the Developer shall be entitled to receive the entire consideration money from the developers allocation flats and car parking spaces from the intending buyers against issuing proper receipt thereof.
- c. That the Land owners shall have no right and/or liberty to interfere in those transactions made between the Developer and the intending buyer/buyers in any manner whatsoever and further the landowner shall not be entitled to claim the profit of the said Venture or part thereof.

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Proprietor

Shikha Sen
Sen

- d. That the Developer Shall have every right to disclaim and/or relinquish any claim from the intending buyer and/or shall be entitled to settle any matter with any intending buyer in respect of payment on consideration or in any issue, in any term as the Developer may think fit and proper.
- e. That the Developer shall be entitled to execute all or any sort of Agreement with any intending flat or car parking buyer/buyers and shall be entitled to execute all or any type of Deed of Transfer in favour of the intending buyer in respect of the flat/space of the building only relating to Developer's allocation after handing over the possession of the reserved portion to the Owners and further shall be entitled to be present before the Registration Office or Offices for the registration of all those Deeds and Documents of transfer in favour of all intending buyers on behalf of itself and also on behalf of land owners and for that purpose the land owners will execute a Registered Power of Attorney in favour of the Developer to do all such acts and deeds required for the proposed construction and registration of the Deed of Transfer against the proportionate share of the land under Schedule - "A" property in favour of the flat buyers and the land owners will ratify and confirm all those acts and deeds and also those execution and registration of deeds and documents in favour of the intending buyers and having payment or consideration of such or those being received or paid to the developer.

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Debanik Sanyal

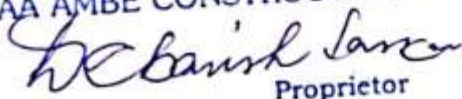
Proprietor

Sh. Z. Head 21.
Ben R.

ARTICLE-IV**LAND OWNERS OBLIGATIONS AND PRIVILEGES :**

- a) That the land owners do the hereby declare that they have absolute right, title and interest upon the said landed property and do hereby further declare that the said property more fully described in the Schedule -"A" below is free from all encumbrances, disputes, litigations and in the mean time they have not received any notice and notices to the effect that the said land is affected by any Scheme of the Government of West Bengal or of the Calcutta Improvement Trust or of Kolkata Metropolitan Development Authority or of Kolkata Municipal Corporation and/or any other statutory body at the time of signing of this Agreement. So, being satisfied about the marketable title of the said property and the same is free from all encumbrances of the property, the Developer herein has entered into this Agreement.
- b) That the land owners shall at the time of execution Development Agreement of this presents deliver to the Developer all the original documents regarding the title Deed Mutation Certificate and other document of the land, other papers and documents against proper receipts from the Developer.
- c) That the land owners shall not be required to share or pay any portion of costs for construction of the proposed building including the cost of construction of the land owners allocation more fully described in the Schedule - "B" below which will be solely borne by the Developer.

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Proprietor

Shilpa Prasad

Shilpa Prasad

- d) That the land owners shall not be entitled in any way to interfere with the management of the construction of the proposed building and in the matter of transfer of the flats or spaces of the building to the intending buyer. But shall have absolute right & authorities to inspect the Main structural part of the building as well as the construction form time to time and also get it checked by any Engineer or specialized person.
- e) That for smooth functioning of the Development work and for the purpose of construction of the proposed building, the land - owners will execute a Registered Joint Venture Agreement and Registered power of Attorney at the cost of the developer in favour of the Developer empowering its administrator in office to do all acts and deeds, required for the construction of the proposed building and to sell, transfer flat or flats or spaces of the building to any intending buyers, only relating to developers allocation and further to execute and register the Deed of Transfer only in respect of the proportionate share of land in favour of the flat buyers.
- f) That in the event, if a co-operative society and/or Association be formed , the land-owners shall become the member of the said Society and/or Association as the case may be and shall be liable to pay and bear proportionate maintenance charges, as well as service charges and Municipal taxes in respect of their allocation and for maintenance of the common areas, facilities etc.

- g) The Landowners shall have the right to sell, transfer, the said Reserved portion or flats and Car Parking Spaces morefully described in the Schedule -"B" herein below to any Third Party at their own discretion.

ARTICLE-V

CANCELLATION AND ARBITRATION :

- a. All communication in the form of letter, notice, correspondence from / to either of the parties will be made to the address written in the 1st. page of this present and will be communicated by postal services or personal peon services and letter, notice served upon either of the parties by other and after vacating the house at the changed house address.
- b. The court within District 24-Parganas (South) shall have the jurisdiction to entertain and try all actions, suit and proceedings arising out of this Agreement.
- c. Both the parties do hereby undertake to co-operate with each other in all respect to materialize the said development project within the stipulated time of 24 months from the date of Sanction of the Building Plan by the owners unless obstructed prevented by any unseen reasons, hands of god, beyond the control of Developer or any Court cases. In failure, the Developer shall pay compensation to each of the owners @ 10,000/- (Rupees Ten Thousand) per month for delayed period.
- d. **SHIFTING** : The Developer herein shall bear a alternative accommodation a monthly rent of to the owners until and unless hand over possession in respect of owners allocated flats.

MAA AMBE CONSTRUCTION

Debashish Sarker

Proprietor

Shubh Choudhary

SCHEDULE - "A"

(Description of the entire land)

ALL THAT piece and parcel of Land measuring 04 Cottahs 04 Chittak and 01 sq.ft. be the same and / or a little more or less together with 1000 sq.ft. two storied building standing thereon comprising in under Dag No.979, Khatian No.84 of Mouza-Raipur, J.L.No.33, at Premises No. 85B, Raja S.C. Mullick Road, Kolkata-700047, being Assessee No.21-100-08-0002-1, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, (Jadavpur Unit, Borough-X), within P.S. formerly Sadar Tollygunge then Jadavpur thereafter Patuli (now P.S. Netaji Nagar), Sub-Registry office A.D.S.R. Alipore, in the District of 24-Parganas(now South 24-Parganas) Being butted and bounded by :-

ON THE NORTH : By Maa Mahadebi Ashram.

ON THE SOUTH : By Property of Subarna Prava Rakshit

& Hrisikesh Rakshit.

ON THE EAST : By 13' wide K.M.C. Road.

ON THE WEST : By Land of Dag No.981.

SCHEDULE 'B' AS REFERRED TO HEREINABOVE**THE FLATS & CAR PARKING OWNERS' ALLOCATION**

ALL THAT on completion of the said complex in all respect by the Developer, the owners shall get entire First floor and flat measuring 1052 built up area on the Third floor South-North-East side complete flat and Two Car Parking Space being Car Parking Space No.1 and being Car Parking Space No.2 on the Ground floor and non refundable money Rs.16,00,000/- (Rupees Sixteen Lakh) only at the time of Agreement of Rs.2,50,000/- (Rupees Two Lakh Fifty Thousand) only each owners and Balance money Rs.11,00,000/- (Rupees Eleven Lakh) only at the

MAA AMBE CONSTRUCTION

Debarish Datta
Proprietor

Shri Chandra

Shri

time of handover of owners allocation flat and Car Parking Space time of handover owners allocation flat and Car Parking Space and together with undivided proportionate share of land and premises have described in the Schedule 'A' herein above written together with common rights of the common parts of the building and common amenities and benefits and lift facility all floors, roof of the said proposed Ground Plus Three storied building at Premises No. 85B, Raja S.C. Mullick Road, Kolkata-700047, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, (Jadavpur Unit, Borough-X), within P.S. formerly Sadar Tollygunge then Jadavpur thereafter Patuli (now P.S. Netaji Nagar), Sub-Registry office A.D.S.R. Alipore, in the District of 24-Parganas(now South 24-Parganas).

SCHEDULE 'C' ABOVE REFERRED TO
DEVELOPER'S ALLOCATION ;

ALL THAT shall mean Developer shall get entire Second floor and flat measuring 472 sq.ft. built up area on the Third floor South-West side and Two Car Parking Space being Car Parking Space No.3 and being Car Parking Space No.4 on the Ground floor and One Office space Western side on the Ground floor and together with undivided proportionate share of land and premises have described in the Schedule 'A' herein above written together with common rights of the common parts of the building and common amenities and benefits and lift facility all floors, roof of the said proposed Ground Plus Three storied Building at Premises No. 85B, Raja S.C. Mullick Road, Kolkata-700047, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, (Jadavpur Unit, Borough-X), within P.S. formerly Sadar Tollygunge then Jadavpur thereafter Patuli (now P.S. Netaji Nagar), Sub-Registry office A.D.S.R. Alipore, in the District of 24-Parganas(now South 24-Parganas).

MAA AMBE CONSTRUCTION
Proprietor
H.C. Banerjee

Shri. P. S. Banerjee

SCHEDULE - "D"
(Specification of Owners' allocation)

STRUCTURE	R.C.C. Structure with beams, columns and slabs.
WALLS	Internal of 3" thickness and walls should be netted. External Walls of 8" thickness of No. 1 new bricks with plaster of finish.
TREATMENT	Anti - Termite treatment to be provide at Foundation & Plinth level. Roof Treatment should be done before handover of the all Flats. And top floor total Tin shed structure.
FLOORING WITH SKIRTING	Bed Rooms, Hall/Drawing & Dinning and Veranda Vitrify Tiles Good quality. Kitchen : Marble. Kit floor with door sill, Washing place down from kit floor. Toilet & WC : Marble. Staircase & Landing : Marble . Stairs steel-railing.
DOORS Collapsible Gate	All Door & Windows frames will be made of Sal wood 4" X 2½". Entrance main door C.P. wooden will be made of in side door Flush Door with Goodrej Lock , Door Stopper, Sand Block & all fittings. Others Doors - Flush Doors ISI make hot press phenol bond flush door, 32/35 mm in thickness (Make: ISI) Door Stopper & all fittings. Toilet & W.C. Doors should be Flush Door with PVC Sheet.
DOOR FITTINGS	Steel type. Chromium Plated Door Ring, Tower bolt (10") & Door Hinge.
BOX WINDOWS WITH GRILL	Inner surface of the frame should be painted. Aluminum sliding 1.5 mm. And 5 mm Glass colour with Grill fitted. All metal surfaces (grill/panel) covered with 2 coat primer and 2 coat Colour good quality make.
ELECTRICALS / CABLE / TELEPHONE	Concealed copper wiring will be done by fire proof wire with proper specifications Havels / Filolex (Make North-West) and Switches of Havels / Anchor. Each apartment will be provided with Safety equipment i.e. M.C.B. Entrance Calling Bell for each apartment (Main Entrance). Adequate Lighting at Staircase, Parking space, Terrace and Boundary wall. Electrical arrangement to be provided in the Pump Room . Maximum safety measures and checks will be provided. Materials used, including switches will conform to ISI standards.
SANITARY AND CONCEALED PLUMBING	Kitchen : Black stone top Cooking platform over Green Stone with Stainless steel sink(20" x 16") having with Chromium-plated Bib Cock(1 no.) . Below platform 2 tire shelves by Black Stone should be provide including Two gas cylinder space. One hole should be provide for Cooking Gas pipe line. Tiles up to 6' 6" height from floor. (Tiles Make - ISI) 1 no C.P. Bib Cock below sink provided for washing utensils. Total Kitchen Water Point : 2 Nos (Which is above mentioned) Toilet : Glazed ceramic tiles up-to door height (8 feet) on wall. 1' X 1'-6" Complete set of Commodos /Western style -1no. (White) (Make- Hind ware) Wash Basin (White / Colour) with fittings of Hind ware make 2nos with C.P. Pillar Cock . (Wash Basin may fix outside of the Toilet). Require one Support Handle . Total Toilet Water Point : Wash Basin -2, Tap-4, Mixture -1 (main toilet) for concealed bath line with C.P. Bib Cock (Which is above mentioned).

W.C. : Tiles up-to door height (8 feet) on wall.

Complete set (with seat cover & **jet line**) of **Commodes** / Western style – 1no.(White) with 1no. C.P. Pillar Cock. (Make – **Hind ware**) with wash Basin.

Concealed shower lines with C.P. Bib Cock and Telephone shower. (Make – **ESS**).

Total W.C. Water Point : 2 Nos (Which is above mentioned)

Roof and Garage : Water Point : 2 nos each.

External plumbing line : Finolex / Supreme/ Oriplast make.

All sanitary ware and fittings will conform to ISI standards. Adequate care will be taken to deliver quality materials and workmanship.

WATER
SUPPLY

Overhead R.C.C/Brick/P.V.C. reservoir and Underground reservoir with KMC water line to be provided.

Electric Pump and Motor with Starter to be installed by Developer at ground level within a suitable place for lifting water to overhead reservoir.

PAINTING

External Finish : All external walls covered with 2/3 coats WEATHERCOAT of Good Brand / Asian Paint. Total Staircase area should be done with Putty.

Weather proof paint and other decorative finish as per Architect Scheme.

Internal Finish : All covered area i.e. Bed, Liv & Din, Kitchen, Toilet & WC should be done by Plaster of Putty .

STAIRCASE
GATE

Developer shall be provide a steel colapsible gate at the entrance of the staircase room at the ground floor level.

OUT SIDE
PINTING

WEATHER COAT.

FACILITY

Letter Box for individuals. Concealed Cable TV and Telephone line. C .C. T.V. Provide.

MAA AMBE CONSTRUCTION

H. C. Baniar
Proprietor

ELECTRIC POINTS :

Bed Rooms each	4 Points
Bed Rooms each - 5 Amp	1 Points
Kitchen	2 Points
Kitchen – 5 Amp & 15 Amp	1 Point each
Toilets	2 Points each
Verandah	1 Points
Verandah – 5 Amp	1 Point
Drawing / Dining	4 Points
Drawing / Dining 5 Amp & 15 Amp	2 Points and 1 Point
Power Points(15 Amps.)	2 Points
A.C. Point All Bed Room 15 Amp and Dining A.C. Point	1 Point

LOCK ETC. ON DOORS :

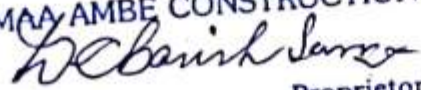
- Bed Room : One Brass handle on out side one Tower Bolt from inside.
- Toilet : Handles on both side. Tower Bolt from inside.
- Verandah : 1 Tower Bolt from inside Handles on both side.

DOOR STOPPERS ON ALL DOORS :

WATER SUPPLY: Municipal Corporation Water supply from common overhead reservoir.

ELECTRIC PUMP & MOTOR : To be installed by the Developer.

ELECTRIC SUPPLY : The security deposit with CESC 3 Phase meter cost for installation by Developer for lift & Meter Pump etc. and cost of obtaining Electric connections / installation meter will be on account of the Owners.

MAA AMBE CONSTRUCTION

 Proprietor

Shankar. Shrikhande.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day, month and year first above written:-

SIGNED , SEALED AND DELIVERED

By the owners at Kolkata in the presence of :-

1. Tara Pada Mahato
10 Deshbandhu Road
Jadavpur, Kolkata-32

1. *Shibprasad*
2. *Sanu*

2. *Pratim Sarkar*
A/29 Bagh Jatin Pally
KOL-92

SIGNATURE OF THE OWNERS

SIGNED, SEALED AND DELIVERED

By the Developer at Kolkata in the presence of :-

1. Tara Pada Mahato
10, Deshbandhu Road
Jadavpur, Kolkata-32

2. *Pratim Sarkar*
A/29 Bagh Jatin Pally
KOL-92

MAA AMBE CONSTRUCTION
Debanish Sarkar
Proprietor

SIGNATURE OF THE DEVELOPER

MEMO OF CONSIDERATION

By Cheque No. 159842, dated 31.03.2024
drawn on SBI, Ramgar Branch, Kolkata-700047
to Sri Shiba Prasad PaulRs.1,00,000/-

By Cheque No. 159844, dated 31.03.2024
drawn on SBI, Ramgar Branch, Kolkata-700047
to Sri Shiba Prasad PaulRs. 50,000/-

By Cheque No. 976781, dated 11.02.2025
drawn on SBI, Ramgar Branch, Kolkata-700047
to Sri Shiba Prasad PaulRs.1,00,000/-

By Cheque No. 159843, dated 31.03.2024
drawn on SBI, Ramgar Branch, Kolkata-700047
to Sri Shankar PaulRs.1,00,000/-

By Cheque No. 159846, dated 31.03.2024
drawn on SBI, Ramgar Branch, Kolkata-700047
to Sri Shankar PaulRs. 50,000/-

By Cheque No.976782, dated 11.02.2025
drawn on SBI, Ramgar Branch, Kolkata-700047
to Sri Shankar PaulRs.1,00,000/-

=====

Total Rs.5,00,000/-

=====

(RUPEES FIVE LAKH) ONLY.

WITNESS :-

1. Tara Pade Mahato
10, Deshbandhu Road
Jadarpur, Kolkata-32

2. Prithu Prasad Patra
A/29 Bagha Jatin Pally
KOL-92

1. Shikha Paul

2. Sam Paul

SIGNATURE OF THE OWNERS

Drafted by me :-

Dilip Das
DILIP DAS

B Com., LLB
Advocate
Alipore Police Court
Kolkata- 700 027
WB-525 / 1979

Typed by me :-

Sagar Dey
Sri Sagar Dey,
Alipore Police Court,
Kolkata-27.



	Thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SHIBA PRASAD PAUL

Signature Shiba Prasad Paul



	Thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SHANKAR PAUL

Signature Shankar Paul



	Thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name DEBASISH SARKAR

Signature Debasish Sarkar



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



070220252039472426

GRIPS Payment Detail

GRIPS Payment ID:	070220252039472426	Payment Init. Date:	07/02/2025 15:40:06
Total Amount:	20042	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9865204641735	BRN Date:	07/02/2025 15:40:15
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

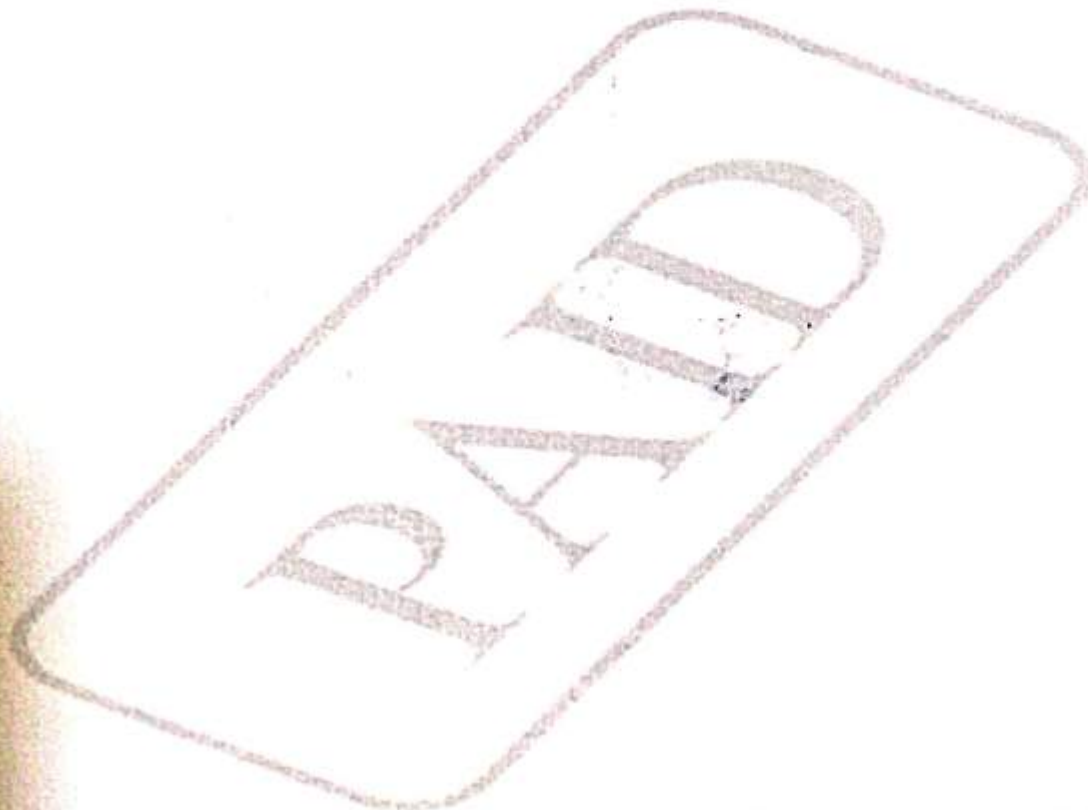
Depositor's Name: Mr DEBASISH SARKAR
Mobile: 9830181619

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250394724288	Directorate of Registration & Stamp Revenue	20042
Total			20042

IN WORDS: TWENTY THOUSAND FORTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192024250394724288

GRN Details

GRN:	192024250394724288	Payment Mode:	SBI Epay
GRN Date:	07/02/2025 15:40:06	Bank/Gateway:	SBlePay Payment Gateway
BRN :	9865204641735	BRN Date:	07/02/2025 15:40:15
Gateway Ref ID:	CHS4540386	Method:	State Bank of India NB
GRIPS Payment ID:	070220252039472426	Payment Init. Date:	07/02/2025 15:40:06
Payment Status:	Successful	Payment Ref. No:	2000376479/5/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr DEBASISH SARKAR
Address:	A/29, BAGHAJATIN PALLY, KOL 92
Mobile:	9830181619
Period From (dd/mm/yyyy):	07/02/2025
Period To (dd/mm/yyyy):	07/02/2025
Payment Ref ID:	2000376479/5/2025
Dept Ref ID/DRN:	2000376479/5/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000376479/5/2025	Property Registration- Stamp duty	0030-02-103-003-02	15021
2	2000376479/5/2025	Property Registration- Registration Fees	0030-03-104-001-16	5021
Total				20042

IN WORDS: TWENTY THOUSAND FORTY TWO ONLY.

PAID

Major Information of the Deed

Deed No :	I-1601-00267/2025	Date of Registration	10/02/2025
Query No / Year	1601-2000376479/2025	Office where deed is registered	
Query Date	07/02/2025 10:11:59 AM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	DEBASISH SARKAR ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830181619, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 1,44,81,988/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,021/- (Article:48(g))		Rs. 5,053/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, , Premises No: 85B, , Ward No: 100 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 4 Chatak 1 Sq Ft	1/-	1,37,31,988/-	Width of Approach Road: 13 Ft.,
Grand Total :				7.0148Dec	1 /-	137,31,988 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	7,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	1 /-	7,50,000 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SHIBA PRASAD PAUL Son of Late LALIT MOHAN PAUL Executed by: Self, Date of Execution: 10/02/2025 , Admitted by: Self, Date of Admission: 10/02/2025 ,Place : Office	Photo  10/02/2025	Finger Print  Captured LTI 10/02/2025	Signature  10/02/2025
85B, RAJA S C MULLICK ROAD, P.S. NETAJI NAGAR, Village:- KOLKATA, P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-2XX5 , PAN No.:: AFxxxxxx1H, Aadhaar No: 82xxxxxxxx2164, Status :Individual, Executed by: Self, Date of Execution: 10/02/2025 , Admitted by: Self, Date of Admission: 10/02/2025 ,Place : Office				
2	Name Mr SHANKAR PAUL (Presentant) Son of Late LALIT MOHAN PAUL Executed by: Self, Date of Execution: 10/02/2025 , Admitted by: Self, Date of Admission: 10/02/2025 ,Place : Office	Photo  10/02/2025	Finger Print  Captured LTI 10/02/2025	Signature  10/02/2025
85B, RAJA S C MULLICK ROAD, P.S. NETAJI NAGAR, Village:- KOLKATA, P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-2XX5 , PAN No.:: AFxxxxxx2E, Aadhaar No: 89xxxxxxxx5055, Status :Individual, Executed by: Self, Date of Execution: 10/02/2025 , Admitted by: Self, Date of Admission: 10/02/2025 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MAA AMBE CONSTRUCTION A/8, RAMGARH, P.S NETAJI NAGAR,, Village:- KOLKATA, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Date of Incorporation:XX-XX-2XX5 , PAN No.:: Blxxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Endorsement For Deed Number : I - 160100267 / 2025

On 10-02-2025

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

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

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

Presented for registration at 10:40 hrs on 10-02-2025, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr SHANKAR PAUL , 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 1,44,81,988/-

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

Execution is admitted on 10/02/2025 by 1. Mr SHIBA PRASAD PAUL, Son of Late LALIT MOHAN PAUL, 85B, RAJA S C MULLICK ROAD, P.S. NETAJI NAGAR, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 2. Mr SHANKAR PAUL, Son of Late LALIT MOHAN PAUL, 85B, RAJA S C MULLICK ROAD, P.S. NETAJI NAGAR, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business

Indetified by Mr PARTHA PRATIM SARKAR, , Son of Late SATYEN SARKAR, A/29, BAGHA JATIN PALLY, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Business

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

Execution is admitted on 10-02-2025 by Mr DEBASISH SARKAR, SOLE PROPRIETOR, MAA AMBE CONSTRUCTION (Sole Proprietorship), A/8, RAMGARH, P.S NETAJI NAGAR,, Village:- KOLKATA, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr PARTHA PRATIM SARKAR, , Son of Late SATYEN SARKAR, A/29, BAGHA JATIN PALLY, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,053.00/- (B = Rs 5,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 5,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/02/2025 3:40PM with Govt. Ref. No: 192024250394724288 on 07-02-2025, Amount Rs: 5,021/-, Bank: SBI EPay (SBlePay), Ref. No. 9865204641735 on 07-02-2025, Head of Account 0030-03-104-001-16

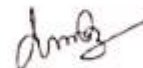
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1756, Amount: Rs.5,000.00/-, Date of Purchase: 09/01/2025, Vendor name: Jayanta Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/02/2025 3:40PM with Govt. Ref. No: 192024250394724288 on 07-02-2025, Amount Rs: 15,021/-, Bank: SBI EPay (SBlePay), Ref. No. 9865204641735 on 07-02-2025, Head of Account 0030-02-103-003-02



Md Tabis Ansari
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2025, Page from 11353 to 11389

being No 160100267 for the year 2025.



Digitally signed by MD TABIS ANSARI
Date: 2025.02.12 12:32:25 +05:30
Reason: Digital Signing of Deed.

(Md Tabis Ansari) 12/02/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.