

SINO-91/2018

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
DEVELOPMENT AGREEMENT WITH
GENERAL POWER OF ATTORNEY

P 427309

8-0-17/1520/17

08/01/18

This DEVELOPMENT AGREEMENT WITH GENERAL POWER OF ATTORNEY is made on this 30th day of December 2017,

Certified that Signature Sheet
Endorsement Sheets attached
herewith are part of this
Instrument.

BETWEEN


Addl. Dist. Sub-Registrar
SERAMPUR, HOOGHLY

08 JAN 2018

w/
M. K. Roy
Adv.

0001



নং - 14964

সন - 2017/12th December

ক্রেতার নাম Manguni Ghosh ২০১২২

সাং - Serampore, Hooghly.

মূল্য - One Thousand Rupees.

স্বাক্ষর ভেদার - Anuram Kumar

শ্রী অনিমেষ রক্ষিত

সাং. শ্রীলক্ষ্মপুর, হুগলী



Addl. Dist. Sub-Registrar
SERAMPORÉ, HOOGHLY

08 JAN 2018






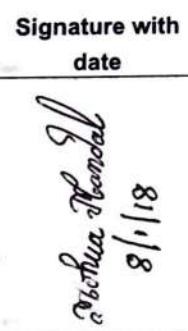


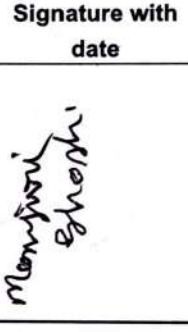
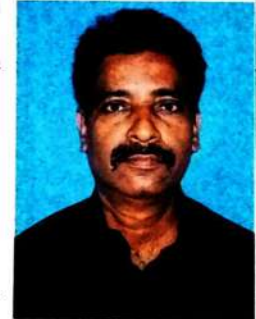

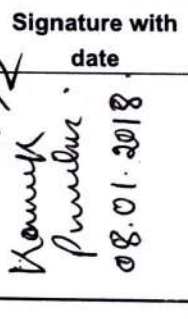
Government of West Bengal

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



OFFICE OF THE A.D.S.R. SREERAMPUR, District Name :Hooghly

Signature / LTI Sheet of Query No/Year 06050001711520/2017

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

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Smt Mohua Mandal Alias Smt Mahua Ghosh 10/2, Sashi Bhusan Ghosh Lane, P.O:- Serampore, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN - 712201	Land Lord		 1470	 Mohua Mandal 8/1/18
2	Smt Manjuri Ghosh 10/2, Sashi Bhusan Ghosh Lane, P.O:- Serampore, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN - 712201	Land Lord		 1471	 Manjuri Ghosh
3	Shri Kausik Panda 134/2, Thakurbati Street, P.O:- Serampore, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN - 712201	Representative of Developer [Sopan]		 1472	 Kausik Panda 08.01.2018

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

Sl No.	Name of the Executant	Category	Finger Print	Signature with date
4	Shri Nirupam Sarkar 10, Sashi Bhusan Ghosh Lane, P.O:- Serampore, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN - 712201	Representative of Developer [Sopan]		
Sl No.	Name and Address of Identifier	Identifier of	Signature with date	
1	Shri Ram Prasad Das Son of Late Kishori Mohan Das Peara Bagan Road, P.O:- Hooghly, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712103	Smt Mohua Mandal, Smt Manjuri Ghosh, Shri Kausik Panda, Shri Nirupam Sarkar	 8/11/18	

(Jayanti Mukhopadhyay)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 SREERAMPUR
 Hooghly, West Bengal

(2)

(1)SMT MOHUA MANDAL(PAN NO.AUTPM7386E) @ MOHUA GHOSH, Wife of Sri Debjit Mandal, Daughter of Late Madhab Kumar Ghosh, by faith Hindu, by occupation business,(2)SMT MANJURI GHOSH(PAN NO.BDTPG2801A), Wife of Late Madhab Kumar Ghosh, by faith Hindu, by occupation house wife, both are residing at 10/2, Sasibhusan Ghosh Lane, P.O. & P.S. Serampore, Dist. Hooghly, Pin: 712202, hereinafter called THE OWNERS (which term or expressions shall mean unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, representatives, successors and assigns) of the FIRST PART.

AND

M/S."SOPAN"(PAN NO ADNFS9793E), a Partnership firm having its office at "PANCHABATI" Apartment, Gobra Chanditala Station Road, P.O. Chanditala, P.S. Dankuni, Dist. Hooghly, Pin 712702, presently having partners (1) SRI KAUSIK PANDA(PAN NO.AFXPP4477Q), Son of Sri Digambar Panda, by faith Hindu, by occupation business, residing at 134/2, Thakur Bati Street, P.O. & P.S. Serampore, Dist. Hooghly, Pin. 712201 and (2) SRI NIRUPAM SARKAR(PAN NO.APZPS3809R), Son of Biswanath Sarkar, by faith Hindu, by occupation business, residing at 10, Sashi Bhusan Ghosh Lane, P.O. & P.S. Serampore, Dist. Hooghly, Pin. 712202, hereinafter jointly called the PARTNERS/DEVELOPER (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, successors, successors in office and assigns) of the SECOND PART.

M. K. Sanyal
Adv.

(3)

WHEREAS ALL THAT a piece and parcel of Bastu Land measuring about more or less 06 Ka 14 Ch 00 sq.ft. together with about 100 sq.ft. R.T. Shed standing thereon, laying in Mouja Mahesh, J.L No.15, comprised in R.S. Dag no 3180, R.S. Khatian no. 3446, L.R Dag no.11602, L.R Khatian no.5296/1, & 5606/1, Holding no. 5, Sashibhusan Ghosh Lane, within the municipal jurisdiction of Serampore Municipality, Ward no.17, A.D.S.R office at Serampore, P.S. Serampore, Dist Hooghly, which is fully described in the schedule below and hereinafter referred to as the Schedule- A as the "said property", & it was the sole and absolute property of one Haridasi Debi, and she died leaving behind her only one daughter Smt Tarulata Chatterjee, as her only legal heir & successor.

AND WHEREAS after that Smt Tarulata Chatterjee, Wife of Tarapada Chatterjee, has executed two Sale Deeds unto the present Vendors/ Owners respectively of the said property, vide Deed no.189/1993(in Book no.I, volume no.4, pages 193 to 200) and 190/1993(in Book no.I, Volume no.4, pages 201to 206), duly registered at A.D.S.R Serampore, Hooghly.

AND WHEREAS the present owners/vendors, as mentioned here above mutated their names in the records of the local Serampore Municipality and before the B.L & L.R.O department at Serampore, Hooghly and paying rents and taxes regularly.

W
M Chatterjee
A.S.

(4)

WHEREAS the present Vendors/Owners become the absolute joint owners of the schedule property more or less of 06 Ka 14 Ch 00 sq.ft 'Bastu' land and 100 Sq.ft. R.T.Shed which is more fully and specifically described in the 'A' Schedule below.

AND WHEREAS the owners herein for better use and enjoyment of the said plot of land have decided to develop the said property upon construction of a G+4 building thereon upon demolition of the existing R.T.Shed standing thereon.

AND WHEREAS the owners not being equipped with the required man power, finance and technical knowledge to implement the said scheme of development have desired to appoint a developer who would be in a position to construct and complete the said G+4 building on the said plot of land more fully described in the Schedule 'A' hereunder written, demolition of the existing tile shed standing there at with his own men, materials & resources in terms of the building plan to be prepared by the said Developer & sanctioned by Serampore Municipality.

AND WHEREAS having come to know the said proposal the Developer herein approached the Owners for awarding the work of development of the premises more fully described in the Schedule 'A' hereunder written and the Owners agreed and accepted the said proposal upon terms & conditions which are reduced to writing herein.

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M. Chatterjee
A.S.

(5)

AND WHEREAS before execution of this Agreement the Owners have represented and assured the Developer as follows:-

- 1) That the said property is free from all encumbrances, charges, liens, lispensens, attachments, whatsoever and howsoever and no Court case is pending relating to and/or concerning title of the said property.
- 2) That excepting the Owners herein nobody have any right, title, interest, claim and demand whatsoever into or upon the said property or any part thereof.
- 3) That there is no notice of acquisition or requisition received or pending in respect of the said property as fully described in the Schedule 'A' hereunder written.
- 4) The Owners have declared to the Developer that the Owners have a marketable title in respect of the said land & including the said Tile Shed situated thereon without any claim, right, title, interest of any person thereon or therein and the Owners have absolute right to enter into this Agreement with the Developer and the Owners hereby undertake to indemnify & keep the Developer indemnified against any third party's claim and demand whatsoever with regard to the title & ownership of the said property or any part or portion thereof.

W
M. K. Talwar
A. S.

(6)

- 5) The Owners agree to pay all outstanding municipal taxes dues & payable in respect of the said property till the date of execution of this Agreement.
- 6) The Owners agree to make over vacant and peaceful possession of the said property immediately upon sanction of the building plan by Serampore Municipality or at such time as will be mutually agreed upon with the Developer.
- 7) The Developer shall be entitled to demolish the existing house standing on the said land immediately upon obtaining vacant possession from the Owners and shall be entitled to deal with or dispose of the old structure materials without any objection and/or interference from the Owners. The Developer shall be entitled to receive the sale proceeds of the old structure materials in the manner he likes.
- 8) The Owners shall soon after execution of this Agreement handover against accountable receipt all the documents of title in respect of the said property in original to the Developer who shall return the same to the Owners upon completion of the building and execution of Deed of Conveyance in favour of the buyers of Flats etc. as nominee/s of the Developer.

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Adv.

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- 9) The Developer hereby agrees & undertakes that the Developer shall keep these documents in his custody and shall use those documents only for the purpose of satisfaction of the buyers of the flats pertaining to Developer's share in the matter obtaining loan from the banks and other financial institutions against verification of those original documents. The Developer shall not create any liability with the aid and assistance of those documents by way of mortgage or otherwise with the help of those documents.
- 10) The Owners declare that they have not entered into any Agreement either for Development or otherwise in respect of the said property prior to execution of this Agreement.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows:-

ARTICLE-1

- 1) THE PREMISES:- Shall mean ALL THAT piece and parcel of the land measuring about an area a little more or less 06 Ka 14 Ch 00 sq.ft. 'Bastu' land & 100 sq.ft R.T. shed lying & situated at Mouja Mahesh, J.L. no.15, Re.Sa. no.956, Touji no. 3876, in R.S. Khatian no.3446, L.R. Khatian no. 5606/1, 5296/1, R.S. Dag no.3180 and in L.R. Dag no.11602, in P.S. Serampore, A.D.S.R. Serampore, holding no.5, Sashi Bhusan Ghosh Lane, within the ambit of Serampore Municipality, ward no.17, Dist. Hooghly.

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H. Chatterjee
Asst.

- 2) **BUILDING PLAN:-** Shall mean such building plan to be sanctioned by Serampore Municipality for construction of a straight G+4 building on the said plot of land as fully described in the Schedule 'A' hereunder written together with all its amendments & modifications and new additional floor if any as may be done from time to time and a plan will be sanctioned for G+4 building in Bastu land as more fully described in the Schedule 'A' below.
- 3) **OWNERS:-** Shall mean (1)SMT MOHUA MANDAL @ MOHUA GHOSH, Wife of Debjit Mandal, Daughter of Late Madhab Kumar Ghosh,(2) SMT MANJURI GHOSH, Wife of Late Madhab Ghosh, including their heirs, representatives, executors, administrators, successors and assigns.
- 4) **DEVELOPER:-** Shall mean M/S "sopan", a partnership firm, presently the partners are (1) SRI KAUSIK PANDA, (2) SRI NIRUPAM SARKAR, including their respective heirs, representatives, executors, administrators, successors, successors in office and assigns.
- 5) **BUILDING: -** Shall mean the building(G+4) to be constructed at the aforesaid holding over the land mentioned in the Schedule 'A' herein under in accordance with the building plan sanctioned by the Serampore Municipality.

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Asw

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- 6) COMMON PURPOSE/S :- Shall mean and include the purpose/s of managing, maintaining protecting and up keeping the building and in particular the common areas, installations and facilities rendering common services to the flat holders, collection and disbursement of the common expenses and dealing with the matters of common interest of the Flat Owners.
- 7) FLAT/S /UNIT/S :- Shall mean the constructed area/s and or space/s in the building capable of being occupied and enjoyed independently.
- 8) ARCHITECT/S :- Shall mean and include such competent person or persons or the Firm or the Company whom the DEVELOPER may appoint form time to time as the Architect/s of the building.
- 9) FLAT HOLDER/S :- According to its context shall mean and include the present, proposed and prospective Owner/s of other Flat/s, Unit/s, Apartment/s, shop/s and Commercial Office/s and open garages at the premises and/or on the building to be constructed at the said premises.

*M. Chatterjee
Adv.*

(10)

(10)COMMON AREAS & FACILITIES:- Shall mean and include the entrance, passages, stair ways, landing, and common installations, Septic Tanks, Deep Tube well, Overhead tank, water pump and motor, Rain water pipes and other facilities like sanitary water connection, electric connection etc comprised at the said building provided by the DEVELOPER and expressed and intended by the OWNERS for the common use and enjoyment of the Flat Holders.

(11)SUPER BUILD UP AREA :- According to the subject or context shall mean (i) the built up area of Flat/s / Unit/s which shall include, inter alia, the area of the covered balconies if any attached thereto and also the thickness of the exterior and the interior walls thereof and columns and pillars therein provided that any wall or pillar is common between two Unit/s, Flat/s in that case one half of the area under such wall pillar and column shall be include in each such Unit/s and (ii) undivided proportionate share of common area/s and facilities both determined by the Owners herein and certified by the Architect/s of the building.

(12)OWNERS' ALLOCATIONS: - Shall mean 3635 sq.ft of the constructed covered sellable area only (from the front portion & from the back portion in each floor of G+4 building and the total allocated portion will be 3635 sq.ft.) on the 'A' Schedule property in the G+4 building together with undivided proportionate share in the land TOGETHER WITH undivided proportionate share in the common parts and facilities on the 'A' Schedule mentioned property but there is no share/right on the roof of the new additional floor if any upon the said G+4 storied building be constructed on 'A' Schedule property.

*W
K. K. Chatterjee
A. M.*

(11)

(13)DEVELOPER'S ALLOCATIONS:- Shall mean rest of constructed covered sellable area except 3635 s.ft.(from the front portion and from the back portion in each floor of G+4 building and the total allocated portion will be 3635 sq.ft.) of the 'A' Schedule property in the G+4 building TOGETHER WITH undivided proportionate share in the land TOGETHER WITH undivided proportionate share in the common parts and facilities and the same shall be constructed with sufficient modern fitting and fixtures subject to sanction of total Floor Area Ratio TOGETHER WITH right over the Roof for its maintenance & fixing up Overhead Tank with Water distribution line & other necessity of the building TOGETHER with the proportionate right on the roof of the new additional floor if any upon the said G+4 storied building be constructed on the 'A' Schedule property.

(14)TRANSFER: - with its grammatical variation shall include transfer by possession and by any other means adopted for effecting what is understood as transfer of space in the G+4 storied building of the purchaser thereof.

(15)TRANSFeree: - Means the person/s, firm/s & company/ companies, association of persons to whom space/s in the building has been transferred.

(16)WARD IMPARTING: - Singular Number shall mean Plural number and vice versa.

(17)ADVOCATE:- Shall mean the Advocate who shall be entitled to do all legal works/Agreements/Deed of Project herein on behalf of the Owners and Developer to be appointed exclusively by the Developer.

by
Neelakrishna
A.S.

(12)

ARTICLE-II

OWNERS' REPRESENTATION AND DECLARATION

The owners herein are absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said property free from all encumbrances, charges, liens, dues and/or acquisition/ requisition whatsoever.

ARTICLE-III

DEVELOPER'S RIGHTS AND LIABILITIES

1)The Owners hereby grants subject to what has been hereinafter provided the exclusive right to the Developers herein to build, construct, erect and complete the said building comprising of the various sized Flat/s, Unit/s, Apartment/s, Shop/s, commercial office/s and open garages at the premises and/or on the building/s to be constructed at the premises both for the owners' allocation and for the developers' allocation and in order to sell the Flat/s, Unit/s, Apartment/s, Shop/s, Commercial Office/s and open garages at the premises and/or on the building to be constructed at the premises to the prospective buyers for their residential/commercial purpose by entering into Agreement for Sale and/or transfer and/or construction in respect of the Developers' Allocation in accordance with the Building Plan sanctioned by Serampore Municipality or modification, revision, amendment and/or alteration thereof.

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2)The Developer shall be entitled to prepare, modify or alter the Building Plan/s and to submit the same to the appropriate authorities in the name of the Owners, the Developers shall pay and bear all the costs and expenses of the deeds including the Architect's Fees, charges and expenses required to be paid or deposited for the sanction of the Plan including the water and drainage from the Serampore Municipality or any appropriate authorities.

3)Nothing in these presents shall be construed as a demise or an assignment or transfer by the Owners of the said premises or any part thereof to the Developer's or creating any right, title or interest in respect thereof in favour of the Developer other than an exclusive license to the Developers to construct a new building upon the said premises with their own money and to deal with and sell dispose or transfer the new Flat/s, Unit/s, Apartment/s, Shop/s, Commercial Office/s at the premises comprised under the Developers' Allocation under these presents in the manner and subjects to the terms & conditions hereinafter stated.

4)During the course of construction of the said proposes building at the said property any labour or worker meet with any accident such compensation shall be paid exclusively by the Developers herein and Criminal Proceedings if any shall be Developer's responsibility and liability and all expenses legal or otherwise shall be borne by the Developer herein.

by
K. K. Chatterjee
Adv.

(14)

5) The Developer herein shall make the payment of the taxes, rents, outgoings, cesses and others to the concerned authority and /or authorities after obtaining possession of the said premises.

ARTICLE- IV

(APARTMENT CONSIDERATION)

- 1) In consideration of the Owners having agreed to permit the Developers to erect, construct and complete the proposed building at the said premises and the right, authority and the privileges to sell the Flat/s, Unit/s, Apartment/s, Shop/s, Commercial Office/s and open garages of the Developers Allocation, the Developer agrees hereunder mentioned as follows:-
 - a) To obtain all the necessary permission required for the construction of the proposed G+4 storied building/s at the said premises at own costs and expenses.
 - b) To pay all the costs, charges and expenses for the supervision of the development and construction of the Owners' allocation on the building at the premises.

*W
Mehalaya
Adv.*

- c) To bear all the costs, charges and expenses for construction of the building including the finishing thereof.

ARTICLE -V

(OWNERS' OBLIGATION)

- 1) The Owners herein shall put the Developer herein in quit, vacant, peaceful Khas possession of the land comprised under the premises for starting construction of the work as soon as the execution of this Agreement and Power of Attorney shall take place.
- 2) The Owners herein shall grant General Power of Attorney in favour of the Developers to facilitate the construction of the building and to receive the payment from Flat/ Space/s and others and to make Deed of Conveyance/s etc.
- 3) The Owners are liable to provide the original deed to the Developers at the time of execution of this agreement.
- 4) The Owners shall not share the expenses for bringing the electric connection at the said premises proportionately.

by
Nehal Singh
Adv.

(16)

ARTICLE -VI

(DEVELOPERS' OBLIGATION)

PROVIDED HOWEVER THAT the Developers herein shall handover the possession to the prospective buyers and the Developer herein have handed over the Owners' Allocation to the Owners herein and comply with all other obligation on the part of the Developer herein under this agreement.

ARTICLE-VII

(CONSTRUCTION)

The Developer shall be solely and absolutely responsible for the construction of the said building and the Developer shall hand over a copy of the completion certificate to the owners on or before six months of delivery of possession of the Owners' allocation, which shall be delivered to the owners after 48 months from the date of the starting construction work over the 'A' schedule property except natural calamity, excessive high price of construction material or unfavourable market response.

by
M. Chatterjee
Adv.

(17)

ARTICLE-VIII
(SPACE ALLOCATION)

The Developer herein shall be exclusively entitled to the Developers' Allocation in the building with exclusive right to transfer or deal with or dispose of the same without any claim whatsoever by the Owners and the Owners shall not in any way disturb the quiet and peaceful possession of the Developers' allocation.

ARTICLE-IX
(BUILDING)

- 1) The Developers herein shall construct the building as per the sanctioned and approved revised, modified and/or altered plan with good, standard quality materials as may be specified by the Architect of the Developers herein. Such construction including the finishing works of the building shall be completed by the Developers herein within a period of 48 months from the date of the starting construction work over the 'A' schedule property and the same may be extended by the mutual consent to be settled between the parties.
- 2) The Developer herein shall erect the said building at their own cost as per the specification and drawing provided by the Architect, pump, tube well, water storage, tanks, over head reservoirs, electrifications, permanent electric connections and until permanent electric connections is/are obtained, temporary electric connection shall be provided and other facilities as are required to be provided for in the residential building having self contained flats which are to be sold to the prospective buyers including the Owners' allocation.

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Allhatterjee
A.S.

- 3) The Developer herein shall be authorized in the name of the Owners in so far as a necessary to apply and obtain quota, entitlements and other allotments of or for cements, steel, bricks and other building materials and similarly apply for and to obtain temporary and permanent connections of water, electricity, power, drainage, sewerage and/or gas to the building and /or gas to the building and other facilities required for the construction of the building.

- 4) The Developer herein shall, at his own cost and expenses and without creating any financial or other liabilities on the Owner herein, complete the building as per the sanction plan and any amendment thereto or modification thereof made or caused to be made by the Developer.

- 5) All the costs for construction and completing the building inclusive the Owners' allocated portion charges and expenses including Architect's fees shall be paid discharged and borne by Developer and the Owner shall have no liability in this context.

- 6) The Developers shall provide at their own cost pipeline and water sewerage connection in the portion/s of the Owners' Allocation.

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NChatterjee
Gov.

ARTICLE-X
(LEGAL PROCEEDING)

- 1) It is hereby expressly agreed by & between the parties hereto that it shall be the responsibility of the Developers as constituted Attorney of the Owners to defend all the actions, suits & proceeding which may arise in respect of the Development of the said Plot of land & all costs charges & expenses incurred for that purpose with the approval of the Owners shall be done, borne and paid by the Developer specified as may be required to be done by the Developers & for which the Developers may need the authority of the Owners' application & other documents may be required to be signed or made by the Owners' relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds matters and things that may be reasonably required to be done in the matter and the owner shall execute any Power of Attorney and/or authorization as maybe required by the Developers herein for the purpose and the owner also undertake to sign & execute all such additional writings & other documents as the case may be provided that all such acts deeds and things do not in any way infringe on the rights of the Owners herein and/or for against the spirit of the agreement.

- 2) Any notice required to be given by the Developers herein shall without prejudice to any other mode of service available demanded to have been served on the Owners & delivered by hand and duly acknowledge and shall likewise be deemed to have been served by registered post to the registered office of the Developers herein.

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H. Chatterjee
Adv

- 3) The name of the building shall be mutually settled.
- 4) As and from the date of completion of the building the Developer herein and/or its transferees and the Owner and/or their transferees shall each be liable to pay and bear proportionate charges on account of ground rent and wealth tax and other taxes payable in respect of their space.

ARTICLE-XI

(ARBITRATION)

If at any time any dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability of the parties under the agreement the same shall be referred to the common arbitrator in case the parties herein agree to the same otherwise two arbitrators one to be appointed by each of the parties in dispute for the Arbitration within the meaning of the Arbitration and Conciliation Act, 1996 or any statutory modifications there under enforced and the decision of the said Arbitrator will be binding on both the parties and both the parties have no objection to the same in any manner whatsoever.

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M. Chatterjee
Asst.

GENERAL POWER OF ATTORNEY

That in continuation and also according to the terms of this Development Agreement We, (1)SMT MOHUA MANDAL(PAN NO.AUTPM7386E) @ MOHUA GHOSH, Wife of Sri Debjit Mandal, Daughter of Late Madhab Kumar Ghosh, by faith Hindu, by occupation business,(2)SMT MANJURI GHOSH(PAN NO.BDTPG2801A), Wife of Late Madhab Kumar Ghosh, by faith Hindu, by occupation house wife, both are residing at 10/2, Sasibhusan Ghosh Lane, P.O. & P.S. Serampore, Dist. Hooghly, Pin 712202, being the Owners Executants herein, do hereby nominate, appoint and constitute & authorize the said developer M/S.SOPAN, a Partnership firm having registered office at "PANCHABATI" Apartment, Gobra Chanditala Station Road, P.O. Chanditala, P.S. Dankuni, Dist. Hooghly, Pin 712702 being represented by its partners (1) Sri Kausik Panda(PAN NO. AFXPP4477Q), Son of Sri Digambar Panda, by faith Hindu, by occupation business, residing at 134/2, Thakur Bati Street, P.O. & P.S. Serampore, Dist. Hooghly, Pin. 712201 and (2) Sri Nirupam Sarkar(PAN NO. APZPS3809R), Son of Biswanath Sarkar, by faith Hindu, by occupation business, residing at 10 Sashi Bhusan Ghosh Lane, P.O. & P.S. Serampore, Dist. Hooghly, Pin 712202 , as our true & lawful JOINT ATTORNY holders in our names and on our behalves to execute, perform and to do all acts, deeds, matters and things as follows;-

NOW THIS DEED WITNESSETH AS FOLLOWS;-

- 1) To represent me & to appear in all Government/ Public offices including the Serampore Municipality, any Court of Law, Tribunal, B.L. & L.R. Office and all other offices as and when required.

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M. K. Sarker
As.

- 2) To supervise & administer our said property as our Attorney may think fit and proper.
- 3) To make sign and verify all application or objection to appropriate authorities for obtain any licence permission or consent etc. required by law in connection with the construction of the building in schedule mentioned land.
- 4) To pay sanction fees and other fees to the Municipality for sanction of such building plan and its modified plan and to appear and represent before the Municipal authority and to sign all plans and papers for submissions to the Municipality for sanction of proposed building plan from the building department of the Municipality and sewerage, drainage, water connection etc. plan or plans.
- 5) To apply for and obtain connection for water, sewerage, electricity, gas and to apply for and avail all other facilities which may be required for the said construction of the building.
- 6) To pay all charges and expenses including the Municipal rates & taxes building taxes and other levies which may be required for the said construction.
- 7) To install electric services line, meter and/or sub meter if necessary to obtain low/high tension electricity in the said building/premises.

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(8) To file all applications, petition and any document before the Serampore Municipality or any authority and to appear before the Municipal Authority on my behalf in any case and to sign and file all site plans, building plan and other documents in my name & to obtain the same from the Authority.

(9) To swear Affidavit in any Court or before any Magistrate, Notary Public or any authority empowered to administration on oath.

(10) To sign & execute on our behalves and in our names in any Deed of sale, gift, mortgage to the appropriate concern, documents and writings and declaration that may be required in respect of the Developer's allocated portion.

(11) To negotiate with the intending purchaser or purchasers for sale or transfer of the Developer's allocation of the proposed building and enter into Agreement(s) for sale with such intending purchaser or purchasers and to accept the payment from them and issue receipt for this purpose execute all necessary papers and documents as may be necessary the manner on the terms and conditions of as would be mutually agreed upon between the said Developer and the respective purchaser(s).

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Mehalaya
Asw.

(24)

(12) To deliver the peaceful possession of Developer's allocated flats/shops/garages/constructed spaces to the prospective purchasers in the proposed multistoried building or buildings.

(13) To sell, grant, transfer and convey our said property or any part thereof, with all right, title and interest thereto to any person/persons or purchaser/purchasers in respect of the said Developer's allocation at or for any consideration as our Attorney shall think best, fit and proper in respect of the proposed building mentioned in the schedule hereunder written.

(14) To sign, execute and register all Agreement for Sale, Sale Deeds, Deeds of Conveyance and all other documents in respect of the said Developer's allocation, which are necessary to effectuate the aforesaid purpose and to present the documents before the Registrar for Registration and to admit the same for and on my behalf.

(15) To sign and execute all Sale Agreement, or Agreement for sale, Sale Deed or Deed of Conveyance in respect of the said Developer's allocation, in our names and on our behalves and to appear before the Sub-Registrar, District Registrar, Registrar of Assurances, Kolkata and any other Registering Authority and to present all documents for Registration and to admit the same and to represent us before the Registering Authority and to present all documents for registration and to admit the same and to do all acts, deeds & things for and on our behalves as our Attorney think fit & proper.

4
H. Chatterjee
Att

(16)The said Attorney holders shall also be entitled to institute, prosecute or defend any suit, complaint or proceeding that may be necessary or expedient for the purposes mentioned herein and to appoint Pleader, Advocate, Agent on my behalf to prosecute and defend such legal proceedings in or before any Court or Courts or Appellate or Revisional Authority and for such purposes the said Attorneys may accept services of summons or notice issued by any legal authority.

AND GENERALLY to do perform all such acts deeds and things as may be necessary and required to be done and performed to give effect to the Power & functions given on them by these presents.

We do hereby agreed to accept all acts, deeds and things that may be lawfully done by our said Attorney which shall construed as our acts, deeds and things done by us and undertake to ratify and confirm all and whatever that our said Attorney shall lawfully do and cause to be done for us by virtue of this Power hereby given in connection with the management and construction of the said new building.

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M. Chatterjee
A.

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(26)

'A' SCHEDULE ABOVE REFERRED TO

ALL THAT the piece & parcel of Bastu Land measuring about more or less 06 Ka 14 Ch 00 sq.ft. together with about 100 sq.ft. R.T.Shed standing thereon, laying in Mouja Mahesh, J.L No. 15, comprised in Re.Sa. 956, Touji no. 3876, R.S. Dag no 3180, R.S. Khatian no.3446, in L.R Dag no.11602, L.R Khatian no.5606/1,5296/1, Holding no. 5, Sashi Bhusan Ghosh Lane, within the municipal jurisdiction of Serampore Municipality, ward no 17, A.D.S.R office at Serampore, P.O. & P.S. Serampore, Dist Hooghly.

THIS PROPERTY IS BUTTED & BOUNDED BY:-

ON THE NORTH:- Property of Subrata Dutta,

ON THE SOUTH:- Property of Mani Malik,

ON THE EAST:- Property of Shyamal Das,

ON THE WEST:- Laxmi Petrol Pump, Plot B & G.T.Road,

4
N. Chatterjee
A.S.

'B' SCHEDULE OWNWERS' ALLOCATION

Shall mean 3635 sq.ft of the constructed covered sellable area only (from the front portion & from the back portion in each floor of G+4 building and the total portion will be allocated 3635 sq.ft.) on the 'A' Schedule property in the G+4 building together with undivided proportionate share in land and common parts and facilities on the 'A' Schedule mentioned property but there is no share/right on the roof of the new additional floor if any upon the said G+4 storied building be constructed on 'A' Schedule property.

'C' SCHEDULE DEVELOPER'S ALLOCATION

Shall mean rest of constructed covered sellable area except 3635 sq.ft allocated to the Owners (from the front portion & from the back portion in each floor of G+4 building and the total portion will be allocated 3635 sq.ft.) of the 'A' Schedule property, in the G+4 building TOGETHER WITH undivided proportionate share in the land in the common parts and facilities and the same shall be constructed with sufficient modern fitting and fixtures subject to sanction of total Floor Area Ratio TOGETHER WITH right over the Roof for its maintenance & fixing up Overhead Tank with Water distribution line & other necessity of the building and TOGETHER WITH TOGETHER with the proportionate right on the roof of the new additional Floor if any, upon the said G+4 storied building be constructed at the said premises on the 'A' Schedule property subject to the permission and sanction by the Serampore Municipality with all easement rights & common facilities thereon.

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A/S

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(28)

THE SCHEDULE 'D' (COMMON PARTS/ COMMON AREAS)
(COMMON TO THE CO OWNERS OF THE BUILDING)

- 1) Main Entrance Gate, Passage from Main Entrance leading to the stair case. Open space on all sides of the building.

- 2) Staircase with railing, lighting, fixtures and windows and all its landings and the roof on the Top Floor and the Staircase room.

- 3) Water pump, water reservoir, overhead water reservoir
Distribution pipes to different flats from overhead tank to the respective flats and from underground Reservoir to overhead tank.

- 4) Electrical wiring from ground floor to the individual flats respectively and switches, meter room, pump room, electrical wiring of staircase and switches and other electrical fittings in all common area of the building.

4
Mehalaya
A2

- 5) Rain water pipes & Water & Sewerage evacuation pipes from the respective flats to the discharges points to the Municipal Road which is common for more than one/all the flats.

- 6) But such common part/ common portion shall not include any open and/or covered space for parking car if any as per sanctioned building plan or as decided by the Developer as car parking Space or otherwise in other areas of the building and save those which required for ingress & egress to & from the flat.

THE CONSTRUCTION SCHEDULE 'E'

(The Standard Specification for Flat is mentioned herein under)

- 1) FOUNDATION:- R.C.C. foundation and framed structure ground to top floor 9' 6" height of each floor.

4
M. K. Chatterjee
Adv.

X

(30)

2) WALL:- Outer wall 8" thick, partition wall 5" thick and all inside wall will be finished with cement plaster and plaster of paris.

3) DOOR:- Frame of good quality sal wood and flush door by commercial plywood with standard local fittings. Toilet door make be PVC.

4) WINDOWS:- Sliding windows with glass fittings.

5) TOILET & SANITARY :- Toilet would be provided with Commode fittings and concealed water line and wash line by polythene pipe. As per requirements one exhaust fan point in each toilet.

6) WATER SUPPLY :- 24 hours water supply via overhead tanks from deep tube well.

7) ELECTRICAL WORK: Concealed wiring through the flat. One ceiling fan point, two light points and one plug point of 5 Amp. In each bed room. In drawing/dining room there shall one fan point, two light points and TV point and one fridge point. All other places there will be provisions for only one light point.

4
Meharaj
Asst.

(31)

8) KITCHEN : Cooking counter by black stone & the top of the counter 3' height tiles to protect the oil spot.

9) FLOOR: All rooms lay with cast in Vitrified Tiles with 6" height skirting. Dado of toilet tiles would be covered by tiles up to door height.

10)The stair case shall be of Vitrified Tiles.

11) OUTSIDE WALL: Super Snowcem finish.

12 LIFT:- Lift facility will be available in the proposed building.

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M. Chatterjee
Asst

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

SIGNED, SEALED AND DELIVERED

In presence of the following

Mohua Mandal

Manjuri Ghosh

WITNESSES:-

(SIGNATURES OF OWNERS)

1. Ram Prasad Das -
Pearabagan Road
P.O. St. Hooghly.
P.S. Chinsurah
712103

Kannul Puri
Nimparan Sarkar

2. *Biman Bhattach*
In Court

(SIGNATURES OF DEVELOPER)

Drafted by me

Mahua Chatterjee
Advocate

Kannul Puri
Nimparan Sarkar

(SIGNATURE OF ATTORNEY HOLDERS)

MAHUA CHATTERJEE
II B (Cal) ADVOCATE
District Judge's Court
Chinsurah, Hooghly
Regd. No - WB/800/2007

SPECIMEN FORM FOR TEN FINGER PRINTS



Mishua Mandal



Little



Ring



Middle

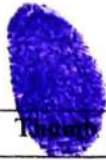


Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Manjuri Ghosh



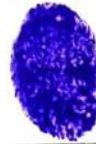
Little



Ring



Middle

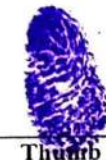


Fore



Thumb

(Left Hand)



Thumb



Fore



Middle

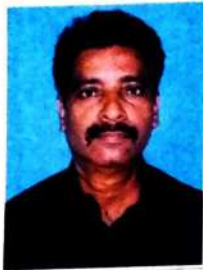


Ring

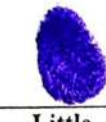


Little

(Right Hand)



Kanku Prasad



Little



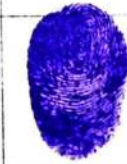
Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Anirban Sarkar



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)

आयकर विभाग
INCOME TAX DEPARTMENT
MANJURI GHOSH

भारत सरकार
GOVT. OF INDIA

BIMAL KUMAR GHOSH
01/01/1952
Permanent Account Number
BDTPG2801A

Manjuri Ghosh
Signature

Manjuri Ghosh

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFXPP4477Q



नाम /NAME
KAUSIK PANDA

पिता का नाम /FATHER'S NAME
DIGAMBAR PANDA

जन्म तिथि /DATE OF BIRTH
16-11-1972

हस्ताक्षर /SIGNATURE

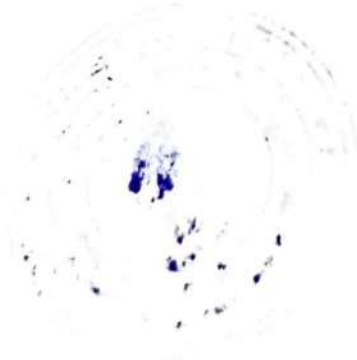
Kausik Panda

K. Das

आयकर अधिकारी, प.ब.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Kausik Panda



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

APZPS3809P



नाम /NAME
NIRUPAM SARKAR

पिता का नाम /FATHER'S NAME
BISWANATH SARKAR

जन्म तिथि /DATE OF BIRTH
19-06-1974

हस्ताक्षर /SIGNATURE

Nirupam Sarkar

B. Bis

आयकर आयुक्त, प.ब.-III

COMMISSIONER OF INCOME-TAX, W.B. - III

P

इस कार्ड के खो / गिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चीरिंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly Inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

Nirupam Sarkar

Your PAN Application Status

Acknowledgment Number : 882031177093732

Name : SOPAN


Category : Firm

Status : *Your PAN card has been dispatched on 02-Jan-2018 by Registered/Speed Post at the address for communication* indicated by you in the application. The PAN card is expected to be delivered by 12-Jan-2018.*



Permanent Account Number (PAN) : ADNFS9793E

1. PAN card will be despatched only to the communication address provided in your PAN application. *Wherever the Representative Assessee (RA) details (item no.14 in Form 49A) are mentioned in the application, PAN Card will be despatched to the RA's address.*
2. If your communication address has changed, please submit a 'Request for New PAN Card or/and Changes or Correction in PAN data' form so that the Income Tax Department's database is updated with your current address.
3. Written communication from the Income Tax Department will be directed to the communication address recorded against your PAN. So to avoid any inconveniences in future, please ensure that your communication address is up-to-date in the Income Tax Department's database.

[BACK](#)

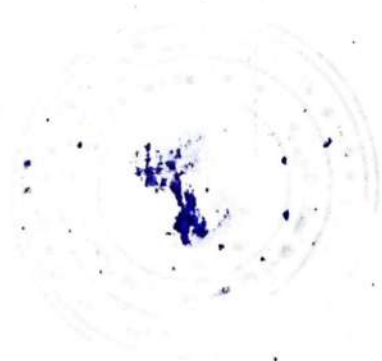

ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD WB / 27 / 186 / 384782
পরিচয় পত্র

Elector's Name : Ramprasad Das
নির্বাচকের নাম : রামপ্রসাদ দাস
Father / Mother /
Husband's Name : Kishori Das
পিতা/মাতা/স্বামীর নাম : কিশোরী দাস
Sex : Male
লিঙ্গ : পুরুষ
Age as on 1.1.1995: 30
১.১.১৯৯৫ এ বয়স : ৩০

Ramprasad Das.



Id No :
Query No / V
Quer

Address
Piyarabagan Road
M. : Hooghly Chinsurah Municipality
P.S. : Chinsurah
Dist : Hooghly

ঠিকানা
পিয়রাবাগান রোড
পৌ: স. : হুগলী চুঁচুড়া পৌরসভা
থানা : চুঁচুড়া
জেলা : হুগলী

[Signature]

Facsimile Signature
Electoral Registration Officer
নির্বাচক - নিবন্ধন আধিকারিক
For 186 - Chinsurah Assembly Constituency
১৮৬ - চুঁচুড়া বিধানসভা নির্বাচন ক্ষেত্র

Place : Chinsurah, Hooghly
স্থান : চুঁচুড়া, হুগলী
Date : 05.02.1995
তারিখ : ০৫.০২.১৯৯৫



Major Information of the Deed

Query No :	I-0605-00120/2018	Date of Registration	15/01/2018
Query No / Year	0605-0001711520/2017	Office where deed is registered	
Query Date	12/12/2017 11:29:12 PM	A.D.S.R. SREERAMPUR, District: Hooghly	
Applicant Name, Address & Other Details	Mahua Chatterjee District Judges Court, Thana : Chinsurah, District : Hooghly, WEST BENGAL, Mobile No. : 9831473137, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 41,54,996/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,050/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Serampur, Municipality: SERAMPURE, Road: Sashi Bhusan Ghosh Lane, Mouza: Mahesh

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-3180	RS-3446	Bastu	Bastu	6 Katha 14 Chatak	1/-	41,24,996/-	Property is on Road
Grand Total :					11.3438Dec	1 /-	41,24,996 /-	

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.	1/-	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	1 /-	30,000 /-	

Land Lord Details :

SI No	Name, Address, Photo, Finger print and Signature
1	Smt Mohua Mandal, (Alias: Smt Mahua Ghosh) Wife of Shri Debjit Mandal 10/2, Sashi Bhusan Ghosh Lane, P.O:- Serampore, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712201 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AUTPM7386E, Status :Individual, Executed by: Self, Date of Execution: 30/12/2017 , Admitted by: Self, Date of Admission: 08/01/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/12/2017 , Admitted by: Self, Date of Admission: 08/01/2018 ,Place : Pvt. Residence
2	Smt Manjuri Ghosh Wife of Late Madhab Kumar Ghosh 10/2, Sashi Bhusan Ghosh Lane, P.O:- Serampore, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN - 712201* Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BDTPG2801A, Status :Individual, Executed by: Self, Date of Execution: 30/12/2017 , Admitted by: Self, Date of Admission: 08/01/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/12/2017 , Admitted by: Self, Date of Admission: 08/01/2018 ,Place : Pvt. Residence




er Details :

Name,Address,Photo,Finger print and Signature

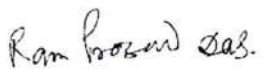
Sopan

Panchabati Apartment,Gobra Chanditala Station Road, P.O:- Chanditala, P.S:- Dunkuni, District:-Hooghly, West Bengal, India, PIN - 712702 , PAN No.:: ADNFS9793E, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Shri Kausik Panda (Presentant) Son of Shri Digambar Panda 134/2, Thakurbati Street, P.O:- Serampore, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN - 712201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFXPP4477Q Status : Representative, Representative of : Sopan (as Partner)			
2	Name Shri Nirupam Sarkar Son of Biswanath Sarkar Date of Execution - 30/12/2017, , Admitted by: Self, Date of Admission: 15/01/2018, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		Jan 15 2018 11:47AM	LTI 15/01/2018	15/01/2018
	10, Sashi Bhusan Ghosh Lane, P.O:- Serampore, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APZPS3809P Status : Representative, Representative of : Sopan (as Partner)			

Identifier Details :

Name & address	
Shri Ram Prasad Das Son of Late Kishori Mohan Das Peara Bagan Road, P.O:- Hooghly, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Smt Mohua Mandal, Smt Manjuri Ghosh, Shri Kausik Panda, Shri Nirupam Sarkar	15/01/2018
	

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt Mohua Mandal	Sopan-5.67188 Dec
2	Smt Manjuri Ghosh	Sopan-5.67188 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Smt Mohua Mandal	Sopan-50.00000000 Sq Ft
2	Smt Manjuri Ghosh	Sopan-50.00000000 Sq Ft

Endorsement For Deed Number : I - 060500120 / 2018

On 08-01-2018

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

Presented for registration at 07:39 hrs on 08-01-2018, at the Private residence by Shri Kausik Panda ,.

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 41,54,996/-

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

Execution is admitted on 08/01/2018 by 1. Smt Mohua Mandal, Alias Smt Mahua Ghosh, Wife of Shri Debjit Mandal, 10/2, Sashi Bhusan Ghosh Lane, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by Profession Business, 2. Smt Manjuri Ghosh, Wife of Late Madhab Kumar Ghosh, 10/2, Sashi Bhusan Ghosh Lane, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by Profession House wife

Indetified by Shri Ram Prasad Das, , , Son of Late Kishori Mohan Das, Peara Bagan Road, P.O: Hooghly, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by profession Business

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

Execution is admitted on 08-01-2018 by Shri Kausik Panda, Partner, Sopan (Partnership Firm), Panchabati Apartment,Gobra Chanditala Station Road, P.O:- Chanditala, P.S:- Dunkuni, District:-Hooghly, West Bengal, India, PIN - 712702

Indetified by Shri Ram Prasad Das, , , Son of Late Kishori Mohan Das, Peara Bagan Road, P.O: Hooghly, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by profession Business

Jayanti Mukhopadhyay

Jayanti Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SREERAMPUR
Hooghly, West Bengal

On 09-01-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/12/2017 2:23PM with Govt. Ref. No: 192017180134250001 on 13-12-2017, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00KCSOE9 on 13-12-2017, Head of Account 0030-03-104-001-16

of Stamp Duty

that required Stamp Duty payable for this document is Rs. 7,050/- and Stamp Duty paid by by online = Rs

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Date on 13/12/2017 2:23PM with Govt. Ref. No: 192017180134250001 on 13-12-2017, Amount Rs: 6,050/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK00KCSOE9 on 13-12-2017, Head of Account 0030-02-103-003-02

Jayanti Mukhopadhyay

Jayanti Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SREERAMPUR
Hooghly, West Bengal

On 15-01-2018

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.

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

Execution is admitted on 15-01-2018 by Shri Nirupam Sarkar, Partner, Sopan (Partnership Firm), Panchabati
Apartment,Gobra Chanditala Station Road, P.O:- Chanditala, P.S:- Dunkuni, District:-Hooghly, West Bengal, India, PIN
- 712702

Indetified by Shri Ram Prasad Das, , Son of Late Kishori Mohan Das, Peara Bagan Road, P.O: Hooghly, Thana:
Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by profession Business

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,050/- and Stamp Duty paid by Stamp Rs 1,000/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 427309, Amount: Rs.1,000/-, Date of Purchase: 12/12/2017, Vendor name: A
Rakshit

Jayanti Mukhopadhyay

Jayanti Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SREERAMPUR
Hooghly, West Bengal

Deed of Registration under section 60 and Rule 69.
Registered in Book - I
Deed number 0605-2018, Page from 3653 to 3700
Deed No 060500120 for the year 2018.



Jayanti Mukhopadhyay

Digitally signed by JAYANTI
MUKHOPADHYAY
Date: 2018.01.16 09:57:06 +05:30
Reason: Digital Signing of Deed.

(Jayanti Mukhopadhyay) 16-01-2018 09:56:53
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SREERAMPUR
West Bengal.

(This document is digitally signed.)