

- iii) The OWNER shall always co-operate the DEVELOPER in forming the Holding Organisation of the PURCHASERS of the Units for transfer of the Common areas & Common parts and facilities in favour of such Holding Organisation subject to the right of the Developer under these presents.
- iv) The DEVELOPER shall alone remain solely responsible and liable to pay compensation to any of it's men, agent, workmen and others for death, disablement or any damage if caused due to any accident during the process of construction. In such case, the OWNER shall not have any liability or responsibility whatsoever.

ARTICLE - X : NOTICE

All notices to be served on the OWNERS as contemplated under this Agreement shall be deemed to have served if sent to the person named first herein by Ordinary Post or under Certificate of Posting or by Hand at his address specified above unless otherwise provided for herein before.

SCHEDULE 'A'

(Description of the said Property offered for Development)

ALL THAT piece and parcel of a plot of Bastu Land measuring about 06 (six) Cottah 04 (four) Chittack 5 (five) Sft. or a little more or less together with R.T. structure standing thereon which is situated and comprised in J.L. No. 1, L.R. Dag No. 47 under L.R. Khatian Nos. 133, 283, 534, 597, 822, 823 & 825 of Mouza - Shibpur, Sheet No. 95 corresponding to the then Howrah Municipality Premises Nos. 220 & 220/1, at present Howrah Municipal Corporation Premises Nos. 217, G. T. Road (South) under H.M.C. Ward No. 34 within P.S. - Shibpur, District Howrah-711 102, Zone Sandhyabazar, H.M.C. Ward No. 30, 31, 34, 36, Rajnarayan Roychowdhury Ghat Road alongwith all easement rights and privileges over the common passage which is the territorial jurisdiction of District Sub-Registry Office and Additional District Sub-Registry Office at Howrah which

is morefully delineated in the map or plan by Colour "RED" as annexed hereto which is the part and parcel of these presents and the property is butted and bounded as follows :-

- ON THE NORTH : CESC Distribution Station.
ON THE SOUTH : Kalikumar Mukherjee Lane.
ON THE EAST : G. T. Road.
ON THE WEST : House of Gita Nag.

SCHEDULE - 'B'

(OWNERS ALLOCATION WITHIN THE PROPOSED BUILDING)

The Owners jointly shall be entitled to 41% of the total Super built up area developed in the proposed Building from Ground to top most floor and service area on Roof. Such 41% area shall be allotted at the entire Ground Floor and the remaining area at the upper floors.

SCHEDULE - 'C'

(Technical Specifications for Owners Flats)

- Structure** : Building shall be erected on RCC foundation and frame structure.
All external walls shall be 200 mm. thick using 1 : 6 cement sand mortar.
All internal partition wall shall be 100 mm thick in 1 : 4 cement sand mortar.
Surfaces of concrete and Brick wall shall be finished with cement sand plaster.
- Doors, Windows** : Sal wooden (Malaysian) frame using 100 mm. × 65 mm. wooden section for Entrance Door and 75 mm. × 65 mm. section for Toilets & Kitchen Door shall be provided.

Solid core phenol resin bonded flush type door shutter – 35 mm. thick commercial finished for Entrance, 32 mm. thick commercial finish for Bed Rooms, Kitchen & Balcony shall be provided. 25 mm. thick PVC door shall be provided in Toilets.

Door shutters shall have the following fittings :-

Godrej lock at Entrance and Bed Room doors.

Aluminium tower bolt for all doors.

Steel door stopper for all doors.

Window with sliding Aluminium Shutter.

Electrical wiring

& Points :

All electrical wiring shall be laid within PVC conduits concealed and embedded within the Brick wall, using good quality insulated copper cable including providing M.S. Box, Acrylic board and Moduler switch.

Following electrical points shall be provided :

In BR : 2 Light points on wall, 1 foot light point, 1 ceiling fan point, 1×5 Amp. plug point with switch, 1 electronic regulator on board.

In Liv./Din. hall : 3 light points, 2 ceiling fan points, 1×5A plug point with switch on board, 1×15A plug point with switch, 1 TV Point & Telephone point, 2 electronic regulator on board.

In Kitchen : 1 light point, 1×5A plug point for Exhaust Chimney, 1×5A plug point for water filter, 1×15A plug point with switch.

In Toilets : 1 light point, 1 Exhaust Fan points in both Toilets and 1×15A point for Geyser in one Toilet.

In Balcony : 1 light point.

A.C. m/c. point : 1 in Master Bed Room.

Call Bell switch at Entrance.

1×15A point for washing m/c. at a suitable position.

Sanitary &

Plumbing :

All internal plumbing lines for water circulation shall be of 'ASTRAL' make CPVC pipes & fittings and rigid PVC pipes & fittings for external use.

110 mm. dia 'SUPREME' brand pipes and fittings shall be used for sewer, waste and storm water discharge lines.

UPVC Pipes shall be used for underground drainage lines.

Sanitary Fittings

& Fixtures :

White vitreous European type W.C., white PVC flushing cistern, PVC flush pipe, white PVC seat cover, white vitreous hand wash basin with Pedestal and PVC flush pipe shall be provided in both Toilets. C.P. concealed stop cock, C.P. Bib cock, C.P. Hot & Cold Wall Mixer, C.P. Pillar cock for Basin, C.P. shower arm with rose shall be provided in both Toilets. Plain Mirror shall be provided in both Toilets.

Kitchen finish :

The cooking counter top shall be finished with polished Black Granite stone laid over 50 mm. thick RCC Slab and fitted with S.S. single bowl Sink.

Sink shall be fitted with one C.P. Bibcock, PVC waste pipe.

One C.P. bibcock shall be provided extra below Sink for washing purpose. Kumari Marble in Floor and Skirting.

Floor finish :

600×600 mm. size Vitrified Tiles in floor and skirting for all Bed Rooms, Living, Dining Hall, Balcony, Toilet & Kitchen.

Dado finish :

Ceramic Tiles 450×300 of reputed brand for Dado 1800 mm. height from skirting level in Toilets and 600 mm. height from counter top in Kitchen shall be provided.

Internal surface

finish & painting : Internal surfaces of wall & ceiling inside the flat shall be finished with plaster of paris. All doors & windows with Grill shall be painted with Syn. enamel paint of reputed brand. External wall surfaces of the building shall be finished with Acrylic paint.

Roof Treatment : 25 mm. thk. Mosaic Tiles will be laid with lime and surki underbed.

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

1. Netjananda Nandy
2. Sankar Nandy.
3. Kakali Hazra.
4. Mitali Nandy.
5. Rita Nandy
6. Partha Pratim Nandy
7. Philam Nandy Roy

Signed and delivered in the
Presence of

WITNESSES :

1. Nayananjan Nandy
42/1/1, Daje Swiftpur Road, How-2
- 2.

1. Kadamukh Reg. drafted by me.
42/1/1 Daje
Swiftpur Road
How-2
Debasata Bhaduri
DEBABRATA BHADURI
ADVOCATE

SIGNATURE OF THE FIRST PARTY

For THEME PROJECTS PVT. LTD.

Jagan Kumar Banerjee
Director

SIGNATURE OF THE SECOND PARTY

MEMO OF CONSIDERATION

PAID a sum of Rs 28,10,000/- (Rupees Twenty Eight Lakh Ten Thousand) only as advance to the within named Owners in the following manner :-

<u>Date</u>	<u>Paid to</u>	<u>Mode of Payment</u>	<u>Amount (Rs.)</u>
06.07.2021	Nitya Nanda Nandy	NEFT through Union Bank, Shibpur Branch	7,66,667.00
06.07.2021	Partha Pratim Nandy	NEFT through Union Bank, Shibpur Branch	2,55,555.00
06.07.2021	Jhilam Nandy Roy	NEFT through Union Bank, Shibpur Branch	2,55,555.00
06.07.2021	Kakali Hazra	NEFT through Union Bank, Shibpur Branch	2,55,556.00
06.07.2021	Rita Nandy	NEFT through Union Bank, Shibpur Branch	2,55,556.00
06.07.2021	Shankari Nandy	NEFT through Union Bank, Shibpur Branch	2,55,555.00
06.07.2021	Mitali Nandy	NEFT through Union Bank, Shibpur Branch	2,55,556.00
06.07.2021	Nitya Nanda Nandy	NEFT through Union Bank, Shibpur Branch	5,10,000.00
			<u>Total : 28,10,000.00</u>

(Rupees Twenty Eight Lakh Ten Thousand) only.

WITNESSES :

1. Nayananjana Nandy
42/1/1, Baje Shibpur Road, How-2.

2. Kadam Mukherjee
42/A Baje Shibpur Road
How - 2 -

1. Nitya nanda Nandy
2. Shankarinandy.
3. Kakali Hazra.
4. Mitali Nandy.
5. Rita Nandy
6. Partha Pratim Nandy
7. Jhilam Nandy Roy

SIGNATURE OF THE FIRST PARTY

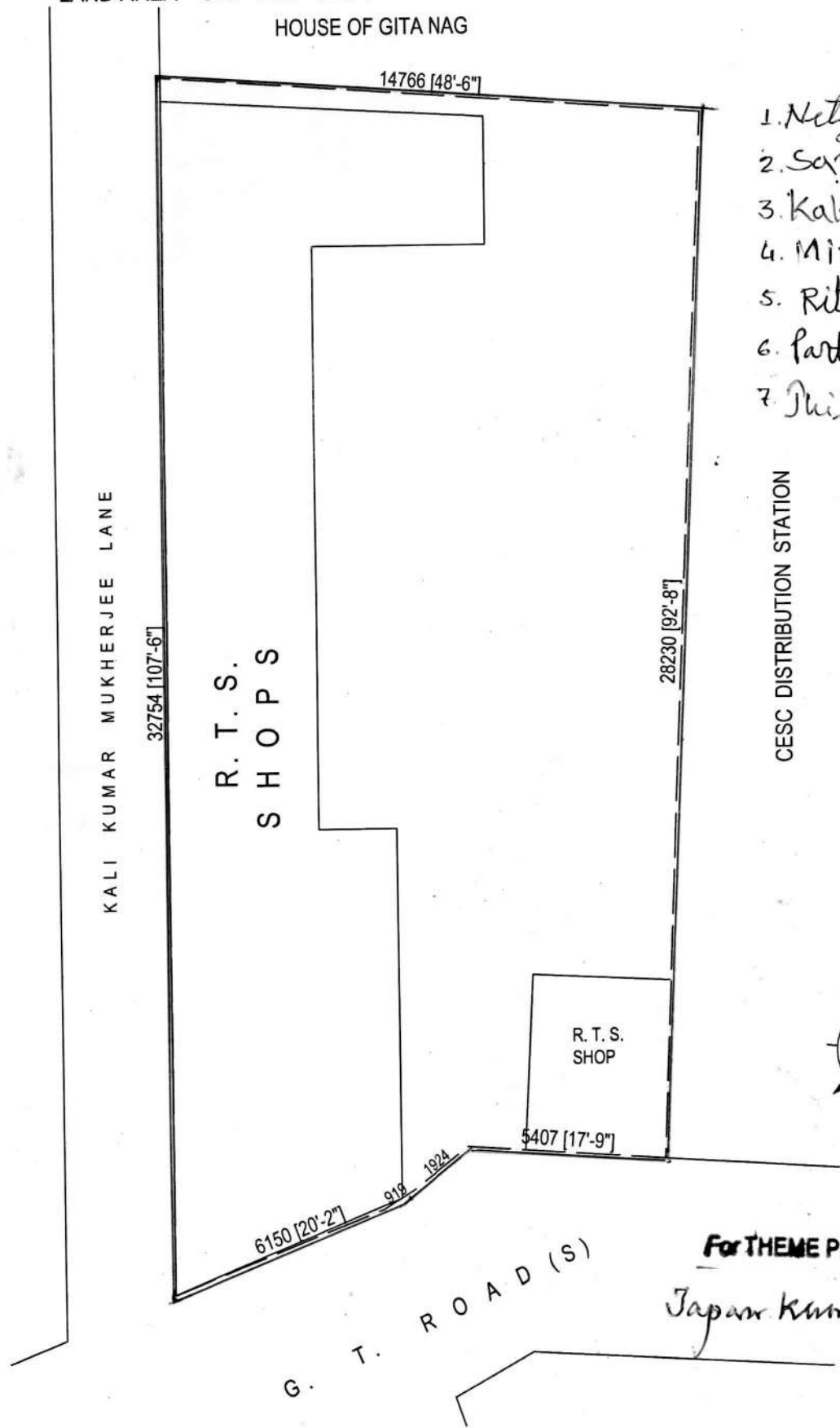
For THEME PROJECTS PVT. LTD.

Jagan Kumar Banerjee
Director

SIGNATURE OF THE SECOND PARTY

**PLAN SHOWING PREMISES NO. : 217, G. T. ROAD (S)
WITHIN P.S. : SHIBPUR, HMC WARD NO. 34,
BOROUGH - V , DISTRICT - HOWRAH**

LAND AREA = 6 K - 4 CH - 5 SFT














1. Netja nanda Nandy
2. Sanjay nanda
3. Kakali Hazra
4. Mitali Nandy
5. Rita Nandy
6. Partha Pratim Nandy
7. Philem Nandy








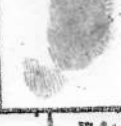





For THEM PROJECTS PVT. LTD

Japan Kumar Banerjee
Director


FORM FOR TEN FINGER IMPRESSION

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

Signature Japan Kumar Ganesha

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

Signature Nityananda Nandy












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

Signature Sankari Nandy

FORM FOR TEN FINGER IMPRESSION

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

Signature Kakali Hazra





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

Signature Mitali Nandy





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

Signature Rita Nandy




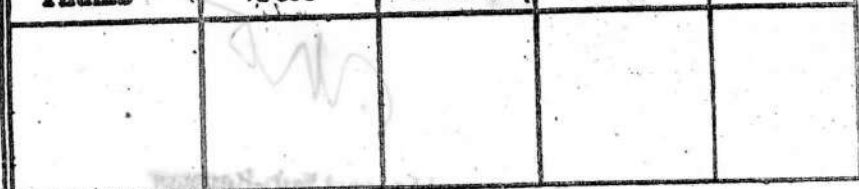
FORM FOR TEN FINGER IMPRESSION

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

Signature Pritha Pratin Nandy

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

Signature Shilam Nandy Roy

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

Signature _____

1905 JUL 05



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

20577/2021

GRN Details

GRN: 192021220032204292 **Payment Mode:** Counter Payment
GRN Date: 17/07/2021 10:50:57 **Bank/Gateway:** Union Bank of India
BRN : AA462563 **BRN Date:** 17/07/2021 00:07:00
Payment Status: Successful **Payment Ref. No:** 2001111105/2/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: THEME PROJECTS PRIVATE LIMITED
Address: 46, College Road, How-711103
Mobile: 9831295251
Depositor Status: Buyer/Claimants
Query No: 2001111105
Applicant's Name: Mr S Ghosh
Identification No: 2001111105/2/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001111105/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	40010
2	2001111105/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	40031

IN WORDS: FORTY THOUSAND THIRTY ONE ONLY.



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

GRN Details

GRN:	192021220035796341	Payment Mode:	Online Payment
GRN Date:	23/07/2021 14:24:23	Bank/Gateway:	State Bank of India
BRN :	CKQ9539779	BRN Date:	23/07/2021 14:07:19
Payment Status:	Successful	Payment Ref. No:	2001111105/6/2021

[Query No*/Query Year]

Depositor Details

Depositor's Name: THEME PROJECTS PRIVATE LIMITED
Address: 46, College Road, Howrah- 711103
Mobile: 9831295251
Depositor Status: Buyer/Claimants
Query No: 2001111105
Applicant's Name: Mr Tapan Kumar Banerjee
Identification No: 2001111105/6/2021
Remarks: Sale, Development Agreement or Construction agreement Payment No 6

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001111105/6/2021	Property Registration- Stamp duty	0030-02-103-003-02	1
2	2001111105/6/2021	Property Registration- Registration Fees	0030-03-104-001-16	28100
			Total	28101

IN WORDS: TWENTY EIGHT THOUSAND ONE HUNDRED ONE ONLY.

Major Information of the Deed

Deed No :	I-0502-05771/2021	Date of Registration	26/07/2021
Query No / Year	0502-2001111105/2021	Office where deed is registered	
Query Date	05/07/2021 9:25:04 PM	0502-2001111105/2021	
Applicant Name, Address & Other Details	Tapan Kumar Banerjee College Road, Thana : Shibpur, District : Howrah, WEST BENGAL, Mobile No. : 9831418691, Status : Buyer/Claimant		
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 : 28,10,000/-]		
Set Forth value	Market Value		
Rs. 20,00,000/-	Rs. 2,70,06,506/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 28,121/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Howrah, P.S:- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: G.T. Road, Road Zone (Sandhyabazar(HMC-Ward No.30,31,34,36) -- Rajnarayan Roychoudhury Ghat Road) , , Premises No: 217, , Ward No: 034 Pin Code : 711102

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 4 Chatak 5 Sq Ft	19,70,000/-	2,69,76,506/-	Property is on Road
Grand Total :				10.324Dec	19,70,000 /-	269,76,506 /-	



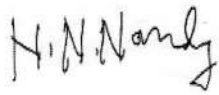
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Lord Details :

Name,Address,Photo,Finger print and Signature

1

Name	Photo	Finger Print	Signature
Mr Nitya Nanda Nandy (Presentant) Son of Late Phani Bhusan Nandy Executed by: Self, Date of Execution: 26/07/2021 , Admitted by: Self, Date of Admission: 26/07/2021 ,Place : Office	 26/07/2021	 LTI 26/07/2021	 26/07/2021

42/1/1 , Baje Shibpur Raod, City:- , P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PA No.:: ABxxxxxx4G, Aadhaar No: 24xxxxxxxx4089, Status :Individual, Executed by: Self, Date of Execution: 26/07/2021 , Admitted by: Self, Date of Admission: 26/07/2021 ,Place : Office

2



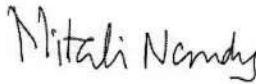


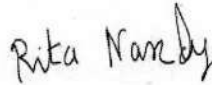


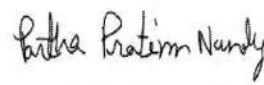



Name	Photo	Finger Print	Signature
Smt Shankari Nandy Wife of Late Gurudas Nandy Executed by: Self, Date of Execution: 26/07/2021 , Admitted by: Self, Date of Admission: 26/07/2021 ,Place : Office	 26/07/2021	 LTI 26/07/2021	 26/07/2021

42/1/2 , Baje Shibpur Road, City:- , P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PA No.:: ASxxxxxx9P, Aadhaar No: 90xxxxxxxx1494, Status :Individual, Executed by: Self, Date of Execution: 26/07/2021 , Admitted by: Self, Date of Admission: 26/07/2021 ,Place : Office

3

Name	Photo	Finger Print	Signature
Smt Kakali Hazra Nee Nandy Wife of Mr Rupen Hazra Executed by: Self, Date of Execution: 26/07/2021 , Admitted by: Self, Date of Admission: 26/07/2021 ,Place : Office	 26/07/2021	 LTI 26/07/2021	 26/07/2021

15/3 , Krittibas Dhara Lane, City:- , P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PA No.:: ADxxxxxx0M, Aadhaar No: 97xxxxxxxx4923, Status :Individual, Executed by: Self, Date of Execution: 26/07/2021 , Admitted by: Self, Date of Admission: 26/07/2021 ,Place : Office



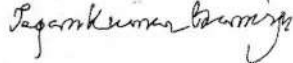
	Name	Photo	Finger Print	Signature
	Smt Mitali Nandy Wife of Mr Soumen Nandy Executed by: Self, Date of Execution: 26/07/2021 , Admitted by: Self, Date of Admission: 26/07/2021 ,Place : Office	 26/07/2021	 LTI 26/07/2021	 26/07/2021
	142/3 , Shibpur Road, City:- , P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AJxxxxxx2A, Aadhaar No: 58xxxxxxxx5386, Status :Individual, Executed by: Self, Date of Execution: 26/07/2021 , Admitted by: Self, Date of Admission: 26/07/2021 ,Place : Office			
5	Smt Rita Nandy Wife of Mr Patit Paban Nandy Executed by: Self, Date of Execution: 26/07/2021 , Admitted by: Self, Date of Admission: 26/07/2021 ,Place : Office	 26/07/2021	 LTI 26/07/2021	 26/07/2021
	65/3 , Shibpur Road, City:- , P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BBxxxxxx0Q, Aadhaar No: 55xxxxxxxx6225, Status :Individual, Executed by: Self, Date of Execution: 26/07/2021 , Admitted by: Self, Date of Admission: 26/07/2021 ,Place : Office			
6	Mr Partha Pratim Nandy Son of Late Patit Paban Nandy Executed by: Self, Date of Execution: 26/07/2021 , Admitted by: Self, Date of Admission: 26/07/2021 ,Place : Office	 26/07/2021	 LTI 26/07/2021	 26/07/2021
	65/3 , Shibpur Road, City:- , P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AZxxxxxx5D, Aadhaar No: 52xxxxxxxx5631, Status :Individual, Executed by: Self, Date of Execution: 26/07/2021 , Admitted by: Self, Date of Admission: 26/07/2021 ,Place : Office			
7	Smt Jhilam Nandy Roy Wife of Mr Raju Ray Executed by: Self, Date of Execution: 26/07/2021 , Admitted by: Self, Date of Admission: 26/07/2021 ,Place : Office	 26/07/2021	 LTI 26/07/2021	 26/07/2021

106, Salt Lake, Sector 3, City:-, P.O:- Bidhannagar, P.S:-Bidhannagar, District:-North 24-
 Parganas, West Bengal, India, PIN:- 700097 Sex: Female, By Caste: Hindu, Occupation: House
 wife, Citizen of: India, PAN No.:: AWxxxxxx0H, Aadhaar No: 45xxxxxxxx1596, Status :Individual,
 Executed by: Self, Date of Execution: 26/07/2021
 , Admitted by: Self, Date of Admission: 26/07/2021 ,Place : Office



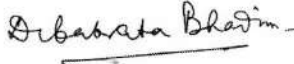
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	THEME PROJECTS PVT LTD 46, COLLEGE ROAD, City:-, P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711103 , PAN No. : AFxxxxxx8D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

S No	Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature	
1	Mr Tapan Kumar Banerjee Son of Late Guru Sharan Banerjee Date of Execution - 26/07/2021, , Admitted by: Self, Date of Admission: 26/07/2021, Place of Admission of Execution: Office	 <small>Jul 26 2021 3:58PM</small>	 <small>LTI 26/07/2021</small>	 <small>26/07/2021</small>
46, College Road, City:-, P.O:- B Garden, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx9E, Aadhaar No: 22xxxxxxxx6187 Status : Representative, Representative of : THEME PROJECTS PVT LTD (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Debabrata Bhaduri Son of Late S R Bhaduri Howrah, City:-, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN:- 711101	 <small>26/07/2021</small>	 <small>26/07/2021</small>	 <small>26/07/2021</small>
Identifier Of Mr Nitya Nanda Nandy, Smt Shankari Nandy, Smt Kakali Hazra Nee Nandy, Smt Mitali Nandy, Smt Rita Nandy, Mr Partha Pratim Nandy, Smt Jhila Nandy Roy, Mr Tapan Kumar Banerjee			

Transfer of property for L1

	From	To. with area (Name-Area)
	Mr Nitya Nanda Nandy	THEME PROJECTS PVT LTD-1.47485 Dec
	Smt Shankari Nandy	THEME PROJECTS PVT LTD-1.47485 Dec
	Smt Kakali Hazra Nee Nandy	THEME PROJECTS PVT LTD-1.47485 Dec
4	Smt Mitali Nandy	THEME PROJECTS PVT LTD-1.47485 Dec
5	Smt Rita Nandy	THEME PROJECTS PVT LTD-1.47485 Dec
6	Mr Partha Pratim Nandy	THEME PROJECTS PVT LTD-1.47485 Dec
7	Smt Jhiliam Nandy Roy	THEME PROJECTS PVT LTD-1.47485 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr Nitya Nanda Nandy	THEME PROJECTS PVT LTD-14.28571400 Sq Ft
2	Smt Shankari Nandy	THEME PROJECTS PVT LTD-14.28571400 Sq Ft
3	Smt Kakali Hazra Nee Nandy	THEME PROJECTS PVT LTD-14.28571400 Sq Ft
4	Smt Mitali Nandy	THEME PROJECTS PVT LTD-14.28571400 Sq Ft
5	Smt Rita Nandy	THEME PROJECTS PVT LTD-14.28571400 Sq Ft
6	Mr Partha Pratim Nandy	THEME PROJECTS PVT LTD-14.28571400 Sq Ft
7	Smt Jhiliam Nandy Roy	THEME PROJECTS PVT LTD-14.28571400 Sq Ft

Endorsement For Deed Number : I - 050205771 / 2021

26-07-2021

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 13:29 hrs on 26-07-2021, at the Office of the A.D.S.R. HOWRAH by Mr Nitya Nanda Nandy , one of the Executants.

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 2,70,06,506/-

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

Execution is admitted on 26/07/2021 by 1. Mr Nitya Nanda Nandy, Son of Late Phani Bhusan Nandy, 42/1/1 , Baje Shibpur Road, P.O: Shibpur, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by Profession Retired Person, 2. Smt Shankari Nandy, Wife of Late Gurudas Nandy, 42/1/2 , Baje Shibpur Road, P.O: Shibpur, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by Profession House wife, 3. Smt Kakali Hazra Nee Nandy, Wife of Mr Rupen Hazra, 15/3 , Krittibas Dhara Lane, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession House wife, 4. Smt Mitali Nandy, Wife of Mr Soumen Nandy, 142/3 , Shibpur Road, P.O: Shibpur, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by Profession House wife, 5. Smt Rita Nandy, Wife of Mr Patit Paban Nandy, 65/3 , Shibpur Road, P.O: Shibpur, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by Profession House wife, 6. Mr Partha Pratim Nandy, Son of Late Patit Paban Nandy, 65/3 , Shibpur Road, P.O: Shibpur, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by Profession Business, 7. Smt Jhila Nandy Roy, Wife of Mr Raju Ray, HA 106 , Salt Lake, Sector 3, P.O: Bidhannagar, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700097, by caste Hindu, by Profession House wife

Indetified by Mr Debabrata Bhaduri, , , Son of Late S R Bhaduri, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

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

Execution is admitted on 26-07-2021 by Mr Tapan Kumar Banerjee, proprietor, THEME PROJECTS PVT LTD (Sole Proprietorship), 46 , COLLEGE ROAD, City:- , P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711103

Indetified by Mr Debabrata Bhaduri, , , Son of Late S R Bhaduri, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28,121/- (B = Rs 28,100/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 28,121/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/07/2021 12:00AM with Govt. Ref. No: 192021220032204292 on 17-07-2021, Amount Rs: 21/-, Bank: Union Bank of India (UBIN0530166), Ref. No. AA462563 on 17-07-2021, Head of Account 0030-03-104-001-16 Online on 23/07/2021 2:25PM with Govt. Ref. No: 192021220035796341 on 23-07-2021, Amount Rs: 28,100/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKQ9539779 on 23-07-2021, Head of Account 0030-03-104-001-16

Amount of Stamp Duty

It is stated that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 10/-, by
= Rs 40,011/-

Description of Stamp

Stamp: Type: Impressed, Serial no 1085, Amount: Rs.10/-, Date of Purchase: 16/03/2021, Vendor name: Soma
Shee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/07/2021 12:00AM with Govt. Ref. No: 192021220032204292 on 17-07-2021, Amount Rs: 40,010/-,
Bank: Union Bank of India (UBIN0530166), Ref. No. AA462563 on 17-07-2021, Head of Account 0030-02-103-003-02
Online on 23/07/2021 2:25PM with Govt. Ref. No: 192021220035796341 on 23-07-2021, Amount Rs: 1/-, Bank: State
Bank of India (SBIN0000001), Ref. No. CKQ9539779 on 23-07-2021, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. HOWRAH

Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0502-2021, Page from 219832 to 219873
being No 050205771 for the year 2021.



Digitally signed by KAUSTAVA DEY
Date: 2021.07.28 12:37:09 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2021/07/28 12:37:09 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)

Register
CD Vol
Page 4471
for the year 2014.



(Amal Kumar Naskar) 27-March-2014
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. HOWRAH
West Bengal