1582/2020

I-1623/2020

भारतीय गैर न्यायिक

भारत

पचास रुपये

रु.50

FIFTY RUPEES

Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

A.R.A. IV

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

Z 463899

1194

20/2/2020

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

24 FEB 2020

DEED OF PARTITION

M/S TARUNEMA CONSTRUCTION
REPRESENTED BY NEMAI DUTTA
CONSTITUTED ATTORNEY OF
APARNA BISWAS

96556

Name .....

Address .....

Rs. .....

Kolkata
11, Netaji Subhas Rd.,
Kolkata-1

Date 11 SEP 2019

Amal Kr. Saha
Licensed Stamp
Vendor

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA

Drafted in my office & identified by

(Adv.)

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN:	19-201920-019197646-8	Payment Mode :	Net Banking-SELF
GRN Date:	22/02/2020 11:23:09	Payment Gateway	SBI EPay-State Bank of India
BRN :	0645738600125	BRN Date:	22/02/2020 11:25:12
SBI ePay txn No. :	GTN	SBI ePay txn Date.	22/02/2020 11:24:16

DEPOSITOR'S DETAILS

Name :	sujay subhra hazra	Id No. :	19040000313831/6/2020
Contact No.	9831123804		null
E-mail :	write2sujay@gmail.com	Mobile No.	+91 9830744103
Address :	city civil court		
User Type :	Advocate		

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040000313831/6/2020	Property Registration- Registration Fees	0030-03-104-001-16	37708
2	19040000313831/6/2020	Property Registration- Stamp duty	0030-02-103-003-02	226245
			Total Amount	263953

In Words : Rupees Two Lakh Sixty Three Thousand Nine Hundred Fifty Three Only.

Nemai Dutta

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Directorate of Registration & Stamp Revenue
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GRN:	19-201920-018943509-8	Payment Mode :	Net Banking-SELF
GRN Date:	19/02/2020 18:25:13	Payment Gateway	SBI EPay-State Bank of India
BRN :	5639647028303	BRN Date:	19/02/2020 18:29:06
SBI ePay txn No. :	GTN	SBI ePay txn Date.	19/02/2020 18:27:53

DEPOSITOR'S DETAILS

Name :	Sujay Subhra Hazra	Id No. :	19040000313831/1/2020 null
Contact No.	9830744103		
E-mail :	hazra_sujay@rediffmail.com	Mobile No.	+91 9831123804
Address :	Z17 Panchasayar Kolkata		
User Type :	Advocate		

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040000313831/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	56659
2	19040000313831/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	28301
			Total Amount	84960

In Words : Rupees Eighty Four Thousand Nine Hundred Sixty Only.

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CONSTITUTED ATTORNEY OF
APARNA BISWAS

OFFICE OF THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA

THIS DEED OF PARTITION made on this the 20th day of **February**, 2020 **(Two thousand and twenty), BETWEEN:**

PARTY OF THE FIRST PART

(1) **SMT APARNA BISWAS (PAN- AHVPB9884H, AADHAAR-355400740943)**, wife of Sri Prasanta Biswas, by faith Hindu, by occupation Housewife, Residing at Premises No. 664, Baishnabghata, P.S. Patuli, P.O. Garia, Kolkata – 700084, hereinafter called and/or referred to as the **LAND OWNER/PARTY OF THE FIRST PART** (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, Legal representatives and the assigns) of the **FIRST PART;**

AND

PARTY OF THE SECOND PART

(2) **SRI PROSENJIT BISWAS (PAN- CHZPB7437E, AADHAAR- 446008761527)**, son of Sri Prasanta Biswas, by faith Hindu, by occupation business, Residing at Premises No. 664, Baishnabghata, P.S. Patuli, P.O. Garia, Kolkata – 700084, hereinafter called and/or referred to as the **LAND OWNER/PARTY OF THE SECOND PART** (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, Legal representatives and the assigns) of the **SECOND PART**;

THE PROPERTY

WHEREAS by a Deed of Conveyance, duly registered in the office of the Sub-Registrar, Alipore & recorded therein vide Book No. 1, Volume No. 9, Pages 68 to 83, Being No. 440 for the year 1939, between one Debendra Nath Singh, being the then owner of the **ONE PART** therein and **the Suburban Agricultural Dairy and Fisheries Ltd**, being the **OTHER PART** therein the aforesaid deed, absolutely sold, transferred and conveyed, for valuable consideration contained therein, **ALL THAT** the total Piece and Parcel of Land measuring 13.02 acres more or less lying within the Mouza – Nayabad, J.L. No. 25, R.S. Khatian No. 104 and 147/1, appertaining to R.S. Dag No. 90, within the local limits of the Police Station- the then Kasba, within the District- South 24 Parganas.

AND WHEREAS a Partition Suit (T.S. No. 16 of 1941) was filed in the Ld. Third Subordinate Judge at Alipore for giving effect to the Partition of the joint property by metes and bounds among the co-sharers Pratap Chandra Mondal and others and the aforesaid **the Suburban Agricultural Dairy and Fisheries Ltd.**

AND WHEREAS a Decree on compromise was passed by the Ld. Judge, whereby the said **Suburban Agricultural Dairy and Fisheries Ltd** became the absolute owner of the Land

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duly purchased by the Company by the aforesaid Deed No. 440 of 1939; and in Revisional Settlement Records of Rights the aforesaid **Suburban Agricultural Dairy and Fisheries Ltd** was as Rayat having **100%** share in the said Land.

AND WHEREAS while being in absolute possession and enjoyment of the aforesaid property, the aforesaid **Suburban Agricultural Dairy and Fisheries Ltd** sold, transferred and conveyed the total "**ALL THAT** the total Piece and Parcel of Land measuring 13.02 acres more or less lying within the Mouza – Nayabad, J.L. No. 25, R.S. Khatian No. 104 and 147/1, appertaining to R.S. Dag No. 90, within the local limits of the Police Station- the then Kasba, within the District- South 24 Parganas" for valuable consideration contained in the two deeds of Conveyance duly registered in the office of the Sub-Registrar, Alipore and recorded therein vide Book No. I, Being Nos. 4528 and 4529 for the year 1975 (Dt. 23.05.1975) in favour of one Kali Narayan Bhattacharjee and one Kanti Ranjan Chakraborty respectively.

AND WHEREAS while being in absolute possession and enjoyment of the aforesaid property, the aforenamed Kali Narayan Bhattacharjee and Kanti Ranjan Chakraborty sold, transferred and conveyed "**ALL THAT** the total Piece and Parcel of Land measuring 4 Bighas, out of their total Land of 13.02 acres, more or less lying within the Mouza – Nayabad, J.L. No. 25, R.S. Khatian No. 104 and 147/1, appertaining to R.S. Dag No. 90, within the local limits of the Police Station- the then Kasba, within the District- South 24 Parganas" for valuable consideration contained in the deed of Conveyance duly registered in the office of the Sub-Registrar, Alipore and recorded therein vide Book No. I, Being No. 2904 for the year 1975 in favour of one Mahadev Roy.

AND WHEREAS while being in absolute possession and enjoyment of the aforesaid property, the aforenamed Mahadev Roy sold, transferred and conveyed "**ALL THAT** the total Piece and Parcel of Land measuring 49.5 Decimals, out of his total Land of 4 Bighas, more or less lying within the Mouza – Nayabad, J.L. No. 25, R.S. Khatian No. 104 and 147/1, appertaining to R.S. Dag No. 90, within the local limits of the Police Station- the then Kasba, within the District- South 24 Parganas" for valuable consideration contained in the deed of Conveyance duly registered in the office of the Sub-Registrar, Alipore and recorded therein vide Book No. I, Vol. No. 264, Pages 83 to 87, Being No. 7061 for the year 1980 in favour of one Mihir Kumar Chakraborty.

AND WHEREAS while being in absolute possession and enjoyment of the aforesaid property, the aforenamed Mihir Kumar Chakraborty sold, transferred and conveyed "**ALL THAT** the total Piece and Parcel of Land measuring 7 Cottahs, out of his total Land of 49.5

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Decimals, more or less lying within the Mouza – Nayabad, J.L. No. 25, R.S. Khatian No. 104 and 147/1, appertaining to R.S. Dag No. 90, within the local limits of the Police Station- the then Kasba now Purva Jadavpur, within the District- South 24 Parganas" for valuable consideration contained in the deed of Conveyance duly registered in the office of the ADSR Sealdah, South 24 Parganas and recorded therein vide Book No. I, Being No. 1713 for the year 1996 in favour of one Sri Sushanta Dutta, s/o Late Sudhansu Ranjan Dutta and Smt Sangita Dutta, w/o Sri Sushanta Dutta.

AND WHEREAS the aforenamed Sri Sushanta Dutta and Smt Sangita Dutta paid Taxes in the office of the B.L. & L.R.O. upto the Bengali year 1412 and mutated their names in the records of the Kolkata Municipal Corporation and the Property has been separately assessed and the Premises was numbered as K.M.C. Premises No. 2220, Nayabad, Kolkata- 700094.

AND WHEREAS while being in absolute possession and enjoyment of the aforesaid property the aforenamed Sri Sushanta Dutta, s/o Late Sudhansu Ranjan Dutta and Smt Sangita Dutta, w/o Sri Sushanta Dutta sold, transferred and conveyed "**ALL THAT** the total Piece and Parcel of **Land measuring 7 Cottahs** more or less lying within the Mouza – Nayabad, J.L. No. 25, R.S. Khatian No. 104 and 147/1, appertaining to R.S. Dag No. 90, being KMC Premises No. 2220, Nayabad, Kolkata- 700094, KMC Ward No. 109, within the local limits of the Police Station- Purva Jadavpur, within the District- South 24 Parganas" for valuable consideration contained in the deed of Conveyance executed on 12.08.2006, duly registered in the office of the DSR- III, Alipore, South 24 Parganas and recorded therein vide Book No. I, Volume No. 18, Pages 6003 to 6015, Being No. 7417 for the year 2006 in favour of one **Smt Aparna Biswas, w/o Sri Prasanta Biswas.**

AND WHEREAS by another Deed of Conveyance, dated 12.08.2006, duly registered in the office of the DSR - III, Alipore, South 24 Parganas & recorded therein vide Book No. 1, Volume No. 18, Pages 5991 to 6002, Being No. 7416 for the year 2006, between one Sri Sushanta Dutta, s/o Late Sudhansu Ranjan Dutta being the owner of the **ONE PART** therein sold, transferred and conveyed in favour of **Sri Prosenjit Biswas**, son of Sri Prasanta Biswas of 29/29, Kendua Main Road, P.S. Purva Jadavpur, Kolkata – 700084, being the **OTHER PART** therein, by the aforesaid deed, absolutely sold, transferred and conveyed, for valuable consideration contained therein, **ALL THAT** the total Piece and Parcel **Sali Land measuring 3 (three) Cottahs** more or less lying within the Mouza – Nayabad, J.L. No. 25, Touzi Nos. 5 & 56, R.S. Khatian No. 104, appertaining to R.S. Dag No. 90, being Premises No. 2292, Nayabad, Kolkata- 700094, within the local limits of the Police Station- formerly Kasba now Purba Jadavpur, K.M.C. Ward No. 109, within the District- South 24 Parganas.

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AND WHEREAS the aforesaid Purchaser **Sri Prosenjit Biswas**, son of Sri Prasanta Biswas of 29/29, Kendua Main Road, P.S. Purva Jadavpur, Kolkata – 700084, became the absolute owner by purchase of the aforesaid property and absolutely seized and possessed of **ALL THAT** the total Piece and Parcel Sali Land measuring **3 (three) Cottahs** more or less lying within the Mouza – Nayabad, J.L. No. 25, Touzi Nos. 5 & 56, R.S. Khatian No. 104, appertaining to R.S. Dag No. 90, being Premises No. 2292, Nayabad, Kolkata- 700094, within the local limits of the Police Station- formerly Kasba now Purba Jadavpur, K.M.C. Ward No. 109, within the District- South 24 Parganas.

AND WHEREAS by the purchase of the aforesaid two Deeds of Purchase dated 12.08.2006, duly registered in the office of the DSR- III, Alipore, South 24 Parganas & recorded therein vide Book No. 1, Volume No. 18, Pages 6003 to 6015, Being No. 7417 for the year 2006 & Book No. 1, Vol. No. 18, pages 5991 to 6002, Being No. 07416 for the year 2006, **Smt. Aparna Biswas**, wife of Sri Prasanta Biswas & **Sri Prosenjit Biswas**, son of Sri Prasanta Biswas respectively became the absolute owners of "**ALL THAT** the total Piece and Parcel of Land measuring 7 Cottahs more or less lying within the Mouza – Nayabad, J.L. No. 25, R.S. Khatian No. 104 and 147/1, appertaining to R.S. Dag No. 90, being KMC Premises No. 2220, Nayabad, Kolkata- 700094, KMC Ward No. 109, within the local limits of the Police Station- Purva Jadavpur, within the District- South 24 Parganas" and **ALL THAT** the total Piece and Parcel Sali Land measuring **3 (three) Cottahs** more or less lying within the Mouza – Nayabad, J.L. No. 25, Touzi Nos. 5 & 56, R.S. Khatian No. 104, appertaining to R.S. Dag No. 90, being Premises No. 2292, Nayabad, Kolkata- 700094, within the local limits of the Police Station- formerly Kasba now Purba Jadavpur, K.M.C. Ward No. 109, within the District- South 24 Parganas **each respectively**, totaling **10 (ten) Cottahs** more or less by measurement.

AND WHEREAS both the aforesaid **Smt. Aparna Biswas**, wife of Sri Prasanta Biswas & **Sri Prosenjit Biswas**, son of Sri Prasanta Biswas became the absolute owners of "**ALL THAT** the total Piece and Parcel of Land measuring 7 Cottahs more or less lying within the Mouza – Nayabad, J.L. No. 25, R.S. Khatian No. 104 and 147/1, appertaining to R.S. Dag No. 90, being KMC Premises No. 2220, Nayabad, Kolkata- 700094, KMC Ward No. 109, within the local limits of the Police Station- Purva Jadavpur, within the District- South 24 Parganas" and **ALL THAT** the total Piece and Parcel Sali Land measuring **3 (three) Cottahs** more or less lying within the Mouza – Nayabad, J.L. No. 25, Touzi Nos. 5 & 56, R.S. Khatian No. 104, appertaining to R.S. Dag No. 90, being Premises No. 2292, Nayabad, Kolkata- 700094, within the local limits of the Police Station- formerly Kasba now Purba

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Jadavpur, K.M.C. Ward No. 109, within the District- South 24 Parganas **each respectively**, totaling **10 (ten) Cottahs** more or less by measurement, resolved to exploit the said land commercially and to construct multi-storeyed residential/commercial building on the entire said Premises of 10 (ten) Cottahs more or less by measurement.

AND WHEREAS both the aforenamed parties of the **First Part** and **Second Part** now have decided to amalgamate the aforesaid Plots more fully described in the **Schedules** hereunder written for the better development and exploitation of the aforesaid **Plots** more fully described in the **Schedules** hereunder written.

AND WHEREAS the **Party of the First Part** herein **Smt. Aparna Biswas**, wife of Sri Prasanta Biswas now transferred ½ of his total land, i.e., **ALL THAT** the total Piece and Parcel of Land measuring 3 Cottahs 8 Chittaks more or less lying within the Mouza – Nayabad, J.L. No. 25, R.S. Khatian No. 104 and 147/1, appertaining to R.S. Dag No. 90, being KMC Premises No. 2220, Nayabad, Kolkata- 700094, KMC Ward No. 109, within the local limits of the Police Station- Purva Jadavpur, within the District- South 24 Parganas, in favour of his son **Sri Prosenjit Biswas**, son of Sri Prasanta Biswas. And the **Party of the Second Part** herein **Sri Prosenjit Biswas**, son of Sri Prasanta Biswas now transferred ½ of his total land, i.e., **ALL THAT** the Piece and Parcel Sali Land measuring 1 Cottah and 8 Chittaks (one Cottah and eight Chittaks) more or less lying within the Mouza – Nayabad, J.L. No. 25, Touzi Nos. 5 & 56, R.S. Khatian No. 104, appertaining to R.S. Dag No. 90, being Premises No. 2292, Nayabad, Kolkata- 700094, within the local limits of the Police Station- formerly Kasba now Purba Jadavpur, K.M.C. Ward No. 109, within the District- South 24 Parganas, in favour of his mother **Smt. Aparna Biswas**, wife of Sri Prasanta Biswas.

AND WHEREAS it had been agreed between the parties hereto to exchange half of their respective properties viz **Second Scheduled** property written here under unto and to the use of the **Second Party** hereunder written in consideration of the **Fourth Scheduled** property here under written unto the use of **First Party** hereunder written.

AND WHEREAS the market value of the **Second Scheduled** property was duly assessed **AND** the market value of the **Fourth Scheduled** property was duly assessed.

AND WHEREAS the parties hereto agreed to execute a deed of exchange. And it is hereby agreed that the said deed of Exchange/Amalgamation shall be final more fully and particularly described in the **Fifth Schedule** thereunder written and binding upon both the aforenamed parties herein.

AND WHEREAS in pursuance of the said decision a **Deed of Exchange/Amalgamation had been duly executed by the aforesaid parties and registered the same in the office of**

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the District Sub-Registrar- V, Alipore, South 24 Parganas on 01.02.2016 and recorded therein vide Book No.-I, Volume No. 1630-2016, Pages 8172 to 8195, Being No. 163000279 for the year 2016.

AND WHEREAS as the Parties hereto failed to materialize the purpose of the said **Deed of Exchange/Amalgamation (Being No. 163000279 for the year 2016)** decided to partition the total said land of "**ALL THAT** the total Piece and Parcel of amalgamated Land measuring 10 (ten) Cottahs more or less lying within the Mouza – Nayabad, J.L. No. 25, Touzi Nos. 5 and 56, R.S. No. 3, R.S. Dag No. 90, appertaining to R.S. Khatian Nos. 104 & 147/1 (103 & 104), being KMC Premises No. 2220, Nayabad, Kolkata- 700094, within the local limits of the Police Station- formerly Kasba now Purba Jadavpur, K.M.C. Ward No. **109**, within the District- South 24 Parganas" into two different parts for the better management and exploitation at their own free will of the said Land and beneficial to the **afore named Parties hereinabove mentioned**.

AND WHEREAS in pursuance of the said settlement, the Parties herein have demarcated **each Lot** in the manner as follows which each of the parties shall be entitled to in future after amicable and mutual partition of the said Premises: -

a) **Lot "A"** – **ALL THAT** the total Piece and Parcel of Bastu Land measuring 7 Cottahs more or less lying within the Mouza – Nayabad, J.L. No. 25, R.S. Khatian No. 104 and 147/1, appertaining to R.S. Dag No. 90, being KMC Premises No. 2220, Nayabad, Kolkata- 700094, KMC Ward No. 109, within the local limits of the Police Station- Purva Jadavpur, within the District- South 24 Parganas" – **Party of the First Part**, More fully described in **Part - I** of the **SECOND SCHEDULE** hereunder written.

b) **Lot "B" - ALL THAT** the total Piece and Parcel Sali Land measuring **3 (three) Cottahs** more or less lying within the Mouza – Nayabad, J.L. No. 25, Touzi Nos. 5 & 56, R.S. Khatian No. 104, appertaining to R.S. Dag No. 90, being Premises No. 2292, Nayabad, Kolkata- 700094, within the local limits of the Police Station- formerly Kasba now Purba Jadavpur, K.M.C. Ward No. 109, within the District- South 24 Parganas. – **Party of the Second Part,** More fully described in Part **-II** of the **SECOND SCHEDULE** hereunder written.

NOW THIS INDENTURE WITNESSETH and it is hereby agreed as follows:-

1. In pursuance of the said settlement and in consideration of the assurance and the assignments **the Party of the Second Part** (other than the **Party of the First Part**) herein as owner doth hereby grant, convey transfer release assure and assign unto the **Party of the First Part "ALL THAT** the total Piece and Parcel of Bastu Land measuring 7 Cottahs more

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or less lying within the Mouza – Nayabad, J.L. No. 25, R.S. Khatian No. 104 and 147/1, appertaining to R.S. Dag No. 90, being KMC Premises No. 2220, Nayabad, Kolkata- 700094, KMC Ward No. 109, within the local limits of the Police Station- Purva Jadavpur, within the District- South 24 Parganas", more fully described in **Part - I** of the **SECOND SCHEDULE** hereunder written and marked as **Lot - "A"** and shown and delineated in the map or plan annexed hereto and therein bordered in **"FLURESCENT GREEN"** colour **TOGETHER WITH** the demarcated portions along with easement right and interest in the land area allotted to the **Party of the First Part AND TOGETHER WITH** the right to use and enjoy the common Path/ways more fully described in the **THIRD SCHEDULE** hereunder written and all the reversion or reversions, remainder or remainders and the rents issues and profits of the said **First Party's** Allocation and all the estate right, title, interest, claim and demand whatsoever of the **Second Party** into out of and upon the said **First Party's Allocation TO HAVE AND TO HOLD** the said **First Party's Allocation** hereby granted conveyed assigned and assured and every part or parts thereof respectively **TOGETHER WITH** the right of easements and appurtenances whatsoever unto and to the use of all the parties herein absolutely and forever free from all encumbrances charges trusts items attachments whatsoever more fully described in the **FOURTH SCHEDULE** hereunder written.

2. In pursuance of the said settlement and in consideration of the assurance and the assignments **the Party of the First Part** (other than the **Party of the Second Part**) herein as owner doth hereby grant, convey transfer release assure and assign unto the **Second party ALL THAT** the total Piece and Parcel Sali Land measuring **3 (three) Cottahs** more or less lying within the Mouza – Nayabad, J.L. No. 25, Touzi Nos. 5 & 56, R.S. Khatian No. 104, appertaining to R.S. Dag No. 90, being Premises No. 2292, Nayabad, Kolkata- 700094, within the local limits of the Police Station- formerly Kasba now Purba Jadavpur, K.M.C. Ward No. 109, within the District- South 24 Parganas, more fully described in **Part -II** of the **SECOND SCHEDULE** hereunder written and marked as **Lot- "B"** and shown and delineated in the map or plan annexed hereto and therein bordered in **"PURPLE"** colour **TOGETHER WITH** the demarcated portions along with easement right and interest in the land area allotted to the **Second Party AND TOGETHER WITH** the right to use and enjoy the common Path/ways more fully described in the **THIRD SCHEDULE** hereunder written and all the reversion or reversions, remainder or remainders and the rents issues and profits of the said **Second Party's** Allocation and all the estate right, title, interest, claim and demand whatsoever of the **Second Party** into out of and upon the said **Second Party's Allocation TO HAVE AND TO HOLD** the said **Second Party's Allocation** hereby granted conveyed assigned and assured and every

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part or parts thereof respectively **TOGETHER WITH** the right of easements and appurtenances whatsoever unto and to the use of all the parties herein absolutely and forever free from all encumbrances charges trusts items attachments whatsoever more fully described in the **FOURTH SCHEDULE** hereunder written.

3. **THE PARTIES HERETO DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE OTHER AS FOLLOWS:-**

a) **THAT** the interest which the parties hereby professed to transfer, subsists and that they have good right full power and absolute authority and title to grant convey transfer assign and assure their said respective allocations hereby granted conveyed assured transferred and assigned unto any person/s in the manner as aforesaid.

b) **AND THAT** it shall be lawful for the respective parties from time to time and at all times hereafter to enter into and upon and hold and enjoy their respective allocations and every part thereof without any interruption disturbances claim demand or hindrances whatsoever from or by the other party or any person or persons claiming through under or in trust for her/him.

c) **AND THAT** the said respective allocations and every part thereof are free from and against all manner of encumbrances whatsoever.

d) **AND THAT** the said parties or any of them have not or has not done at any point of time or been party or privy to do any act deed matter or thing whereby or by reason whereof the said property hereby partitioned or expressed or intended so to be or any part thereof is or may be affected or encumbered in estate title or otherwise.

e) **AND THAT** the parties shall from time to time and at all times hereafter upon every reasonable request and at the cost of either party make do acknowledge execute and perfect all such further and other lawful and reasonable acts deeds conveyances matters and things whatsoever for further better and more perfectly assuring their respective allocations and every part thereof unto the respective party in the manner as aforesaid as shall or may be reasonably required.

f) **AND THAT** the original documents portion Partition Deed and all other title deeds in respect of the said premises shall remain in the custody of the **Party of the First Part** who shall unless prevented by fire or some inevitable accident from time to time and at all times hereafter at the request and the costs of the other party or any of his Attorney or agent or at any trial commission, examination or otherwise as occasion shall require produce or cause to be produced all or any of the deeds, documents and writing relating to the said property **AND** also shall at the like request

Nemai Dutta
M/S TARUNEMA CONSTRUCTION
REPRESENTED BY NEMAI DUTTA
CONSTITUTED ATTORNEY OF
APARNA BISWAS

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
सत्यमेव जयते
KOLKATA

and cost deliver to such party such attested or other copies of or extracts from the said deeds or writings or any of them as such party may require and will in the mean time unless prevented as aforesaid keep the said deeds and writings safe, un-obliterated and un-cancelled.

5. **IT IS HEREBY FURTHER AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

(a) **THAT** none of the parties shall have any right title or interest in respect of any other portions in the said Land **SAVE AND EXCEPT** the portion which is being allotted and demarcated to her or him as aforesaid and the common path ways if any, etc.

b) **AND THAT** the parties here to do and each of them doth hereby declare that the partition herein made is just, equitable and equal and was in the mutual interest of both.

6. **IT IS HEREBY DECLARED AND THE PARTIES HERETO DO AND EACH OF THEM DOTH HEREBY COVENANT WITH OTHER AS FOLLOWS:-**

a) The parties herein shall be entitled to apply for and obtain at her/his mutation in their individual name and to pay individual land Taxes by them.

b) None of the parties shall be entitled to create any obstruction in any manner whatsoever nor shall commit any nuisance therein the land.

c) In the event of transfer of any one's share the parties shall be at liberty to transfer, sale, assign, let out, mortgage, lien and/or lease out their respective allocations to any other third party/outsider without any intervention, objection, interruptions and/or obstructions from any of the parties herein.

FIRST SCHEDULE ABOVE REFERRED TO:

(Said Premises)

ALL THAT the total Piece and Parcel of amalgamated Land measuring 10 (ten) Cottahs more or less lying within the Mouza – Nayabad, J.L. No. 25, Touzi Nos. 5 and 56, R.S. No. 3, R.S. Dag No. 90, appertaining to R.S. Khatian Nos. 104 & 147/1 (103 & 104), being KMC Premises No. 2220, Nayabad, Kolkata- 700094, within the local limits of the Police Station- formerly Kasba now Purba Jadavpur, K.M.C. Ward No. **109**, within the District- South 24 Parganas, along with all easement rights over and beneath all the common passage leading to the Municipal road along with other common portions and the said property is butted and bounded as follows:-

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SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

20 FEB 2020

ON THE NORTH: By '16 Feet wide common passage;

ON THE SOUTH: By '30 feet wide road;

ON THE EAST : By construction;

ON THE WEST : By construction;

SECOND SCHEDULE ABOVE REFERRED TO:

PART- I, LOT-"A"

FIRST PARTY: SMT APARNA BISWAS (PAN- AHVPB9884H)

ALL THAT the total Piece and Parcel Bastu Land measuring 7 (seven) Cottahs more or less lying within the Mouza – Nayabad, J.L. No. 25, Touzi Nos. 5 and 56, R.S. No. 3, R.S. Dag No. 90, appertaining to R.S. Khatian Nos. 104 & 147/1 (103 & 104), being KMC Premises No. 2220, Nayabad, Kolkata- 700094, within the local limits of the Police Station- formerly Kasba now Purba Jadavpur, K.M.C. Ward No. **109**, within the District- South 24 Parganas, delineated in the map or plan annexed hereto and therein bordered in "**FLURESCENT GREEN**" colour butted and bounded as follows:-

ON THE NORTH : By Land of P- 2.

ON THE SOUTH : By '30 Feet wide road.

ON THE EAST : By Land of Mihir Chakraborty.

ON THE WEST : By Land of Mihir Chakraborty.

SECOND SCHEDULE ABOVE REFERRED TO

PART - I I, LOT -"B"

SECOND PARTY: SRI PROSENJIT BISWAS (PAN- CHZPB7437E)

ALL THAT the total Piece and Parcel Sali Land measuring **3 (three) Cottahs** more or less lying within the Mouza – Nayabad, J.L. No. 25, Touzi Nos. 5 & 56, R.S. Khatian No. 104, appertaining to R.S. Dag No. 90, being Premises No. 2292, Nayabad, Kolkata- 700094, within the local limits of the Police Station- formerly Kasba now Purba Jadavpur, K.M.C. Ward No. 109, within the District- South 24 Parganas, delineated in the map or plan annexed hereto and therein bordered in "**SKY BLUE**" colour duly butted and bounded as follows:

NORTH : By '16 Ft wide Common Passage.

SOUTH : By Land of Dag No. 90.

EAST : By Land of Dag No. 90.

WEST : By Land of Dag No. 90.

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M/S TARUNEMA CONSTRUCTION
REPRESENTED BY NEMAI DUTTA
CONSTITUTED ATTORNEY OF
APARNA BISWAS

SEAL OF THE ADDL REGISTRAR OF ASSURANCES-IV
सत्यमेव जयते
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
20 FEB 2020

THIRD SCHEDULE ABOVE REFERRED TO

(COMMON AREAS)

The common passage leading to the Municipal road or nearest pathway from the land more fully described in the **FIRST SCHEDULE** hereinabove written delineated in the map or plan annexed hereto and therein border properly by hatched lines.

FOURTH SCHEDULE ABOVE REFERRED TO

(Easements)

The parties shall be entitled to all rights, privileges, easements, quasi-easements, appendages and appurtenances whatsoever belonging to or in anywise appertaining to their respective allocations as part and parcel thereof or appertaining thereto.

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

SIGNED, SEALED AND DELIVERED at Calcutta

in the presence of:

WITNESSES:

1. Balay Roy
32, Jordonpur,
Kolkata - 700032

Aparna Biswas

PARTY OF THE FIRST PART

Prosenjit Biswas

PARTY OF THE SECOND PART

2. Biswajit Das
84A, P G H Street
Kolkata

Drafted in my office and identified by me:

(SUJAY SUBHRA HAZRA- Advocate)
S/o Late S.P. Hazra, City Civil Court,
Kolkata-700001.
Enrolment No. WB 2035/1981

Nemai Dutta

M/S TARUNEMA CONSTRUCTION
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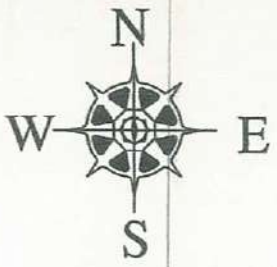
CONSTITUTED ATTORNEY OF
APARNA BISWAS

ADDL REGISTRAR OF ASSURANCES
KOLKATA

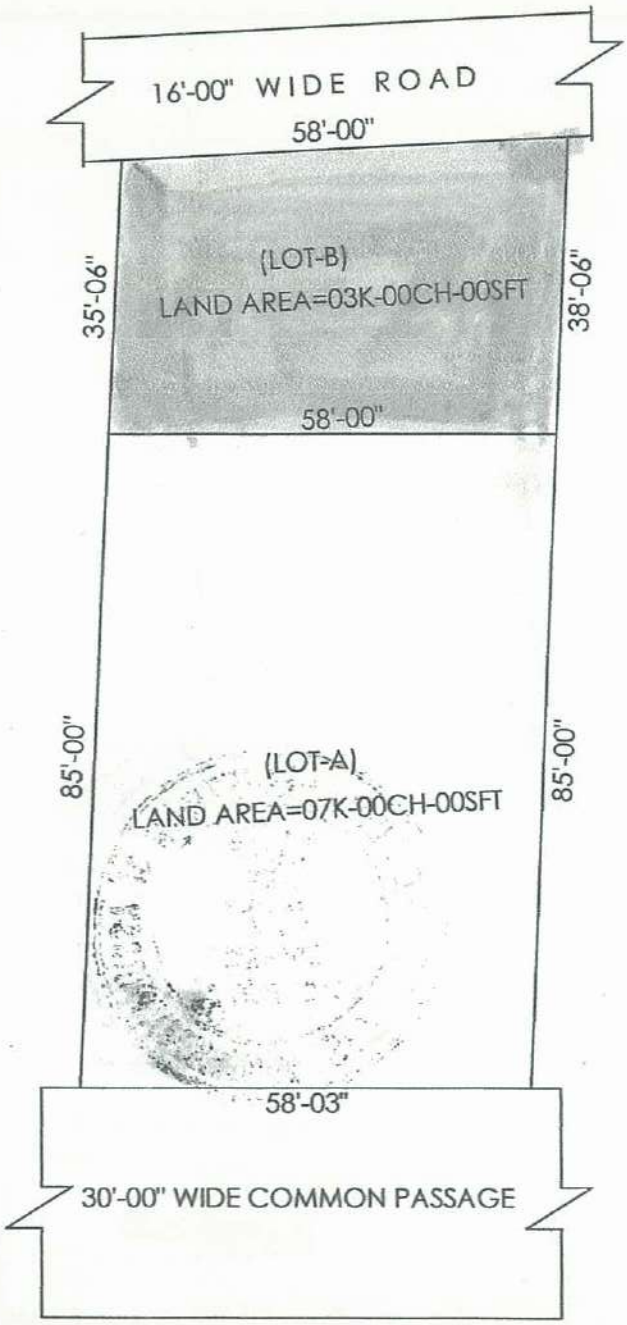
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
20 FEB 2020

SITE PLAN OF LANDED PORTION BEING PARTITION SHOWN MARK OF PLOT IN R.S. DAG NO-90, R.S. KHATIAN NO-104, AND 147/1, J.L. NO-25, IN MOUZA-NAYABAD, AT PREMISES NO-2220, NAYABAD, WARD NO-109, P.S.- PURBA JADAVPUR, DIST 24 PARGANAS(SOUTH)

LOT-A= 07K- 00CH- 00 SFT
LOT-B= 03K- 00CH- 00 SFT



SCALE-1:300



Aparna Biswas

Nemai Dutta

M/S TARUNEMA CONSTRUCTION
REPRESENTED BY NEMAI DUTTA
CONSTITUTED ATTORNEY OF
APARNA BISWAS

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
सत्यमेव जयते
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
20 FEB 2020

SPECIMEN FORM FOR TEN FINGERPRINTS

Aparna Biswas

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Biswajit Biswas

	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					

Nemai Dutta

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CONSTITUTED ATTORNEY OF
APARNA BISWAS

SEAL OF THE ADDL REGISTRAR OF ASSURANCES
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

20 FEB 2020

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

APARNA BISWAS

RAMONI MOHAN BISWAS

03/09/1960

Permanent Account Number

AHVPB9884H

Aparna Biswas

Signature

14102011

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंज़िल, सफायर चेंबर्स,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुणे – 411 045

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tinfo@nsdl.co.in

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M/S TARUNEMA CONSTRUCTION
REPRESENTED BY NEMAI DUTTA
CONSTITUTED ATTORNEY OF
APARNA BISWAS

ভারত সরকার
Government of India

অপর্ণা বিশ্বাস
Aparna Biswas
জন্মতারিখ / DOB : 03/09/1960
মহিলা / Female

3554 0074 0943

আমার আধার, আমার পরিচয়

আধার

Unique Identification Authority of India

ঠিকানা:
ওয়াই/ও: প্রশান্ত বিশ্বাস, 664
বৈষ্ণবঘাটা পাটুলী, গড়িয়া, দক্ষিণ
২৪ পরগনা, গড়িয়া, পশ্চিম বঙ্গ,
700084

Address:
W/O: Prasanta Biswas, 664
BAISHNABGHATA PATULI,
Garia, South 24 Parganas, Garia,
West Bengal, 700084

3554 0074 0943

1947 | help@uidai.gov.in | www.uidai.gov.in

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APARNA BISWAS

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

PROSENJIT BISWAS

PRASANTA BISWAS

13/08/1986

Permanent Account Number

CHZPB7437E

Signature

27012016

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वाँ मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found, please inform / return to :

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tinfo@nsdl.co.in

Nemai Dutta

M/S TARUNEMA CONSTRUCTION
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CONSTITUTED ATTORNEY OF
APARNA BISWAS


ভারত সরকার
Government of India
প্রসেনজিৎ বিশ্বাস
Prosenjit Biswas
জন্মতারিখ / DOB: 13/08/1986
পুরুষ / Male
4460 0876 1527
আমার আধার, আমার পরিচয়


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India
আধার
ঠিকানা: এস/ও: প্রশান্ত বিশ্বাস, 29/29, কেন্দুয়া মেন রোড, গড়িয়া, দক্ষিণ ২৪ পরগনা, গড়িয়া, পশ্চিম বঙ্গ, 700084
Address: S/O: Prasanta Biswas, 29/29, KENDUA MAIN ROAD, Garia, South 24 Parganas, Garia, West Bengal, 700084
4460 0876 1527
1947
help@uidai.gov.in
www.uidai.gov.in

Nemai Dutta

M/S TARUNEMA CONSTRUCTION
REPRESENTED BY NEMAI DUTTA
CONSTITUTED ATTORNEY OF
APARNA BISWAS

Major Information of the Deed

Deed No :	I-1904-01623/2020	Date of Registration	24/02/2020
Query No / Year	1904-0000313831/2020	Office where deed is registered	
Query Date	18/02/2020 6:20:03 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sujay Subhra Hazra Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830744103, Status :Advocate		
Transaction		Additional Transaction	
[0501] Partition, Partition		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 10,00,000/-		Rs. 1,88,53,796/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 2,54,596/- (Article:45)		Rs. 94,367/- (Article:A(1), E, M(a), M(b), I)	
Remarks	Partition Amount Rs 56,56,139/- Conveyance Amount Rs 37,70,759/- Received Rs. (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2220, , Ward No: 109 Jl No: 25, Touzi No: 5 5 Pin Code : 700094

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		10 Katha	10,00,000/-	1,88,53,796/-	Width of Approa Road: 30 Ft.,
	Grand Total :				16.5Dec	10,00,000 /-	188,53,796 /-	

Partitioner Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Aparna Biswas Wife of Shri Prasanta Biswas Executed by: Self, Date of Execution: 20/02/2020 , Admitted by: Self, Date of Admission: 20/02/2020 ,Place : Office	 20/02/2020	 LTI 20/02/2020	Aparna Biswas 20/02/2020
	Baishnabghata Patuli, 664, P.O:- Garia, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, P/ No.:: AHVPB9884H, Aadhaar No: 35xxxxxxxx0943, Status :Individual, Executed by: Self, Date o Execution: 20/02/2020 , Admitted by: Self, Date of Admission: 20/02/2020 ,Place : Office			

Nemai Dutta

M/S TARUNEMA CONSTRUCTION
REPRESENTED BY NEMAI DUTTA
CONSTITUTED ATTORNEY OF
APARNA BISWAS

2	Name	Photo	Finger Print	Signature
	Shri Prosenjit Biswas (Presentant) Son of Shri Prasanta Biswas Executed by: Self, Date of Execution: 20/02/2020 , Admitted by: Self, Date of Admission: 20/02/2020 ,Place : Office	 20/02/2020	 LTI 20/02/2020	20/02/2020
	Baishnabghata Patuli, 664, P.O:- Garia, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. CHZPB7437E, Aadhaar No: 44xxxxxxxx1527, Status :Individual, Executed by: Self, Date of Execution: 20/02/2020 , Admitted by: Self, Date of Admission: 20/02/2020 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Sujay Subhra Hazra Son of Late S P Hazra 2 And 3, Kiron Sankar Roy Road(Hastings Street), P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001			
	20/02/2020	20/02/2020	20/02/2020
Identifier Of Mrs Aparna Biswas, Shri Prosenjit Biswas			

Defined & Alloted Share for each Partitioner

Sch No.	Partitioner Name	Party Number	Defined Share in (%)	Alloted share	Alloted share in (%)	Share in Mar Value (In Rs
L1	Mrs Aparna Biswas	1	50.0000	7 Katha	70	1,31,97,657/-
L1	Shri Prosenjit Biswas	2	50.0000	3 Katha	30	56,56,139/-

M/S TARUNEMA CONSTRUCTION
REPRESENTED BY NEMAI DUTTA
CONSTITUTED ATTORNEY OF
APARNA BISWAS

Endorsement For Deed Number : I - 190401623 / 2020

On 20-02-2020

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

Presented for registration at 13:13 hrs on 20-02-2020, at the Office of the A.R.A. - IV KOLKATA by Shri Prosenjit Biswas , 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 1,88,53,796/-. Partition Amount Rs 56,56,139/- Conveyance Amount Rs 37,70,759/-

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

Execution is admitted on 20/02/2020 by 1. Mrs Aparna Biswas, Wife of Shri Prasanta Biswas, Baishnabghata Patuli 664, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2. Shri Prosenjit Biswas, Son of Shri Prasanta Biswas, Baishnabghata Patuli, 664, P.O: Gar Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Shri Sujay Subhra Hazra, , , Son of Late S P Hazra, 2 And 3, Road: Kiron Sankar Roy Road(Hastings Street), , P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, b caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 94,367/- (A(1) = Rs 94,269/- ,E = Rs 14/- ,I Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 56,659/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WE Online on 19/02/2020 6:29PM with Govt. Ref. No: 192019200189435098 on 19-02-2020, Amount Rs: 56,659/-, Ba SBI EPay (SBIePay), Ref. No. 5639647028303 on 19-02-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,54,546/- and Stamp Duty paid by by online = R 28,301/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WE Online on 19/02/2020 6:29PM with Govt. Ref. No: 192019200189435098 on 19-02-2020, Amount Rs: 28,301/-, Ba SBI EPay (SBIePay), Ref. No. 5639647028303 on 19-02-2020, Head of Account 0030-02-103-003-02

Tridip Misra

Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANC
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 24-02-2020

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 : of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 94,367/- (A(1) = Rs 94,269/- ,E = Rs 14/- ,I Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 37,708/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WE Online on 22/02/2020 11:25AM with Govt. Ref. No: 192019200191976468 on 22-02-2020, Amount Rs: 37,708/-, Bank: SBI EPay (SBIePay), Ref. No. 0645738600125 on 22-02-2020, Head of Account 0030-03-104-001-16

Nemai Dutta

M/S TARUNEMA CONSTRUCTION
REPRESENTED BY NEMAI DUTTA
CONSTITUTED ATTORNEY OF
APARNA BISWAS

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,54,546/- and Stamp Duty paid by Stamp Rs 50 by online = Rs 2,26,245/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 96556, Amount: Rs.50/-, Date of Purchase: 11/09/2019, Vendor name: A K Sa

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WE Online on 22/02/2020 11:25AM with Govt. Ref. No: 192019200191976468 on 22-02-2020, Amount Rs: 2,26,245/-, Bank: SBI EPay (SBIePay), Ref. No. 0645738600125 on 22-02-2020, Head of Account 0030-02-103-003-02

Tridip Misra

Tridip Misra

ADDITIONAL REGISTRAR OF ASSURANC

OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

Nemai Dutta

M/S TARUNEMA CONSTRUCTION
REPRESENTED BY NEMAI DUTTA
CONSTITUTED ATTORNEY OF
APARNA BISWAS

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2020, Page from 95786 to 95816

being No 190401623 for the year 2020.

Seal of the Additional Registrar of Assurances-II, Kolkata

Digitally signed by TRIDIP MISRA
Date: 2020.02.25 16:55:41 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 2020/02/25 04:55:41 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

West Bengal.

(This document is digitally signed.)

M/S TARUNEMA CONSTRUCTION
REPRESENTED BY NEMAI DUTTA
CONSTITUTED ATTORNEY OF
APARNA BISWAS