

the Secretary of unit Owners of the building after formation of Flat Owners Association.

ARTICLE – XVII: FORCE MAJEURE

- The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations is prevented by the existence of the force majeure and shall be prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.

ARTICLE -XVIII-ARBITRATION AND JURISDICTION

- In case of any dispute or question arising between the parties hereto with regard to this Agreement and /or work relating thereto, the same shall be referred to the arbitrator to be appointed by the Developers and the decision of the said Arbitration, if not accepted by the parties hereto, then the matter will be referred to an umpire to be nominated by the said Arbitrator and their decision will be final and binding upon the parties hereto such arbitration shall be in accordance with the Arbitration & Conciliation Act. 1996.
- The Court of Baruipur shall have the jurisdiction over all matters of dispute arising out of or relating to this agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of total land measuring about 39 decimal (23 Cottahs 10 Chittaks 8 Sq. Ft.) of Bastu Land which includes 16 decimals land in R.S. Dag No. 440, L.R. Dag No. 453, under L.R. Khatian No. 224/1 and 12 Decimals land in R.S. Dag No. 441, L.R. Dag No. 490, under R.S. Khatian No. 199, L.R. Khatian Nos. 1158, 1159, 1156, 1157 and rest 11 Decimals land in R.S. Dag No. 442, L.R. Dag

No. 489, under L.R. Khatian Nos. 1158, 1159, 1156, 1157, all at Mouza - Dhamaitala, J.L. No. 75, Pargana - Magura, within the limits of Rajpur - Sonarpur Municipality, Ward No. 25, Holding No. 529, P.S. & A.D.S.R.O. Sonarpur, District - South 24 Parganas and which is butted and bounded in the following manner:

ON THE NORTH :- Dag No. 439.
 ON THE SOUTH :- Dag No. 466.
 ON THE EAST :- E.M. Bypass.
 ON THE WEST :- Common Passage.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Owners allocation and consideration)

OWNERS' ALLOCATION

The Developers shall provide the Owners towards their allocation in the proposed building and consideration in the following manner:

- e. The First Party no. 1, Smt. Sachirani Saha shall entitled to get 668 sq. ft. (more/less) covered area finish flat in the third floor Marked as "3A" and 677 sq. ft. (more/less) covered area finish flat in the third floor Marked as "3" and 690 sq. ft. (more/less) covered area finished flat in the Fifth floor Marked as "5B" and the First Party no. 1, Smt. Sachirani Saha also entitled to get 619 sq. ft. (more/less) covered area finished flat in the Fifth floor Marked as "5G".
- f. The First Party no. 2, Sri Pradip Kumar Saha shall entitled to get 690 sq. ft. (more/less) covered area finish flat in the Third floor Marked as "3B" and 846 sq. ft. (more/less) covered area finished flat in the Third floor Marked as "3F" and the First Party no. 2, Sri Pradip Kumar Saha also entitled to get 679 sq. ft. (more/less) covered area finished flat in the Fifth floor Marked

as "5C" and 630 sq. ft. (more/less) covered area finished flat in the Fifth floor Marked as "5D".

- g. The First Party no. 3, Sri Deb Kumar Saha shall entitled to get 619 sq. ft. (more/less) covered area finish flat in the Third floor Marked as "3G" and 830 sq. ft. (more/less) covered area finished flat in the Third floor Marked as "3H" and the First Party no. 3, Sri Deb Kumar Saha also entitled to get 558 sq. ft. (more/less) covered area finished flat in the Fifth floor Marked as "5E" and 964 sq. ft. (more/less) covered area finished flat in the Fifth floor Marked as "5F".
- h. The First Party no. 4, Sri Dilip Kumar Saha shall entitled to get 679 sq. ft. (more/less) covered area finish flat in the Third floor Marked as "3C" and 630 sq. ft. (more/less) covered area finished flat in the Third floor Marked as "3D" and the First Party no. 4, Sri Dilip Kumar Saha also entitled to get 668 sq. ft. (more/less) covered area finished flat in the Fifth floor Marked as "5A" and 830 sq. ft. (more/less) covered area finished flat in the Fifth floor Marked as "5H".
- Owners shall jointly entitle to get 40% of sanctioned commercial area of the 1st floor. The Land owners shall also get 5 Nos. of Shop Rooms in the ground floor measuring 622 Sq. Ft. Build Up area. Whereas it is further agreed that the area of Shop Rooms will be deducted from the Owners' allocation above first floor. The Owners shall also get 5 Nos. of Car Parking Space in the Basement and 4 Nos of Car Parking Space in the Ground Floor together with proportioned share of the FIRST SCHEDULE property which shall be specify after sanction building plan passing.
 - Apart from the aforesaid allocation the party of the First Part shall also be entitled to get a sum of Rs.16,00,000/- (Rupees Sixteen Lac) only at the time of signing of this agreement and the same will be adjusted with the owners allocation at the time of delivery of possession.

- That calculating their ratio if there is any remaining the said valuation will be adjusted with the expenditure of transformer, fire extinguisher, water reservoir and expenses for supply of purified water etc.
- Except the above the Owners shall not claim or demand any area in the proposed building on the said premises and also shall not demand any further amount or money for the sale of flat/s, unit/s, car parking space and other spaces in the Developers' allocation of the proposed building on the said premises.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Developer's allocation)

ALL THAT the remaining portion in the Total built up area of the building/s including all flats, car parking area, commercial area of the proposed building/s (except the Owners allocation described in the SECOND SCHEDULE herein) together with the proportionate share of land and right to use and enjoy the common areas facilities in the proposed buildings/s.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(The Proposed Building)

BUILDING: Multistoried Building comprising ground floor and upper floors sanctioned by the Rajpur Sonarpur Municipality sanctioned plan 200 mm outer wall in 1:6 cement mortar 75mm/125mm partition wall in 1:4 cement mortar.

FOUNDATION: R.C.C. on columns, concrete pillar. R.C.C foundation and R.C.C pile it required .

WALL AND CEILING: 200 M.M. thick external brick walls and 127/75 mm internal walls cement sand mortar, cement plaster, internal surfacing on cement plasters internal walls.

FLOORING: Flooring in bed rooms, living hall, and verandah staircase will be floor tiles flooring.

DOORS:

- Entrance door (main door) (with only one eye piece/to be made from flash door).

- Internal door: will be flash door made from commercial ply and sal wood frame shall be provided by the Developer to the Owners.

- Toilet doors will be P.V.C. shutter and P.V.C. Frame.

WINDOWS: Made from Aluminium siding with glass panes.

TOILET: Toilet with Western commode (white) shower basin (White) Dado of the toilet would have 6'-0" height glazed tile.

KITCHEN: Cooking platform with black granite finished slab and with stainless steel sink up to 2-6" above from the kitchen top (cooking platform) glazed tiles.

ELECTRICALS: Concealed conduit piping with copper wiring with standard materials and fittings & fixtures of standard materials common meter for which separate charge including charge of transformer if any to be paid by the owners. Details of points in the flat.

- 2 nos. light point, 1 no. fan point and 2 nos. 5 amp socket point with switch board having provisions of setting fan regulator in each room.

- Drawing /Dining Hall shall have 3 nos. light points, 2 nos. fan points, 4 nos. 5 amp socket point, Kitchen shall have two light points 1 no. 15 amp point, 1 no. 5 amp point.

- Toilets shall have 1 no. light point, 1 no. Geyser point, 1 no. 5 amp point (outside toilet door) 1 exhaust fan point.
- Staircase shall have 1 no. light point in each landing area.
- 1 one calling bell point in each flat.
- Meter for staircase, pump, lift, common areas/installations.
- Individual electric meter for each flat to be arranged by the Owners/Purchaser at his/their own of cost. And for the purpose of installation cost of main electric line on the First schedule property shall be borne by all the parties of this agreement as per their proportionate share.

WATER SUPPLY:

Underground reservoir for corporation water with overhead water tank & pump motor arrangement for uplifting water to overhead tanks for water supply for drinking and sanitary use.

PAINTING:

The building shall be painted externally with weathercoat or any other cement based paint.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(Description of the common area and facilities)

- The R.C.C. columns and beam, supports, main walls, corridors, lobbies, stairs and landings, stairways, lift elevator and lift room, lift well, pump room, electrical Meter room and electric service of WBSEDCL, Entrance to and exit from this building and other areas and space of passage of the building , statutory open vacant land intended for common use.
- Installation of common services such as water, sewerage etc.
- Pump motors, pipes, ducts and all apparatus and installations in the buildings for common use.
- Underground water reservoirs and overhead water tank, Septic tank, drainage system.
- Roof of the building, outside walls, Boundary walls and main Entrance Gate.

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

SIGNED, SEALED & DELIVERED

In the presence of:

WITNESSES:

1. Partha Saha,
Dharmatala School
Road, Kol - 700151

① শ্রীমতি জাতি সানী সাহা

② Pradipt Kumar Saha

③ Dilip Kumar Saha

④ Deb Kumar Saha

Signature of the OWNERS/FIRST PARTIES

2.
Anil Majumdar
Chowhiti

MAA TARA ASSOCIATES
Rabi Sankar Debnath
Partner

MAA TARA ASSOCIATES
Prabir Saha
Partner











MAA TARA ASSOCIATES
Debabrata Nandi
Partner

MAA TARA ASSOCIATES
Chanchal Das
Partner

MAA TARA ASSOCIATES
Bandyopadhyay
Partner

MAA TARA ASSOCIATES
Sonali Majumdar
Partner











Signature of the DEVELOPERS/SECOND PARTIES

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					

ଶ୍ରୀମତି ଶ୍ରୀମତୀ ମାଧ୍ୟା










ଶ୍ରୀମତି ଶ୍ରୀମତୀ ମାଧ୍ୟା

Name Signature

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					












Name Pradip Kumar Saha

Signature Pradip Kumar Saha

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					









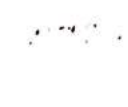
Name Deb Kumar Saha

Signature Deb Kumar Saha












PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					

Name: Dilip Kumar Saha












Signature: Dilip Kumar Saha

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					












Name: Rabi Sankar Deb Nath Signature: Rabi Sankar Debnath

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					












Name: Prabir Saha Signature: Prabir Saha

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					












Name: Debendra Nandi Signature: Debendra Nandi

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					

Name: CHANCHAL DAS Signature: Chanchal Das

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					

Name - Bunty Das Signature - Bunty Das

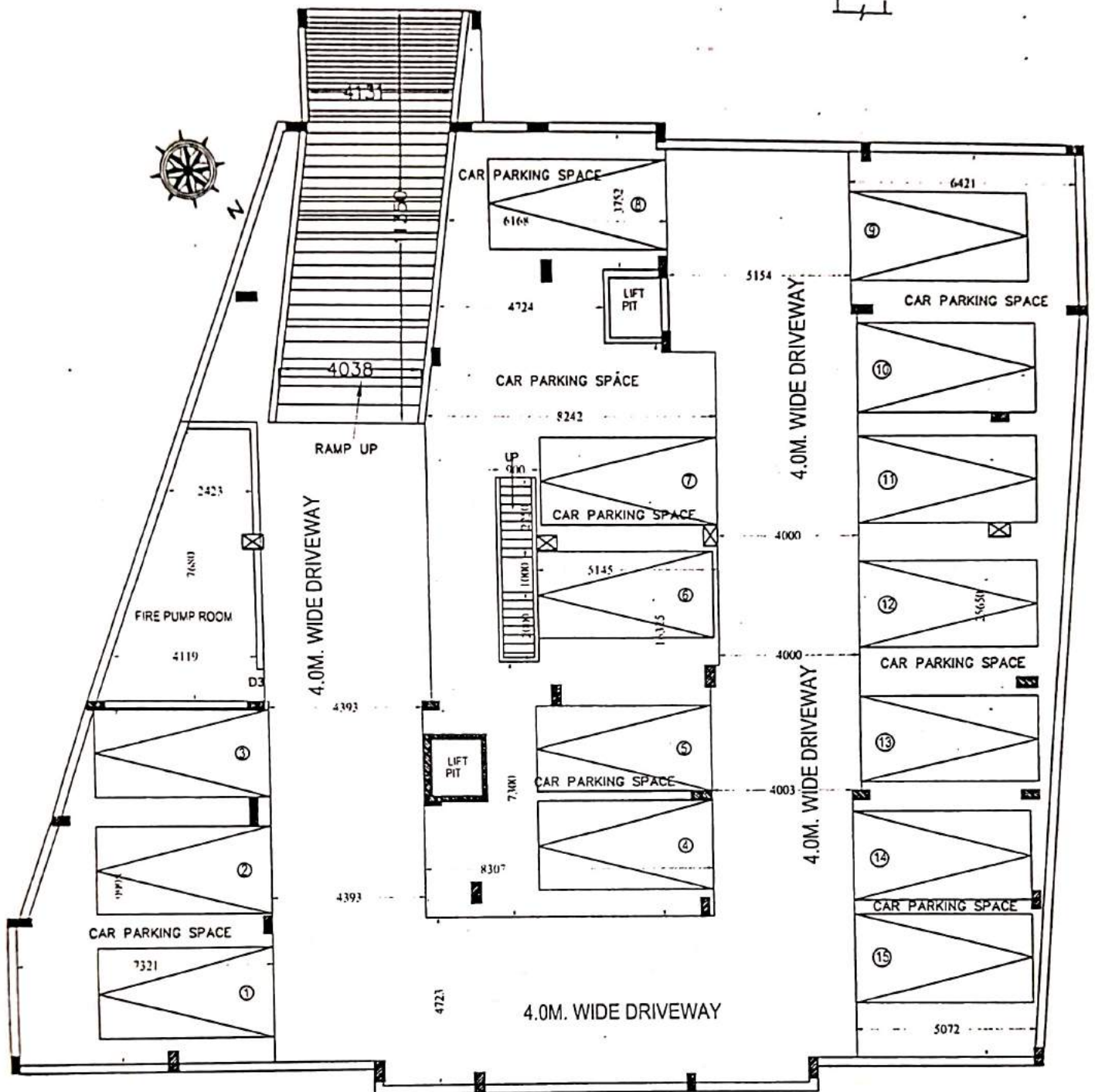
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	Left Hand					
	Right hand					

Name - Sonali Majumder Signature - Sonali Majumder

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					

Name - Signature -

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					



BASEMENT FLOOR PLAN

শ্রী সত্যজিৎ সেনা

Prudip Kumar Saha

Prudip Kumar Saha

Deb Kumar Saha

MAA TARA ASSOCIATES
Rabi Sankar Debnath
Partner

MAA TARA ASSOCIATES
Debabrata Nandi
Partner

MAA TARA ASSOCIATES
Bandyopadhyay
Partner

MAA TARA ASSOCIATES
Prasenjit Saha
Partner

MAA TARA ASSOCIATES
Chanchal Das
Partner

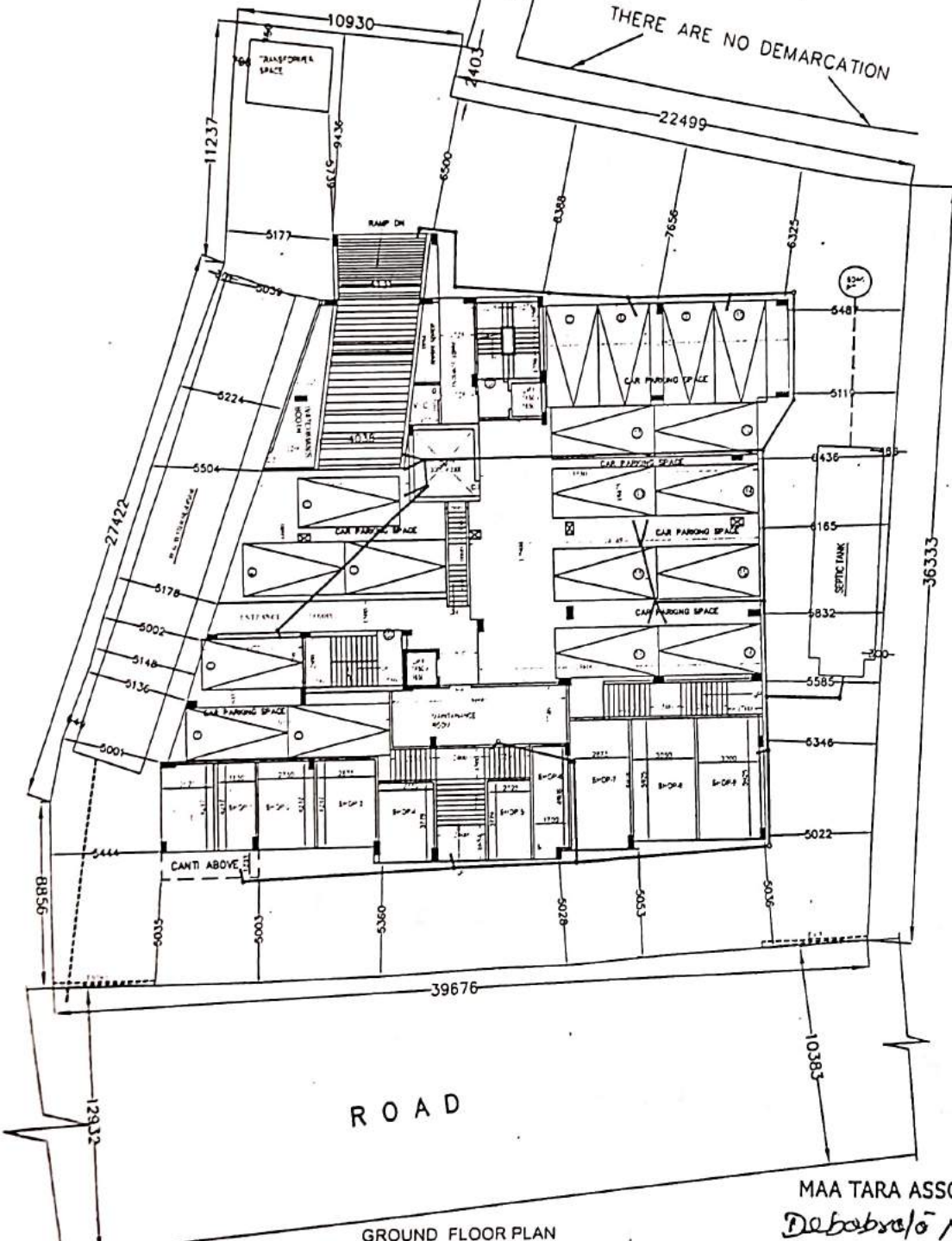
MAA TARA ASSOCIATES
sonali Majumdar
Partner

DHAMITALA SCHOOL ROAD



COMMON PASSAGE

THERE ARE NO DEMARCATON



GROUND FLOOR PLAN

MAA TARA ASSOCIATES
Chandani
Partner

MAA TARA ASSOCIATES
Debabrata Nanda
Partner

MAA TARA ASSOCIATES
Rabi Sankar Debnath
Partner

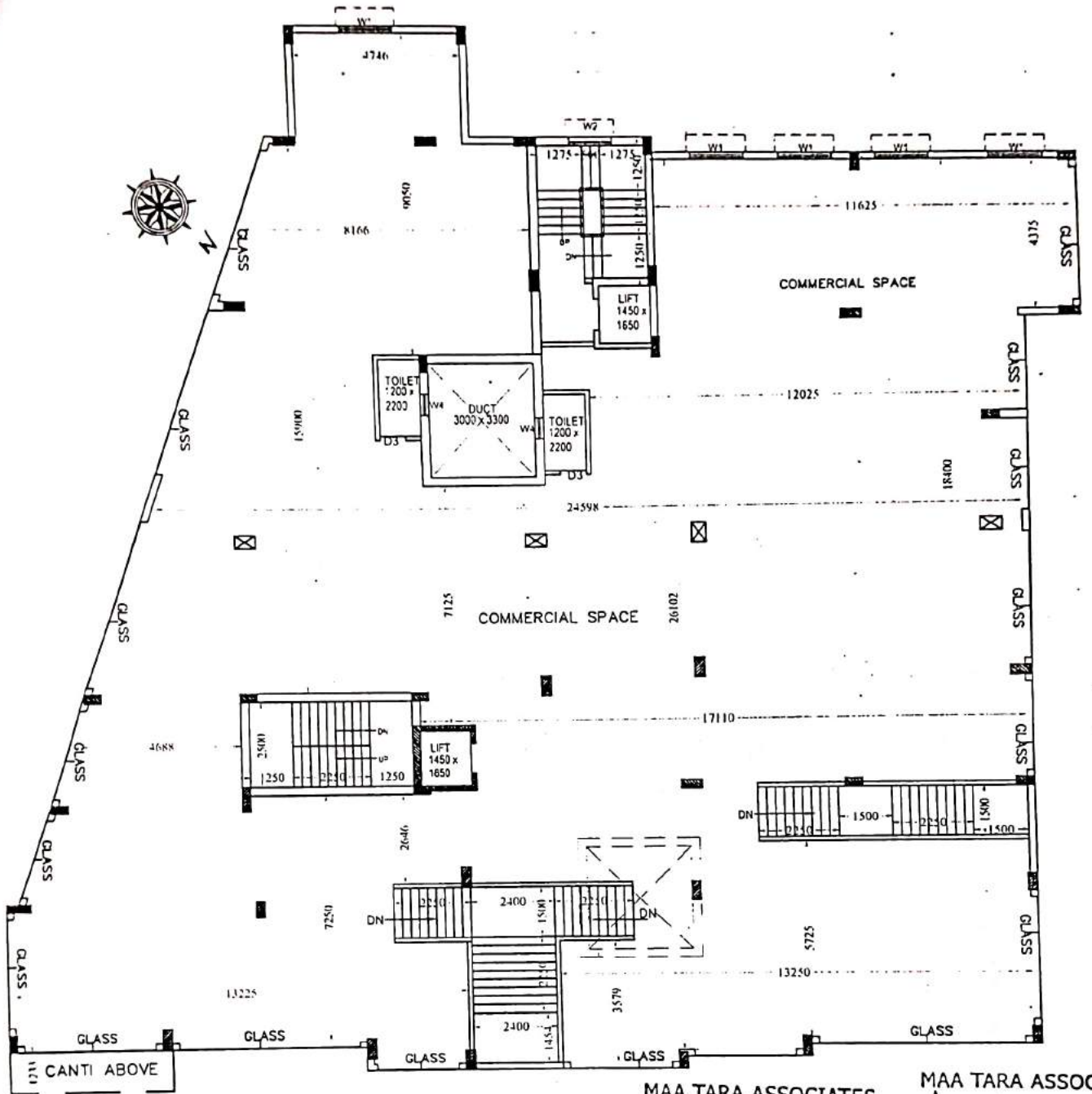
MAA TARA ASSOCIATES
Prasenjit Saha
Partner

Bradij Kumar Saha

Debab Kumar Saha

MAA TARA ASSOCIATES
Smita Das
Partner

MAA TARA ASSOCIATES
Sonali Majumdar
Partner



1st FLOOR PLAN

श्री सती जी जी ३१२७

Pradipkumar Saha

Dilip Kumar Saha

Deb Kumar Saha

MAA TARA ASSOCIATES

Rabi Sankar Deb Nath

Partner

MAA TARA ASSOCIATES

Arasent Sal

Partner

MAA TARA ASSOCIATES

Debasato Nandy

Partner

MAA TARA ASSOCIATES

Chanchal Das

Partner

MAA TARA ASSOCIATES

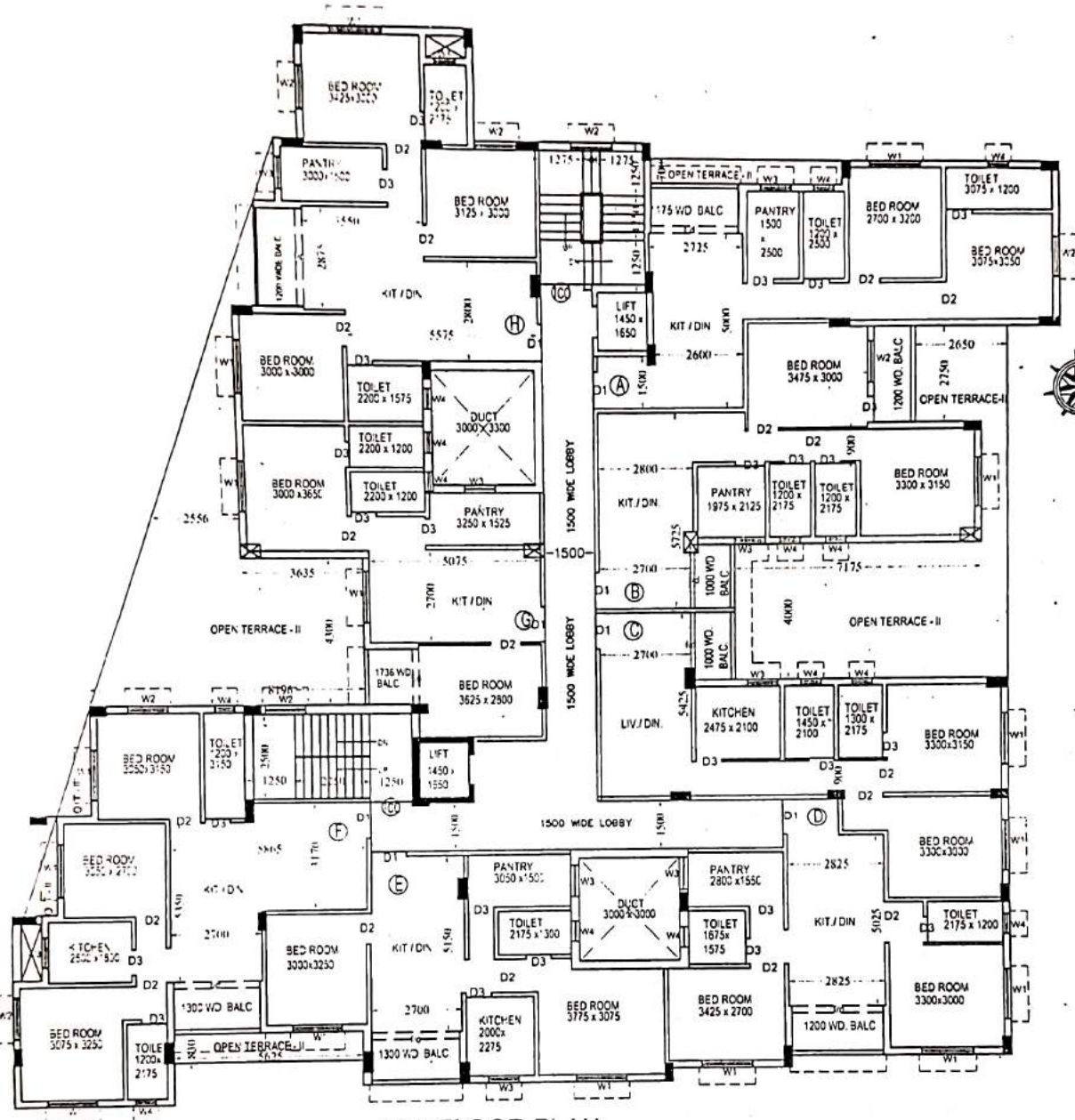
B. Saha

Partner

MAA TARA ASSOCIATES

Sonali Majumdar

Partner



3RD FLOOR PLAN

श्री सति श्री श्री 5/6/28

Pradipt Kumar Saha

Pratik Kumar Saha

Deb Kumar Saha

MAA TARA ASSOCIATES
Rabi Sankar Debnath
Partner

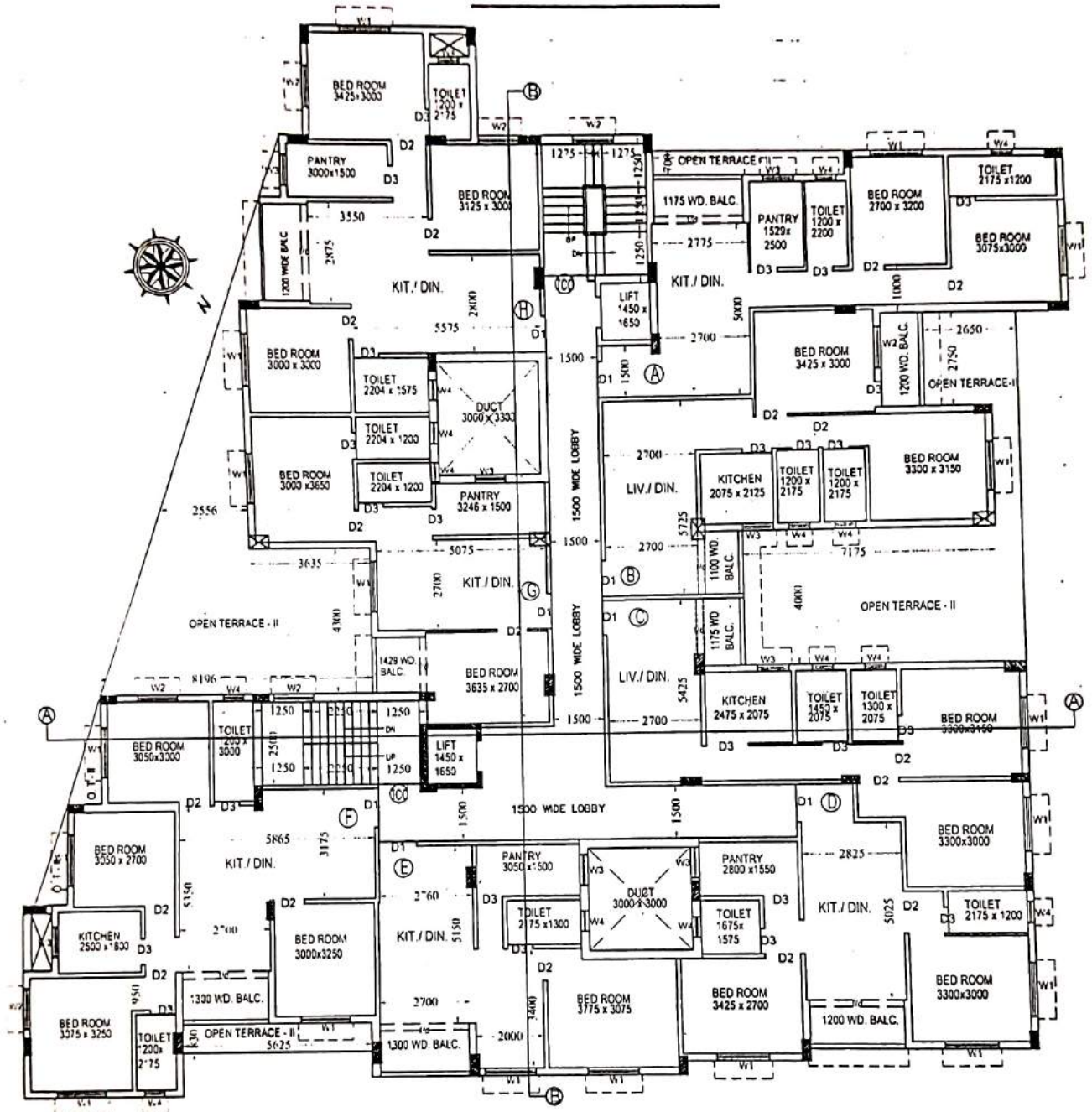
MAA TARA ASSOCIATES
Anand Kumar Saha
Partner

MAA TARA ASSOCIATES
Debabrata Nandy
Partner

MAA TARA ASSOCIATES
Chandhal Das
Partner

MAA TARA ASSOCIATES
Sudip Das
Partner

MAA TARA ASSOCIATES
Sonali Majumdar
Partner



5th FLOOR PLAN

শ্রী রবি সঙ্কর দেবনাথ

Pradipt Kumar Saha

Deep Kumar Saha

Deb Kumar Saha

MAA TARA ASSOCIATES
Rabi Sankar Debnath
Partner

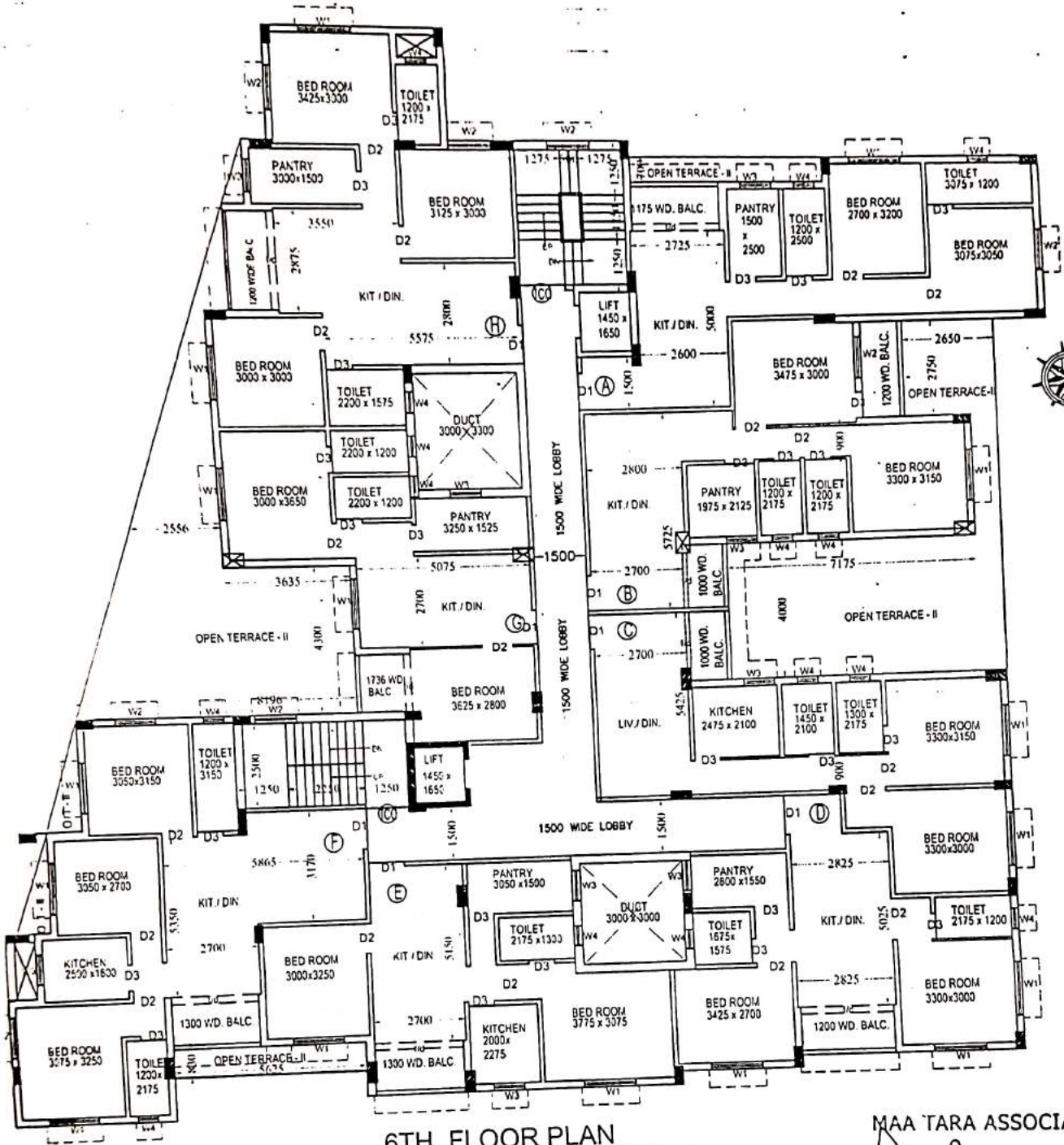
MAA TARA ASSOCIATES
Pradyumn Saha
Partner

MAA TARA ASSOCIATES
Debabrata Nayak
Partner

MAA TARA ASSOCIATES
Chanchal Das
Partner

MAA TARA ASSOCIATES
Binity Das
Partner

MAA TARA ASSOCIATES
Sonal Majumder
Partner



6TH FLOOR PLAN

Handwritten note in Bengali: *৬ষ্ঠ ফ্লোর প্ল্যান*

MAA TARA ASSOCIATES

MAA TARA ASSOCIATES
Rabi Sankar Debnath
 Partner

Prasenjit Saha
 Partner

Pradip Kumar Saha

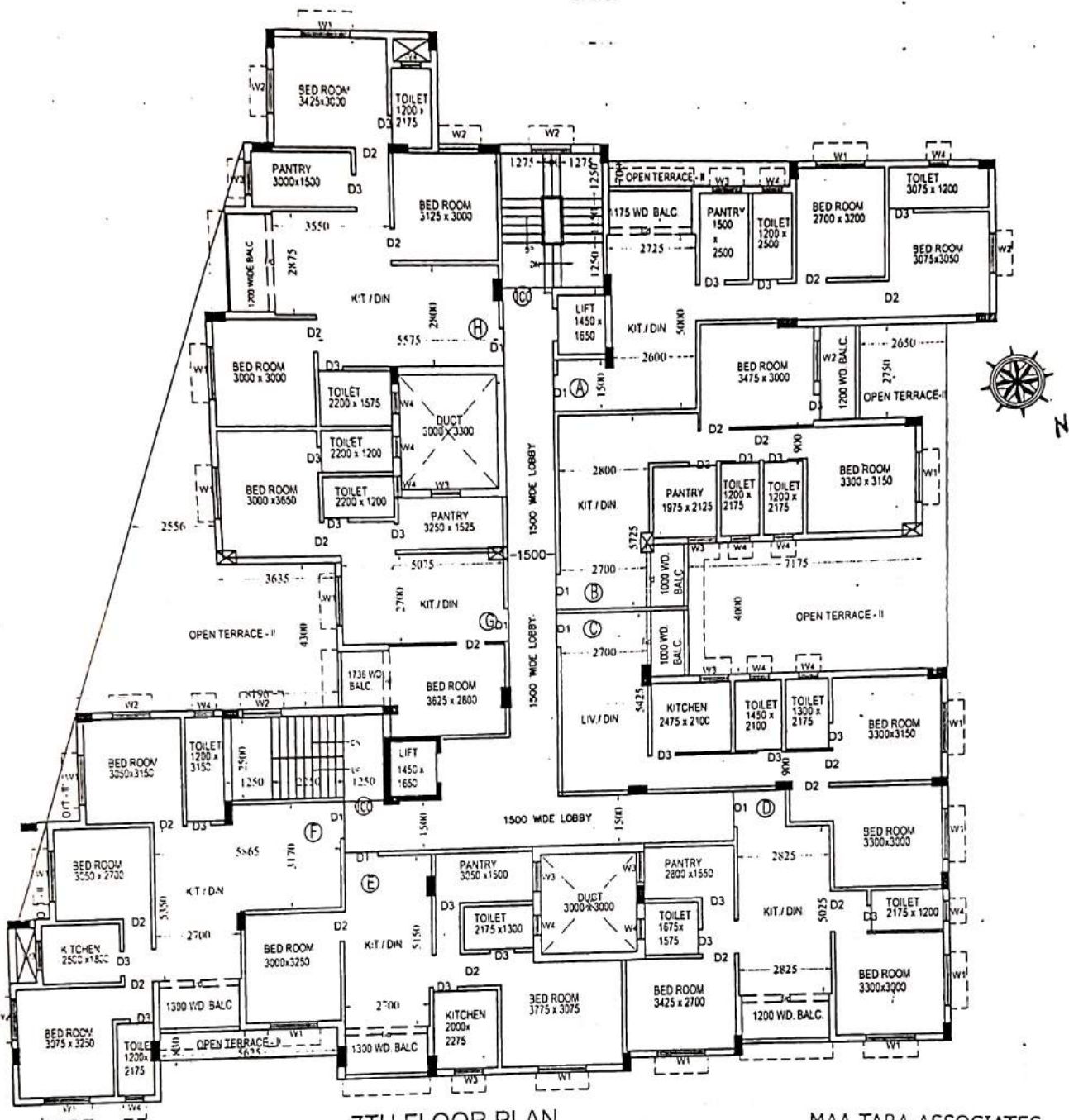
MAA TARA ASSOCIATES
Debabrata Nandy
 Partner

MAA TARA ASSOCIATES
Chandni Das
 Partner

Pradip Kumar Saha
Debabrata Saha

MAA TARA ASSOCIATES
Bijay Kumar
 Partner

MAA TARA ASSOCIATES
Sonalini Majumdar
 Partner



7TH FLOOR PLAN

MAA TARA ASSOCIATES

MAA TARA ASSOCIATES
Rabi Sankar Deb Nath President
 Partner

Pradip Kumar Saha

Pradip Kumar Saha

Deb Kumar Saha

Deb Kumar Saha

MAA TARA ASSOCIATES
Debabrata Nandy
 Partner

MAA TARA ASSOCIATES
Chandru Das
 Partner

MAA TARA ASSOCIATES
Bandyopadhyay
 Partner

MAA TARA ASSOCIATES
Sonali Majumder
 Partner





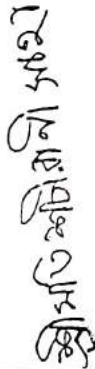
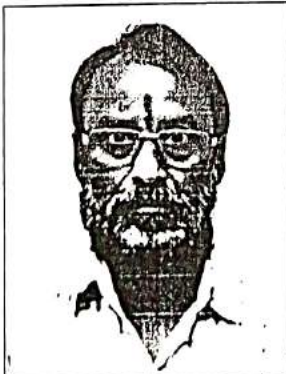


Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue







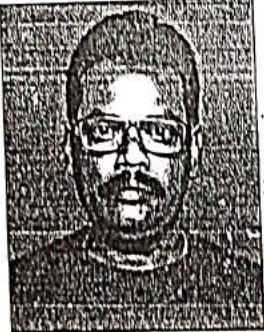


OFFICE OF THE A.D.S.R. SONARPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16082002416215/2022










I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Sachirani Saha Dhamaitala School Road, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151	Land Lord		 3046	
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Pradip Kumar Saha Dhamaitala School Road, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151	Land Lord		 3049	

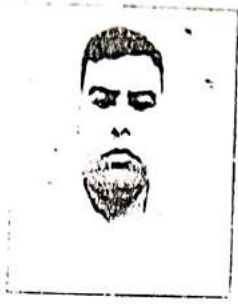

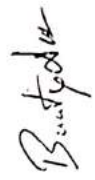






I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Deb Kumar Saha Dhamaitala School Road, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151	Land Lord		 3052	
4	Mr Dilip Kumar Saha Dhamaitala School Road, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151	Land Lord		 3051	
5	Mr Rabi Sankar Debnath Chowhati Surya Sen Block, City:- Not Specified, P.O:- Chowhati, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149	Represent ative of Developer [MAA TARA ASSOCIA TES]		 3053	

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr Prasenjit Saha Chowhati Battala Bazar, City:- Not Specified, P.O:- Chowhati, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149	Represent ative of Developer [MAA TARA ASSOCIA TES]		 3055	
7	Mr Debabrata Nandy Chowhati Surya Sen, City:- Not Specified, P.O:- Chowhati, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149	Represent ative of Developer [MAA TARA ASSOCIA TES]		 3054	
8	Mr Chanchal Das Chowhati Deshopriya Block, City:- Not Specified, P.O:- Chowhati, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149	Represent ative of Developer [MAA TARA ASSOCIA TES]		 3048	 11.08.2022

I. Signature of the Person(s) admitting the Execution at Privato Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
9	Mr Buntly Das Nath Para Chowhati B Block, City:- Not Specified, P.O:- Chowhati, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149	Representative of Developer [MAA TARA ASSOCIATES]		 3056	
10	Mrs Sonali Majumder Chowhati Deshopriya Block, City:- Not Specified, P.O:- Chowhati, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149	Representative of Developer [MAA TARA ASSOCIATES]		 3050	 11.8.2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Partha Saha Son of Pradip Kumar Saha Dhamaitala School Road, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151	Mrs Sachirani Saha, Mr Pradip Kumar Saha, Mr Deb Kumar Saha, Mr Dilip Kumar Saha, Mr Rabi Sankar Debnath, Mr Prasenjit Saha, Mr Debabrata Nandy, Mr Chanchal Das, Mr Buntly Das, Mrs Sonali Majumder		 3057	



(Arindam Chakraborty)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 SONARPUR
 South 24-Parganas, West
 Bengal



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

GRN Details

GRN: 192022230096867628
GRN Date: 12/08/2022 12:13:31
BRN: 5851488823635
Gateway Ref ID: 512750071
Payment Status: Successful
Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 12/08/2022 12:15:20
Method: Central Bank of India - Retail NB
Payment Ref. No: 2002416215/4/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Rabi Sankar Debnath
Address: chowhati suraya sen block kol 149
Mobile: 9836496904
Period From (dd/mm/yyyy): 12/08/2022
Period To (dd/mm/yyyy): 12/08/2022
Payment ID: 2002416215/4/2022
Dept Ref ID/DRN: 2002416215/4/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002416215/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	70021
2	2002416215/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	16021
			Total	86042

IN WORDS: EIGHTY SIX THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1608-06881/2022	Date of Registration	12/08/2022
Query No / Year	1608-2002416215/2022	Office where deed is registered	
Query Date	08/08/2022 3:17:02 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	S R Chowdhury Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700150, Mobile No. : 9836496904, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 16,00,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 3,16,21,912/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 16,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: E. M. Bye Pass (Sonarpur),
Mouza: Dhamaitala, JI No: 75, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-453 (RS :-)	LR-224/1	Bastu	Shali	16 Dec	1/-	1,29,73,092/-	Width of Approach Road: 50 Ft.,
L2	LR-490 (RS :-)	LR-1158	Bastu	Shali	12 Dec	1/-	97,29,819/-	Width of Approach Road: 50 Ft.,
L3	LR-489 (RS :-)	LR-1159	Bastu	Shali	11 Dec	1/-	89,19,001/-	Width of Approach Road: 50 Ft.,
TOTAL :					39Dec	3 /-	316,21,912 /-	
Grand Total :					39Dec	3 /-	316,21,912 /-	

Land Lord Details :

SI No	Name, Address, Photo, Finger print and Signature
1	<p>Mrs Sachirani Saha (Presentant) Wife of Late Nani Gopal Saha Dhamaitala School Road, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CSxxxxxx7C, Aadhaar No: 42xxxxxxxx5556, Status :Individual, Executed by: Self, Date of Execution: 11/08/2022 , Admitted by: Self, Date of Admission: 11/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/08/2022 , Admitted by: Self, Date of Admission: 11/08/2022 ,Place : Pvt. Residence</p>

Mr Pradip Kumar Saha

Son of Late Nani Gopal Saha Dhamaitala School Road, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BKxxxxxx6B, Aadhaar No: 50xxxxxxxx2294, Status :Individual, Executed by: Self, Date of Execution: 11/08/2022, Admitted by: Self, Date of Admission: 11/08/2022, Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/08/2022, Admitted by: Self, Date of Admission: 11/08/2022, Place : Pvt. Residence

3 Mr Deb Kumar Saha

Son of Late Nani Gopal Saha Dhamaitala School Road, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BFxxxxxx5P, Aadhaar No: 37xxxxxxxx0650, Status :Individual, Executed by: Self, Date of Execution: 11/08/2022, Admitted by: Self, Date of Admission: 11/08/2022, Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/08/2022, Admitted by: Self, Date of Admission: 11/08/2022, Place : Pvt. Residence

4 Mr Dilip Kumar Saha

Son of Late Nani Gopal Saha Dhamaitala School Road, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AQxxxxxx4C, Aadhaar No: 91xxxxxxxx3688, Status :Individual, Executed by: Self, Date of Execution: 11/08/2022, Admitted by: Self, Date of Admission: 11/08/2022, Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/08/2022, Admitted by: Self, Date of Admission: 11/08/2022, Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAA TARA ASSOCIATES 529 School Road Dhamaitala, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 , PAN No.:: ABxxxxxx9B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Rabi Sankar Debnath Son of Late Sukhomoy Debnath Chowhati Surya Sen Block, City:- Not Specified, P.O:- Chowhati, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx1P, Aadhaar No: 75xxxxxxxx8145 Status : Representative, Representative of : MAA TARA ASSOCIATES (as partners)
2	Mr Prasenjit Saha Son of Mr Prabir Saha Chowhati Battala Bazar, City:- Not Specified, P.O:- Chowhati, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BRxxxxxx3L, Aadhaar No: 40xxxxxxxx4145 Status : Representative, Representative of : MAA TARA ASSOCIATES (as partners)
3	Mr Debabrata Nandy Son of Niranjan Nandy Chowhati Surya Sen, City:- Not Specified, P.O:- Chowhati, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx4Q, Aadhaar No: 28xxxxxxxx9919 Status : Representative, Representative of : MAA TARA ASSOCIATES (as partners)

And Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: E. M. Bye Pass (Sonarpur),
Mouza: Dhamaitala, JI No: 75, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 453, LR Khatian No:- 224/1	Owner:শচীরানী সাহা, Gurdian:বনী গোপাল সাহা, Address:বিজ , Classification:শালি, Area:0.16000000 Acre,	Mrs Sachirani Saha
L2	LR Plot No:- 490, LR Khatian No:- 1158	Owner:শচীরানী সাহা, Gurdian:বনী গোপাল সাহা, Address:বিজ , Classification:শালি, Area:0.03000000 Acre,	Mrs Sachirani Saha
L3	LR Plot No:- 489, LR Khatian No:- 1159	Owner:দেব কুমার সাহা, Gurdian:বনী গোপাল সাহা, Address:বিজ , Classification:শালি, Area:0.03000000 Acre,	Mr Deb Kumar Saha

Endorsement For Deed Number : I - 160806881 / 2022

On 08-08-2022

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 3.16,21,912/-



Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

On 11-08-2022

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

Presented for registration at 09:00 hrs on 11-08-2022, at the Private residence by Mrs Sachirani Saha , one of the Executants.

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

Execution is admitted on 11/08/2022 by 1. Mrs Sachirani Saha, Wife of Late Nani Gopal Saha, Dhamaitala School Road, P.O: Dakshin Jagaddal, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession Business, 2. Mr Pradip Kumar Saha, Son of Late Nani Gopal Saha, Dhamaitala School Road, P.O: Dakshin Jagaddal, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession Business, 3. Mr Deb Kumar Saha, Son of Late Nani Gopal Saha, Dhamaitala School Road, P.O: Dakshin Jagaddal, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession Business, 4. Mr Dilip Kumar Saha, Son of Late Nani Gopal Saha, Dhamaitala School Road, P.O: Dakshin Jagaddal, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession Business

Identified by Mr Partha Saha, , Son of Pradip Kumar Saha, Dhamaitala School Road, P.O: Dakshin Jagaddal, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by profession Business

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

Execution is admitted on 11-08-2022 by Mr Bunt Das, partners, MAA TARA ASSOCIATES, 529 School Road Dhamaitala, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151

Identified by Mr Partha Saha, , Son of Pradip Kumar Saha, Dhamaitala School Road, P.O: Dakshin Jagaddal, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by profession Business

Execution is admitted on 11-08-2022 by Mrs Sonali Majumder, partners, MAA TARA ASSOCIATES, 529 School Road Dhamaitala, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151

Identified by Mr Partha Saha, , Son of Pradip Kumar Saha, Dhamaitala School Road, P.O: Dakshin Jagaddal, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by profession Business

Execution is admitted on 11-08-2022 by Mr Rabi Sankar Debnath, partners, MAA TARA ASSOCIATES, 529 School Road Dhamaitala, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151

Identified by Mr Partha Saha, , Son of Pradip Kumar Saha, Dhamaitala School Road, P.O: Dakshin Jagaddal, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by profession Business

Execution is admitted on 11-08-2022 by Mr Prasenjit Saha, partners, MAA TARA ASSOCIATES, 529 School Road Dhamaitala, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151

Identified by Mr Partha Saha, , Son of Pradip Kumar Saha, Dhamaitala School Road, P.O: Dakshin Jagaddal, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by profession Business

Execution is admitted on 11-08-2022 by Mr Debabrata Nandy, partners, MAA TARA ASSOCIATES, 529 School Road Dhamaitala, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151

Executed by Mr Partha Saha, . . . Son of Pradip Kumar Saha, Dhamaitala School Road, P.O: Dakshin Jagaddal, Thana Sonarpur, . . . South 24-Parganas, WEST BENGAL., India, PIN - 700151, by caste Hindu, by profession Business
Execution is admitted on 11-08-2022 by Mr Chanchal Das, partners, MAA TARA ASSOCIATES, 529 School Road Dhamaitala, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal India. PIN:- 700151
Undertaken by Mr Partha Saha, . . . Son of Pradip Kumar Saha, Dhamaitala School Road, P.O: Dakshin Jagaddal, Thana Sonarpur, . . . South 24-Parganas, WEST BENGAL., India, PIN - 700151, by caste Hindu, by profession Business

AC

Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

On 12-08-2022

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 : 4 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 16,021/- (B = Rs 16,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 16,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/08/2022 12:15PM with Govt. Ref. No: 192022230096867628 on 12-08-2022, Amount Rs: 16,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 5851488823635 on 12-08-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 70,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1861, Amount: Rs.5,000/-, Date of Purchase: 08/08/2022, Vendor name: Sabyasachi Deb

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/08/2022 12:15PM with Govt. Ref. No: 192022230096867628 on 12-08-2022, Amount Rs: 70,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 5851488823635 on 12-08-2022, Head of Account 0030-02-103-003-02

AC

Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1608-2022, Page from 156949 to 157009
being No 160806881 for the year 2022.



AC

Digitally signed by ARINDAM
CHAKRABORTY
Date: 2022.08.16 18:06:34 +05:30
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 2022/08/16 06:06:34 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)

MEMO OF CONSIDERATION

Different Dated By Cheque and Cash 16,00,000/- (Sixteen lakh) only

WITNESSES :

1. Parothen Saha,
Dharmatala School Road
KOL - 700151

2. Ashim Majumdar
Chowhati

1. श्रीमति अरुण देवी

2. Pradip Kumar Saha

3. Dilip Kumar Saha

4. Deb Kumar Saha

Signature of the OWNERS/FIRST PARTIES

Drafted by me as per information

And documents supplied to me:

Prabir Kumar Roy
Advocate. W.B. 828/81
Alipore criminal court.
No-27.



~~add. Dist. Sub Registrar~~
Sonarpur
South 24 Parganas

11 1 AUG 2022