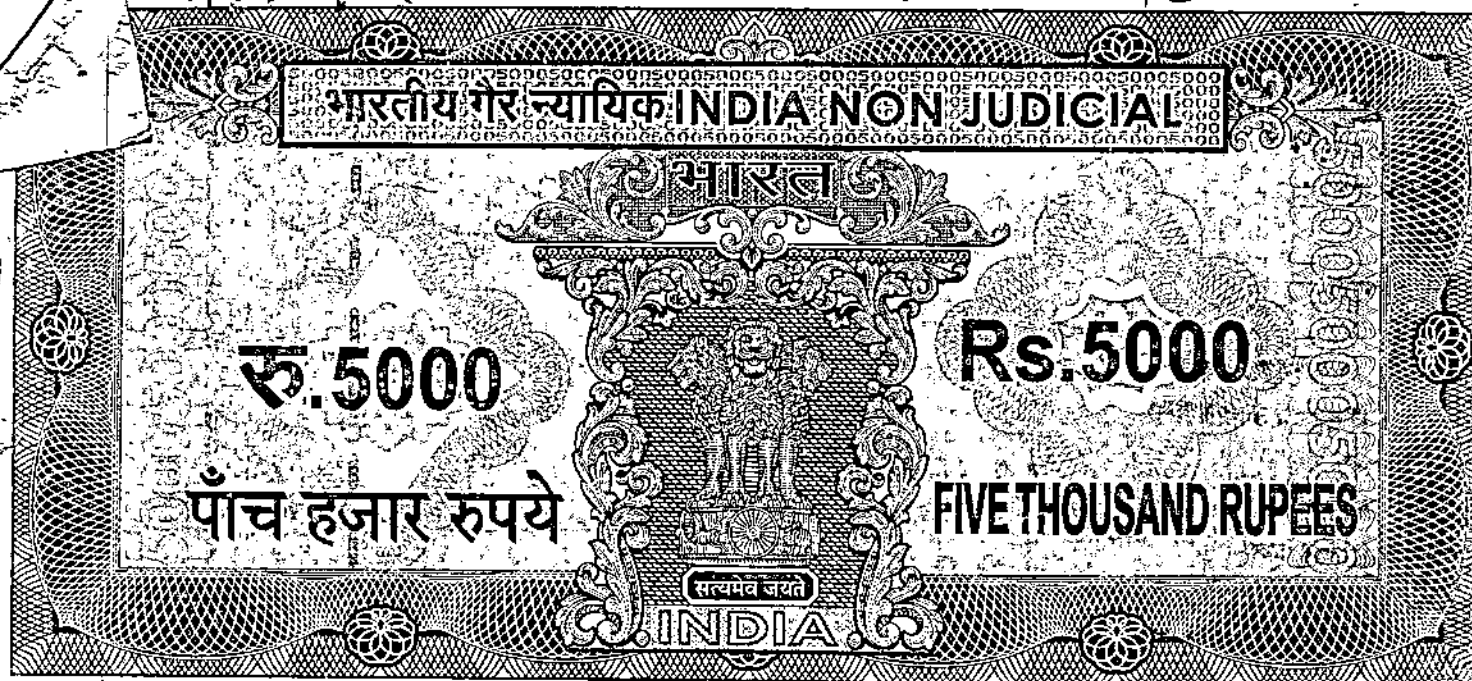


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Certified that the document is admitted to registration. The signature sheet / sheet's and the endorsement sheet's attached with this document's are the part of this document

13/10/23
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Q-2-2365561/23

Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

13 OCT 2023

Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

13 OCT 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 13th day of October Two Thousand Twenty Three A.D.

Cont.....P/2

B E T W E E N

1) **SRI NARAYAN MUKHOPADHYAY**, PAN- ACCPM6809K, Son of Late Prakash Chandra Mukhopadhyay, by occupation- Retired, presently residing at Flat No. 7 & 8, Pancharatna CHS, Near Mahajan Hospital, Jail Road, P.O.- Nashik Road, P.S.- Jail Road, Nashik- 422101, 2) **SRI SANDEEP MUKHOPADHYAY**, PAN- APRPM9305A, Son of Sri Narayan Mukhopadhyay, by Occupation- Service, presently residing at 7-2 Johannes Worpstraat, P.O.- Pakketpunt, P.S.- Amsterdam, Amsterdam 1076 BC, 3) **SRI PRADEEP MUKHOPADHYAY**, PAN- AMXPM7739F, Son of Sri Narayan Mukhopadhyay, by Occupation- Service, presently residing at 1301, D Wing, Dheeraj Jamuna CHS, Near Chincholi Bunder Road, Malad West., P.O.- Liberty Garden, Malad West, P.S.- Chincholi Bunder Malad West, Mumbai- 400064, all are by faith- Hindu, by Nationality- Indian, all are permanent resident of Tarapukur Main Road, P.O.- Agarpara, P.S.- Khardah, District- North 24 Parganas, Kolkata- 700 109 hereinafter called and referred to as the "OWNERS/ VENDORS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives and/or assigns) of the **FIRST PART.**

The Owners/Vendors herein represented by their Constitute Attorney,

1) **MRS. SARBANI GHOSH**, PAN- ASGPG7642G, Wife of Sri Prasun Ghosh, residing at B. C. Sen Road, Tarapukur-Ghoshpara, P.O.- Agarpara, P.S.- Khardah,

District- North 24 Parganas, Kolkata- 700 109, **2) SRI RAM GOPAL NASKAR**, PAN- AQMPN6934A, Son of Sri Gayaram Naskar, residing at R.D. 12/1, Raghunathpur, P.O.- Raghunathpur, P.S.- Baguiati, Dist.- North 24 Parganas, Kolkata- 700 059, both are by faith- Hindu, by Nationality- Indian, by Occupation- Business, both are Partners of **NEW TARA MAA CONSTRUCTION**, PAN- AAOFN6942Q, a Partnership Business, having it's Office at B.S.S. Road, Tarapukur (West), P.O.- Agarpara, P.S.- Khardah, Dist.- North 24 Parganas, Kolkata- 700 109, by virtue of a registered Development Power of Attorney being No. 152400350 for the year 2020, registered at the Office of A.D.S.R. Sodepur, North 24 Parganas on 22/01/2020 and recorded in Book No. I, Volume No. 1524-2020, copied in pages from 18221 to 18252.

AND

1) SRI PRODIP KARMAKAR, PAN NO. BBNPK2032B, Son of Sri Jhunu Karmakar, **2) SMT. MOUSUMI BHATTACHARYYA**, PAN NO. DVBPM0372L, Wife of Sri Prodip Karmakar, both are by faith- Hindu, by Nationality- Indian, by occupation- No. 1 Business, No. 2 Service, both are residing at C.K.Sen Road, Jananagari, P.O.- Agarpara, P.S.- Khardah, Dist- North 24 Parganas, Kolkata- 700 109, West Bengal hereinafter called and referred to as the **"PURCHASERS"** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their

respective legal heirs, executors, administrators, legal representatives and/or assigns) of the **SECOND PART.**

AND

NEW TARA MAA CONSTRUCTION, PERMANENT ACCOUNT

NO. AAOFN6942Q, a Partnership Business, having its Office at B.S.S. Road, Tarapukur (West), P.O.- Agarpara, P.S.- Khardah, Dist.- North 24 Parganas, Kolkata- 700 109, represented by its Partners :-

1) MRS. SARBANI GHOSH, PERMANENT ACCOUNT

NO. ASGPG7642G, Wife of Sri Prasun Ghosh, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at B. C. Sen Road, Tarapukur-Ghoshpara, P.O.- Agarpara, P.S.- Khardah, District- North 24 Parganas, Kolkata- 700 109,

2) SRI RAM GOPAL NASKAR, PERMANENT ACCOUNT

NO. AQMPN6934A, Son of Sri Gayaram Naskar, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at R.D.12/1, Raghunathpur, P.O.- Raghunathpur, P.S.- Baguiati, Dist.- North 24 Parganas, Kolkata- 700 059,

herein after called and referred to as the **"DEVELOPER/**

CONFIRMING PARTY" (which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its successor-in-office, executors, administrators, legal representatives and/or assigns) of the **THIRD PART**.

WHEREAS by virtue of a Registered Saf Bikroy Kobala being No. 1549 for the Year 1960, registered at the Office of S.R. Barrackpore on 09/03/1960, recorded in Book No. I, Volume No. 22, written in pages from 23 to 25 one Sri Sambhu Nath Das, purchased a plot of land measuring more or less 5 Cottahs lying and situated at Mouza- Tarapukuria, J.L. No. 12, Re. Su. No. 27, Touzi No. 178, comprised and contained in Dag No. 779 under Khatian No. 247 within the jurisdiction of Panihati Municipality, P.S.- Khardah, Dist.- North 24 Parganas, from one Sri Arjun Chandra Ghosh.

AND WHEREAS thereafter while said Sri Sambhu Nath Das, lawfully seized and possessed the aforesaid plot of land measuring more or less 5 Cottahs, he sold/transferred a plot of land measuring more or less 2 Cottahs 3 Chittaks 18 Sq.ft. out of western side portion of the aforesaid property, by virtue of a Registered Saf Bikroy Kobala being No. 1086 for the Year 1963, registered at the Office of S.R. Barrackpore on 06/03/1963, recorded in Book No. I, Volume No. 16, written in pages from 80 to 83, in favour of one Smt. Sabita Mallick.

AND WHEREAS thereafter while said Smt. Sabita Mallick, lawfully seized and possessed the aforesaid plot of land measuring more or less 2 Cottahs 3 Chittaks 18 Sq.ft. by constructing asbestos shed structure upon the said land, she sold/transferred the said property, in favour of Sri Amar Kumar Bhattacharjee, Son of Late Amulya Kumar Bhattacharjee, by virtue of a Registered Saf Bikroy Kobala being No. 4412 for the Year 1991, registered at the Office of S.R. Barrackpore on 12/07/1991, recorded in Book No. I, Volume No. 81, written in pages from 307 to 312.

AND WHEREAS thereafter while said Sri Amar Kumar Bhattacharjee, lawfully seized and possessed the aforesaid plot of land measuring more or less 2 Cottahs 3 Chittaks 18 Sq.ft. and 300 Sq.ft. old asbestos shed structure standing thereon, he sold/transferred the said property, in favour of ***SRI NARAYAN MUKHOPADHYAY (the Owner/Vendor No. 1 herein) and his wife Smt. Bani Mukhopadhyay***, by virtue of a Registered Bengali Saf Bikroy Kobala being No. 2872 for the Year 1998, registered at the Office of Addl. Dist. Sub-Registrar, Barrackpore, North 24 Parganas on 22/05/1998, recorded in Book No. I, Volume No. 64, written in pages from 205 to 212.

AND WHEREAS thereafter while said Sri Narayan Mukhopadhyay (the Owner/Vendor No. 1 herein) & Smt. Bani Mukhopadhyay, lawfully jointly seized and possessed the aforesaid property said Bani Mukhopadhyay, died intestate on 11/12/2014 leaving behind her husband Sri Narayan Mukhopadhyay (the

Owner/Vendor No. 1 herein) and two sons, Sri Sandeep Mukhopadhyay (the Owner/Vendor No. 2 herein) & Sri Pradeep Mukhopadhyay (the Land Owner/Vendor No. 3 herein), as her only legal heirs in respect of her share in the the aforesaid property.

AND WHEREAS by the abovementioned all the Owners/Vendors herein, became the joint owners of the aforesaid property, more fully described in the First Schedule below and by paying rents and taxes to the Offices concern they jointly lawfully seized and possessed the aforesaid property without any interruption of others and they have the absolute right, title and interest on the aforesaid property and the same bears a good and marketable title and free from all encumbrances.

AND WHEREAS all the Owners herein are desirous of development of their aforesaid property more fully described in the First Schedule below by raising a multi storied building upon the said property, consisting of several numbers of self contained and independent flats, shops, offices, garages, units but shortage of funds and experts the Owners/Vendors have approached to "**NEW TARA MAA CONSTRUCTION**", the Developer herein to carry on construction of the said multi storied building upon the said property and the said Developer has also agreed with the said proposal of the Owners/Vendors herein.

AND WHEREAS by a Registered Development Agreement being No. 152400346 for the year 2020, registered at the Office of A.D.S.R. Sodepur, North 24 Parganas on 22/01/2020 and recorded in Book No. I, Volume No. 1524-2020, copied in pages from 18004 to 18049, the Owners/Vendors herein have authorised the said Developer, **NEW TARA MAA CONSTRUCTION**, for construction of a multi building upon the said property as per plan to be sanctioned by Panihati Municipality, on the terms, conditions & considerations mentioned in the aforesaid agreement. The Owners/Vendors herein also by virtue of a registered Development Power of Attorney being No. 152400350 for the year 2020, registered at the Office of A.D.S.R. Sodepur, North 24 Parganas on 22/01/2020 and recorded in Book No. I, Volume No. 1524-2020, copied in pages from 18221 to 18252, have also authorised the said Developer to enter into agreement for sale of the flats, shops, garages, offices etc. to be constructed upon the said property allotted in the Developer's allocation.

AND WHEREAS thereafter aforesaid **NEW TARA MAA CONSTRUCTION**, the Developer herein got prepared a plan for construction of a multi storied building upon the said property and got sanctioning of the said plan from Panihati Municipality vide No. 264, dated 19/02/2021 in the name of the Owners/Vendors, at it's own costs and expenses and thereafter said **NEW TARA MAA CONSTRUCTION**, the Developer herein started the construction work of the said multi storied building upon the said property

consisting of several self contained flats, shops, units etc alongwith common parts, common amenities, common facilities relating thereto (hereinafter referred to as the **SAID BUILDING** namely **TARA MAA BHABAN PHASE- II**).

AND WHEREAS during construction of the said building the Purchasers herein have inspected as to the title of the property, the Development Agreement, Power of Attorney executed between the Vendors and the Developer herein, Sanctioned Building Plan, and all other relevant papers and have made searching on the title of the Vendors in respect of the said property and being satisfied on physical inspection in the said Flat in question, they have already entered into and executed an Agreement for Sale with the Vendors as well as the Developer herein, and according to that agreement the Purchasers herein have agreed to purchase and the Vendors as well as the Developer herein have agreed to sell from the Developer's Allocation **ALL THAT** a self contained and independent, residential **South-East-West Corner** Flat identified by **Flat No. 2B** on the **Second Floor** of the aforesaid multi storied building namely **TARA MAA BHABAN PHASE- II** measuring a **Super built-up** area of **462.31 Sq.ft.** be the same a little more or less consisting of two Bed Rooms, one Kitchen, one Toilet & one Balcony details of which have been described in the **SECOND SCHEDULE** written hereunder and hereinafter be referred to as the **SAID FLAT** togetherwith undivided undemarketed impartible proportionate share

of the land as described in the **FIRST SCHEDULE** written hereunder, shown in the annexed map of the floor and marked **RED** therein **TOGETHERWITH** the common areas, facilities, amenities of the said building morefully and particularly described in the **THIRD SCHEDULE** hereunder written at a total consideration of **Rs. 13,25,000/- (Rupees thirteen lacs twenty five thousand) only** free from all sorts of encumbrances on the basis of the terms and conditions hereunder written.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

In pursuance of the said agreement and in consideration of **Rs. 13,25,000/- (Rupees thirteen lacs twenty five thousand) only** paid by the Purchasers herein to the Developer herein in the manner stated in the memo of consideration appended below (the receipt whereof the Developer doth hereby receipt hereunder written admit and acknowledge and from the same and every part thereof) the Vendors as well as the Developer herein do and each of them doth hereby acquit, release and forever discharge the undivided, undemarketed, impartible, proportionate share of the land morefully described in the **FIRST SCHEDULE** hereunder written and also the Flat being **Flat No. 2B** to the Purchasers herein. The Vendors herein doth hereby sale, grant, transfer, convey, assign and assure unto the Purchasers

herein ***ALL THAT*** the undivided, undemarketed, impartible, proportionate share of the land morefully described in the ***FIRST SCHEDULE*** hereunder written in ***ALL THAT*** piece and parcel of land containing area of more or less ***2 Cottahs 3 Chittaks 18 Sq.ft.*** as well as the said Flat being ***Flat No. 2B,*** measuring a ***Super built-up*** area of ***462.31 Sq.ft.*** be the same a little more or less located at ***Second Floor*** on ***South-East-West corner*** of the said multi storied building namely ***TARA MAA BHABAN PHASE- II*** lying and situated at ***Mouza- Tarapukuria***, J.L. No. 12, Re. Su. No. 27, Touzi No. 178 comprised and contained in ***R.S. & L.R. Dag No. 779*** under R.S. Khatian No. 247, L.R. Khatian No. 224, Municipal Holding No. 327, Tarapukur Road, Ward No. 25 within the jurisdiction of Panihati Municipality, A. D. S. R. O. previously Barrackpore now Sodepur, P.S.- Khardah, Dist.- North 24 Parganas, Kolkata- 700 109, details of which have been described in the ***FIRST SCHEDULE*** written hereunder and delineated in the map or plan hereto annexed and thereon bordered in ***RED*** (hereinafter referred to as the undivided, undemarketed, impartible, proportionate share of the land, the said Flat) ***OR HOWSOEVER OTHERWISE*** the said undivided, undemarketed, impartible, proportionate share of the underneath land and said Flat now are or is or at any tie to times heretofore were or was situated, butted and bounded, called, known, numbered, described and distinguished ***TOGETHERWITH*** all boundary walls, areas, swears, drains, paths, passages, water, water-sources and all manner of ancient and other lights, liberties,

rights, easements, privileges, advantages, emolument, appendages and appurtenances, whatsoever standing and being into or upon belonging thereon or any part thereof with which the same now are/is or at any time or times heretofore were or was held, used, occupied, enjoyed, accepted, reputed, deemed taken or know as part parcel or member thereof or appurtenant thereto **AND ALL THE REVERSION OR REVERSIONS, REMAINDER OR REMAINDERS AND THE RENTS** issues and profits thereof and every part thereof and all the estate, right, title, interest, claim use inheritance, trust possession property or demand whatsoever of the Vendors and the Developer herein doth at law or in equity into and upon the said undivided, undemarketed, impartible, proportionate share of the said underneath land and the said Flat **TOGETHERWITH** their rights, liberties and appurtenances, trust and lispens, attachments whatsoever unto the Purchasers herein free from all encumbrances trust and lispens, attachments whatsoever **AND TOGETHERWITH** easements or quasi-easements and other stipulations and provision in connection with the beneficial use and enjoyment of the said undivided, undemarketed, impartible, proportionate share of the land and said Flat **TO HAVE AND TO HOLD** the said undivided, undemarketed, impartible, proportionate share of the underneath land and the said Flat and all other rights, hereby granted, sold, conveyed, transferred, assigned and assured and every part thereof absolutely and forever.

**THE VENDORS AS WELL AS THE DEVELOPER DO AND EACH OF THEM
DOTH HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS :-**

a) That notwithstanding anything hereto before done or suffered to be done to the contrary, the Vendors as well as the Developer herein to the contrary the Vendors and the Developer herein are lawfully and absolutely seized and possessed or otherwise well and sufficiently entitled to the said undivided, undemarketed, impartible, proportionate share of the land and the said Flat hereby sold, granted, transferred, conveyed, assigned and assured as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances whatsoever.

b) The Vendors as well as the Developer herein have good, rightful power and absolute and indefeasible authority to sell, grant, transfer and convey the said undivided, undemarketed, impartible, proportionate share of the land and the said Flat and every part thereof unto and to the use of the Purchasers herein in the manner aforesaid and according to the true intent and meaning of this present.

c) That it shall be lawful for the Purchasers herein at all times hereafter peacefully and quietly to enter into and upon and hold, occupy and enjoy the said Flat and received the rents, issues and profits thereof without any lawful eviction, interruption, hindrance, disturbance, claim or demand whatsoever

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from or by the Vendors or the Developer or any person or persons having or lawfully or equitably claiming any estate, right, title and interest whatsoever in the said undivided, undemarketed, impartible, proportionate share of the land and the Flat from under through or in trust for the Vendors and the Developer and free, clear and freely and clearly and absolutely acquitted, exonerated and forever discharge or otherwise by the Vendors as well as the Developer herein well and sufficiently saved, defended, kept harmless and indemnified or from the against all charge, lispens and encumbrances whatsoever made, done, executed or knowingly suffered by the Vendors as well as the Developer.

d) That the Vendors as well as the Developer herein all persons having or lawfully or equitably claiming any estate, right, title or interest whatsoever in the said undivided, undemarketed, impartible, proportionate share of the land and in the said Flat from, through, under or in trust for the Vendor and the said Flat from, through, under trust for the Vendors and the Developer shall and will from time to time and all times hereafter at the request and cost of the Purchasers herein do make acknowledge and execute or cause to be done, made, acknowledge and execute all such further and other acts, deeds, things and assurances whatsoever for further better and more perfectly assuring the said undivided, undemarketed, impartible, proportionate share

of the land and the said Flat hereby sold, granted, transferred, conveyed, assigned and assured and every part thereof unto and to the use of the Purchasers herein as shall or may be reasonably required.

**THE PURCHASERS DOTH HEREBY COVENANT WITH THE VENDORS
AS WELL AS THE DEVELOPER AS FOLLOWS :-**

- a) That the Purchasers herein shall maintain at their own cost the said Flat hereby sold and conveyed in good condition.
- b) The Purchasers of different Flats in the said building shall form the Flat Owner's Association or Society and all the Purchasers including the Purchasers herein agreed to observe and comply with all rules, regulations, bye laws of such Association.
- c) The Purchasers herein shall keep at their own expenses inside portion of the said Flat, drains, pipes, cable wires, sewers etc. in good tenable repair and conditions. The repairing of the outside cables, pipes, drain, water pump etc. should be undertaken by the Flat Owner's Association or Society from common service charges.
- d) Upon taking possession of the said Flat the Purchasers herein shall be

entitled to occupy the said Flat and use the same only for residential purpose. The Purchasers shall at their own costs keep the same in a proper condition and shall observe and comply with all rules and regulations of the Government bodies.

e) That the Purchasers herein further agreed with the Developer herein and through the Developer with the occupiers of other Flats/Shops/Units in the said building that the Purchasers shall not demolish the said Flat nor shall the Purchasers make any structural addition or alteration in the said Flat without the previous consent in writing of the Developer or the Owner's Association of the Purchasers as the case may be, except addition/alteration is inside the Flat without disturbing the main structure of the said building.

f) The Common areas which the Purchasers herein are entitled to utilize and the common expenses which the Purchasers have to be born and/or shared have been described in the **Third and Fourth Schedules** written hereunder.

g) Upon taking possession of the said Flat the Purchasers herein shall have no claim against the Developer herein in respect of any type of work in the said Flat which may alleged not to have been carried out or completed in accordance with the agreement unless the Purchasers have at or before taking possession communicated the same in writing to the Developer.

h) The Purchasers herein shall at no time be entitled to demand partition of their interest in the said building and/or the said land or portion of flat and it is being agreed that the Purchaser's interest therein are impartible.

i) The all the Purchasers/Owners of the said building including the Purchasers herein shall be liable to bear all the taxes, charges in respect of the said premises and in respect of the said land and the building thereon and common areas, services and facilities thereof proportionately after taking possession of their respective Flat/Unit. The Developer herein shall provide main electric connection and Lift facility of the said new building, and all the Purchasers/Owners of the said building shall pay the proportionate share of the charges for the same unto the Developer. But all the Purchasers/Owners of the said building including the Purchasers herein will arrange their individual Electric Meter by paying the necessary charges to the W. B. S. E. D.C.L., but all electric meters shall be fitted to the place to be provided by the Developer.

j) So long separate arrangement is not made the Purchasers herein shall pay charges for water and electricity for their use and occupation as per demand of the Developer or the Owner's Association as the case may be.

k) The Purchasers herein shall be entitled to use the ultimate open roof, staircase, Lift and other common areas and facilities of the said building mentioned in the **THIRD SCHEDULE** written hereunder like other Flat Owners of the said building

l) The Developer herein reserves it's right to fix tower etc. or raise further story upon the roof of the said Multi-storied building in future, if the same is permitted by the Municipality and in that case the right of all the Flat Owners including the Purchasers herein and the Owners/Vendors in respect of roof will be shifted upon the ultimate open roof of the newly constructed floor. But all the Flat Owners including the Purchasers herein, their heirs, executors, administrators, representatives, assigns shall not claim any right for further construction on the open roof of the said building for any purpose.

m) The Purchasers herein shall bear all Municipal taxes and other taxes that may be assessed for their Flat from the date of notice by the Developer herein intimating the Purchasers to take possession of the same irrespective of the fact whether the Purchasers take possession of the same or get registration of their Flat or not.

n) The Purchasers herein shall be allowed to install or affix any name plate, signboard in the place specified for the purpose in the said building.

o) That the Purchasers herein have absolute right to sell, mortgage, gift, lease or any kind of transfer the said Flat hereby sold, conveyed, granted, transferred including the super built-up area.

p) That the Purchasers herein shall not throw or accumulate dirt, rubbish,

bags or other refuses or permit the same to be thrown or allow the same to be thrown or allow the same to be accumulated in their Flat or in the compound or any portion of the said building.

THE FIRST SCHEDULE REFERRED TO ABOVE
(DESCRIPTION OF THE TOTAL PROPERTY)

ALL THAT piece and parcel of a plot of land measuring ***more or less*** **2 Cottahs 3 Chittaks 18 Sq.ft.** and an under construction building namely **TARA MAA BHABAN PHASE- II** standing thereon together with all easements rights appertaining thereto lying and situated at **Mouza- Tarapukuria**, J.L.No. 12, Re. Su. No. 27, Touzi No. 178 comprised and contained in **R.S. & L.R. Dag No. 779** under R.S. Khatian No. 247, L.R. Khatian No. 224, Municipal Holding No. 327, Tarapukur Road, Ward No. 25 within the jurisdiction of Panihati Municipality, A. D. S. R. O. previously Barrackpore now Sodepur, P.S.- Khardah, Dist.- North 24 Parganas, Kolkata- 700 109 which is butted and bounded as follows :-

<u>ON THE NORTH</u>	:	31'-0' Wide Tarapukur Road.
<u>ON THE SOUTH</u>	:	House of N. Das.
<u>ON THE EAST</u>	:	House of Matilal Dhar.
<u>ON THE WEST</u>	:	House of Paritosh Biswas & Othes.

THE SECOND SCHEDULE REFERRED TO ABOVE

(DESCRIPTION OF THE FLAT HEREBY SOLD)

ALL THAT a self contained and independent, residential **South-East-West, Corner** Flat identified by **Flat No. 2B** on the **Second Floor** of the multi storied building namely **TARA MAA BHABAN PHASE- II** measuring a **Super built-up area** of **462.31 Sq.ft.** be the same a little more or less consisting of two Bed rooms, one Kitchen, one Toilet & one Balcony **covered by Floor Tiles with Lift facility TOGETHERWITH** undivided, undemarketed, impartible, proportionate share of the land as described in the **FIRST CHEDULE** written hereto, shown in the annexed map of the floor and marked **RED** therein **TOGETHERWITH** the common areas, facilities, amenities of the said building described in the **THIRD SCHEDULE** written hereunder, within the jurisdiction of Panihati Municipality, being Municipal Holding No. 327, Tarapukur Road, Ward No. 25, within the jurisdiction of Panihati Municipality, P.O.- Agarpara, P.S.- Khardah, A. D. S. R.O. previously Barrackpore now Sodepur, Dist.- North 24 Parganas, Kolkata- 700 109, is hereby sold. The aforesaid property/Flat hereby sold is butted and bounded as follows :-

<u>ON THE NORTH</u>	:	Common Stair, Lobby, Lift and Flat No.2A.
<u>ON THE SOUTH</u>	:	Open to Sky.
<u>ON THE EAST</u>	:	Open to Sky.
<u>ON THE WEST</u>	:	Open to Sky.

THE THIRD SCHEDULE REFERRED TO ABOVE

(COMMON AREAS)

- 1) Staircase on all the Floors.
- 2) Landing, Lobby on all the floors.
- 3) Water pump and meter together with the space required therefore, deep tube well, overhead water tank, water distribution pipes from the tank to different flats and from deep tube well to the tank and other common plumbing installations.
- 4) Electrical wiring, materials and fittings (excluding those are installed for any particular flat/unit).
- 5) Drains and Sewers from the building to the Municipal ducts.
- 6) Boundary walls and main gates.
- 7) Pump Room.
- 8) Open Spaces, passage from the building to the main Road.
- 9) Foundation.
- 10) Outer walls.
- 11) Open Roof.
- 12) Lift.
- 13) The said land described in the First Schedule hereinabove written.
- 14) It is clarified that the common portion shall include the open space reserved in the said land surrounding the said building left open as per building regulations. The roof and the parapet walls of the said building will also be a

part of common portion for all the Flat Owner's of the building, but they are not entitled to make any kind of temporary or permanent construction on the open roof of the building or the common passage or the open space.

THE FOURTH SCHEDULE REFERRED TO ABOVE

(COMMON EXPENSES)

- 1) All costs of maintenances of Lift, water Pump, overhead water tank, common plumbing instlations, fittings, common electric wiring, fittings, drains and all other common facilities, areas and also the outer walls of the building.
- 2) The salary of the Durwan/Caretaker, if any be appointed.
- 3) Insurances Premium for insuring the building against riot, earthquake, fire, lighting, mob-violence etc.
- 4) All charges and deposit for supplies of common utilities.
- 5) Municipal taxes and other outgoing save and except those are separately assessed for the respective Flat/Unit.
- 6) Costs and charges of establishment for maintenance of the building.
- 7) Electricity charges for Lift, water pump and lighting of common areas and passages.

IN WITNESSES whereof the Owners/Vendors, the Purchasers and the Developer have subscribed their respective on the day, month and year first above written.

Cont.....P/23

SIGNED, SEALED AND DELIVERED

BY THE OWNERS/VENDORS, THE

PURCHASERS AND THE DEVELOPER

AT KOLKATA IN PRESENCE OF

WITNESSES :-

1) Jayanti Chatterjee .
B.S.S. Road, Tarapurkur.
West, Agarpara, Kol- 109.

2) Debasish Mondal
Tarapurkur Ghoshpara,
Agarpara, kol- 700109

1) SRI NARAYAN MUKHOPADHYAY,

2) SRI SANDEEP MUKHOPADHYAY,

3) SRI PRADEEP MUKHOPADHYAY,

represented by their Constituted
Attorney

1) Jayanti Ghosh

2) Pradip Karmakar

SIGNATURE OF THE VENDORS

1) Pradip Karmakar

2) Mousumi Bhattacharyya

-: **Drafted by :-**

Prasun Ghosh Adv.

(PRASUN GHOSH)

Advocate

Dist. Judges' Court, North 24 Pgs.

Barasat

Enrollment No.: WB/366/2001

-: **Printed by :-**

Chatterjee .

(JAYANTA CHATTERJEE)

Agarpara , North 24 Pgs.

SIGNATURE OF THE PURCHASERS

1) NEW TARA MAA CONSTRUCTION

Jayanti Ghosh

Partner

NEW TARA MAA CONSTRUCTION

2) Pradip Karmakar

Partner

SIGNATURE OF THE DEVELOPER/

CONFIRMING PARTY

MEMO OF CONSIDERATION

Received a sum of **Rs. 13,25,000/- (Rupees thirteen lacs twenty five thousand) only** from the within mentioned Purchasers as full and final consideration of these presents in the following manners :-

- | | |
|---|-----------------|
| 1) By Cheque being No. 652017,
dated 30/08/2023, drawn on Axis Bank,
Shyambazar Branch | Rs. 1,50,000/- |
| 2) Through IMPS from ICICI Bank.
Unitech Branch on 30/09/2023 | Rs. 50,000/- |
| 3) Through IMPS from ICICI Bank.
Unitech Branch on 30/09/2023 | Rs. 1,25,000/- |
| 4) By Demand Draft being No. 022403,
dated 10/10/2023, drawn on UCO Bank,
Rishra Branch | Rs. 10,00,000/- |

TOTAL Rs. 13,25,000/-
(Rupees thirteen lacs twenty five thousand only)

WITNESSES :-

1) Jayanti Chatterjee
B.S.S. Road, Tarapukur
West, Agarpara, Kol-109,

1) NEW TARA MAA CONSTRUCTION
Jasbir Ghosh
Partner

2) Debasish Mondal
Tarapukur Ghoshpara,
Agarpara, kol- 700109.

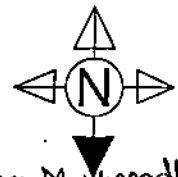
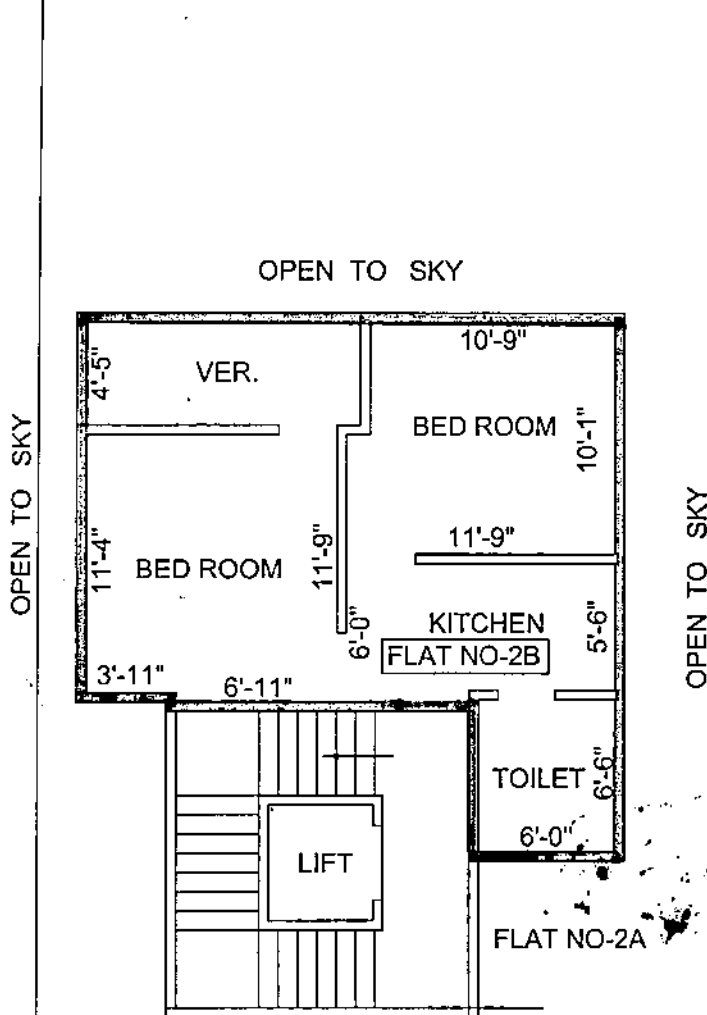
2) NEW TARA MAA CONSTRUCTION
[Signature]
Partner

**SIGNATURE OF THE DEVELOPER/
CONFIRMING PARTY**

SITE PLAN OF A FLAT OF A MULTI STORIED BUILDING NAMELY 'TARA MAA BHABAN PHASE-II' AT 2ND FLOOR SOUTH-EAST-WEST CORNER FLAT NO-2B AT MOUZA-TARAPUKURIA, J.L.NO-12, RE.SU.NO-27, TOUZI NO-178, COMPRISED & CONTAINED IN R.S. & L.R.DAG NO-779, UNDER R.S.KHATIAN NO-247, L.R. KHATIAN NO-224, WARD NO-25, HOLDING NO-327, TARAPUKUR ROAD, UNDER PANIHATI MUNICIPALITY, P.S.-KHARDAH, DIST.-24 PGS.(N), KOL.-700109.

SUPER BUILT UP AREA OF FLAT -462.31 SFT.

SCALE-1"=8'-0"



1) Sri Narayan Mukhopadhyay
2) Sri Somdip Mukhopadhyay
3) Sri Pradeep Mukhopadhyay
represented by their constituted

Attorney *Jaybani Ghosh*

[Signature]

SIGNATURE OF VENDOR

Prodi'p Karmakar
Mousumi Bhattacharyya

SIGNATURE OF VENDEE

NEW TARA MAA CONSTRUCTION

Jaybani Ghosh

Partner

NEW TARA MAA CONSTRUCTION

[Signature]

SIGNATURE OF DEVELOPER/CONFIRMING PARTY

Subrata Bhowmik
SUBRATA BHOWMIK
Civil Engineer
No.- 2003111969
PANIHATI MUNICIPALITY

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name... Smt. Sarbani Ghosh.....

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
THUMB	FORE	MIDDLE	RING	LITTLE	

Smt. Sarbani Ghosh
 Signature of the Presentant

Executant Claimant Attorney/Principal Guardian Testator (Tick the appropriate status)

(2) Name... Sri Ramgopal Naskar.....

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
THUMB	FORE	MIDDLE	RING	LITTLE	

All the above fingerprint are of the above named person and attested by the said person

Sri Ramgopal Naskar
 Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. - Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name.....Sri Prodip Karmakar.....

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত
THUMB	FORE	MIDDLE	RING	LITTLE	
					ডান হাত

Prodip Karmakar

Signature of the Presentant

Executant Claimant Attorney/Principal Guardian Testator (Tick the appropriate status)

(2) Name.....Smt. Mousumi Bhattacharyya.....

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত
THUMB	FORE	MIDDLE	RING	LITTLE	
					ডান হাত

All the above fingerprint are of the above named person and attested by the said person

Mousumi Bhattacharyya

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. - Right hand finger prints.



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



192023240257600428

GRN Details

GRN:	192023240257600428	Payment Mode:	SBI Epay
GRN Date:	13/10/2023 00:04:28	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	1343587751829	BRN Date:	13/10/2023 00:05:29
Gateway Ref ID:	202328617873353	Method:	State Bank of India New PG DC
GRIPS Payment ID:	131020232025760041	Payment Init. Date:	13/10/2023 00:04:28
Payment Status:	Successful	Payment Ref. No:	2002365561/5/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr PRODIP KARMAKAR
Address:	C.K.SEN JANANAGARI, KOLKATA-700109
Mobile:	9477221094
Period From (dd/mm/yyyy):	13/10/2023
Period To (dd/mm/yyyy):	13/10/2023
Payment Ref ID:	2002365561/5/2023
Dept Ref ID/DRN:	2002365561/5/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002365561/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	49443
2	2002365561/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	13620
Total				63063

IN WORDS: SIXTY THREE THOUSAND SIXTY THREE ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



131020232025760041

GRIPS Payment Detail

GRIPS Payment ID:	131020232025760041	Payment Init. Date:	13/10/2023 00:04:28
Total Amount:	63063	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1343587751829	BRN Date:	13/10/2023 00:05:29
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

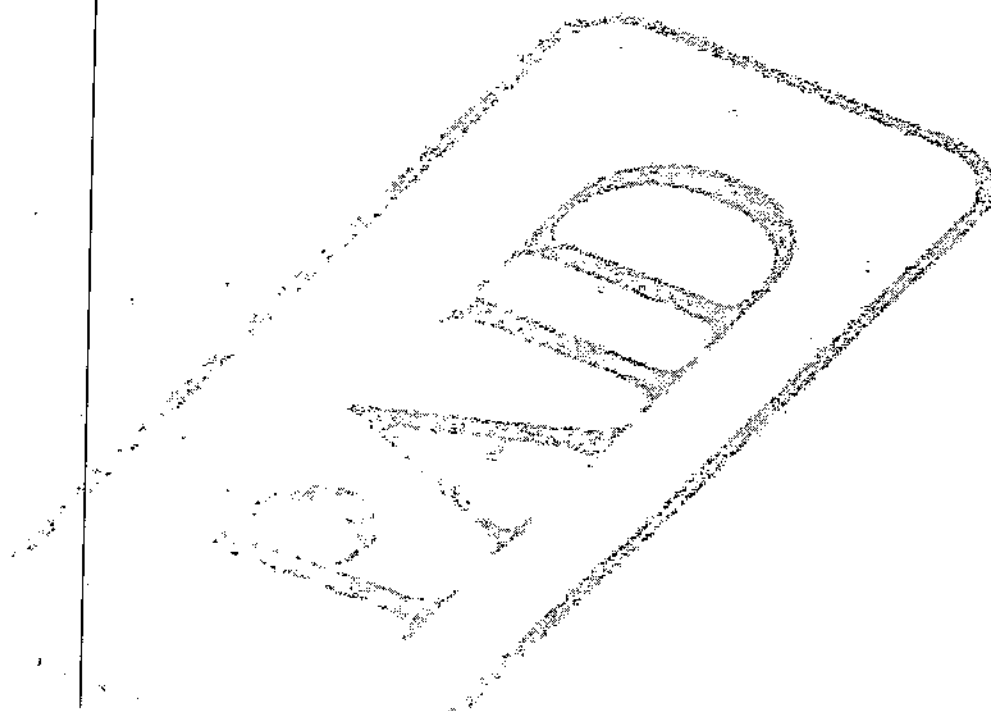
Depositor's Name: Mr PRODIP KARMAKAR
Mobile: 9477221094

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240257600428	Directorate of Registration & Stamp Revenue	63063
Total			63063

IN WORDS: SIXTY THREE THOUSAND SIXTY THREE ONLY.

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



Major Information of the Deed

Deed No :	I-1524-07737/2023	Date of Registration	13/10/2023
Query No / Year	1524-2002365561/2023	Office where deed is registered	
Query Date	17/09/2023 9:28:13 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	PRASUN GHOSH DISTRICT JUDGES COURT, BARASAT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9477221094, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 13,25,000/-	Rs. 13,60,579/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 54,443/- (Article:23)	Rs. 13,620/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, ,Touzi No: 178,Road: Tarapukur Road, Pin Code : 700109

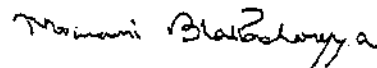
Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1	Mouza: Tarapukuria	RS - 779	RS - 247	Super Built-up Area: 462.31	13,25,000 /-	13,60,579/-	Floor No: 2, Apartment Type: Flat/Apartment Residential Use , Floor Type: Tiles, Age of Flat: 0 Year, Approach Road Width: 31 Ft. , Other Amenities: Lift Facility, New Flat ,Status of Completion : Completed

Seller Details :

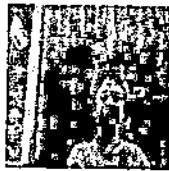
Sl No	Name,Address,Photo,Finger print and Signature
1	Mr NARAYAN MUKHOPADHYAY Son of Late PRAKASH MUKHOPADHYAY TARAPUKUR MAIN ROAD, City:- Not Specified, P.O:- AGARPARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mr SANDEEP MUKHOPADHYAY Son of Mr NARAYAN MUKHOPADHYAY TARAPUKUR MAIN ROAD, City:- Not Specified, P.O:- AGARPARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: APxxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

3	Mr PRADEEP MUKHOPADHYAY Son of Mr NARAYAN MUKHOPADHYAY TARAPUKUR MAIN ROAD, City:- Not Specified, P.O:- AGARPARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AMxxxxxx9F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	New Tara Maa Construction B.S.S ROAD TARAPUKUR WEST, City:- Not Specified, P.O:- AGARPARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109 , PAN No.:: AAxxxxxx2Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

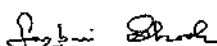
Buyer Details :

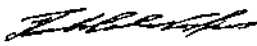
Sl No	Name,Address,Photo,Finger,print and Signature			
1	Name Mr PRODIP KARMAKAR Son of Mr JHUNU KARMAKAR Executed by: Self, Date of Execution: 13/10/2023 , Admitted by: Self, Date of Admission: 13/10/2023 ,Place : Office	Photo  13/10/2023	Finger Print  LTI 13/10/2023	Signature  13/10/2023
	Son of Mr JHUNU KARMAKAR C.K.SEN ROAD JANANAGARI, City:- Panihati, P.O:- AGARPARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BBxxxxxx2B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/10/2023 , Admitted by: Self, Date of Admission: 13/10/2023 ,Place : Office			
2	Name Smt MOUSUMI BHATTACHARYYA Wife of Mr PRODIP KARMAKAR Executed by: Self, Date of Execution: 13/10/2023 , Admitted by: Self, Date of Admission: 13/10/2023 ,Place : Office	Photo  13/10/2023	Finger Print  LTI 13/10/2023	Signature  13/10/2023
	Wife of Mr PRODIP KARMAKAR C.K.SEN ROAD JANANAGARI, City:- Panihati, P.O:- AGARPARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: DVxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/10/2023 , Admitted by: Self, Date of Admission: 13/10/2023 ,Place : Office			

Attorney Details :

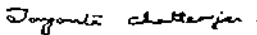
Sl No	Name	Address	Photo	Finger print	Signature
1	Smt SARBANI GHOSH Wife of Mr PRASUN GHOSH Date of Execution - 13/10/2023, , Admitted by: Self, Date of Admission: 13/10/2023, Place of Admission of Execution: Office		 Oct 13 2023 12:13PM	 Captured LTI 13/10/2023	 13/10/2023
B.C.SEN ROAD TARAPUKUR GHOSHPARA, City:- Not Specified, P.O:- AGARPARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ASxxxxxx2G,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mr NARAYAN MUKHOPADHYAY, Mr SANDEEP MUKHOPADHYAY, Mr PRADEEP MUKHOPADHYAY					
2	Mr RAMGOPAL NASKAR (Presentant) Son of Mr GAYARAM NASKAR Date of Execution - 13/10/2023, , Admitted by: Self, Date of Admission: 13/10/2023, Place of Admission of Execution: Office		 Oct 13 2023 12:14PM	 Captured LTI 13/10/2023	 13/10/2023
R.D.12/1 RAGHUNATHPUR, City:- Not Specified, P.O:- RAGHUNATHPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx4A,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mr NARAYAN MUKHOPADHYAY, Mr SANDEEP MUKHOPADHYAY, Mr PRADEEP MUKHOPADHYAY					

Representative Details :

Sl No	Name	Address	Photo	Finger print	Signature
1	Smt SARBANI GHOSH Wife of Mr PRASUN GHOSH Date of Execution - 13/10/2023, , Admitted by: Self, Date of Admission: 13/10/2023, Place of Admission of Execution: Office		 Oct 13 2023 12:13PM	 Captured LTI 13/10/2023	 13/10/2023
B.C.SEN ROAD TARAPUKUR WEST, City:- Not Specified, P.O:- AGARPARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ASxxxxxx2G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : New Tara Maa Construction (as partners)					

2	Name	Photo	Finger Print	Signature
Mr RAMGOPAL NASKAR Son of Mr GAYARAM NASKAR Date of Execution - 13/10/2023, , Admitted by: Self, Date of Admission: 13/10/2023, Place of Admission of Execution: Office		 Oct 13 2023 12:14PM	 Captured L71 13/10/2023	 13/10/2023
R.D.12/1 RAGHUNATHPUR, City:- Not Specified, P.O:- RAGHUNATHPUR, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx4A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : New Tara Maa Construction (as partners)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr JAYANTA CHATTERJEE Son of Mr NIRMAL CHATTERJEE B.S.S ROAD TARAPUKUR WEST, City:- Not Specified, P.O:- AGARPARA, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109	 13/10/2023	 Captured 13/10/2023	 13/10/2023
Identifier Of Smt SARBANI GHOSH, Mr RAMGOPAL NASKAR, Smt SARBANI GHOSH, Mr RAMGOPAL NASKAR, Mr PRODIP KARMAKAR, Smt MOUSUMI BHATTACHARYYA			

Transfer of property for A1		
Sl.No	From	To. with area (Name-Area)
1	Mr NARAYAN MUKHOPADHYAY	Mr PRODIP KARMAKAR-57.788750 Sq Ft,Smt MOUSUMI BHATTACHARYYA-57.788750 Sq Ft
2	Mr SANDEEP MUKHOPADHYAY	Mr PRODIP KARMAKAR-57.788750 Sq Ft,Smt MOUSUMI BHATTACHARYYA-57.788750 Sq Ft
3	Mr PRADEEP MUKHOPADHYAY	Mr PRODIP KARMAKAR-57.788750 Sq Ft,Smt MOUSUMI BHATTACHARYYA-57.788750 Sq Ft
4	New Tara Maa Construction	Mr PRODIP KARMAKAR-57.788750 Sq Ft,Smt MOUSUMI BHATTACHARYYA-57.788750 Sq Ft

Endorsement For Deed Number : I - 152407737 / 2023

On 13-10-2023

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 : 23 of Indian Stamp Act 1899.

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

Presented for registration at 11:48 hrs on 13-10-2023, at the Office of the A.D.S.R. SODEPUR by Mr RAMGOPAL NASKAR.

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 13,60,579/-

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

Execution is admitted on 13/10/2023 by 1. Mr PRODIP KARMAKAR, Son of Mr JHUNU KARMAKAR, C.K.SEN ROAD JANANAGARI, P.O: AGARPARA, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession Business, 2. Smt MOUSUMI BHATTACHARYYA, Wife of Mr PRODIP KARMAKAR, C.K.SEN ROAD JANANAGARI, P.O: AGARPARA, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession Service

Indetified by Mr JAYANTA CHATTERJEE, , Son of Mr NIRMAL CHATTERJEE, B.S.S ROAD TARAPUKUR WEST, P.O: AGARPARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by profession Business

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

Execution is admitted on 13-10-2023 by Mr RAMGOPAL NASKAR, partners, New Tara Maa Construction (Partnership Firm), B.S.S ROAD TARAPUKUR WEST, City:- Not Specified, P.O:- AGARPARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109

Indetified by Mr JAYANTA CHATTERJEE, , Son of Mr NIRMAL CHATTERJEE, B.S.S ROAD TARAPUKUR WEST, P.O: AGARPARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by profession Business

Execution is admitted on 13-10-2023 by Smt SARBANI GHOSH, partners, New Tara Maa Construction (Partnership Firm), B.S.S ROAD TARAPUKUR WEST, City:- Not Specified, P.O:- AGARPARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109

Indetified by Mr JAYANTA CHATTERJEE, , Son of Mr NIRMAL CHATTERJEE, B.S.S ROAD TARAPUKUR WEST, P.O: AGARPARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by profession Business

Executed by Attorney

1. Execution by Smt SARBANI GHOSH, , Wife of Mr PRASUN GHOSH, B.C.SEN ROAD TARAPUKUR GHOSHIPARA, P.O: AGARPARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by profession Business as constituted attorney for 1. Mr NARAYAN MUKHOPADHYAY TARAPUKUR MAIN ROAD, P.O: AGARPARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, 2. Mr SANDEEP MUKHOPADHYAY TARAPUKUR MAIN ROAD, P.O: AGARPARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, 3. Mr PRADEEP MUKHOPADHYAY TARAPUKUR MAIN ROAD, P.O: AGARPARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700109 is admitted by him

Indetified by Mr JAYANTA CHATTERJEE, , Son of Mr NIRMAL CHATTERJEE, B.S.S ROAD TARAPUKUR WEST, P.O: AGARPARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by profession Business

2. Execution by Mr RAMGOPAL NASKAR, , Son of Mr GAYARAM NASKAR, R.D.12/1 RAGHUNATHPUR, P.O: RAGHUNATHPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business as constituted attorney for 1. Mr NARAYAN MUKHOPADHYAY TARAPUKUR MAIN ROAD, P.O: AGARPARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, 2. Mr SANDEEP MUKHOPADHYAY TARAPUKUR MAIN ROAD, P.O: AGARPARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, 3. Mr PRADEEP MUKHOPADHYAY TARAPUKUR MAIN ROAD, P.O: AGARPARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700109 is admitted by him

Indetified by Mr JAYANTA CHATTERJEE, , Son of Mr NIRMAL CHATTERJEE, B.S.S ROAD TARAPUKUR WEST, P.O: AGARPARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 13,620.00/- (A(1) = Rs 13,606.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 13,620/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/10/2023 12:05AM with Govt. Ref. No: 192023240257600428 on 13-10-2023, Amount Rs: 13,620/-,
Bank: SBI EPay (SBlePay), Ref. No. 1343587751829 on 13-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 54,443/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 49,443/-
Description of Stamp
1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 10060, Amount: Rs.5,000.00/-, Date of Purchase: 29/09/2023, Vendor name: T K Saha
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/10/2023 12:05AM with Govt. Ref. No: 192023240257600428 on 13-10-2023, Amount Rs: 49,443/-,
Bank: SBI EPay (SBlePay), Ref. No. 1343587751829 on 13-10-2023, Head of Account 0030-02-103-003-02



Debjani Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2023, Page from 254275 to 254313
being No 152407737 for the year 2023.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2023.10.31 14:51:09 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 31/10/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

*Pertains to original
deed*

