

243169

No. _____
Name: T. DUTTA, Advocate
Address: High Court, Calcutta
Kolkata - 700001

Rs. _____
Kolkata Collectory,
11, Netaji Subhas Rd.,
Kolkata-1

Amal Kr. Saha
Licensed Stamp
Vendor

6 JAN 2023



A.D.S.R. SEALDAH

27 APR 2023

Dist. South 24 Parganas

Presented At
Sto. Leds. Ajit K. Chatterjee
47, Swollen for Red
P.O. - B.P.S. T. D. Dutta
1st floor - 200038

N.D.B. Road, Laskarhat, P.O. Tiljala, P.S. Tiljala now Kasba, Kolkata – 700 039, [4] **SMT PRATIMA SARDAR @ SMT JAYA DAS (PAN: HULPS4003R)** (Aadhaar No.6729 0698 7649) daughter of Late Dulal Roy, by faith – Hindu, by occupation – Housewife, by Nationality – Indian, residing at N.D.B. Road, Laskarhat, P.O. Tiljala, P.S. Tiljala now Kasba, Kolkata – 700 039, [5] **SMT NILIMA GAYEN (PAN: BTAPG1769G)** (Aadhaar No.5246 1986 0097) wife of Sri Tapash Kumar Gayen, by faith – Hindu, by occupation – Housewife, by Nationality – Indian, residing at 12/1A, Chowbaga Road, P.O. Tiljala, P.S. Tiljala, Kolkata – 700 039, [6] **SMT ASHIMA DAS (PAN: BEDPD1365R)** (Aadhaar No.4737 6513 2033) wife of Late Ganga Das, by faith – Hindu, by occupation – Housewife, by Nationality – Indian, residing at 9/1, Tiljala Sibbala Lane, P.O. Tiljala, P.S. Tiljala, Kolkata – 700 039, [7] **SRI UDAY ROY (PAN: CPGPR6528M)** (Aadhaar No.6049 0043 1920) son of Late Kalipada Roy, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 1820, Laskarhat, Madhya Para, P.O. Tiljala, P.S. Tiljala now Kasba, Kolkata – 700 039, [8] **SRI UTTAM ROY (PAN: CBQPR7114H)** (Aadhaar No.9967 2514 1914) son of Late Kalipada Roy, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 1820, Laskarhat, Madhya Para, P.O. Tiljala, P.S. Tiljala now Kasba, Kolkata – 700039, [9] **SRI AMIT SETH (PAN: DWNPS2348R)** (Aadhaar No.5290 0234 3855) son of Late Kishor Seth, by faith – Hindu, by occupation - Service, by Nationality – Indian, residing at 1820, Laskarhat, P.O. Tiljala, P.S. Tiljala now Kasba, Kolkata – 700 039 and [10] **SMT RITA BERA (PAN: BIDPB3665E)** (Aadhaar No.7047 9421 0141) daughter of Late Kishor Seth, by faith – Hindu, by occupation – Housewife, by Nationality – Indian, residing at 1820, Laskarhat, Madhya Para, P.O. Tiljala, P.S. Tiljala now Kasba, Kolkata – 700 039, hereinafter called and referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, representatives, administrators and / or assigns) of the **FIRST PART.**

A N D

M/S. UNIQUE BUILDERS (PAN: AAFU0528E) a Partnership Firm, having its office at 61, Bidhan Nagar, P.O. Tiljala, P.S. Tiljala now Kasba, Kolkata – 700 039, represented by its **Partners** [1] **SRI PRODYUT PAUL (PAN: ALUPP1064C) (Aadhaar No.8481 5064 3821)** son of Late Biswanath Paul, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 1H/1B, Kustia Road, 1st Floor, P.O. Tiljala, P.S. Tiljala, Kolkata – 700 039, [2] **SRI SANJIB DAS (PAN: AEXPD1728D) (Aadhaar No.2327 4325 8872)** son of Late Sankar Chandra Das, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at Block : E-6, Tagore Park, P.O. Tiljala, P.S. Kasba, Kolkata – 700 039 and [3] **SRI SUVENDU BERA (PAN: AFPPB1806F) (Aadhaar No.6718 5669 1725)** son of Late Pulin Chandra Bera, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 128/1A, Picnic Garden Road, P.O. Tiljala, P.S. Tiljala, Kolkata – 700 039, hereinafter called and referred to as the **DEVELOPERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, representatives, administrators and / or assigns) of the **SECOND PART.**

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-

ARTICLE – I : DEFINITIONS

[1] **THE OWNERS :** The Owners will mean the legal title holder of the land mentioned in the First Part of this Agreement unless excluded by / or repugnant to the subject or context be deemed to mean and include their heirs, legal representatives, executors and / or assigns.

[2] **THE DEVELOPERS :** The Developers mean the Developers of the Second Part unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, legal representatives, executors, administrators, assigns and nominees.

- [3] **THE SAID PROPERTY :** The said property shall mean 7(Seven) Cottahs 4(Four) Chittaks and 12(Twelve) square feet more or less of land being K.M.C. Premises No.1821, Laskarhat, P.S. Tiljala now Kasba, Kolkata – 700 039, Mouza - Laskarhat, within the jurisdiction of Sub - Registry office Allpore now Sealdah, under Police Station: Tiljala now Kasba, within the District of South 24 Parganas, within the local limits of the Kolkata Municipal Corporation under Ward No.107, known, numbered, called, distinguished and / or described fully and particularly written hereunder in Schedule "A".
- [4] **THE NEW BUILDING :** The new Building shall mean the G+III storied building to be constructed at the said property alongwith the boundary wall 4'-6" height with entrance gate.
- [5] **COMMON FACILITIES :** Common facilities shall mean and include corridors, Stairways, Landings, Stair case, Passage, Roof and common conveniences whatsoever required for the beneficial enjoyment, use and occupation by the occupiers thereof.
- [6] **SALEABLE SPACE :** Saleable space shall mean the space in new building available for independent use and occupation, other than the space allowable to the Owners or other occupiers along with the right to use and enjoy the common facilities and conveniences provided in the new building.
- [7] **OWNERS' ALLOCATION :** Owners' allocation shall mean the 50% constructed area and common service area in the newly constructed G+III storied building i.e. Entire First floor, 50% Constructed area on Third floor East-North-West (Back side of the building) side (consisting of Two flats) and 50% Constructed area on Ground floor East-North-West (Back side of the building) side of the said building as per KMC sanctioned plan along with undivided proportionate share of land together with all common easement rights and facilities attached thereto as well as said building and Rs.15,50,000/- (Rupees Fifteen Lakh and Fifty Thousand) only as non refundable / forfeited money which is fully and particularly described in SCHEDULE – B herein under written.

[8] **DEVELOPERS' ALLOCATION :** Developers' allocation shall mean the 50% constructed area and common service area in the newly constructed G+III storied building i.e. Entire Second floor, 50% Constructed area on Third floor East-South-West (Front side of the building) side (consisting of Two flats) and 50% Constructed area on Ground floor East-South-West (Front side of the building) side of the said building as per KMC sanctioned plan along with undivided proportionate share of land together with all common easement rights and facilities attached thereto as well as said building as fully and particularly described in SCHEDULE – C hereunder written.

[9] **THE ENGINEER / ARCHITECT :** The Engineer shall mean as the consulting Engineer who has been appointed by the Developers for designing and planning of the New Building or any other persons, firm or company who may be appointed hereinafter, for the similar purpose.

[10] **THE BUILDING PLAN :** The Building Plan already sanctioned by the Kolkata Municipal Corporation for construction of a G+III storied building vide B.P. No.2020120153 dated 05.10.2020.

ARTICLE – II : OWNERS' REPRESENTATIONS

WHEREAS one Manik Chandra Roy got a property by a Deed of partition measuring more or less 7(Seven) Cottahs 4(Four) Chittaks 12(Twelve) Sq. ft. more or less with structure which is lying and situated at and comprised in R.S. Dag No.239, R.S. Khatian No.159, Mouza – Laskarhat, J.L. No.11, P.S. Tiljala, Kolkata – 700 039, under KMC Ward No.107, which was duly registered in the office of DR Alipore being Book No.1, Volume No.143, Pages 134 to 138, Being No.9116 for the year 1957.

AND WHEREAS said Manik Chandra Roy died intestate on 24.08.1972, leaving behind his wife Billwa Bala Roy who died on 28.12.1975, two sons namely Dulal Chandra Roy and Kalipada Roy as his survivors and / or natural legal heirs and successors to inherit undivided 50% shares each of the said land and property.

AND WHEREAS said Dulal Chandra Roy died Intestate on 30.10.2009, leaving behind his wife namely Kalpana Roy and two sons namely 1) Provat Roy and 2) Naba Kumar Roy and three daughters namely, Pratima Sardar @ Smt Jaya Das daughter of Late Dulal Roy, Nilima Gayen wife of Sri Tapash Kumar Gayen and Ashima Das wife of Late Ganga Das, as his Survivors legal heirs and Successors do inherit undivided 50% shares of the said land and property.

AND WHEREAS said Kalipada Roy died Intestate on 06.04.1984, leaving behind his wife namely Bijali Roy and she also died on 13.02.2008 leaving behind her surviving her two sons and two daughters, 1) Uday Roy son of Late Kalipada Roy, 2) Uttam Roy son of Late Kalipada Roy and 1) Kalpana Roy daughter of Late Kalipada Roy, 2) Arati Seth daughter of Late Kalipada Roy as his Survivors legal heirs and Successors to inherit undivided 50% shares of the said land and property.

AND WHEREAS the said Kalpana Roy daughter of Late Kalipada Roy who was unmarried, died on 21.12.2015.

AND WHEREAS the said Arati Seth died on 26.09.2017 Intestate leaving behind her one son Sri Amit Seth and one daughter Smt Rita Bera as her survivor, legal heirs, heiress and successors.

AND WHEREAS the said Smt Kalpana Roy, Sri Probhat Roy, Sri Naba Kumar Roy, Smt Pratima Sardar @ Smt Jaya Das, Smt Nilima Gayen, Smt Ashima Das, Sri Uday Roy, Sri Uttam Roy, Sri Amit Seth and Smt Rita Bera thus become the joint Owners of the aforesaid property by way of inheritance and thereafter they applied for mutation of their names with official record of the Calcutta Municipal Corporation now also known as the Kolkata Municipal Corporation and said authority of the C.M.C. / K.M.C. has recorded their names in their mutation books against Premises No.1821, Laskarhat, Kolkata 700 039 under K.M.C. Ward No.107, being Assessee No.311070859493, morefully described in Schedule – A hereunder written and enjoying the said premises free from all encumbrances.

ARTICLE – III : DEVELOPERS' REPRESENTATIONS

[1] In execution of this agreement and delivering the Vacant possession of the Owners' occupied portion of the said property by the Owners to the Developers and to start construction of the New Building thereon with a further right, inter-alia, to exploit commercially its own saleable space mean Developers' allocation in the manner as provided herein strictly subject to the terms and conditions contained herein.

[2] Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the Owners of the said property or any part thereof or interest in respect thereof in favour of the Developers, save as herein expressly provided, except the right of the Developers to commercially exploit its own allocation of saleable space in the New Building in terms hereof and to deal with the same in the manner hereinafter briefly stated.

ARTICLE – IV : CONSIDERATION

[1] In consideration of the Owners having agreed to grant the Developers and exclusive contract to develop and commercially exploit the Developers' allocation out of said property as provided herein, according to the Schedule – B hereunder written, besides the allocation of saleable space in the Building comprising distribution of Built-up area in favour of the Owners.

[2] That it is hereby agreed by and between the land Owners and Developers that the total consideration against the developing of the said Schedule referred to B following manner: -

Owners' allocation shall mean the 50% constructed area and common service area in the newly constructed G+III storied building i.e. Entire First floor, 50% Constructed area on Third floor East-North-West (Back side of the building) side (consisting of Two flats) and 50% Constructed area on Ground floor East-North-

West (Back side of the building) side of the said building as per building sanctioned plan as mentioned herein below in the OWNERS' allocation be provided, the land Owners taken the responsibility free from all encumbrances. The Owners as aforesaid allotted themselves the aforesaid Owners' share of allocation after completion of the said newly constructed Building fully mentioned in the Schedule – B.

Developers' allocation shall mean the 50% constructed area and common service area in the newly constructed G+III storied building i.e. Entire Second floor, 50% Constructed area on Third floor East-South-West (Front side of the building) side (consisting of Two flats) and 50% Constructed area on Ground floor East-South-West (Front side of the building) side of the said building which the Developers shall be entitled to sell, transfer, lease and / or otherwise deal with it deems fit and proper and it shall be entitled to enter into agreements and other commitments with any other party or parties in regard to disposal strictly for residential purpose thereof fully mentioned in the Schedule – C.

[3] In consideration of the Developers having agreed to bear the cost of construction having of the Owners' allocated portion in full, as mentioned in clause herein above and as per SCHEDULE – B herein below written, the Owners will transfer to the Developers and / or its nominee / nominees undivided proportionate share of the land in conformity with the saleable space to be sold, transferred and conveyed to such parties by the Developers.

[4] The Deed or Deeds of conveyance of the undivided proportionate share of land in terms hereof shall be executed by the Owners in such part or parts as shall be required to the Developers within its favour and or the nominee / nominees and such completion of the construction of the New Building, as the case may be. **PROVIDED ALWAYS** the Owners shall have no claim on the consideration amount thereof passed between the Developers and its nominees. This clause is applicable only in respect of Developers' allocation.

ARTICLE – V : COMMENCEMENT & VALIDITY

[1] This Agreement shall be deemed to have commenced from the date of signing these presence and shall remain in force for a period of 36(Thirty) months after the date of building plan sanction, unless otherwise altered by the parties hereto mutually. If the building is not completed within this period and an extension of time for another 6(Six) months to be granted to the Developers and after that if the construction is not completed then the both parties shall decide by mutual understanding regarding this matter.

[2] This Agreement shall cease to operate earlier than the aforesaid period in the event of complete transfer of all the allocated saleable space from Developers' share of allocation in New Building by the Developers after complete construction thereof in the manner as provided herein and the Developers will bear all Taxes and other expenses till their allocation portion.

ARTICLE – VI : PROCEDURE

[1] The Owners or their attorney have at the cost of the Developers, submitted any rectification of plan to the KMC for necessary sanction, permission.

[2] All applications referred to in the clause 1 and 2 above have been made in the name of the Owners or Developers and the necessary permissions if any shall be obtained in the name of the Owners or Developers, which shall be retained by the Developers till the construction of the New Building is completed and a photocopy thereof to be given to the Owners soon obtaining the same.

[3] In as much as the parties hereto have agreed to allocate amongst themselves the built-up area in the New Building in the manner herein before stated, the Owners and Developers shall be entitled to proportionate undivided share and interest in the land comprised in the said property, such proportionate area to be determined as per SCHEDULE – 'B' & 'C'.

[4] The Owners shall bound to produce all Xerox copy of Title Deed and other papers and documents relating to the said premises as are In possession of the Owners and agrees and covenants to produce or cause to be produced or handover the same to the Developers, the Owners agreed to show the original Title Deed to the appropriate authority as and when required and asked by the Developers.

[5] The Developers shall bear all the expenses whatsoever to obtain necessary sanction, permissions or rectification or modification of Plan, together with all other expenses as mentioned herein without any-re-imburement of same from the Owners.

[6] The Owners will render to the Developers all reasonable assistance to obtain all permissions, approvals as and when required by the Developers and the Owners hereby agree, assure, declare that he will sign and execute necessary documents, applications and other papers and Deeds and documents, including a Development Power of Attorney as may be required by the Developers from time to time at the costs and expenses of the Developers.

ARTICLE – VII : INITIATION OF THE DEVELOPMENT PROGRAMME

[1] The Developers will start the construction and shall continue the construction strictly in terms of the sanctioned building plan and in accordance with law at its own costs and risk.

[2] The Developers shall be authorized by the Owners to construct the proposed building and for such reason he can apply for and obtained quotas, entitlements and other allocations of such buildings, materials allocable for the construction of the New Building at own risk and liability of the Developers.

[3] The Developers shall be authorized by the Owners to apply for and to obtain temporary and / or permanent connections of water, electricity, gas and / or other facilities required of the New Building in the name of Owners only.

[4] All costs, charges and expenses including Architect's fees shall be paid and discharged by the Developers and the Owners will have no responsibility whatsoever therefore.

ARTICLE – VIII : SPACE ALLOCATIONS

[1] On completion of the New Building, the Owners will be entitled to the saleable space as particularly mentioned in Schedule – 'B' herein contained. However, the Developers shall make such arrangements at its own cost so that the Owners may shift their residence to the New Building within 36(Thirty Six) months after the date of building plan sanction.

[2] On completion of the construction of the New Building the Developers shall be entitled to the saleable space, particularly mentioned in Schedule – 'C' herein contained, PROVIDED ALWAYS that the Developers shall be at liberty to enter into such agreements for sale of the apartments as it would deem fit and proper at their own risk and liabilities.

[3] The saleable space as stated herein shall be the Super built-up area of the New Building, including the common utility areas.

[4] The common areas of the New Building shall be controlled by the Owners and the Developers and the Purchasers of the apartment jointly in such manner as may decide.

ARTICLE – IX : RATES AND TAXES

[1] The Owners will pay all arrear / outstanding taxes of K.M.C. and other dues (if any) of the existing plot of land including the existing structure. After handover of Owners' allocation to the Owners, they shall pay their K.M.C. Taxes of their allocated portion. Provided that if necessary of conversion of land from Pond to Bastu then the Developers shall take necessary need full action and shall pay the all expenses in favour of the Owners.

[2] The Developers shall be liable to pay all Electricity bills and other dues from the date of taking possession of the land from the Owners and during the construction of the New Building.

ARTICLE – X : SERVICE & CHARGES

[1] On completion of the New Building and upon getting the possession letter from the Developers, the Owners will take possession of their allocated flats / area in the New Building, and on taking possession, they will be responsible to pay and bear the proportionate services charges for the common facilities in the New Buildings.

[2] Additional services charges may also be charged for such other services as may provide over and above those mentioned in Clause 1 above.

ARTICLE – XI : OWNERS' OBLIGATION

[1] The Owners hereby agree and covenant with the Developers not to cause any hindrance in the matter of construction of the New Building by the Developers subject to fulfillment of the terms and conditions mentioned herein and in Schedule – 'B', but the Owners shall have every liberty to supervise the quality of building materials to be used by the Developers for construction.

[2] The Owners hereby agree and covenant with the Developers not to do any unreasonable act or Deed or thing whereby the Developers may be prevented from selling, assigning and / or disposing of any of the Developers' allocated portion in the New Building provided the Developers' allocated portion to be disposed of only after handover over the Owners' allocation and this clause is essence of contract.

[3] The Owners hereby agree and covenant with the Developers not to let out grant, lease, mortgage and / or change the said property or any portion thereof without consent in writing of the Developers, save and except its / their own allocated portion or space In New Building.

[4] The Owners hereby agree and covenant with the Developers that at the time of Registration of Developers' allocation, with request of Developers the Owners will sign in the relative Deed of Conveyance and either they or their Attorney will appear before the Registration Authority without any further claim or claims subject to fulfillment of the terms and conditions of this agreement.

ARTICLE – XII : DEVELOPERS' OBLIGATIONS

[1] The Developers hereby agree and covenant with the Owners to complete the construction of the New Building within 36(Thirty Six) months after the date of building plan sanction.

[2] The Developers hereby agree and covenant with the Owners not to violate or contravene any of the provisions or rules applicable for construction of the New Building.

[3] The Developers hereby agree and covenant with the Owners not to do any act, Deed or thing by which the Owners may be prevented from enjoying, selling, assigning and / or disposing their allocated portion in the New Building. The Owners shall execute a registered Development Power of Attorney in favour of Developers to receive the advance / earnest money and full consideration from any intending purchasers for the Developers' share of allocation save and except the Owners' share of allocation and shall appear before the D.S.R., A.D.S.R., Registrar of Assurance of Calcutta etc. and to sign in the agreement for sale and sale Deed (part) on behalf of the Owners save and except the Owners' share of allocation.

ARTICLE – XIII : OWNERS' INDEMNITY

The Owners hereby undertake that the Developers shall be entitled to construct, complete and development of the said property and enjoy its allocated space without any interference and / or disturbance. The Owners hereby agree to

indemnify the Developers against all allocation, suits, costs, proceedings and claims that may arise in respect of or relating to the Owners' title in the said property.

ARTICLE – XIV : DEVELOPERS' INDEMNITY

[1] The Developers hereby undertakes to keep the Owners indemnified against all claims and action, demands, suits and proceedings arising out of the Developments work in terms hereof.

[2] The Developers hereby undertakes to keep the Owners indemnified against all action, suits, costs, proceedings accidents, any damage or losses and claims that may arise out of the Developers' actions with regard to the development of the said property.

ARTICLE – XV : TITLE DEEDS

The title deeds in respect of the said property shall remain in the custody of the Owners, the original Title deed may be shown to the K.M.C. or any other concerned authority as and when required.

ARTICLE – XVI : MISCELLANEOUS

[1] The Owners and the Developers have entered into this Agreement purely as a contract of Joint Venture Scheme and nothing contained herein which shall be deemed or contracted as a partnership between them and the parties hereto do not constitute as association or persons.

[2] It is understood that from time to time to facilitate the construction of the New Building by the Developers, various Deeds, matters and things, not here in specified may be required to be done and / or executed by the Developers and for which the Developers may require the authority of Owners and also various application and other documents may be required to be signed or made by the

Owners or their Attorney, relative to which specific provisions may have not been herein, the Owners hereby authorize the Developers to execute and sign all such Deeds and documents and at the request and at the cost of the Developers without hampering any interest of the Owners. The Owners also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such acts, Deeds, matters and things do not in any way, prejudice the rights of the Owners and / or go against the spirit of this Agreement. All cost in this regards shall be borne by the Developers.

[3] Any notice require to be given by the Owners will without prejudice to any other mode of service available, deemed to have been served on the Developers, if delivered by hand or sent by registered post with acknowledgement due at the last known addresses of the Developers recorded with the Owners.

[4] Any notice required to be given by the Developers shall without prejudice to any other mode of service available, deemed to have been served on the Owners if delivered by hand or send by registered with A/D post to.

[5] The roof shall be commonly used by all Flat Owners of the New Building.

[6] The Developers will not sell any of its allotted shares to any purchasers until the Owners' allocation is peacefully handed over to them by the Developers, but may enter into agreement for sale to any intending Purchaser/s and may get earnest money / part consideration from the Developers' share of allocation only.

[7] The Developers shall demolish the existing building at its own cost and the old building materials shall belongs to the Developers.

[8] The Developers shall arrange shifting accommodation for the Owners month from the date of taking possession of the Owners' area and shall bear the rent every months from the date of such possession to till completion and handover the physical possession of the Owners' allocation.

ARTICLE – XVIII : JURISDICTION

Only the courts having Territorial Jurisdiction over the premises shall have Jurisdiction in all matters relating to or arising out of this Agreement.

ARTICLE – XIX : FORCE MAJOURE

The parties hereto shall not be liable for any obligations hereunder to the extent that the performance of the relative obligation is to be prevented by the existence of force major and such obligation shall be suspended only in the duration of the Force Major and the force major shall mean and include flood, Earthquake, Riot, War, Strom, Tempest, Civil Commotion, strike, lockout and / or any other act beyond and the control of the parties hereto.

SCHEDULE : A

ALL THAT piece and parcel of a plot of measuring 7(Seven) Cottahs 4(Four) Chittaks and 12(Twelve) sq. ft. be the same a little more or less alongwith 200 sq. ft. Tiles Shed Structure, lying and situates at and comprised in R.S. Dag No.239 under R.S. Khatian No.159 in Mouza – Laskarhat, J.L. No.11, P.S. Tiljala now Kasba, being Municipal Premises No.1821, Laskarhat, Kolkata – 700 039, within the local limits of the Kolkata Municipal Corporation under Ward No.107, registering jurisdiction S.R. Alipore in the District of South 24 Parganas, butted and bounded by:

ON THE NORTH :: BY LAND OF R.S. DAG NO.240 ;
ON THE SOUTH :: BY LAND OF R.S. DAG NO.238 ;
ON THE EAST :: BY LAND OF R.S. DAG NO.243 ;
ON THE WEST :: BY 17' FEET WIDE K.M.C. ROAD ;

OR HOWSOEVER OTHERWISE the said land herediataments and premises and every party thereof **TOGETHER WITH** all sorts of easement rights and ingress and egress and every part thereof.

SCHEDULE : B

[ALLOCATION OF SPACE TO THE OWNERS]

Owners' allocation shall mean the 50% constructed area and common service area in the newly constructed G+III storied building i.e. Entire First floor, 50% Constructed area on Third floor East-North-West (Back side of the building) side (consisting of Two flats) and 50% Constructed area on Ground floor East-North-West (Back side of the building) side of the said building as per KMC sanctioned plan along with undivided proportionate share of land together with all common easement rights and facilities attached thereto as well as said building and Rs.15,50,000/- (Rupees Fifteen Lakh and Fifty Thousand) only as non refundable / forfeited money. This amount shall be paid by the Developers to the Owners by belowsaid installments:

- Rs.5,00,000/- (Rupees Five Lakh) only shall be paid at the time registration of Development Agreement.
- Rs.2,00,000/- (Rupees Two Lakh) only shall be paid at the time of Ground floor roof casting.
- Rs.2,00,000/- (Rupees Two Lakh) only shall be paid at the time of First floor roof casting.
- Rs.2,00,000/- (Rupees Two Lakh) only shall be paid at the time of Second floor roof casting.
- Rs.2,00,000/- (Rupees Two Lakh) only shall be paid at the time of Third floor roof casting.
- And balance for Rs.2,50,000/- (Rupees Two Lakh and Fifty Thousand) only shall be paid at the time of possession of Owners' share of allocation to the Owners.

SCHEDULE : C

[ALLOCATION OF SPACE TO THE DEVELOPERS]

Developers' allocation shall mean the 50% constructed area and common service area in the newly constructed G+III storied building i.e. Entire Second floor, 50% Constructed area on Third floor, East-South-West (Front side of the building) side and 50% Constructed area on Ground floor East-South-West (Front side of the building) side of the said building of the said Building along with undivided proportionate share of land together with all common easement rights and facilities attached thereto as well as said building.

SCHEDULE : D

[SPECIFICATION]

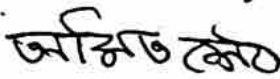
PROJECT TIME	::	36(Thirty Six) months after the date of building plan sanction.
TYPE OF CONSTRUCTION	::	R.C.C. frame structure made by L.T. / A.C.C. / Ambuja / Lafarge cement.
PLASTERING	::	Inside and outside with cement mortar in (5:1) and inside outside plaster and inside wall Paris.
FLOORING	::	Floor white Tiles / Marble with 4" skirting.
BRICK WORKS	::	8", 5" and 3" thickness brick works will be done on outside and inside walls in cement mortar in (5:1).
CONCRETE	::	All R.C.C. works in fittings, columns, beams, slabs, lintels, chajja etc. will be done in (1:2:3).
WINDOWS	::	Alluminium Sliding window with glass fittings.

DOORS	::	3"x2".1/2 size Sal wood frame with commercial solid flush doors.
KITCHEN	::	Flooring shall be Tiles / Marble with black granite stone cooking platform and glazed tiles upto 3' feet with one sink and water facilities.
TOILETS & SANITARY	::	Flooring will be done with Tiles / Marble and wall tiles white colour 6' feet from floor level, 1(One) Western type commode / Indian type pan Hindustan Brand with one low down cistern in W.C. All sanitary fittings will be of Essco / branded quality. Water lines be of PVC pipe concealed arrangement. All the cistern, pan, commode, will be of Hindustan make and outside all pipe will be PVC pipe with hot and cold water line.
ELECTRICAL	::	3 light points, 1 fan point & 1 plug 5(amp) point in each bed room. 3 light points, 2 fan points & 1 plug 5(amp) point in drawin g& dining, 2 light point & 1 plug (15 amp) point in Kitchen & Toilet each. Electrical wiring shall be of concealed type having copper wiring (standard). 15 amp plug point in Drawing, Toilet, Kitchen and master bed room shall installed. One A.C. point in each flat in master bed room.
EXTRA WORK	::	Any extra work other than out of this specification shall be extra charged as decided by our Engineer and such amount shall be deposited before the execution of such work.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

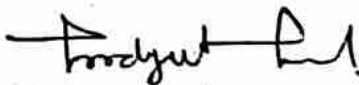
SIGNED SEALED AND DELIVERD
AT KOLKATA IN THE PRESENCE OF:

[1] Riya Roy
Naskar hat Madhya
Para Kol - 39

1. Kalyana Roy
2. Pravat Roy
3. Nabu kr Roy
4. Pustim Sardar @ Jyoti Das
5. Nilima crayen
6. Ashima Dew
7. Uday Roy
8. Uttam Roy
9. 
10. Rita Bera

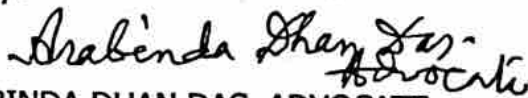
[2] Kunal Karmakar
Sorebikuni, Nanda
mushidabad
Pin - 792175

SIGNATURE OF THE OWNERS












1. 
2. Sanjit Das
3. Sureshwar m.












SIGNATURE OF THE DEVELOPERS












Drafted By:

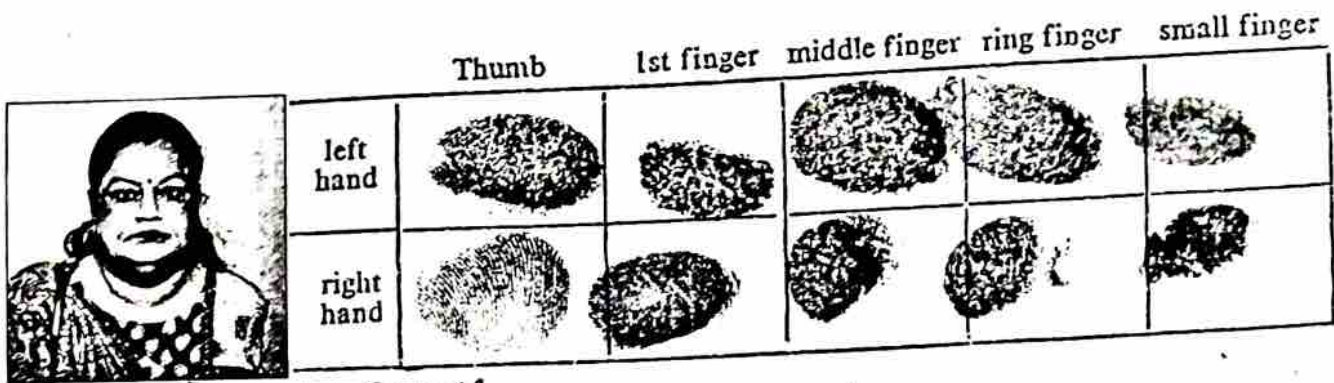


MR. ARABINDA DHAN DAS, ADVOCATE
HIGH COURT, KOLKATA
Enrl. No.WB/1083/81

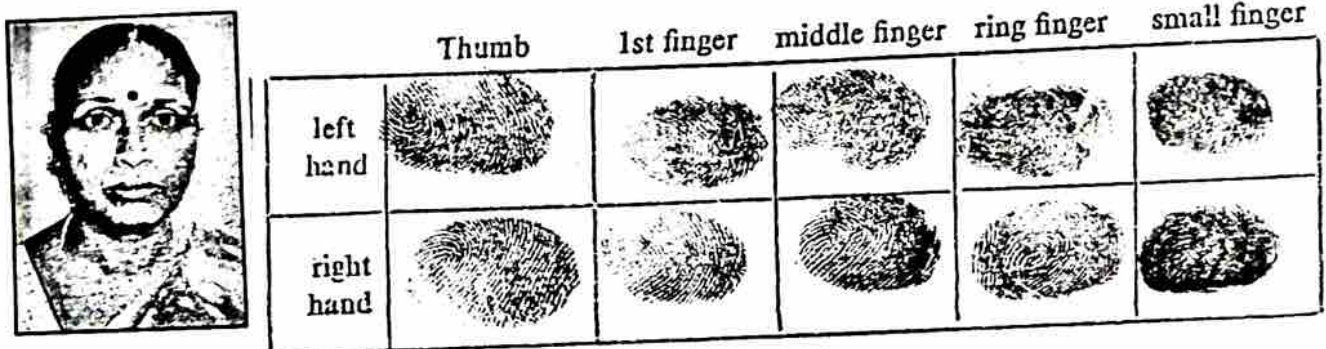
		THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	L.H.					
NAME: <u>KALYANA ROY</u> SIGN: <u>Kalyana Roy</u>		THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	R.H.					

		THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	L.H.					
NAME: <u>PRAVAT ROY</u> SIGN: <u>Pravat Roy</u>		THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	R.H.					

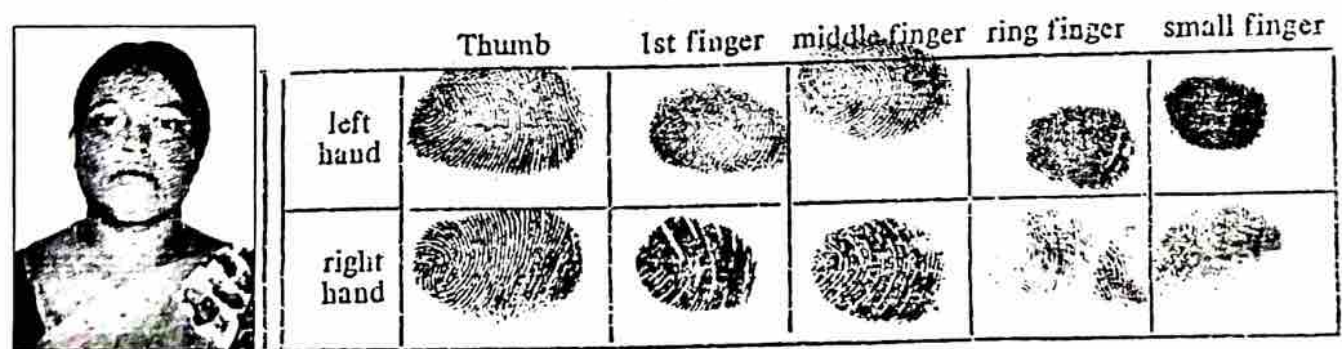
		THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	L.H.					
NAME: <u>NABA KUL ROY</u> SIGN: <u>Nabink Roy</u>		THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	R.H.					



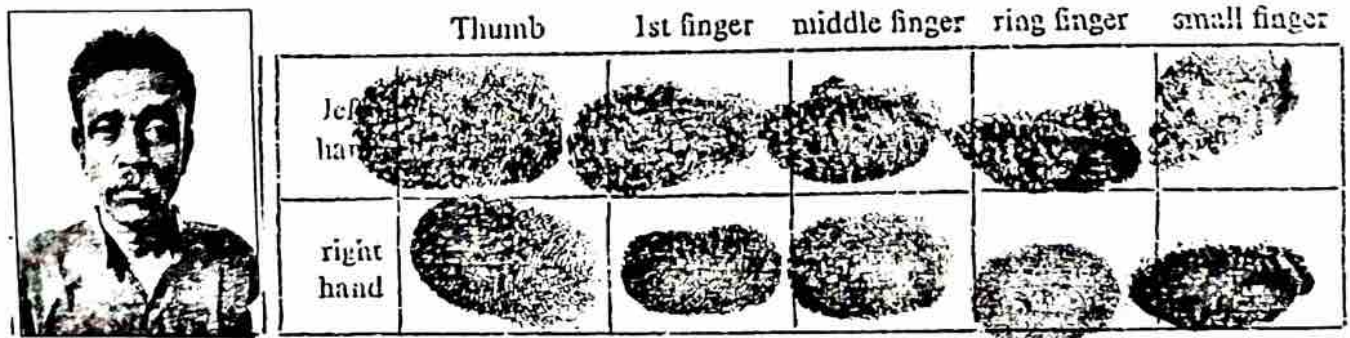
Name ... PRAJIMA SARDAH
 Signature Prajima Sardah @ Tanya Das



Name ... NILIMA SATHEN
 Signature Nilima Sathen



Name ... ASHIMA DAS
 Signature Ashima Das



Name ... UDAY ROY
 Signature Uday Roy



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

Name UTTAM ROY

Signature Uttam Roy



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

Name AMIT CHOUHARY

Signature Amit Choudhary



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







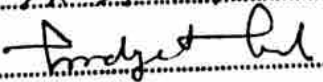





Name RITA BERA







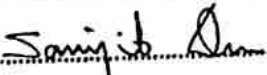





Signature Rita Bera













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

Name

Signature

	L.H.	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
						
NAME: <u>PRADYUT PAUL</u> SIGN: 	R.H.					

	L.H.	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
						
NAME: <u>SANJIT DAS</u> SIGN: 	R.H.					

	L.H.	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
						
NAME: <u>S.V. KENDU BERA</u> SIGN: 	R.H.					

Major Information of the Deed

Dced No :	I-1606-01506/2023	Date of Registration	27/04/2023
Query No / Year	1606-2001001904/2023	Office where deed is registered	
Query Date	20/04/2023 11:22:29 AM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Arabinda Dhan Das 177/11/8, Picnic Garden Road, Kolkata, Thana : Kasba, District : South 24-Parganas, WEST BENGAL, PIN - 700039, Mobile No. : 9830662396, Status :Advocate		
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 : 15,50,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,42,36,300/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 15,521/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :









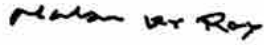
District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Laskarhat, Road Zone : (Off E.M. Bypass – Off E.M. Bypass) , , Premises No: 1821, , Ward No: 107 Pin Code : 700039

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 :-)		Bastu		7 Katha 4 Chatak 12 Sq Ft	1/-	2,41,82,300/-	Width of Approach Road: 17 Ft.,
Grand Total :					11.99Dec	1 /-	241,82,300 /-	



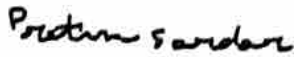
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor :200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	54,000 /-	

Land Lord Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Kalpana Roy Wife of Late Dulal Roy Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office			
	27/04/2023	LTI 27/04/2023	27/04/2023	
N.D.B. Road, Laskarhat, Kolkata, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: cbxxxxxx5g, Aadhaar No: 31xxxxxxxx3025, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri Pravat Roy Son of Late Dulal Roy Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office			
	27/04/2023	LTI 27/04/2023	27/04/2023	
N.D.B. Road, Laskarhat, Kolkata, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: axxxxxxxx5m, Aadhaar No: 28xxxxxxxx9103, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Shri Naba Kumar Roy Son of Late Dulal Roy Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office			
	27/04/2023	LTI 27/04/2023	27/04/2023	
N.D.B. Road, Laskarhat, Kolkata, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: bgxxxxxx4e, Aadhaar No: 29xxxxxxxx4482, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office				

4

Name	Photo	Finger Print	Signature
Smt Pratima Sardar, (Alias: Smt Jaya Das) Daughter of Late Dulal Roy Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office	 27/04/2023	 LTI 27/04/2023	 27/04/2023




N.D.B. Road, Laskarhat, Kolkata, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: huxxxxxx3r, Aadhaar No: 67xxxxxxxx7649, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office

5

Name	Photo	Finger Print	Signature
Smt Nilima Gayen Wife of Shri Tapash Kumer Gayen Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office	 27/04/2023	 LTI 27/04/2023	 27/04/2023

12/1A, Chowbaga Road, Kolkata, City:- , P.O:- Tiljala, P.S:-Tiljala, District:-South24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: btxxxxxx9g, Aadhaar No: 52xxxxxxxx0097, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office

6




Name	Photo	Finger Print	Signature
Shri Ashima Das Wife of Late Ganga Das Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office	 27/04/2023	 LTI 27/04/2023	 27/04/2023

9/1, Tiljala Sibbala Lane, Kolkata, City:- , P.O:- Tiljala, P.S:-Tiljala, District:-South24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bexxxxxx5r, Aadhaar No: 47xxxxxxxx2033, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office




7

Name	Photo	Finger Print	Signature
Shri Uday Roy Son of Late Kalipada Roy Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office	 27/04/2023	 LTI 27/04/2023	 27/04/2023




1820, Laskarhat, Madhya Para, Olkata, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: cpxxxxxx8m, Aadhaar No: 60xxxxxxxx1920, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023 .
 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office

8	Name	Photo	Finger Print	Signature
	Shri Uttam Roy Son of Late Kalipada Roy Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office	 27/04/2023	 LTI 27/04/2023	 27/04/2023

1820, Laskarhat, Madhya Para, Kolkata, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: cbxxxxxx4h, Aadhaar No: 99xxxxxxxx1914, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023
 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office

9	Name	Photo	Finger Print	Signature
	Shri Amit Seth Son of Late Kishor Seth Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office	 27/04/2023	 LTI 27/04/2023	 27/04/2023

1820, Laskarhat, Kolkata, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: dwxxxxxx8r, Aadhaar No: 52xxxxxxxx3855, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023
 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office






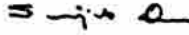



10	Name	Photo	Finger Print	Signature
	Smt Rita Bera Daughter of Late Kishor Seth Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office	 27/04/2023	 LTI 27/04/2023	 27/04/2023

1820, Laskarhat, Kolkata, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bixxxxxx5e, Aadhaar No: 70xxxxxxxx0141, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023
 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Unique Builders 61, Bidhan Nagar, Kolkata, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN 700039 , PAN No.:: aaxxxxxx8e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Prodyut Paul (Presentant) Son of Late Biswanath Paul Date of Execution - 27/04/2023, , Admitted by: Self, Date of Admission: 27/04/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Apr 27 2023 12:41PM		LTI 27/04/2023	27/04/2023
1H/1B, Kustia Road, 1st Floor, Kolkata, City:- , P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.:: abxxxxx4c, Aadhaar No: 84xxxxxxxx3821 Status : Representative, Representative of : Unique Builders (as Partner)				
2	Name Shri Sanjib Das Son of Late Sankar Chandra Das Date of Execution - 27/04/2023, , Admitted by: Self, Date of Admission: 27/04/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Apr 27 2023 12:42PM		LTI 27/04/2023	27/04/2023
Block : E-6, Tagore Park, Kolkata, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.:: aexxxxxx8d, Aadhaar No: 23xxxxxxxx8872 Status : Representative, Representative of : Unique Builders (as Partner)				
3	Name Shri Suvendu Bera Son of Late Pulin Bera Date of Execution - 27/04/2023, , Admitted by: Self, Date of Admission: 27/04/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Apr 27 2023 12:42PM		LTI 27/04/2023	27/04/2023
128/1A, Picnic Garden Road, Kolkata, City:- , P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.:: afxxxxx6f, Aadhaar No: 67xxxxxxxx1725 Status : Representative, Representative of : Unique Builders (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Prosanta Atta Son of Late Ajit Kumar Atta 47, Sreedhar Roy Road, Kolkata, City- , P.O:- Tiljala, P.S:-Tiljala, District:-South 24 -Parganas, West Bengal, India, PIN:- 700039			
	27/04/2023	27/04/2023	27/04/2023
Identifier Of Smt Kalpana Roy, Shri Pravat Roy, Shri Naba Kumar Roy, Smt Pratima Sardar, Smt Nilima Gayen, Shri Ashima Das, Shri Uday Roy, Shri Uttam Roy, Shri Amit Seth, Smt Rita Bera, Shri Prodyut Paul, Shri Sanjib Das, Shri Suvendu Bera			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Kalpana Roy	Unique Builders-1.199 Dec
2	Shri Pravat Roy	Unique Builders-1.199 Dec
3	Shri Naba Kumar Roy	Unique Builders-1.199 Dec
4	Smt Pratima Sardar	Unique Builders-1.199 Dec
5	Smt Nilima Gayen	Unique Builders-1.199 Dec
6	Shri Ashima Das	Unique Builders-1.199 Dec
7	Shri Uday Roy	Unique Builders-1.199 Dec
8	Shri Uttam Roy	Unique Builders-1.199 Dec
9	Shri Amit Seth	Unique Builders-1.199 Dec
10	Smt Rita Bera	Unique Builders-1.199 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Kalpana Roy	Unique Builders-20.00000000 Sq Ft
2	Shri Pravat Roy	Unique Builders-20.00000000 Sq Ft
3	Shri Naba Kumar Roy	Unique Builders-20.00000000 Sq Ft
4	Smt Pratima Sardar	Unique Builders-20.00000000 Sq Ft
5	Smt Nilima Gayen	Unique Builders-20.00000000 Sq Ft
6	Shri Ashima Das	Unique Builders-20.00000000 Sq Ft
7	Shri Uday Roy	Unique Builders-20.00000000 Sq Ft
8	Shri Uttam Roy	Unique Builders-20.00000000 Sq Ft
9	Shri Amit Seth	Unique Builders-20.00000000 Sq Ft
10	Smt Rita Bera	Unique Builders-20.00000000 Sq Ft

Endorsement For Deed Number : I - 160601506 / 2023

On 27-04-2023

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.

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

Presented for registration at 12:05 hrs on 27-04-2023, at the Office of the A.D.S.R. SEALDAH by Shri Prodyut Paul ,.

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 2,42,36,300/-

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

Execution is admitted on 27/04/2023 by 1. Smt Kalpana Roy, Wife of Late Dulal Roy, N.D.B. Road, Laskarhat, Kolkata P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession House wife, 2. Shri Pravat Roy, Son of Late Dulal Roy, N.D.B. Road, Laskarhat, Kolkata, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Service, 3. Shri Naba Kuma Roy, Son of Late Dulal Roy, N.D.B. Road, Laskarhat, Kolkata, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Service, 4. Smt Pratima Sardar, Alias Smt Jaya Das, Daughter of Late Dulal Roy, N.D.B. Road, Laskarhat, Kolkata, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession House wife, 5. Smt Nilima Gayen, Wife of Shri Tapash Kumr Gayen, 12/1A, Chowbaga Road, Kolkata, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession House wife, 6. Shri Ashima Das, Wife of Late Ganga Das, 9/1, Tiljala Sibtala Lane, Kolkata, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession House wife, 7. Shri Uday Roy, Son of Late Kalipada Roy, 1820, Laskarhat, Madhya Para, Olkata P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business, 8. Shri Uttam Roy, Son of Late Kalipada Roy, 1820, Laskarhat, Madhya Para, Kolkata, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business, 9. Shri Amit Seth, Son of Late Kishor Seth, 1820, Laskarhat, Kolkata, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Service, 10. Smt Rita Bera, Daughter of Late Kishor Seth, 1820, Laskarhat, Kolkata, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039 by caste Hindu, by Profession House wife

Indetified by Shri Prosanta Atta, , , Son of Late Ajit Kumar Atta, 47, Sreedhar Roy Road, Kolkata, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Service

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

Execution is admitted on 27-04-2023 by Shri Prodyut Paul, Partner, Unique Builders (Partnership Firm), 61, Bidhan Nagar, Kolkata, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by Shri Prosanta Atta, , , Son of Late Ajit Kumar Atta, 47, Sreedhar Roy Road, Kolkata, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Service

Execution is admitted on 27-04-2023 by Shri Sanjib Das, Partner, Unique Builders (Partnership Firm), 61, Bidhan Nagar, Kolkata, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by Shri Prosanta Atta, , , Son of Late Ajit Kumar Atta, 47, Sreedhar Roy Road, Kolkata, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Service

Execution is admitted on 27-04-2023 by Shri Suvendu Bera, Partner, Unique Builders (Partnership Firm), 61, Bidhan Nagar, Kolkata, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by Shri Prosanta Atta, , , Son of Late Ajit Kumar Atta, 47, Sreedhar Roy Road, Kolkata, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,521.00/- (B = Rs 15,500.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 15,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/04/2023 12:02PM with Govt. Ref. No: 192023240025226688 on 24-04-2023, Amount Rs: 15,521/-, Bank SBI EPay (SblePay), Ref. No. 4408014881127 on 24-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 50.00/- by online = Rs 39,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 243169, Amount: Rs.50.00/-, Date of Purchase: 16/01/2023, Vendor name: AMAL KR SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/04/2023 12:02PM with Govt. Ref. No: 192023240025226688 on 24-04-2023, Amount Rs: 39,971/-, Bank SBI EPay (SBIPay), Ref. No. 4408014881127 on 24-04-2023, Head of Account 0030-02-103-003-02

Amitava Ghosal.

Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2023, Page from 42954 to 42989

being No 160601506 for the year 2023.



Digitally signed by AMITAVA GHOSAL
Date: 2023.05.03 11:30:52 +05:30
Reason: Digital Signing of Deed.

Amitava Ghosal.

(Amitava Ghosal) 2023/05/03 11:30:52 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)
