

5402/23 VC-1152/23

₹ - 5250/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 902354

Certified that the document is admitted in
registeral. The signature sheets and
the endorsement stamp attached with the
document are stamped of this document.

[Signature]
District Sub-Register-III
Alipore, South 24 Parganas

20.04.23

DEED OF MODIFICATION OF DEVELOPMENT AGREEMENT

THIS DEED OF MODIFICATION is made this 19th day of April, Two
Thousand and Twenty-Three (2023);

BETWEEN

(1) JAGMATA DEVELOPERS PRIVATE LIMITED (PAN:AADCJ6566E) a Company
incorporated under the Companies Act, 1956, having its registered offices at Bhasa, P.O.
Bishnupur, District – 24-Parganas (South), PIN – 743 503 and represented by its Director **Mr.
Shyam Sundar Sarda (PAN:COVPS3160J) (AADHAAR:579220779351)** Son of Kamal
Kishore Sarda, by faith Hindu, by occupation-Business, by nationality Indian of Flat No. 203,
108, Debai Pukur Road, Uttarpara Kotrung (M) Hindmotor, Hoogly, West Bengal- 712233 **(2)**

395960

- 8 DEC 2022

NO.....Ks.....Date.....
 Name.....B. K. JAIN & CO. Advocate
 Address.....67/1, Kirti Sankar Roy Road
 Kolkata 700001
 Vendor.....

I. CHAKRABORTY
 6B, Dr. Rajendra Prasad Sarani
 Kolkata 700 001

Mmmulax
 ANKIT MURARJA



3492

Mmmulax



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Prabhat Senani



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Kamal Kishu Samal



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deposited by me
 Smt. K. Mallick
 c/o Mr. Narayan Chandra Mallick
 7, Basunagar, P.O., Udayrajpur,
 Sahyanganagar, Kolkata-700129

P.T.O



DISTRICT SUB REGISTRAR-III
 SOUTH 24 PGS, ALIPORE
 19 APR 2023

BANGKALI REALESTATE PRIVATE LIMITED(PAN:AAGCB5842C), a Company incorporated under the Companies Act, 1956, represented by its Director **KAMAL KISHORE SARDA(PAN:AKUPS5209B) (AADHAAR:738004956096)** son of Late Mangi Lal Sarada residing at ELIZA-9, Flat-203, 108, Debai Pukur Road, Uttarpara, Kotrung(M), Hindmotor, P.O- Hindmotor, P.S-Uttarpara, Hooghly-712233, **(3) BHAVSAGAR INFRASTRUCTURE PRIVATE LIMITED (PAN:AAGCB5841B)**, a Company incorporated under the Companies Act, 1956, having its registered offices at at Bhasa, P.O. Bishnupur, District – 24-Parganas (South), PIN – 743 503 and represented by its Director **KAMAL KISHORE SARDA(PAN:AKUPS5209B) (AADHAAR:738004956096)** son of Late Mangi Lal Sarada residing at ELIZA-9, Flat-203, 108, Debai Pukur Road, Uttarpara, Kotrung(M), Hindmotor, P.O- Hindmotor, P.S-Uttarpara, Hooghly-712233, and are collectively hereinafter referred to as the **"FIRST PARTIES-OWNERS"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successor or successors-in-office and/or permitted assigns) of the **FIRST PART**;

AND

(1) DHANSILK INFRATECH PRIVATE LIMITED (PAN:AAFCD5923M), a Company incorporated under the Companies Act, 1956 **(2) EVERLINK PLAZA PRIVATE LIMITED (PAN:AAECE1767F)** a Company incorporated under the Companies Act 1956**(3) EVERRISE PROPERTIES PRIVATE LIMITED (PAN:AAECE1768L)** a Company incorporated under the Companies Act, 1956**(4) FLEETEX APPARTMENT PRIVATE LIMITED (PAN:AACCF7425 R)** a Company incorporated under the Companies Act, 1956 **(5) FLEETEX INFRAPROJECTS PRIVATE LIMITED (PAN:AACCF7423K)** a Company incorporated under the Companies Act, 1956 **(6) FLOWTOP INFRAPROJECTS PRIVATE LIMITED (PAN:AACCF7653H)**, a Company incorporated under the Companies Act, 1956 **(7) BANGKALI REALESTATE PRIVATE LIMITED (PAN:AAGCB5842C)**, a Company incorporated under the Companies Act, 1956 **(8) BHAVSAGAR INFRASTRUCTURE PRIVATE LIMITED(PAN:AAGCB5841B)** a Company incorporated under the Companies Act, 1956, Owner no. 1 to 8 are represented by its Common Director **Mr. Kamal Kishore Sarada(PAN:AKUPS5209B)(AADHAAR:738004956096)** of Eliza-9, Flat No. 203, 10B, Debai Pukur Road, Uttarpara Kotrung (M), Hindmotor, Hoogly, West Bengal, Pin- 712233 **(9) RISEROSE HIRISE PRIVATE LIMITED (PAN:AAHCR6148J)** a Company incorporated under the Companies Act 1956 **(10) SEVENWISE PROPERTIES PRIVATE LIMITED (PAN:AAWCS6891C)** a Company incorporated under the Companies Act, 1956, **(11) OVERSURE INFRACON PRIVATE LIMITED(PAN:AACCO2668P)**, a Company incorporated under the Companies Act, 1956, **(12) ROCKLAND COMPLEX PRIVATE LIMITED(PAN:AAHCR6150J)** a Company incorporated under the Companies Act, 1956, Owner no. 9 to 12 are represented by its

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6 Snyam Sundar Sarel



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7 Jate Mbeder

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Somesh Jain



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B Jain



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Hansu



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
19 APR 2023

Soumik Mallik

Common Director **Mr. Braj Sen Jain (PAN:ACWPJ1468R) (AADHAAR:285651651634)** of 20B/1 Shrish Chandra Chowdhury Lane, Tala, Kolkata-700002 **(13) STARPRIME CONSTRUCTION PRIVATE LIMITED (PAN:AAWCS5793B)**, a Company incorporated under the Companies Act, 1956, represented by its Director **Mr. Sutesh Kedia (PAN:ALSPK8219L)(AADHAAR:915022767186)** of 34/1V, Ballygunge Circular Road, Kolkata-700019 **(14) NISCHINT RESIDENCY PRIVATE LIMITED (PAN:AAFNC1460R)**, a Company incorporated under the Companies Act, 1956 represented by its Director **Mr. Ankit Murarka(PAN:ALYPM4770E)(AADHAAR:461157394834)** of 219, Bangur Avenue ,Block A, Kolkata-700055 **(15) NEWEVER RESIDENCY PRIVATE LIMITED (PAN:AAFNC 1461Q)**, a Company incorporated under the Companies Act, 1956, represented by its Director **Mr. Saurabh Jain (PAN:AJNPJ6933D) (AADHAAR :227691327520)** of No 62, Nalini Sett Road, Barabazar, Kolkata-700001 **(16) TOPFLOW HOUSING PRIVATE LIMITED(PAN:AAFCT6672F)**, a Company incorporated under the Companies Act, 1956, represented by its Director **Mr. Rrahul Bengani (PAN:AGIPB3150C) (AADHAAR:62303 4744109)** residing at 9, Lower Rawdon Street, Kolkata-700020 **(17) JAGMATA DEVELOPERS PRIVATE LIMITED (PAN:AADCJ6566E)** a Company incorporated under the Companies Act, 1956, having its registered offices at Bhasa, P.O. Bishnupur, District – 24-Parganas (South), PIN – 743 503 and represented by its Director **Mr. Shyam Sundar Sarda (PAN:COVPS3160J) (AADHAAR:579220779351)** Son of Kamal Kishore Sarda, by faith Hindu, by occupation-Business, by nationality Indian of Flat No. 203, 108, Debai Pukur Road, Uttarpara Kotrung (M) Hindmotor, Hoogly, West Bengal- 712233 All Nos.1 to 17 abovenamed are having their respective registered offices at Bhasa, P.O. Bishnupur, District – 24-Parganas (South), PIN – 743 503 are collectively hereinafter referred to as the **"SECOND PARTIES-OWNERS"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successor or successors-in-office and/or permitted assigns) of the **SECOND PART**;

AND

MESSRS JOKA VATIKA PROJECTS (PAN:AASFJ3789K), a Partnership Firm, having its registered office at "Arrjavv Park", 54A, Sarat Bose Road, 5th Floor, Police Station – Ballygunge, Kolkata–700 025 **represented by its Partner Mr. Harsh Jain (PAN:ACLPJ53 19A)(AADHAAR:623358749223)** son of Mr. Mahendra Kumar Jain, residing at 34/1V, Ballygunge Circular Road, Kolkata–700019, hereinafter referred to as the **"DEVELOPER"**



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(which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-office and/or permitted assigns) of the **THIRD PART** :

WHEREAS :-

A. By virtue of Development Agreement dated 13th February, 2023 registered in Book No.I, Volume No.1603-2023, Pages from 75685 to 75734, Being No.160302291 for the year 2023 at the office of D.S.R. – III, South 24-Parganas (hereinafter referred to as the "**said Development Agreement**"), the Second Parties-Owners had retained and appointed Messrs Joka Vatika Projects as the Developer and further entrusted to it development of several pieces and parcels of land respectively owned by the Second Parties-Owners in aggregate measuring 115 Decimals comprised within Mouza – Bhasa, Diamond Harbour Road, P.S. Bishnupur, District – 24-Parganas (South), PIN – 743 503, more fully detailed in the **Second Schedule** thereunder written and construction of Phase-I Project consisting of villas, bungalows, flats, units and other saleable spaces thereat at or for the agreed consideration and on agreed terms and conditions therein recorded.

B. It has since been discovered that due to inadvertence and/or mistake in the Second Schedule written under the "said Development Agreement" the area of the Land Parcel owned by Messrs Starprime Construction Private Limited was mentioned "10 Decimals" instead of "5 Decimals" and that the area of the Land Parcel owned by Messrs Topflow Housing Private Limited was mentioned "2 Decimals" instead of "3 Decimals".

C. It has since further transpired that due to inadvertence and/or mistake the First Parties-Owners, who are the owners of the Land Parcels in aggregate measuring 19 Decimals as per details in **Part-I** of the **First Schedule** hereunder and the same were purchased and/or acquired by respective Deeds mentioned in **Part-II** of the **First Schedule** hereunder written,, were not made parties as the Owners in the "said Development Agreement".



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D. In view of the above, the parties are now desirous of suitably modifying and/or rectifying the hereinbefore in part recited registered Development Agreement dated 13th February, 2023 in the manner and to the extent as hereafter stated.

E. This Deed is supplemental to the said hereinbefore in part recited Development Agreement dated 13th February, 2023 made between the Second Parties-Owners of the One Part and the Developer of the Other Part.

NOW THIS DEED WITNESSETH that in the premises aforesaid and in pursuance of the said Agreement, the said hereinbefore in part recited registered Development Agreement dated the 13th February, 2023 ("**Development Agreement**") and also the Second Schedule thereunder written, be and the same is hereby modified and/or rectified by stating and recording that the area of the Land Parcel owned by the Owner Messrs Starprime Construction Private Limited has been "5 Decimals" in place and stead of "10 Decimals" **AND THAT** the area of Land Parcel owned by the Owner Messrs Topflow Housing Private Limited has been "3 Decimals" in place and stead of "2 Decimals" **AND ALSO THAT** the said hereinbefore in part recited registered Development Agreement dated 13th February, 2023 and also the Second Schedule thereunder written, should at all times be read as if the area of Land Parcel of the said Messrs Starprime Construction Private Limited has been "5 Decimals" (in place and stead of 10 Decimals) and that the area of the Land Parcel of the said Messrs Topflow Housing Private Limited has been "3 Decimals" (in place and stead of 2 Decimals);

AND THAT the said "Development Agreement" be also modified by adding the First Parties-Owners as Owners Nos.16, 17 and 18 in the said "Development Agreement" and the same for and on account and in respect of the Land Parcels respectively owned by them as per the details mentioned in ***Part-I*** of the ***First Schedule*** hereunder written and the same purchased and/or acquired by the First Parties-Owners respectively by Deeds of Conveyance, the details whereof are mentioned in ***Part-II*** of the ***First Schedule*** hereunder written **AND ALSO** by recording and declaring that Messrs Joka Vatika Projects, the Developer herein would undertake and carry out development of the said Plots of Land consisting of Land Parcels in aggregate measuring 120 Decimals, more fully described in the ***Second Schedule*** hereunder written in place and stead of the Land Parcels in aggregate measuring 115 Decimals, described in the First Schedule written under the said "Development Agreement" **AND FURTHER** by substituting the details of the said Plots of Land, described in the ***Second Schedule*** hereunder written in place and stead of the First Schedule written under the said "Development Agreement";



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AND the Parties hereto record, declare and confirm that by the said Development Agreement dated the 13th February, 2023 the Second Parties-Owners along with the First Parties-Owners intended to retain and appoint Messrs Joka Vatika Projects as the Developer and further to entrust development of the Plots of Land, described in the **Second Schedule** hereunder written in place and stead of the Plots of Land, described in the First Schedule written under the said "Development Agreement";

AND the Developer abovenamed record, declare and confirm that in view of modification and/or rectification of the said "Development Agreement" as aforesaid, the Developer would undertake and carry out development of the Plots of Land, described in the **Second Schedule** hereunder written and as per the terms, conditions, covenants and stipulations contained in the said "Development Agreement";

AND the Parties hereto hereby further agree, declare and confirm that save modified and rectified as aforesaid, the said registered Development Agreement dated the 13th February, 2023 shall continue in full force and virtue;

AND THAT this Deed shall be supplemental to the said registered Development Agreement dated the 13th February, 2023 made between the parties.

THE FIRST SCHEDULE ABOVE REERRED TO

PART – I

R.S. Dag No.	L.R. Dag No.	Khatian No.	Name of Owners	Area (Decimal)
1537	1586	4477	Jagmata Developers Private Limited.	2
1538	1587	4464	Bangkali Realestate Private Limited.	10
1538	1587	4521	Bhavsagar Infrastructure Private Limited.	7
			Total	19 Decimal

THE FIRST SCHEDULE ABOVE REERRED TO

PART – II

(Details of the Purchase Deeds of the Owners in respect of their respective Land Parcels)

Name of Owners	Being no.	Book No.	Volume No.	Page No.	Registry office
JAGMATA DEVELOPERS PVT LTD	03171 of 2016	I	1604-2016	86021-86045	D.S.R.-IV , South 24 Pgs.
BANGKALI REALESTATE PVT LTD	02891 of 2016	I	1604-2016	81103-81125	D.S.R.-IV , South 24 Pgs.
BHAVSAGAR INFRASTRUCTURE PVT LTD	02898 of 2016	I	1604-2016	81220-81242	D.S.R.-IV , South 24 Pgs.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
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THE SECOND SCHEDULE ABOVE REERRED TO**"Plots of Land"**

Sl. No.	R.S. Dag No.	L.R. Dag No.	Khatian No.	Name of Owners	Area (Decimal)
1	1537	1586	4449	Dhansilk Infratech Private Limited.	10
	1537	1586	4506	Everlink Plaza Private Limited.	10
	1537	1586	4528	Everrise Properties Private Limited.	10
	1537	1586	4502	Fleetex Apartment Private Limited.	3
	1537	1586	4508	Fleetex Infracorps Private Limited.	10
	1537	1586	4466	Riserose Hirise Private Limited.	10
	1537	1586	4474	Sevenwise Properties Private Limited.	8
2	1537	1586	4477	Jagmata Developers Private Limited.	2
	1538	1587	4464	Bangkali Realestate Private Limited.	10
3	1538	1587	4521	Bhavsagar Infrastructure Private Limited	7
	1532	1581	4523	Nischint Residency Private Limited.	5
4	1532	1581	4517	Oversure Infracorps Private Limited	2
5	1535	1584	4517	Oversure Infracorps Private Limited.	3
6	1500	1546	4509	Starprime Construction Private Limited	5
7	1536	1585	4513	Rockland Complex Private Limited.	10
	1536	1585	4472	Newever Residency Private Limited.	2
7	1499	1545	4417	Flowtop Infracorps Private Limited.	10
	1499	1545	4426	Topflow Housing Private Limited.	3
				Total	120 Decimal

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 AND DELIVERED by the
First Parties-Owners at Kolkata in the presence
of:

Smeha Chakraborty
c/o Sukanta Chakraborty
11 NO. Panchanantala
Road, Sukchan,
KOL- 700115.

Sayani Ghosh Dutt

(1) **JAGMATA DEVELOPERS PRIVATE LIMITED**

Shyam Sundar Sarda

Director **Mr. Shyam Sundar Sarda**

(2) **BANGKALI REALESTATE PRIVATE LIMITED**

(3) **BHAVSAGAR INFRASTRUCTURE PRIVATE LIMITED**

Kamal Kishore Sarda

All Nos.2 and 3 are represented by
Director **KAMAL KISHORE SARDA**

SIGNED, SEALED AND DELIVERED by the
SECOND Parties-Owners at Kolkata in the
presence of :

Smeha Chakraborty

Sayani Ghosh Dutt

(1) **DHANSILK INFRATECH PRIVATE LIMITED**

(2) **EVERLINK PLAZA PRIVATE LIMITED**

(3) **EVERRISE PROPERTIES PRIVATE LIMITED**

Kamal Kishore Sarda
(Director)



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
19 APR 2023

SIGNED, SEALED AND DELIVERED by the
SECOND Parties-Owners at Kolkata in the
presence of :

Sayani Prosh. Dutta
Sailadebi rd, Nimta,
South Golbagan, Kol- 49.

Smeha Chakraborty

- (4) FLEETEX APPARTMENT PRIVATE LIMITED
(5) FLEETEX INFRAPROJECTS PRIVATE LIMITED
(6) FLOWTOP INFRAPROJECTS PRIVATE LIMITED
(7) BANGKALI REALESTATE PRIVATE LIMITED
(8) BHAVSAGAR INFRASTRUCTURE PRIVATE LIMITED

Kamal Kishore Sarda
Owner no. 1 to 8 are represented by
its Common Director **Mr. Kamal Kishore Sarda**

- (9) RISEROSE HIRISE PRIVATE LIMITED
(10) SEVENWISE PROPERTIES PRIVATE LIMITED
(11) OVERSURE INFRACON PRIVATE LIMITED
(12) ROCKLAND COMPLEX PRIVATE LIMITED

Braj Sen Jain (BRAJ SEN JAIN)

Owner no. 9 to 12 are represented by
its Common Director **Mr. Braj Sen Jain**

- (13) STARPRIME CONSTRUCTION PRIVATE LIMITED

Sutesh Kedia
Director **Mr. Sutesh Kedia**

- (14) NISCHINT RESIDENCY PRIVATE LIMITED

Ankit Murarka

Director **Mr. Ankit Murarka**

- (15) NEWEVER RESIDENCY PRIVATE LIMITED

Saurabh Jain

Director **Mr. Saurabh Jain**

- (16) TOPFLOW HOUSING PRIVATE LIMITED

Brahul Bengani

Director **Mr. Brahul Bengani**

- (17) JAGMATA DEVELOPERS PRIVATE LIMITED

Shyam Sundar Sarda

Director **Mr. Shyam Sundar Sarda**

(Sl. no - 1 to 17 are confirming party)

SIGNED, SEALED AND DELIVERED by the
DEVELOPER at Kolkata in the presence of:

Smeha Chakraborty
Sayani Prosh. Dutta

MESSRS JOKA VATIKA PROJECTS

Harsh Jain

Partner **Mr. Harsh Jain**

Non judicial stamp for this deed purchased by Adv. B.K.JAIN. on behalf of purchaser

Drafted & Prepared by:-

PRAKASH JAIN(Advocate)

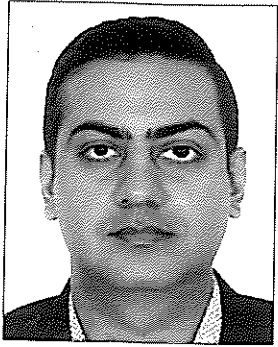
Prakash Jain Adv.
Sealdah Civil Court, Kolkata.

Enrolment No. F-2027/1987/2017

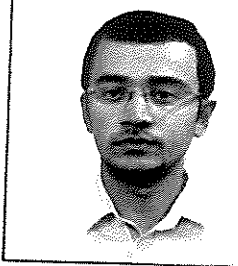


DISTRICT SUP REGIS (PAR-III)
SOUTH 24 P.S., ALIPORE
19 APR 2023

SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Haseeb</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



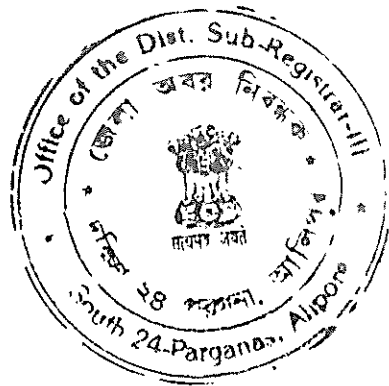
<i>Rahim Rengani</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Kamal Kishor Sarda</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>B. J. J.</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



DISTRICT SUB-REGISTRAR-II
SOUTH 24 PARG., ALIPURE
19 APR 2023

SPECIMEN FORM FOR TEN FINGERPRINTS



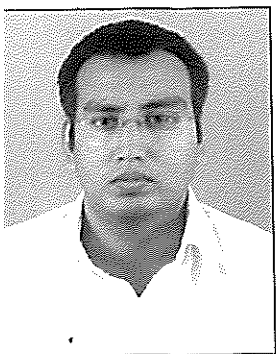
Symmick	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Shyam Sundar Saal	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Santosh Kedar	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

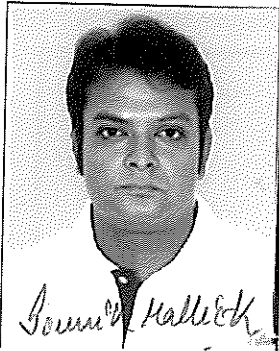


Samabh Jain	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger




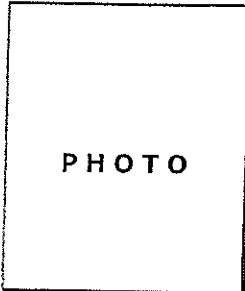
DISTRICT SUB REGISTRAR-III
SOUTH 24 P.S., ALIPORE
19 APR 2023

SPECIMEN FORM FOR TEN FINGERPRINTS



Souvik Mallik

<i>Souvik Mallik</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



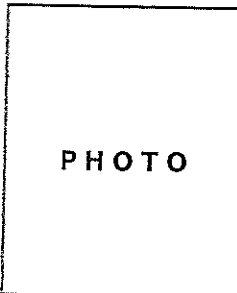
PHOTO

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



PHOTO

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



PHOTO

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



DISTRICT SUP REGIS PAR-III
SOUTH 24 P.S., ALIPORE
19 APR 2023



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



192023240018844881

GRN Details

GRN: 192023240018844881 **Payment Mode:** Online Payment
GRN Date: 18/04/2023 18:01:07 **Bank/Gateway:** HDFC Bank
BRN : 2117029056 **BRN Date:** 18/04/2023 18:01:51
GRIPS Payment ID: 180420232001884487 **Payment Init. Date:** 18/04/2023 18:01:07
Payment Status: Successful **Payment Ref. No:** 2000961296/2/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Joka Vatika Projects
Address: 54A SARAT BOSE ROAD
Mobile: 9903967720
Depositor Status: Others
Query No: 2000961296
Applicant's Name: Mr B Mandal
Identification No: 2000961296/2/2023
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 18/04/2023
Period To (dd/mm/yyyy): 18/04/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000961296/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	10020
2	2000961296/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	10041

IN WORDS: TEN THOUSAND FORTY ONE ONLY.

PAID



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



180420232001884487

GRIPS Payment Detail

GRIPS Payment ID:	180420232001884487	Payment Init. Date:	18/04/2023 18:01:07
Total Amount:	10041	No of GRN:	1
Bank/Gateway:	HDFC Bank	Payment Mode:	Online Payment
BRN:	2117029056	BRN Date:	18/04/2023 18:01:51
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: Joka Vatika Projects
Mobile: 9903967720

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240018844881	Directorate of Registration & Stamp Revenue	10041
Total			10041

IN WORDS: TEN THOUSAND FORTY ONE 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-1603-05250/2023	Date of Registration	20/04/2023
Query No / Year	1603-2000961296/2023	Office where deed is registered	
Query Date	14/04/2023 1:00:23 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	B Mandal Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9093467437, 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. 67,97,250/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,120/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: PASCHIM BISHNUPUR, Mouza: Bhasa, JI No: 20, Pin Code : 743503

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1537	RS-4477	Bastu	Shali	2 Dec		7,15,500/-	Property is on Road
L2	RS-1538	RS-4464	Bastu	Shali	10 Dec		35,77,500/-	Property is on Road
L3	RS-1538	RS-4521	Bastu	Shali	7 Dec		25,04,250/-	Property is on Road
		TOTAL :			19Dec	0 /-	67,97,250 /-	
	Grand Total :				19Dec	0 /-	67,97,250 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	JAGMATA DEVELOPERS PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx6E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

2	BANGKALI REALESTATE PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx2C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	BHAVSAGAR INFRASTRUCTURE PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx1B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	DHANSILK INFRATECH PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx3M,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
5	EVERLINK PLAZA PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
6	EVERRISE PROPERTIES PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
7	FLEETEX APPARTMENT PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx5R,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
8	FLEETEX INFRAPROJECTS PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx3K,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
9	FLOWTOP INFRAPROJECTS PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx3H,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
10	BANGKALI REALESTATE PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx2C,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
11	BHAVSAGAR INFRASTRUCTURE PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx1B,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
12	RISEROSE HIRISE PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx8J,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
13	SEVENWISE PROPERTIES PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
14	OVERSURE INFRACON PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
15	ROCKLAND COMPLEX PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx0J,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

16	STARPRIME CONSTRUCTION PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
17	NISCHINT RESIDENCY PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
18	NEWEVER RESIDENCY PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx1Q,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
19	TOPFLOW HOUSING PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
20	JAGMATA DEVELOPERS PRIVATE LIMITED Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 , PAN No.:: AAxxxxxx6E,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	JOKA VATIKA PROJECTS Arrjavv Park, 54A, Sarat Bose Road, 5th Floor, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Shyam Sundar Sarda Son of Kamal Kishore Sarda Flat No. 203, 108, Debai Pukur Road, Uttarpara Kotrung M, City:- Not Specified, P.O:- Hindmotor, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712233, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: COxxxxxx0J, Aadhaar No: 57xxxxxxxx9351 Status : Representative, Representative of : JAGMATA DEVELOPERS PRIVATE LIMITED (as Director)
2	Kamal Kishore Sarda Son of Late Mangi Lal Sarda ELIZA-9, Flat 203, 108, Debai Pukur Road, City:- Not Specified, P.O:- Hindmotor, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712233, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx9B, Aadhaar No: 73xxxxxxxx6096 Status : Representative, Representative of : BANGKALI REALESTATE PRIVATE LIMITED (as Director), BHAVSAGAR INFRASTRUCTURE PRIVATE LIMITED (as Director)
3	Mr Harsh Jain Son of Mr Mahendra Kumar Jain 34/1V, Ballygunge Circular Road, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx9A, Aadhaar No: 62xxxxxxxx9223 Status : Representative, Representative of : JOKA VATIKA PROJECTS (as Partner)

4	Mr Kamal Kishore Sarda Son of Late Mangi Lal Sarda Eliza-9, Flat No. 203, 10b, Debai Pukur Road, City:- Not Specified, P.O:- Hindmotor, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712233, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx9B, Aadhaar No: 73xxxxxxxx6096 Status : Representative, Representative of : DHANSILK INFRATECH PRIVATE LIMITED , EVERLINK PLAZA PRIVATE LIMITED , EVERRISE PROPERTIES PRIVATE LIMITED , FLEETEX APPARTMENT PRIVATE LIMITED , FLEETEX INFRAPROJECTS PRIVATE LIMITED , FLOWTOP INFRAPROJECTS PRIVATE LIMITED , BANGKALI REALESTATE PRIVATE LIMITED , BHAUSAGAR INFRASTRUCTURE PRIVATE LIMITED
5	Mr Braj Sen Jain Son of Late Ram Ratan Jain 20B/1, Shrish Chandra Chowdhury Lane, City:- Not Specified, P.O:- Tala, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ACxxxxxx8R, Aadhaar No: 28xxxxxxxx1634 Status : Representative, Representative of : RISERISE HIRISE PRIVATE LIMITED , SEVENWISE PROPERTIES PRIVATE LIMITED , OVERSURE INFRACON PRIVATE LIMITED , ROCKLAND COMPLEX PRIVATE LIMITED
6	Mr Sutesh Kedia Son of Shri Pradip Kedia 34/1V, Ballygunge Circular Road, City:- Not Specified, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ALxxxxxx9L, Aadhaar No: 91xxxxxxxx7186 Status : Representative, Representative of : STARPRIME CONSTRUCTION PRIVATE LIMITED
7	Mr Ankit Murarka (Presentant) Son of Shri Suresh Kumar Murarka 219, Bangur Avenue, Block A, City:- Not Specified, P.O:- Bangue Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ALxxxxxx0E, Aadhaar No: 46xxxxxxxx4834 Status : Representative, Representative of : NISCHINT RESIDENCY PRIVATE LIMITED
8	Mr Saurabh Jain Son of B Jain 62, Nalini Sett Road, City:- Kolkata, P.O:- Barabazar, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AJxxxxxx3D, Aadhaar No: 22xxxxxxxx7520 Status : Representative, Representative of : NEWEVER RESIDENCY PRIVATE LIMITED
9	Mr Rrahul Bengani Son of Ashok Kumar Bengani 9, Lower Rowdon Street, City:- Not Specified, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AGxxxxxx0C, Aadhaar No: 62xxxxxxxx4109 Status : Representative, Representative of : TOPFLOW HOUSING PRIVATE LIMITED
10	Mr Shyam Sundar Sarda Son of Kamal Kishore Sarda Flat No. 203, 108, Debai Pukur Road, City:- Not Specified, P.O:- Hindmotor, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712233, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: COxxxxxx0J, Aadhaar No: 57xxxxxxxx9351 Status : Representative, Representative of : JAGMATA DEVELOPERS PRIVATE LIMITED

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Soumik Mallick Son of Narayan Chandra Mallick 607, Basunagar, City:- Not Specified, P.O:- Udayrajpur, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129			
Identifier Of Mr Shyam Sundar Sarda, Kamal Kishore Sarda, Mr Harsh Jain, Mr Kamal Kishore Sarda, Mr Braj Sen Jain, Mr Sutesh Kedia, Mr Ankit Murarka, Mr Saurabh Jain, Mr Rrahul Bengani, Mr Shyam Sundar Sarda			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	JAGMATA DEVELOPERS PRIVATE LIMITED	JOKA VATIKA PROJECTS-2 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	BANGKALI REALESTATE PRIVATE LIMITED	JOKA VATIKA PROJECTS-10 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	BHAVSAGAR INFRASTRUCTURE PRIVATE LIMITED	JOKA VATIKA PROJECTS-7 Dec

Endorsement For Deed Number : I - 160305250 / 2023

On 19-04-2023

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

Presented for registration at 16:15 hrs on 19-04-2023, at the Private residence by Mr Ankit Murarka ,

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 67,97,250/-

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

Execution is admitted on 19-04-2023 by Mr Shyam Sundar Sarda, Director, JAGMATA DEVELOPERS PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503

Identified by Mr Soumik Mallick, , , Son of Narayan Chandra Mallick, 607, Basunagar, P.O: Udayrajpur, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Service

Execution is admitted on 19-04-2023 by Kamal Kishore Sarda, Director, BANGKALI REALESTATE PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; Director, BHAVSAGAR INFRASTRUCTURE PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503

Identified by Mr Soumik Mallick, , , Son of Narayan Chandra Mallick, 607, Basunagar, P.O: Udayrajpur, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Service

Execution is admitted on 19-04-2023 by Mr Harsh Jain, Partner, JOKA VATIKA PROJECTS, Arrjavv Park, 54A, Sarat Bose Road, 5th Floor, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Identified by Mr Soumik Mallick, , , Son of Narayan Chandra Mallick, 607, Basunagar, P.O: Udayrajpur, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Service

Execution is admitted on 19-04-2023 by Mr Kamal Kishore Sarda, Director, DHANSILK INFRASTRUCTURE PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; Director, EVERLINK PLAZA PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; Director, EVERRISE PROPERTIES PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; Director, FLEETEX APPARTMENT PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; Director, FLEETEX INFRASTRUCTURE PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; Director, FLOWTOP INFRASTRUCTURE PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; Director, BANGKALI REALESTATE PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; Director, BHAVSAGAR INFRASTRUCTURE PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503

Identified by Mr Soumik Mallick, , , Son of Narayan Chandra Mallick, 607, Basunagar, P.O: Udayrajpur, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Service

Execution is admitted on 19-04-2023 by Mr Braj Sen Jain, Director, RISERISE HIRISE PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; Director, SEVENWISE PROPERTIES PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; Director, OVERSURE INFRASTRUCTURE PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503; Director, ROCKLAND COMPLEX PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503

Identified by Mr Soumik Mallick, , , Son of Narayan Chandra Mallick, 607, Basunagar, P.O: Udayrajpur, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Service

Execution is admitted on 19-04-2023 by Mr Sutesh Kedia, Director, STARPRIME CONSTRUCTION PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503

Identified by Mr Soumik Mallick, , , Son of Narayan Chandra Mallick, 607, Basunagar, P.O: Udayrajpur, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Service

Execution is admitted on 19-04-2023 by Mr Ankit Murarka, Director, NISCHINT RESIDENCY PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503

Indetified by Mr Soumik Mallick, , , Son of Narayan Chandra Mallick, 607, Basunagar, P.O: Udayrajpur, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Service
Execution is admitted on 19-04-2023 by Mr Saurabh Jain, Director, NEWEVER RESIDENCY PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503

Indetified by Mr Soumik Mallick, , , Son of Narayan Chandra Mallick, 607, Basunagar, P.O: Udayrajpur, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Service
Execution is admitted on 19-04-2023 by Mr Rrahul Bengani, Director, TOPFLOW HOUSING PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503

Indetified by Mr Soumik Mallick, , , Son of Narayan Chandra Mallick, 607, Basunagar, P.O: Udayrajpur, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Service
Execution is admitted on 19-04-2023 by Mr Shyam Sundar Sarada, Director, JAGMATA DEVELOPERS PRIVATE LIMITED, Bhasa, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503

Indetified by Mr Soumik Mallick, , , Son of Narayan Chandra Mallick, 607, Basunagar, P.O: Udayrajpur, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Service

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 20-04-2023

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 : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/04/2023 6:01PM with Govt. Ref. No: 192023240018844881 on 18-04-2023, Amount Rs: 21/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 2117029056 on 18-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 10,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 395960, Amount: Rs.100.00/-, Date of Purchase: 08/12/2022, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/04/2023 6:01PM with Govt. Ref. No: 192023240018844881 on 18-04-2023, Amount Rs: 10,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 2117029056 on 18-04-2023, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 155241 to 155263
being No 160305250 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.04.25 13:44:43 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/04/25 01:44:43 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)