

DEVELOPMENT AGREEMENT

BETWEEN

- SRI SWAPAN SADHUKHAN
- SMT. SOMA SADHUKHAN
- SRI. SUVAJIT SADHUKHAN
- SMT. BANDANA SARDAR
- SMT. JHARNA SADHUKHAN
- SMT. SUVASHREE SADHUKHAN
- SRI DEBASIS DAS
- SRI. KHOKAN DAS

OWNERS

AND

MAA TARA CONSTRUCTION,
a Proprietorship Firm represented
by its sole proprietor SMT. GANGA DEY

DEVELOPER.....

DRAFTED & PREPARED BY:

KAUSHIK DUTTA

LLM, Advocate

Enrolment No. WB-F/1532/1626 of 2014

Sealdah Civil Court, Kolkata- 14

Mobile No. : 6290181996

e-mail : kaushikdutta871@gmail.com

4083/2023

4086/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



AP 076456

Certified that the Document is admitted for Registration. The Signature Sheet and endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-IV.

20 MAR 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this th 28 day of FEBRUARY Two thousand twenty three (2023).

BETWEEN

7558

K. Dutta Adm
Saidah Court

- 3 FEB 2023

High Court, A.S

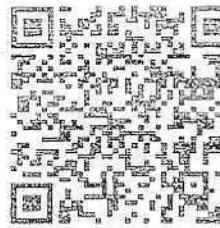


[Handwritten signature]

Arum Das.
S/o Lt Nani Gopal Das.
22 Sarat Chatterjee Road
KOL - 89
P.S Lake town
P.O Lake town
Occ — Business

REGD.
2017/2023

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



192022230333331768

GRN Details

| | | | |
|-------------------|---------------------|---------------------|-------------------------|
| GRN: | 192022230333331768 | Payment Mode: | SBI Epay |
| GRN Date: | 15/03/2023 13:50:27 | Bank/Gateway: | SBIEpay Payment Gateway |
| BRN : | 0659169024239 | BRN Date: | 15/03/2023 13:50:44 |
| Gateway Ref ID: | IGAPHEBPK2 | Method: | State Bank of India NB |
| GRIPS Payment ID: | 150320232033333175 | Payment Init. Date: | 15/03/2023 13:50:27 |
| Payment Status: | Successful | Payment Ref. No: | 2000610507/1/2023 |

[Query No*/Query Year]

Depositor Details

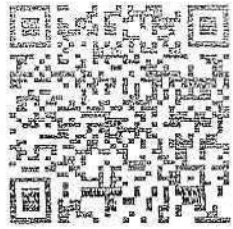
Depositor's Name: Mrs Sharmistha Adhya
Address: 101/2 Sarat Chatterjee Road
Mobile: 9804182673
Period From (dd/mm/yyyy): 15/03/2023
Period To (dd/mm/yyyy): 15/03/2023
Payment Ref ID: 2000610507/1/2023
Dept Ref ID/DRN: 2000610507/1/2023

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1 | 2000610507/1/2023 | Property Registration- Stamp duty | 0030-02-103-003-02 | 6920 |
| 2 | 2000610507/1/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 21 |
| Total | | | | 6941 |

IN WORDS: SIX THOUSAND NINE HUNDRED FORTY ONE ONLY.

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



150320232033333175

GRIPS Payment Detail

| | | | |
|-------------------|--------------------|---------------------|---------------------|
| GRIPS Payment ID: | 150320232033333175 | Payment Init. Date: | 15/03/2023 13:50:27 |
| Total Amount: | 6941 | No of GRN: | 1 |
| Bank/Gateway: | SBI EPay | Payment Mode: | SBI Epay |
| BRN: | 0659169024239 | BRN Date: | 15/03/2023 13:50:44 |
| Payment Status: | Successful | Payment Init. From: | Department Portal |

Depositor Details

Depositor's Name: Mrs Sharmistha Adhya
Mobile: 9804182673

Payment(GRN) Details

| Sl. No. | GRN | Department | Amount (₹) |
|---------|--------------------|---|------------|
| 1 | 192022230333331768 | Directorate of Registration & Stamp Revenue | 6941 |
| Total | | | 6941 |

IN WORDS: SIX THOUSAND NINE HUNDRED FORTY ONE ONLY.

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

1. **SRI. SWAPAN SADHUKHAN**, PAN-DOCPS8345F, Aadhaar No. 8093 6317 2773, Mobile No. 9836922876, Son of late Dinabandhu Sadhukhan, by faith -Hindu, by occupation- Business, by Nationality-Indian.
2. **SMT. SOMA SADHUKHAN**, PAN-EMMPS1743C, Aadhaar No. 9346 8765 1736, Mobile No. 8017731501, wife of late Bijan Sadhukhan, daughter of Sanket Nayak, by faith -Hindu, by occupation-House wife, by Nationality-Indian.
3. **SRI. SUVAJIT SADHUKHAN**, PAN-MVTPS9400E, Aadhaar No. 2205 9256 9007, Mobile No. 6291149356, Son of late Bijan Sadhukhan, by faith -Hindu, by occupation-Student, by Nationality-Indian.

Both 1 , 2 & 3 are residing at 60/18B, Gouri Bari Lane , Police Station-Burtala, P.O. Shyambazar, Kolkata-700004.

4. **SMT. BANDANA SARDAR**, PAN-NWNPS4347Q, Aadhaar No. 7457 5489 9453, Mobile No. 7003411562, Wife of Sri. Swapan Sardar, daughter of late Dinabandu Sadhukhan, by faith-Hindu, by occupation-House wife, by Nationality-Indian, residing at premises no.6A,Kebal Krishna Sur Street, Police Station-Posta, P.O.Hatkhola, Kolkata-700005.

5. **SMT. JHARNA SADHUKHAN**, PAN-EQWPS3199L, Aadhaar No. 3367 9088 9635, Mobile No. 9674913208, wife of Sri. Rabindra Nath Sadhukhan , daughter of late Dinabandhu Sadhukhan, by faith-Hindu, by occupation-House wife, by Nationality-Indian, residing at Madhupandit Road, Police Station-Barrahpore, P.O. Talpukur, Kolkata-7000123.
6. **SMT. SUVASHREE SADHUKHAN**, PAN-FQNPS7212E, Aadhaar No. 4516 6482 5057, Mobile No. 7439437023, wife of Sri. Avijit Sadhukhan, daughter of late Tapan Sadhukhan, by faith-Hindu, by occupation-service, by Nationality-Indian, residing at premises no 60/18B, Gouri Bari Lane , Police Station-Burtala, P.O. Shyambazar, Kolkata-700004.
7. **SRI. DEBASIS DAS**, PAN-BFBPD2620C, Aadhaar No. 7778 9290 1244, Mobile No. : 6584974500, Son of Khokan Das, by faith-Hindu, by occupation-Service, by Nationality- Indian, residing at Bhattacharya Para Road, B.D. Sopan, Police Station-Khardah, P.O. Khardah, Kolkata-700116.

8. **SRI. KHOKAN DAS.** PAN- BHWPD8586J, Aadhaar No. 7850 6242 7785, Mobile No. 9339061003, son of late Dulal Chandra Das, by faith-Hindu, by occupation-Service, by Nationality- Indian, residing at Bhattacharya Para Road, B.D. Sopan, Police Station—Khardah, P.O. Khardah, Kolkata-700116, herein after referred to as the **OWNERS** (Which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and to include their heirs, executors, administrators, representatives and assigns) **OF THE FIRST PART.**

AND

MAA TARA CONSTRUCTION, a Proprietorship Firm represented by its sole proprietor **SMT. GANGA DEY**, PAN-EOKPS0943J, Aadhaar No. 7791 7139 7553, Mobile No. 9748407652, wife of Sri. Swapan Dey, daughter of late Binod Bihari Sen , by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at 3, Ratan Neogi Lane, Police Station-Maniktala, P.O. : Sahityaparisad, Kolkata-700004, herein after referred to as the **DEVELOPER** (Which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and to include her heirs, executors, administrators, representatives and assigns) **of the SECOND PART.**

WHEREAS *Amullya Charan Sadhukhan* since deceased was the sole and absolute owner in respect of premises no 60/18, Gouri Bari Lane, Police Station-Burtala, under ward no-15 of Kolkata Municipal Corporation, within the Town of Kolkata, Kolkata-700004, comprising an area of 2(Two) Cottahs 8(Eight) Chittaks of land be the same a little more or less together with a two storied building there on herein after referred to as the **SAID PREMISES**.

AND WHEREAS said *Amullya Charan Sadhukhan* died intestate leaving behind his two sons *Nabagopal Sadhukhan* and *Dinabandu Sadhukhan* as his only legal heirs and representatives and they have inherited the **SAID PREMISES** $\frac{1}{2}$ each.

AND WHEREAS due to inconvenience of joint possession said *Nabagopal Sadhukhan* and *Dinabandu Sadhukhan* amicably partitioned the **SAID PREMISES** by metes and bounds dividing **LOT-A** and **LOT-B** by virtue of a registered deed of partition being deed no. 4223 for the year 1957, which was executed and registered on 22/11/1957, recorded in Book no. I, Volume no. 128, pages 95 to 101 of the Sub-Registrar of Assurances, Calcutta. In

which *Nabagopal Sadhukhan* was the **FIRST PARTY** and *Dinabandu Sadhukhan* was the **SECOND PARTY**.

AND WHEREAS by virtue of that amicable partition *Dinabandu Sadhukhan* the predecessor of the owners got mentioned in **GA Scheduled LOT-B** mentioned in that partitioned **Deed** comprising an area of more or less 1 (One) cottah 7 (Seven) chittahs 36 (Thirty six) Sq. ft. of land together with partly two storied building there on of premises no. 60/18, Gouri Bari Lane, Police Station-Burtala, under ward no.15 of Kolkata Municipal Corporation, within the Town of Kolkata, Kolkata-700004, and had been possessing the same by mutating his name with the Kolkata Municipal corporation and **LOT-B** portion renumbered as premises no-60/18B, Gouri Bari Lane, Police Station-Burtala, under ward no.15 of Kolkata Municipal Corporation, within the Town of Kolkata, Kolkata-700004 which is morefully and particularly described in the **FIRST SCHEDULE** here under written and herein after referred to as the **SAID PROPERTY**.

AND WHEREAS there after *Dinabandu Sadhukhan* died intestate on 24/5/1985 leaving behind his wife *Rasmoni Sadhukhan*, five

sons *Tapan Sadhukhan, Ratan Sadhukhan, Sovan Sadhukhan, Swapan Sadhukhan, and Bijan Sadhukhan*, and three daughter *Anjana Das, Bandana Sardar and Jharna Sadhukhan* and they have inherited the SAID PREMISES in equally $1/9^{\text{th}}$ share each.

AND WHEREAS there after *Ratan Sadhukhan* died intestate as bachelor on 25/11/1996 leaving behind his mother *Rashmoni Sadhukhan* as his only legal heirs and according to Hindu succession Act. 1956 his mother inherited the entire $1/9^{\text{th}}$ undivided share of the SAID PROPERTY left by *Ratan Sadhukhan*.

AND WHEREAS there after *Rashmoni Sadhukhan* died intestate on 21/12/1996 leaving behind her four sons *Tapan Sadhukhan, Sovan Sadhukhan, Swapan Sadhukhan, and Bijan Sadhukhan*, and three daughters *Anjana Das, Bandana Sardar and Jharna Sadhukhan* and they have jointly inherited undivided $2/9^{\text{th}}$ share of the SAID PROPERTY left by *Rashmoni Sadhukhan* and their share of the SAID PROPERTY becomes $1/7^{\text{th}}$ share each.

AND WHEREAS there after *Tapan Sadhukhan* died intestate on 13/1/1997 leaving behind his wife *Rama Sadhukhan* and one daughter *Suvashree Sadhukhan* and they have inherited undivided 1/7th share of the SAID PROPERTY left by *Tapan Sadhukhan*.

AND WHWREAS there after *Rama Sadhukhan* died intestate on 8/6/2015 leaving behind her only daughter *Suvashree Sadhukhan* and *Suvashree Sadhukhan* owner no. 6 herein becomes 1/7th share of the SAID PROPERTY.

AND WHEREAS there after *Sovan Sadhukhan* died intestate as bachelor on 16/1/2005 leaving behind his two brothers *Swapan Sadhukhan*, owner no.-1 herein, and *Bijan Sadhukhan*, and three sister *Anjana Das*, *Bandana Sardar* owner no. 4 and *Jharna Sadhukhan*, owners no. 5 herein and they have jointly inherited 1/7th share of the SAID PROPERTY left by *Sovan Sadhukhan*.

AND WHEREAS there after *Anjana Das* died intestate on 25/1/2010 leaving behind her husband *Khokan Das* owner no. 8 herein and one son *Debasis Das* owner no.7 herein and they have inherited undivided 6/35th share of the SAID PROPERTY left by *Anjana Das*.

AND WHEREAS there after *Bijan Sadhukhan* died intestate on 15/11/2021 leaving his wife *Soma Sadhukhan* and one son *Suvajit Sadhukhan* owner no. 2&3 herein and they have jointly inherited the undivided share left by *Bijan Sadhukhan*.

AND WHEREAS by virtue of inheritance the owners became the sole and absolute owners in respect of the SAID PROPERTY and have been occupying the same by mutating names with the Kolkata Municipal Corporation being Asseessee no. 110150501362.

AND WHEREAS the OWNERS desired to develop ALL THAT premises no.60/18B , Gouribari Lane, Police station- Burtola, A.R.A. at Kolkata, Kolkata-700004, comprising an area of more or less 1 (One) cottahs 7 (Seven) chittaks 36 (Thirty six) Sq. ft. of land

together with partly two storied building there on which is morefully and particularly described in the **FIRST SCHEDULE** here under written and herein after referred to as the **SAID PROPERTY** by construction a multi-storied building thereon as per sanction plan and/or revised sanction plan and contacted with the Second part to materialise the develop works at the cost and liabilities of the **DEVELOPER**.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed upon by and between the owner and Developer as follows:-

ARTICLES- I DEFINATION

In this agreement unless there is anything repugnant to or inconsistent with;-

DEVELOPER/ PROMOTER :

Shall mean: **MAA TARA CONSTRUCTION**, a Proprietorship Firm represented by its sole proprietor **SMT.GANGA DEY**,

PAN-EOKPS0943J , wife of Sri. Swapan Dey, daughter of late Binod Bihari Sen , by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at 3, Ratan Neogi Lane, Police Station-Maniktala, P.O. Sahityaparisad, Kolkata -700 004.

OWNERS:

shall mean the aforesaid :

1. **SRI. SWAPAN SADHUKHAN**, PAN-DOCPS8345F, Aadhaar No. 8093 6317 2773, Mobile No. 9836922876, Son of late Dinabandhu Sadhukhan, by faith -Hindu, by occupation-business, by Nationality-Indian.
2. **SMT. SOMA SADHUKHAN**, PAN-EMMPS1743C, Aadhaar No. 9346 8765 1736, Mobile No. 8017731501, wife of late Bijan Sadhukhan, daughter of Sanket Nayak, by faith -Hindu, by occupation-House wife, by Nationality-Indian,
3. **SRI. SUVAJIT SADHUKHAN**, PAN-MVTPS9400E, Aadhaar No. 2205 9256 9007, Mobile No. 6291149356, Son of late Bijan Sadhukhan, by faith -Hindu, by occupation-Student, by Nationality-Indian.

Both 1 , 2 & 3 are residing at 60/18B, Gouri Bari Lane , Police Station-Burtala, P.O. Shyambazar, Kolkata-700004.

4. **SMT. BANDANA SARDAR**, PAN-NWNPS4347Q, Aadhaar No. 7457 5489 9453, Mobile No. 7003411562, wife of Sri. Swapan Sardar, daughter of late Dinabandu Sadhukhan, by faith-Hindu, by occupation-House wife, by Nationality-Indian, residing at premises no.6A,Kebal Krishna Sur Street, Police Station-Posta, P.O.Hatkhola, Kolkata-700005.

5. **SMT.JHARNA SADHUKHAN**, PAN-EQWPS3199L, Aadhaar No. 3367 9088 9635, Mobile No. 9674913208, wife of Sri. Rabindra Nath Sadhukhan , daughter of late Dinabandhu Sadhukhan, by faith-Hindu, by occupation-House wife, by Nationality-Indian, residing at Madhupandit Road, Police Station-Barrahpore, P.O. Talpukur, Kolkata-7000123.

6. **SMT. SUVASHREE SADHUKHAN**, PAN-FQNPS7212E, Aadhaar No. 4516 6482 5057, Mobile No. 743937023, wife of Sri. Avijit Sadhukhan,daughter of late Tapan Sadhukhan, by faith-Hindu, by

occupation-service, by Nationality-Indian, residing at premises no 60/18B, Gouri Bari Lane , Police Station-Burtala, P.O. Shyambazar, Kolkata-700004.

7. **SRI. DEBASIS DAS**, PAN-BFBPD2620C, Aadhaar No. 7778 9290 1244, Mobilde No. : 6584974500, Son of Khokan Das, by faith-Hindu, by occupation-Service, by Nationality- Indian,

8. **SRI. KHOKAN DAS**, PAN- BHWPD8586J, Aadhaar No. 7850 6242 7785, Mobile No. 9339061003, son of late Dulal Chandra Das, by faith-Hindu, by occupation-Service, by Nationality- Indian,

Both 7 & 8 are residing at Bhattacharya Para Road, B.D. Sopan, Police Station-Khardah, P.O. Khardah, Kolkata-700116

TITLE DEED: shall mean deed of partition being deed no. 4223 for the year 1957, which was executed and registered on 22/11/1957, recorded in Book no. I, Volume no. 128, pages 95 to 101 of the Sub-Registrar of Assurances, Calcutta.

PREMISES: ALL THAT premises no. 60/18B, Gouribari Lane, Police Station- Burtola, A.R.A. at Kolkata, Kolkata-700004, comprising an area of more or less 1 (One) kata 7 (Seven) chittaks 36 (Thirty six) Sq. ft. together with partly two storied building there on.

BUILDING: shall mean the *G + 4 Multi-storied building* to be constructed on the First Schedule land as per sanction plan and /or revised plan.

COMMON FACILITIES AND AMENITIES: shall include corridors, stair case, roof, lift, side space, passage ways, water pump, overhead and underground water tank, motor, and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions and/or management of the building and land there under as per Apartments Ownership Act or mutually agreed.

SALEABLE SPACE: shall mean the Flats or space in building available for independent use and occupation of the Developer.

OWNERS ALLOCATION : Shall mean proportionately **50%** of the total constructed area of the proposed multi storied building as per sanctioned area of the **FIRST SCHEDULE** .

*Which is morefully and particularly described in the **SECOND SCHEDULE** hereunder written.*

DEVELOPER'S ALLOCATION: shall mean remaining Sanction area on **FIRST SCHEDULE PROPERTY** which is morefully described in the **THIRD SCHEDULE** hereunder.

ARTICLE-II COMMENCEMENT

THIS AGREEMENT shall be deemed to have commenced with effect from the date of execution.

ARTICLE-III OWNERS RIGHT AND REPRESENTATION

The owners hereto are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** premises no..

60/18B, Gouribari Lane, Police station- Burtola, A.R.A. at Kolkata, Kolkata-700004, comprising an area of more or less 1 (One) kata 7 (Seven) chittaks 36 (Thirty six) Sq. ft. together with partly *two storied building* there on.

The said property is free from all encumbrances' lien and charges. The owners have a good and marketable title in all respect of the said premises.

All cost for construction additional fee and all other charges relating to construction, mutation, arrears and current tax and all other ancillary cost and expenses shall be borne and paid by the Developer.

The Owners shall execute and *register one Power of Attorney* in favour of the Developer.

ARTICLE-IV DEVELOPER'S RIGHTS

1. The Owners hereby grant subject to what has been hereunder provided, exclusive right to the developer to develop the said premises by way of

construction of a **G + 4** Multi-storied building thereon in accordance with the building plan and/or revised sanction plan.

2. **The** Developer shall complete the building within **24** [twenty four] months from the date of sanction plan and/or from the vacant possession which ever shall be later on. It is provided here that during construction period and/or prior to that if any litigation comes, that time shall be excluded. It is also provided here that the Developer shall have the right to take advance and to execute and registry the Sale Deed in respect of Developer's allocation including proportionate share of land. The Developer shall furnish one Xerox copy of sanction plan in favour of the owners.

3. **That** the Developer shall have the authority and/or right and/or power to **AMALGAMATE** the **SAID PREMISES** with other contiguous and/or attached premises for better facilities to use the proposed multi-storeyed building but in that case the **OWNERS** shall get their allocation proportionately according to the F.A.R of the sanctioned building plan and/ or revised sanctioned plan proportionate to land of the owners.

4. That the Developer shall provide alternative accomodation to the owner and shall pay the rent there of till the date of notice of repossession.

ARTICLE-V BUILDING

The developer shall at the developer's own cost and liability construct erect and complete the building on the said premises.

The developer shall install all amenities in the said building at the developer's own cost and shall provide standard pump set, overhead reservoir, electric wirings fitting and installations and other facilities as are required to be provided in a residential building having self contained apartments and construct for sale of Flats on ownership basis as specified in the Fourth Schedule.

The Developer have to solve all types of local and administrative hazards and disturbances during the period of demolishing the existing house and construction of the new building.

ARTICLE-VI MISCELLANEOUS

1. That the owners shall produce the original documents to the department whenever necessary.
2. That the Developer shall issue 15 days prior notice to the owners after completion of their allocation as per specification of **FOURTH SCHEDULE** for delivery of possession of owners allocation.
3. That the Developer shall arrange electric line and meter and if necessary separate transformer for supply of power in to the building.
4. That the Owners and Develop and/or their nominee/nominees shall be entitled all the common benefits of **FIFTH SCHEDULE** and after possession shall pay **COMMON EXPENSES** of the **SIXTH SCHEDULE** proportionately with the other Flat owners.
5. That every parties shall have the right to take legal action if any one violates the terms and conditions of this agreement.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land comprising an area of more or less 1(One) Kata 7 (Seven) Chittaks 36 (Thirty six) Sq. ft. together with *partly Two Storied Building near about 70 years old* and dilapidated building measuring an area of more or less 500 (Five hundred) Sq. ft. **Ground floor** and 600 (Six hundred) Sq.ft. **first floor total 1100** (Eleven hundred) Sq.ft. of premises no. 60/18B, Gouribari Lane, police station- Burtola, A.R.A. at Kolkata, under ward no.15 of Kolkata Municipal Corporation, Kolkata-700004, Assessee no.110150501362.

Butted and Bounded in the manner following that is to say:-

- **ON THE NORTH BY** : Pre. No.60/19A, Gouri Bari Lane.
- **ON THE SOUTH BY** : Premises No.60/17, Gouri Bari Lane.
- **ON THE EAST BY** : 5' ft common passage there after 60/18A, Gouribari Lane.
- **ON THE WEST BY** : 3 No. Nandan Bagan street.

**SECOND SCHEDULE ABOVE REFERRED TO
OWNERS ALLOCATION**

Shall mean proportionately 50% of the constructed area of the proposed multistoried building as per sanctioned area on the FIRST SCHEDULE.

**THIRD SCHEDULE ABOVE REFERRED TO
DEVELOPER'S ALLOCATION**

shall mean remaining sanction area on First Schedule property..

**FOURTH SCHEDULE ABOVE REFFERED TO :
SPECIFICATION OF THE CONSTRUCTION**

1. FOUNDATION : The building is designed of R.C.C. Footing and frame TATA Rod, and 2½'height from Road level.
2. WALL : All the external walls.

3. DOORS : *All door frames of good quality block board.*
4. WINDOWS : *All the windows shall Aluminum channel fitted with glass.*
5. FLOORING : *All the flooring shall Marble.*
6. INTERNAL FINISH & TO WALLS : *All internal walls and ceiling of living rooms verandah shall be finished in paris.*
7. ROOF : *Parapet wall by 3'.*
8. SANITARY AND PLUMBING : *All the internal horizontal soils and waste water pipe. All the vertical soil, vent and waste pipes. All the rain water pipes.*
9. KITCHEN : *One Black stone platform with cylinder space on bottom, one Steel sink, 2.1/2'-0" skirting made of glazed tiles on the back of the cooking platform to protect the oil spots.*

10. ELECTRIFICATION : *All the internal wiring shall be concealed in polythene.*
11. DINING : *One porcelain basin (standard).*
12. WATER SUPPLY : *Each flat will be provided water supply line from R.C.C. over head water tank shall be fitted up by water pump from underground water reservoir for all the flats. It is provided here that the Developer shall provide Temporary water connection to the owner for his labour and factory.*
13. PAINTING : *Plaster of paris in Bed Rooms, Dining/ Drawing, Kitchen and Toilet.*
14. GENERAL : *All the internal approach roads shall be cement concrete.*

FIFTH SCHEDULE ABOVE REFFEREED TO**[Common facilities]**

1. The foundation columns, beams, supports, corridors, lobbies, stairs, upper roof, stair ways, entrance and exists.
2. Corporation Tap water and water pump and motor with installations.
3. Common passage and common areas inside or outside the building.
4. Water, motor overhead tanks and underground water reservoirs, water pipes and other common plumbing installations.
5. Electrical fittings, meters and fittings and fixtures for lightings, staircase and other common areas [excluding those that are installed inside any particular flat].
6. Drainage and sewerage.
7. Water and sewerage evacuation pipes from the flat to drain and sewers common to the building.

8. Doors and windows on the staircase.
9. Boundary walls including outside plastering of the walls of the said building and main gates.
10. Such other common parts, areas, equipments, installations, fixtures, covered and open space in or around the said building as are necessary of the building.
11. If sanction is obtained, the vendor can construct another floor the purchasers shall have no objection for the same, then the purchaser's common right over the roof will be shifted on the ultimate roof which will come into existence.

SIXTH SCHEDULE ABOVE REFFERED TO
*(Proportionate common charges and Expenses for
maintenance and managements)*

1. The expenses of maintaining repairing and redecorating and expenses for administrators, maintenance, repair or replacement of the common areas and facilities of the said Building and in particular the roof, gutter and rain-water pipes, gas pipes of the

said building, common water pipes and common electric wires in under or upon the said building enjoyable or usable by the owners in common with other flat-owners and the boundary walls of the building compounds terraces etc. and all other amount assessed against the said building and the said premises by the Association of the Apartment owners.

2. The cost of cleaning and lighting of common passages landings staircase and other common parts of the said Building and the said premises as enjoyed or used by the owners in common.
3. The cost of decorating the exterior of the said Building.
4. The cost of the salaries of clerks, Bill Collectors, Lift man, Sweepers and other staff for maintenance work.
5. The costs of working and maintenance of light water supply and other service charges.
6. Municipal and other rents, rates and taxes and/or other outgoings, save those expressly or separately assessed on the owners or other co-owners or on the respective unit/ flat.

7. All electricity charges payable in common for the common portions of the said building.
8. The cost of establishment for maintenance of the said Building and for watch and ward-staff, if any.
9. All charges and deposits for suppliers of common utilities.
10. Insurance premiums for insuring the said building against earthquake, fire, lightning, mob-damages, civil commotion etc.
11. The cost of water meter if any or electric meters and/ or deposits for water or electricity.

All litigation expenses appertaining to the maintenance and protection of the said building and dispute regarding claims and/or demands from the Municipality and/or other local Authority.

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

**SIGNED SEALED AND
DELIVERED WITNESSES :-**

1. Name & Address:

Abun Das .
22 Sarat Chatterjee
Road . Kol - 29

2. Name & Address:

Kaushik Dutta
Adv

DRAFTED & PREPARED BY:

Kaushik Dutta

KAUSHIK DUTTA

LLM, Advocate

Enrolment No. WB-F/1532/1626 of 2014

Sealdah Civil Court

Kolkata - 14

Mobile No. : 6290181996

e-mail : kaushikdutta871@gmail.com

1. Swapna Sadhukhan
2. Soma Sadhukhan
3. Surajit Sadhukhan
4. Bandana Sardar
5. Tharna Sadhukhan
6. Suvashtee Sadhukhan
7. Debasis Sen
8. Khakan Das












SIGNATURE OF THE OWNERS

Maa Tara Chatterjee

Trango Day












Pr

SIGNATURE OF THE DEVELOP

| | | Thumb | 1 st Finger | Middle Finger | Ring Finger | Small Finger |
|--|------------|---|---|--|---|---|
| PHOTO  | Left Hand |  |  |  |  |  |
| | Right Hand |  |  |  |  |  |

Signature :

Sarpan Sadhukhan












| | | Thumb | 1 st Finger | Middle Finger | Ring Finger | Small Finger |
|--|------------|---|---|--|---|---|
|  | Left Hand |  |  |  |  |  |
| | Right Hand |  |  |  |  |  |

Name :

Soma Sadhukhan

Signature :

Soma Sadhukhan












| | | Thumb | 1 st Finger | Middle Finger | Ring Finger | Small Finger |
|---|------------|---|---|--|---|---|
|  | Left Hand |  |  |  |  |  |
| | Right Hand |  |  |  |  |  |

Name :

Sarajit Sadhukhan












Signature :

Sarajit Sadhukhan

| | | Thumb | 1 st Finger | Middle Finger | Ring Finger | Small Finger |
|---|------------|---|---|--|---|---|
|  | Left Hand |  |  |  |  |  |
| | Right Hand |  |  |  |  |  |












Name : Bandana Sardar

Signature : Bandana Sardar

| | | Thumb | 1 st Finger | Middle Finger | Ring Finger | Small Finger |
|--|------------|---|---|--|---|---|
|  | Left Hand |  |  |  |  |  |
| | Right Hand |  |  |  |  |  |












Name : Tharna Sadhukhan

Signature : Tharna Sadhukhan

| | | Thumb | 1 st Finger | Middle Finger | Ring Finger | Small Finger |
|---|------------|---|---|--|---|---|
|  | Left Hand |  |  |  |  |  |
| | Right Hand |  |  |  |  |  |

Name : Suvashtee Sadhukhan

Signature : Suvashtee Sadhukhan












| | | Thumb | 1 st Finger | Middle Finger | Ring Finger | Small Finger |
|--|-----------|---|---|--|---|---|
| PH  | Left Hand |  |  |  |  |  |
| | |  |  |  |  |  |

Name :

Debasish

Signature :

Debasish




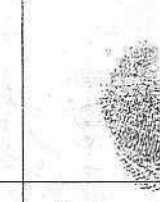

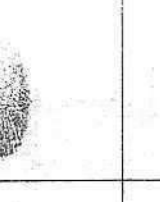





| | | Thumb | 1 st Finger | Middle Finger | Ring Finger | Small Finger |
|--|------------|---|---|--|---|---|
|  | Left Hand |  |  |  |  |  |
| | Right Hand |  |  |  |  |  |

Name :

Abhayan Das

Signature :

Abhayan Das

| | | Thumb | 1 st Finger | Middle Finger | Ring Finger | Small Finger |
|---|------------|---|---|--|---|---|
|  | Left Hand |  |  |  |  |  |
| | Right Hand |  |  |  |  |  |

Name :

Ms. Anurupa Choudhury

Signature :

Anurupa

Major Information of the Deed

| | | | |
|--|---|--|------------|
| Deed No : | I-1904-04086/2023 | Date of Registration | 20/03/2023 |
| Query No / Year | 1904-2000610507/2023 | Office where deed is registered | |
| Query Date | 08/03/2023 12:16:42 AM | A.R.A. - IV KOLKATA, District: Kolkata | |
| Applicant Name, Address & Other Details | SAMIR DUTTA Birati, Thana : Airport, District : North 24-Parganas, WEST BENGAL, PIN - 700051, No. : 7980658667, Status : Solicitor firm | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4308] Other than Immovable Property, Agreement [No of Agreement : 2] | | |
| Set Forth value | Market Value | | |
| | Rs. 52,16,805/- | | |
| Stamp duty Paid(SD) | Registration Fee Paid | | |
| Rs. 7,020/- (Article:48(g)) | Rs. 25/- (Article:E, E) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (area) | | |

Land Details :






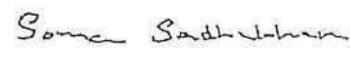


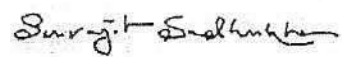
District: Kolkata, P.S:- Burtola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gouri Bari Lane, , Premises No: 60/18B, , Ward No: 015 Pin Code : 700004



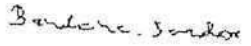


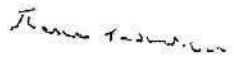





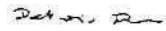
| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-------------|----------------|-----------------------|---------------------------|-------------------------|-----------------------|--------------------------------|
| L1 | (RS :-) | | Bastu | 1 Katha 7 Chatak 36 Sq Ft | | 47,71,305/- | Width of Approach Road: 5 Ft., |
| Grand Total : | | | | 2.4544Dec | 0/- | 47,71,305/- | |

Structure Details :



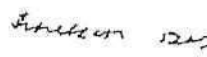
| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 1100 Sq Ft. | 0/- | 4,45,500/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 1100 sq ft | 0/- | 4,45,500/- | |

Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|--|---|---|--|---|
| 1 | Name Shri Swapan Sadhukhan Son of Late Dinabandhu Sadhukhan Executed by: Self, Date of Execution: 20/03/2023 , Admitted by: Self, Date of Admission: 20/03/2023 ,Place : Office | Photo  20/03/2023 | Finger Print  LTI 20/03/2023 | Signature  20/03/2023 |
| 60/18B, Gouri Bari Lane, City:- Kolkata, P.O:- Shyambazar, P.S:-Burtola, District:-Kolkata, W Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DOxxxxxx5F, Aadhaar No: 80xxxxxxxxx2773, Status :Individual, Executed by: Self, Date of Execution: 20/03/2023 , Admitted by: Self, Date of Admission: 20/03/2023 ,Place : Office | | | | |
| 2 | Name Smt Soma Sadhukhan Wife of Late Bijan Sadhukhan Executed by: Self, Date of Execution: 20/03/2023 , Admitted by: Self, Date of Admission: 20/03/2023 ,Place : Office | Photo  20/03/2023 | Finger Print  LTI 20/03/2023 | Signature  20/03/2023 |
| 60/18B, Gouri Bari Lane, City:- Kolkata, P.O:- Shyambazar, P.S:-Burtola, District:-Kolkata, W Bengal, India, PIN:- 700004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EMxxxxxx3C, Aadhaar No: 93xxxxxxxxx1736, Status :Individual, Executed by: Self, Date of Execution: 20/03/2023 , Admitted by: Self, Date of Admission: 20/03/2023 ,Place : Office | | | | |
| 3 | Name Shri Suvajit Sadhukhan Son of Late Bijan Sadhukhan Executed by: Self, Date of Execution: 20/03/2023 , Admitted by: Self, Date of Admission: 20/03/2023 ,Place : Office | Photo  20/03/2023 | Finger Print  LTI 20/03/2023 | Signature  20/03/2023 |
| 60/18B, Gouri Bari Lane, City:- Kolkata, P.O:- Shyambazar, P.S:-Burtola, District:-Kolkata, W Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: MVxxxxxx0E, Aadhaar No: 22xxxxxxxxx9007, Status :Individual, Executed by: Self, Date of Execution: 20/03/2023 , Admitted by: Self, Date of Admission: 20/03/2023 ,Place : Office | | | | |

| Name | Photo | Finger Print | Signature |
|---|---|--|---|
| Smt Bandana Sardar Wife of Shri Swapan Sardar Executed by: Self, Date of Execution: 20/03/2023 , Admitted by: Self, Date of Admission: 20/03/2023 ,Place : Office |  |  |  |
| 20/03/2023 | LTI 20/03/2023 | 20/03/2023 | |
| 6A, Kebal Krishna Sur Street, City:- Kolkata, P.O:- Hatkhola, P.S:-Posta, District:-Kolkata, West Bengal, India, PIN:- 700005 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.:: NWxxxxxx7Q, Aadhaar No: 74xxxxxxxx9453, Status :Individual, Executed by Self, Date of Execution: 20/03/2023 , Admitted by: Self, Date of Admission: 20/03/2023 ,Place : Office | | | |
| Name | Photo | Finger Print | Signature |
| Smt Jharna Sadhukhan Wife of Shri Rabindra Nath Sadhukhan Executed by: Self, Date of Execution: 20/03/2023 , Admitted by: Self, Date of Admission: 20/03/2023 ,Place : Office |  |  |  |
| 20/03/2023 | LTI 20/03/2023 | 20/03/2023 | |
| Madhupandit Road, City:- , P.O:- Talpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.:: EQxxxxxx9L, Aadhaar No: 33xxxxxxxx9635, Status :Individual, Executed by Self, Date of Execution: 20/03/2023 , Admitted by: Self, Date of Admission: 20/03/2023 ,Place : Office | | | |
| Name | Photo | Finger Print | Signature |
| Smt Suvashree Sadhukhan Wife of Shri Avijit Sadhukhan Executed by: Self, Date of Execution: 20/03/2023 , Admitted by: Self, Date of Admission: 20/03/2023 ,Place : Office |  |  |  |
| 20/03/2023 | LTI 20/03/2023 | 20/03/2023 | |
| 60/18B, Gouri Bari Lane, City:- Kolkata, P.O:- Shyambazar, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No.:: FQxxxxxx2E, Aadhaar No: 45xxxxxxxx5057, Status :Individual, Executed by: Self, Date of Execution: 20/03/2023 , Admitted by: Self, Date of Admission: 20/03/2023 ,Place : Office | | | |
| Name | Photo | Finger Print | Signature |
| Shri Debasis Das Son of Shri Khokan Das Executed by: Self, Date of Execution: 20/03/2023 , Admitted by: Self, Date of Admission: 20/03/2023 ,Place : Office |  |  |  |
| 20/03/2023 | LTI 20/03/2023 | 20/03/2023 | |

Bhattacharya Para Road, B.D. Sopan, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District North 24-Parganas, West Bengal, India, PIN:- 700116 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BFxxxxxx0C, Aadhaar No: 77xxxxxxxx1244, Status :Individual, Executed by: Self, Date of Execution: 20/03/2023 , Admitted by: Self, Date of Admission: 20/03/2023 ,Place : Office










| | | | | |
|---|--|---|---|---|
| 8 | Name Shri Khokan Das Son of Late Dulal Chandra Das Executed by: Self, Date of Execution: 20/03/2023 , Admitted by: Self, Date of Admission: 20/03/2023 ,Place : Office | Photo  | Finger Print  | Signature  |
| | | 20/03/2023 | LTI 20/03/2023 | 20/03/2023 |

Bhattacharya Para Road, B. D. Sopan,, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District North 24-Parganas, West Bengal, India, PIN:- 700116 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BHxxxxxx6J, Aadhaar No: 78xxxxxxxx7785, Status :Individual, Executed by: Self, Date of Execution: 20/03/2023 , Admitted by: Self, Date of Admission: 20/03/2023 ,Place : Office




Developer Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Maa Tara Construction 3, Ratan Neogi Lane, City:- Kolkata, P.O:- Sahityaparisad, P.S:-Manicktola, District:-Kolkata, West Bengal, PIN:- 700004 , PAN No.:: EOxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | | | | | | |
|--|--|--|---|---|---|--|--------------------|-------------------|------------|
| 1 | <table border="1"> <tr> <td>Name Smt Ganga Dey (Presentant) Wife of Shri Swapan Dey Date of Execution - 20/03/2023, , Admitted by: Self, Date of Admission: 20/03/2023, Place of Admission of Execution: Office</td> <td>Photo </td> <td>Finger Print </td> <td>Signature </td> </tr> <tr> <td></td> <td>Mar 20 2023 3:17PM</td> <td>LTI 20/03/2023</td> <td>20/03/2023</td> </tr> </table> <p>3, Ratan Neogi Lane, City:- Kolkata, P.O:- Sahityaparisad, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700004, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EOxxxxxx3J, Aadhaar No: 77xxxxxxxx7553 Status : Representative, Representative of : Tara Construction (as Sole Proprietor)</p> | Name Smt Ganga Dey (Presentant) Wife of Shri Swapan Dey Date of Execution - 20/03/2023, , Admitted by: Self, Date of Admission: 20/03/2023, Place of Admission of Execution: Office | Photo  | Finger Print  | Signature  | | Mar 20 2023 3:17PM | LTI 20/03/2023 | 20/03/2023 |
| Name Smt Ganga Dey (Presentant) Wife of Shri Swapan Dey Date of Execution - 20/03/2023, , Admitted by: Self, Date of Admission: 20/03/2023, Place of Admission of Execution: Office | Photo  | Finger Print  | Signature  | | | | | | |
| | Mar 20 2023 3:17PM | LTI 20/03/2023 | 20/03/2023 | | | | | | |

Identifier Details :

| me | Photo | Finger Print | Signature |
|--|---|--|---|
| Shri Arun Das Son of Late Nani Gopal Das 22, Sarat Chatterjee Road, City:- Kolkata, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 |  |  |  |
| | 20/03/2023 | 20/03/2023 | 20/03/2023 |
| Identifier Of Shri Swapan Sadhukhan, Smt Soma Sadhukhan, Shri Suvajit Sadhukhan, Smt Bandana Sardar, Smt Jharna Sadhukhan, Smt Suvashree Sadhukhan, Shri Debasis Das, Smt Ganga Dey, Shri Khokan Das | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------------|------------------------------------|
| 1 | Shri Swapan Sadhukhan | Maa Tara Construction-0.306797 Dec |
| 2 | Smt Soma Sadhukhan | Maa Tara Construction-0.306797 Dec |
| 3 | Shri Suvajit Sadhukhan | Maa Tara Construction-0.306797 Dec |
| 4 | Smt Bandana Sardar | Maa Tara Construction-0.306797 Dec |
| 5 | Smt Jharna Sadhukhan | Maa Tara Construction-0.306797 Dec |
| 6 | Smt Suvashree Sadhukhan | Maa Tara Construction-0.306797 Dec |
| 7 | Shri Debasis Das | Maa Tara Construction-0.306797 Dec |
| 8 | Shri Khokan Das | Maa Tara Construction-0.306797 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------------|--|
| 1 | Shri Swapan Sadhukhan | Maa Tara Construction-137.50000000 Sq Ft |
| 2 | Smt Soma Sadhukhan | Maa Tara Construction-137.50000000 Sq Ft |
| 3 | Shri Suvajit Sadhukhan | Maa Tara Construction-137.50000000 Sq Ft |
| 4 | Smt Bandana Sardar | Maa Tara Construction-137.50000000 Sq Ft |
| 5 | Smt Jharna Sadhukhan | Maa Tara Construction-137.50000000 Sq Ft |
| 6 | Smt Suvashree Sadhukhan | Maa Tara Construction-137.50000000 Sq Ft |
| 7 | Shri Debasis Das | Maa Tara Construction-137.50000000 Sq Ft |
| 8 | Shri Khokan Das | Maa Tara Construction-137.50000000 Sq Ft |

On 20-03-2023

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:30 hrs on 20-03-2023, at the Office of the A.R.A. - IV KOLKATA by Smt Ganga

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 52,16,805/-

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

Execution is admitted on 20/03/2023 by 1. Shri Swapan Sadhukhan, Son of Late Dinabandhu Sadhukhan, 60/18 Gouri Bari Lane, P.O: Shyambazar, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Business, 2. Smt Soma Sadhukhan, Wife of Late Bijan Sadhukhan, 60/18 Gouri Bari Lane, P.O: Shyambazar, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession House wife, 3. Shri Suvajit Sadhukhan, Son of Late Bijan Sadhukhan, 60/18 Gouri Bari Lane, P.O: Shyambazar, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Student, 4. Smt Bandana Sardar, Wife of Shri Swapan Sardar, 6A, Keshava Krishna Sur Street, P.O: Hatkhola, Thana: Posta, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by Profession House wife, 5. Smt Jharna Sadhukhan, Wife of Shri Rabindra Nath Sadhukhan, Madhupandit Road, P.O: Talpukur, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by Profession House wife, 6. Smt Suvashree Sadhukhan, Wife of Shri Avijit Sadhukhan, 60/18B, Gouri Bari Lane, P.O: Shyambazar, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Service, 7. Shri Debasis Das, Son of Shri Khokan Das, Bhattacharya Para Road, B.D. Sopan, P.O: Khardah, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700116, by caste Hindu, by Profession Service, 8. Shri Khokan Das, Son of Late Dulal Chandra Das, Bhattacharya Para Road, B. D. Sopan,, P.O: Khardah, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700116, by caste Hindu, by Profession Service

Indetified by Shri Arun Das, , , Son of Late Nani Gopal Das, 22, Sarat Chatterjee Road, P.O: Lake Town, Thana: Lake Town, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Business

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

Execution is admitted on 20-03-2023 by Smt Ganga Dey, Sole Proprietor, Maa Tara Construction (Sole Proprietor), 3, Ratan Neogi Lane, City:- Kolkata, P.O:- Sahityaparisad, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN - 700004

Indetified by Shri Arun Das, , , Son of Late Nani Gopal Das, 22, Sarat Chatterjee Road, P.O: Lake Town, Thana: Lake Town, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25.00/- (E = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 4.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal, Online on 15/03/2023 1:50PM with Govt. Ref. No: 192022230333331768 on 15-03-2023, Amount Rs: 21/-, Bank EPay (SBIEPay), Ref. No. 0659169024239 on 15-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs. 7,020/- by online = Rs 6,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 75587, Amount: Rs.100.00/-, Date of Purchase: 03/03/2023, Vendor name: Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal

Online on 15/03/2023 1:50PM with Govt. Ref. No: 192022230333331768 on 15-03-2023, Amount Rs: 6,920/-

SBI EPay (SBIEPay), Ref. No. 0659169024239 on 15-03-2023, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

- Certificate of Registration under section 60 and Rule 69.
- Registered in Book - I
- Volume number 1904-2023, Page from 222015 to 222058 being No 190404086 for the year 2023.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.03.24 17:37:11 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/03/24 05:37:11 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)