

18432/2024

18104/2024



पश्चिम बंगाल, पश्चिम बंगाल, WEST BENGAL
 18:25 22/12/24 63070/m
 M=7855555



96AB 917552

Additional Registrar of
 Assurances-IV, Kolkata

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

Additional Registrar of
 Assurances-IV, Kolkata

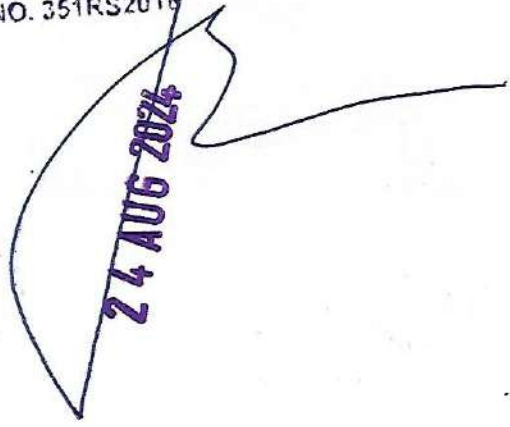
F 4 DEC 2024

THIS SUPPLEMENTRY DEVELOPMENT AGREEMENT is made on this the 4th day of December 2024 (Two thousand and Twenty Four) **BETWEEN 1. SMT. MANJU JHUNJHUNWALA**, daughter of Late RadhaKishan Shroff and Wife of Late Ashok Jhunjhunwala, an Indian Citizen aged about 64 years, by faith Hindu, having **Aadhaar No. 2255 1553 1066, PAN No. ACXPJ3285H, Phone No.9831197431**, residing at 18 Jatindra Mohan Avenue, Post Office & Police Station- Beadon Street, Kolkata, West Bengal - 700006 **AND 2.SRI ADITYA JHUNJHUNWALA (Income Tax PAN: AEVPJ6366F)(ADHAR NO. 5927 9896 1541)** son of Late Ashok Jhunjhunwala by Faith Hindu by occupation Business and residing at 18. Jatindra Mohan Avenue, Police station: Burtolla, Post office:

43722

TO SANJAY KUMAR DAGA
 SOLD TO SANJAY DATE (Arhanta)
 OF 2, Garia Place,
1st Floor,
Kolkata - 700 001
 RS. JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
GOVT. LICENSED STAMP VENDOR
NO. 351RS2016

24 AUG 2024


 24 AUG 2024





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



192024250300464998

GRN Details

GRN:	192024250300464998	Payment Mode:	SBI Epay
GRN Date:	03/12/2024 15:06:54	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6329121541817	BRN Date:	03/12/2024 15:07:20
Gateway Ref ID:	243387822294	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	031220242030046498	Payment Init. Date:	03/12/2024 15:06:54
Payment Status:	Successful	Payment Ref. No:	2002963070/2/2024

[Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr ASHWINI KUMAR DAMANI
Address:	10, LORD SINHA ROAD, FLAT NO-15B,KOLKATA -700071
Mobile:	9830244300
EMail:	damani2211@hotmail.com
Period From (dd/mm/yyyy):	03/12/2024
Period To (dd/mm/yyyy):	03/12/2024
Payment Ref ID:	2002963070/2/2024
Dept Ref ID/DRN:	2002963070/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002963070/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	2002963070/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	75041

IN WORDS: SEVENTY FIVE THOUSAND FORTY ONE ONLY.

PAID



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



031220242030046498

GRIPS Payment Detail

GRIPS Payment ID:	031220242030046498	Payment Init. Date:	03/12/2024 15:06:54
Total Amount:	75041	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6329121541817	BRN Date:	03/12/2024 15:07:20
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

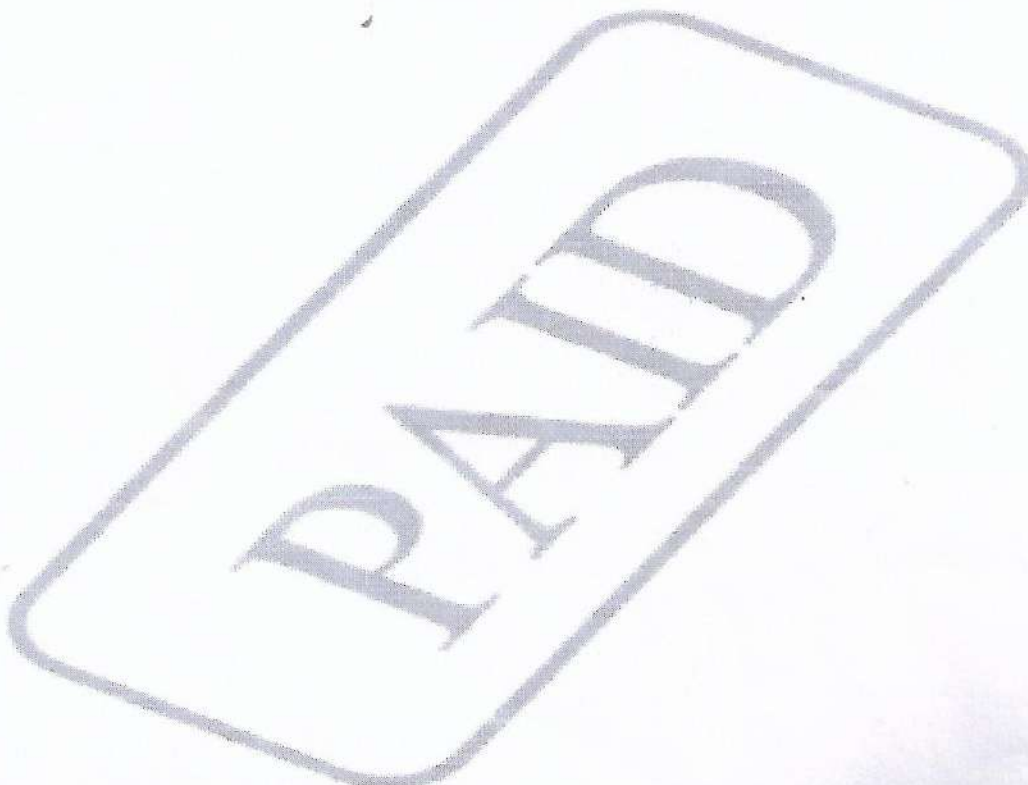
Depositor's Name: Mr ASHWINI KUMAR DAMANI
Mobile: 9830244300

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250300464998	Directorate of Registration & Stamp Revenue	75041
Total			75041

IN WORDS: SEVENTY FIVE THOUSAND FORTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





GOVERNMENT OF WEST BENGAL
DEPARTMENT OF HEALTH AND FAMILY WELFARE
BIDHANNAGAR MUNICIPAL CORPORATION



DEATH CERTIFICATE

(ISSUED UNDER SECTION 12/17 OF THE REGISTRATION OF BIRTHS & DEATHS ACT, 1969 AND RULE 8/13 OF THE WEST BENGAL REGISTRATION OF BIRTHS & DEATHS RULES 2000.)

THIS IS TO CERTIFY THAT THE FOLLOWING INFORMATION HAS BEEN TAKEN FROM THE ORIGINAL RECORD OF DEATH WHICH IS THE REGISTER FOR BIDHANNAGAR MUNICIPAL CORPORATION OF BLOCK/MUNICIPALITY BIDHANNAGAR MUNICIPAL CORPORATION OF DISTRICT NORTH 24 PARGANAS OF STATE WEST BENGAL, INDIA.

NAME OF DECEASED : ASHOK JHUNJHUNWALA SEX : MALE
DATE OF DEATH : 29/09/2024 PLACE OF DEATH : CJ-75,SALT LAKE,SECTOR-II,BOROUGH 05, NORTH 24 PARGANAS, BIDHANNAGAR, WEST BENGAL - 700091
AGE OF DECEASED : 69 YEARS NAME OF SPOUSE :
SPOUSE IDENTITY PROOF : -
NAME OF MOTHER : NAME OF FATHER : LATE RAM NIWASH JHUNJHUNWALA
MOTHER'S IDENTITY PROOF : - FATHER'S IDENTITY PROOF : -
ADDRESS OF THE DECEASED AT THE TIME OF DEATH : BLDG.NO & NAME:- CJ-75,STREET/LANE:- SALT LAKE,SECTOR-II,LOCALITY:-CK MARKET, VILLAGE/TOWN:- BIDHANNAGAR,BIDHANNAGAR MUNICIPAL CORPORATION,DIST:- NORTH 24 PARGANAS,WEST BENGAL-700091
PERMANENT ADDRESS OF DECEASED : BLDG.NO & NAME:- 18,STREET/LANE:-JATINDRA MOHAN AVENUE,LOCALITY:-BEADON STREET, VILLAGE/TOWN:- KOLKATA, KOLKATA MUNICIPAL CORPORATION,DIST:- KOLKATA, WEST BENGAL -700006
CERTIFICATE NO : D/2024/0536408 DATE OF REGISTRATION : 04/10/2024
REMARKS (IF ANY) :
DATE OF ISSUE : 04/10/2024 ISSUING AUTHORITY :
UPDATED ON : 2024-10-03 16:40:43



Signature valid

Digitally Signed
Name: PRADIP CHARYYA
Date: 04-Oct-2024 09:40:33

REGISTRAR (BIRTH & DEATH)
BIDHANNAGAR MUNICIPAL
CORPORATION

"THIS IS A COMPUTER GENERATED CERTIFICATE."
THE GOVT.OF INDIA VIDE CIRCULAR NO. 1 / 12 / 2014 - VS(CRS) DATED 27 - JULY - 2015
HAS APPROVED THIS CERTIFICATE AS A VALID LEGAL DOCUMENT FOR ALL OFFICIAL PURPOSES

"ENSURE REGISTRATION OF EVERY BIRTH AND DEATH"

56f5d799-d4be-70d3-52d3

The QR Code and Certificate Number can be verified through the portal <https://janma-mrityutathya.wb.gov.in>

भारतीय नैर न्यायिक

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रुपये

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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बङ्गाल पश्चिम बंगाल WEST BENGAL



BEFORE THE 1ST CLASS MAGISTRATE AT KOLKATA

AFFIDAVIT

I, Smt. **MANJU JHUNJHUNWALA** (Income Tax PAN: ACXPJ3285H) (ADHAAR NO . 2255 1553 1066) wife of Late Ashok Jhunjhunwala, By Faith – Hindu, By Nationality – Indian, By Occupation Housewife, residing at 18. Jatindra Mohan Avenue, Police station: Burtolla, Post office: Beadon Street, Kolkata – 700 006, do hereby solemnly affirm and confirm as follows:

1. That my Husband Late Ashok Jhunjhunwala died on 29th September, 2024 in the city of Kolkata, West Bengal.

Manju Jhunjhunwala

43723

SANJAY KUMAR DAGA
(Advocate)
2, G. D. M. Place,
1st Floor,
Kolkata - 700 001

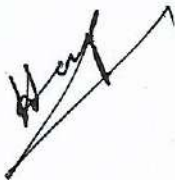
NO.....
SOLD TO.....
OF.....
RS.....
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
GOVT. LICENSED STAMP VENDOR
L-NO. 351RS2016

24 AUG 2024

24 AUG 2024

2. That I further state that my husband died intestate leaving behind myself Smt. Manju Jhunjhunwala (wife) and two sons namely Sri Aditya Jhunjhunwala and Sri Amit Jhunjhunwala (Sons) and Smt. Narayani Jhunjhunwala (daughter) as his legal heirs.
3. That we Smt. Manju Jhunjhunwala (Wife of Late Ashok Jhunjhunwala) and two sons namely Sri Aditya Jhunjhunwala and Sri Amit Jhunjhunwala (Sons) and Smt. Narayani Jhunjhunwala (daughter) are the only legal heirs of Late Ashok Jhunjhunwala and apart from us there are no other legal heirs/successors left by my deceased husband.
4. That I further state that myself Smt. Manju Jhunjhunwala (Wife) and two sons namely Sri Aditya Jhunjhunwala and Sri Amit Jhunjhunwala (Sons) and Smt. Narayani Jhunjhunwala (daughter) are jointly ~~and equally~~ entitled to all the assets and properties left over by Late Ashok Jhunjhunwala inter alia **ALL THAT** piece and parcel of land measuring about **21 (Twenty one) cottahs, 29 (twenty Nine) sq.ft.** be the same a little more or less and on actual measurement **1404.682 Sq. Mtrs. or 15114 sq.ft.** more or less consisting of a separate two storied brick built measuage tenanted house and corrugated iron shed standing thereon measuring 740 sq.ft. more or less and another structure being partly one storied and partly two storied brick built measuage tenement or tenanted house measuring 6640 sq.ft. more or less situate lying at and being premises Nos.82A, Nimtolla-Ghat Street, Police station - Jorabagan, Post office : Beadon street, Kolkata - 700 006.
5. That I am a citizen of India by birth.
6. That the above statements are true to the best of my knowledge and belief.

Identified by me



Advocate



Manju Jhunjhunwala

Deponent

I solemnly affirmed and declared
before me at Calcutta No. 266
This the 2nd Day of Dec
.....20 21

Judicial Magistrate, Calcutta
Incharge of Affidavit Section

Manju Jhunjhunwala

Beadon Street, Kolkata – 700 006 and **3.SRI AMIT JHUNJHUNWALA (Income Tax PAN: AFRPJ5772Q)(ADHAR NO . 7921 1877 1444)** son of Late Ashok Jhunjhunwala by Faith Hindu by occupation Business and residing at 18. Jatindra Mohan Avenue, Police station: Burtolla, Post office: Beadon Street, Kolkata – 700 006, hereinafter collectively called and referred to as the **“OWNERS”** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/their respective legal heirs, executor or executors, legal representative or legal representatives, administrators and /or assigns) of the **FIRST PART**,

AND

M/S JHUNJHUNWALA DEVELOPERS PRIVATE LIMITED, (Income Tax PAN no:...AABCJ8985F....) a company registered under the companies Act,1956 and having its registered office at 18. Jatindra Mohan Avenue, Police station: Burtolla, Post office: Beadon Street, Kolkata – 700 006, hereinafter called and/or referred to as the **“CONFIRMING PARTY”** (Herein represented by its Director namely, **SRI AMIT JHUNJHUNWALA (Income Tax PAN : AFRPJ5772Q) (AADHAAR NO. 7921 1877 1444)** son of Late Ashok Jhunjhunwala by Faith Hindu by occupation Business and residing at 18. Jatindra Mohan Avenue, Police station: Burtolla , Post office: Beadon Street , Kolkata – 700006 authorized by a Resolution passed at the meeting of Board of Directors on 6th December,2019) (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Successor/successors-in-office for the time being in force Legal representatives and assigns) of the **SECOND PART** ;

AND

M/S DAMANI BUILDERS PRIVATE LIMITED, (Income tax PAN no: AAACD9198F..)a company registered under the companies Act,1956 and having its registered office at 138. Canning Street, Room no: 219, P.O. khangrapatty, P.S: Burrabazar, Kolkata - 700001 (Herein represented by **SRI Ashwini Kumar Damani (Income Tax PAN no:...AVUPD0426C..)** (Aadhaar NO.2934 6088 9208) son of Late Sharwan Kumar Damani by faith Hindu, by occupation – Business and residing at 10.Lord Sinha Road, Flat no: 15B, 15th Floor, P.S. Shakespeare Sarani, Post office: Middleton Row ,Kolkata – 700071 authorised by a Resolution passed at the meeting of Board of Directors on 6th December,2019) hereinafter referred to and called as the **“DEVELOPER”** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Successor/successors-in-office for the time being in force Legal representatives and assigns) of the **THIRD PART**;



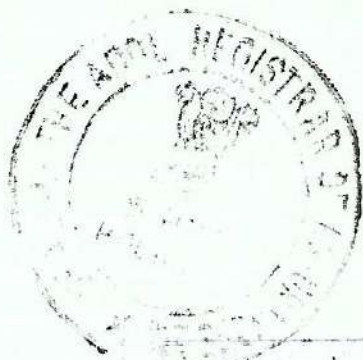
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REGISTRAR
KOLKATA
4 DEC 2024

WHEREAS SRI ASHOK JHUNJHUNWALA , SRI ADITYA JHUNJHUNWALA , SMT. MANJU JHUNJHUNWALA and SRI AMITJHUNJHUNWALA were the absolute owners and absolutely seised and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of **ALL THAT** the said lands measuring a **total area of 22 (Twenty Two) Cottahs ,14 (fourteen) sq.ft. more or less** being the messuage land hereditaments and premises being Nos. 81,81/1,82A and 82B, Nimtolla Ghat Street, Calcutta more fully and particularly described in the Schedule thereunder written (hereinafter referred to as the said Premises or the said properties) by various Deeds of conveyances signed and registered in their favour ;

AND WHEREAS out of the above rferred premises no: 82A, 82B and 81/1 Nimtolla Ghat street under an amalgamation order passed by the Kolkata Municipal Corporation Under Letter no: AC(N)/Div-viii/2156/11-12 and has since been amalgamated and renumbered as 82A. Nimtolla Ghat Street and morefully described in the Part-I, Part-II respectively and the amalgamated premises in Part-III of the First Schedule mentioned hereunder and the total area of the amalgamated premises is about **21 (Twenty one) cottahs,29 (twenty Nine) sq.ft.**be the same a little more or less and on actual measurement **1404.682 Sq. Mtrs or 15114 sq.ft.** more or less .

AND WHEREAS under an Agreement for Development dated 20th February,2020 the said **SRI ASHOK JHUNJHUNWALA , SRI ADITYA JHUNJHUNWALA , SMT. MANJU JHUNJHUNWALA and SRI AMIT JHUNJHUNWALA** as the Owners had entrusted the said **ALL THAT** piece and parcel of land measuring about **21 (Twenty one) cottahs ,29 (twenty Nine) sq.ft.**be the same a little more or less and on actual measurement **1404.682 Sq. Mtrs or 15114 sq.ft.** more or less consisting of a separate two storied brick built measuage tenanted house and corrugated iron shed standing thereon measuring 740 sq.ft. more or less and another structure being partly one storied and partly two storied brick built measuage tenement or tenanted house measuring 6640 sq.ft. more or less situate lying at and being premises Nos.82A, Nimtolla Ghat Street, Police station – Jorabagan Post office : Beadon street , Kolkata – 700 006 and within the limits of the Kolkata Municipal Corporation for development more fully and particularly mentioned, described, explained, enumerated, in the “**SCHEDULE**” hereunder written unto and forever in favour of **M/S DAMANI BUILDERS PRIVATE LIMITED** being the Developer herein and therein for development as per the terms conditions and covenants mentioned therein and the Confirming Party herein and therein (Being the erstwhile Developer) assigned all its rights title an interest in favour of the Developer herein and therein and the said Development Agreement was registered at the office of the Additional Registrar of Assurances - at Kolkata and recorded in Book no: I , Cd volume no:...1901-2020., Pages 38214..to 38284. And being Document no: 190100819 for the year 2020



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REGISTRAR OF COMPANIES
KERALA
24 DEC 2024

AND WHEREAS the owners herein had also signed executed a registered Power of Attorney dated 25th February,2020 in favour of the Authorised Representative of the Developer herein and registered at the office of the Additional Registrar of Assurances at Kolkata and recorded in Book no: I , Cd volume no:...1901-2020, Pages 38648..to 38689. And being Document no: 190100832 for the year 2020;

AND WHEREAS the owners for the sake of brevity state and clarify that the owners and the confirming party had earlier signed an Agreement for development dated 4th June,2010 and the owners also executed and registered a Power of Attorney dated 4th May,2018 in favour of the confirming party. However, since the confirming party could not proceed with construction work due to financial constraints and had therefore not been able to make any progress in the construction of a new Building or otherwise and the said Development Agreement dated 4th June,2010 and Power of Attorney dated 4th May,2018 could not be acted upon (Both the Development Agreement dated 4th June,2010 and Power of Attorney dated 4th May,2018 have since been cancelled/Revoked) and the confirming party under the Agreement for Development dated 20th February,2020 surrendered all its rights title and interest under Agreement for development dated 4th June,2010 and Power of Attorney dated 4th May,2018 in favour of the Developer herein pursuant however and subject to MOU dated 7th December,2019 signed between the owners and the Confirming Party herein ;

AND WHEREAS the owners further state that the owners under the said MOU dated 7th December,2019 and signed with the confirming Party herein therein mentioned as the Second part wherein the owners have agreed to transfer a share of ...10...% (Ten percent) out of their entitlement under the Agreement for Development dated 20th February,2020 to the confirming party **in lieu of certain works done by them including sanctioning of plan from the Kolkata Municipal corporation at their expenses during the subsistence of the Agreement for development dated 4th June,2010 ;**

AND WHEREAS under an supplementary Agreement for Development dated 14th July, 2021 signed between the owners and the Developer herein wherein M/S Jhunjhunwala Developers Pvt. Ltd. was also added as a party at the instance of the Owners wherein the owners have confirmed that they shall part with/transfer a share of ...10% ... (Ten Percent) to the said M/S Jhunjhunwala Developers Pvt. Ltd. as agreed between the owners and the said M/S Jhunjhunwala Developers Pvt. Ltd. under MOU dated 7th December,2019 and the said Supplementary Agreement was registered at the office of the Additional Registrar of Assurances -IV at Kolkata and recorded in Book no: I, Cd volume no: 1904-2021 Pages 289948 to 289986 and being Deed no: 190405967 for the year 2021 ;

AND WHEREAS The Developer has since started the construction of a **Basement plus Ground plus Four (B+G+4)** storied Building consisting of commercial and Residential



2

REGISTRAR OF COMPANIES
KOLKATA
4 DEC 2024

portions as per the plan sanctioned for construction of a **Basement plus Ground plus Four (B+G+4)** storied Building consisting of commercial and Residential portions vide plan no: 2014020010 dated 2014 or as modified from time to time from the Kolkata Municipal Corporation;

AND WHEREAS in the meantime one of the Owners ASHOK JHUNJHUNWALA died intestate on 29th September, 2024, leaving behind his wife SMT. MANJU JHUNJHUNWALA, his daughter NARAYANI JHUNJHUNWALA, and his two sons namely SRI ADITYA JHUNJHUNWALA and SRI AMITJHUNJHUNWALA as his only heirs who jointly became entitled to his undivided share in ALL THAT piece and parcel of land measuring about 21 (Twenty one) cottahs, 29 (twenty Nine) sq.ft. be the same a little more or less and on actual measurement 1404.682 Sq. Mtrs or 15114 sq.ft. more or less consisting of a separate two storied brick built measuage tenanted house and corrugated iron shed standing thereon measuring 740 sq.ft. more or less and another structure being partly one storied and partly two storied brick built measuage tenement or tenanted house measuring 6640 sq.ft. more or less situate lying at and being premises Nos.82A, Nimtolla Ghat Street, Police station-Jorabagan Post office: Beadon street Kolkata- 700 006 and within the limits of the Kolkata Municipal Corporation morefully described in the schedule mentioned hereunder ;

AND WHEREAS by a Deed of Gift Dated 19th November,2024 the said NARAYANI JHUNJHUNWALA, and SRI ADITYA JHUNJHUNWALA and SRI AMITJHUNJHUNWALA gifted transferred and assigned their undivided share each (Received from their Late Father Ashok Jhunjhunwala) unto and in favour of their Mother Smt. Manju Jhunjhunwala in respect of Land and Building morefully described in the Schedule mentioned hereunder and registered the same at the office of the Additional Registrar of Assurances -IV, Kolkata and recorded in Book no: I, Cd volume no: 1904-2024 Pages 287166 to 187197 and being Deed no: 190407416 for the year 2024 SUBJECT HOWEVER TO Agreement for Development dated 20th February,2020 and also read with supplementary Agreement for Development dated **14TH July,2021** ;

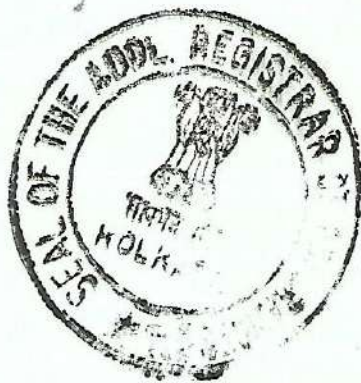
IT IS NOW AGREED BETWEEN THE OWNERS AND THE DEVELOPER AS FOLLOWS :-

That the Revenue Proceeds as realized from the sale of the Units/commercial spaces/Flats or otherwise in the project constructed on the land mentioned in the schedule mentioned hereunder shall continue **to be in the same old ratio and there is no change in the sharing ratio of the Developer, Owners and the confirming Party has not changed.**

THE SCHEDULE ABOVE REFERRED TO:

(Amalgamated premises including 81/1 , 82A & 82B Nimtolla Ghat street)

(Presently Premises no: 82A. Nimtolla Ghat Street)



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ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
4 DEC 2024

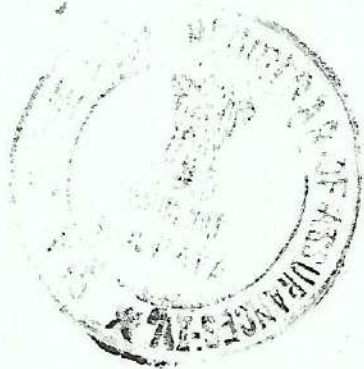
ALL THAT piece and parcel of land measuring about **21 (Twenty one) cottahs , 29 (twenty Nine) sq.ft.** be the same a little more or less and on actual measurement **1404.682 Sq. Mtrs or 15114 sq.ft.** more or less consisting of a separate two storied brick built measuage tenanted house and corrugated iron shed standing thereon measuring 740 sq.ft. more or less and another structure being partly one storied and partly two storied brick built measuage tenement or tenanted house measuring 6640 sq.ft. more or less situate lying at and being premises Nos.82A, Nimtolla Ghat Street, Police station – Jorabagan Post office : Beadon street , Kolkata – 700 006 and within the limits of the Kolkata Municipal Corporation which is butted and bounded as follows:-

ON THE NORTH: Md. Ram Jan Lane

ON THE SOUTH: NimtollaGhat Street

ON THE EAST: 80.Nimtolla Ghat Street

ON THE WEST: Common passage



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
24 DEC 2022

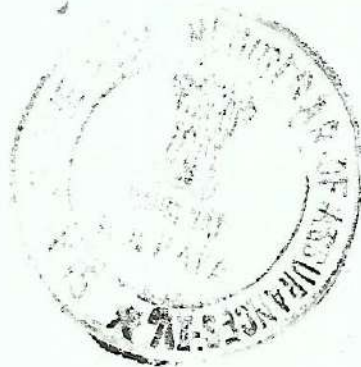
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ON THE NORTH: Md. Ram Jan Lane

ON THE SOUTH: NimtollaGhat Street

ON THE EAST: 80.Nimtolla Ghat Street

ON THE WEST: Common passage



✓

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
4 DEC 2024

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

SIGNED, SEALED AND DELIVERED by

The **OWNERS** at Kolkata in the presence of:

1. Moumita Deey
2, Westin Place
KOL-1
2. Gopal Singh Rana
2, GOLF COURSE PLACE
KOL-1

Moumita Deey
Amit Jhunjhunwala
Amit Jhunjhunwala

SIGNED, SEALED AND DELIVERED by

The **CONFIRMING PARTY** at Kolkata in the presence of:

1. Moumita Deey
2. Gopal Singh Rana

Jhunjhunwala Developers (P) Ltd.

Amit Jhunjhunwala

Director

SIGNED, SEALED AND DELIVERED by

the **DEVELOPER** at Kolkata in the presence of:

1. Moumita Deey
2. Gopal Singh Rana

DAMANI BUILDERS PRIVATE LIMITED

Ashwani Kumar
Director

Drafted by us
Moumita Deey
Advocate, High Court, Calcutta



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
4 DEC 2024

[Faint handwritten notes and signatures at the bottom right of the page.]





NAME...MANJU JHUNJHUN WALA

SIGNATURE Manju Jhunjhunwale








Manju Jhunjhunwale

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
				

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
				

NAME...ADITYA JHUNJHUN WALA

SIGNATURE Aditya Jhunjhunwale



Aditya Jhunjhunwale

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
				

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
				

etc

etc

etc

etc



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
24 DEC 2024

NAME ANIL JAIN SHUKLA

SIGNATURE Anil Jain Shukla



Anil Jain Shukla

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

NAME ASHWINI KUMAR DAMANI

SIGNATURE Ashwani Kumar Damani



Ashwani Kumar Damani

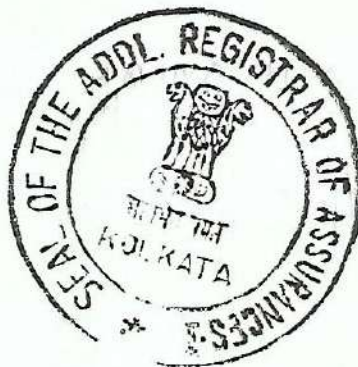
LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

! Lines



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
24 DEC 2024

Major Information of the Deed

Deed No :	I-1904-18104/2024	Date of Registration	04/12/2024
Query No / Year	1904-2002963070/2024	Office where deed is registered	
Query Date	22/11/2024 12:58:37 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	GOURANGA RAUL 1 OLD COURT HOUSE CORNER,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7044088903, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 7,81,55,575/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,030/- (Article:48(g))	Rs. 25/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :










District: Kolkata, P.S:- Jorabagan, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nimtala Ghat Street, , Premises No: 82A, , Ward No: 020 Pin Code : 700006

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	21 Katha 29 Sq Ft		7,44,19,450/-	Property is on Road
Grand Total :				34.7165Dec	0/-	744,19,450 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	740 Sq Ft.	0/-	3,74,625/-	Structure Type: Structure
Gr. Floor, Area of floor : 740 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	6640 Sq Ft.	0/-	33,61,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 6640 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		7380 sq ft	0/-	37,36,125 /-	







Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs MANJU JHUNJHUNWALA Wife of Late ASHOK JHUNJHUNWALA Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office	 04/12/2024	 LTI 04/12/2024 Captured	 04/12/2024
18,JATINDRA MOHAN AVENUE, City:- Kolkata, P.O:- BEADON STREET, P.S:-Burtola, District:- Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: ACxxxxxx5H, Aadhaar No: 22xxxxxxxx1066, Status :Individual, Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office				
2	Name Mr ADITYA JHUNJHUNWALA Son of Late ASHOK JHUNJHUNWALA Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office	 04/12/2024	 LTI 04/12/2024 Captured	 04/12/2024
18,JATINDRA MOHAN AVENUE, City:- Kolkata, P.O:- BEADON STREET, P.S:-Burtola, District:- Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: AExxxxxx6F, Aadhaar No: 59xxxxxxxx1541, Status :Individual, Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office				
3	Name Mr AMIT JHUNJHUNWALA Son of Late ASHOK JHUNJHUNWALA Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office	 04/12/2024	 LTI 04/12/2024 Captured	 04/12/2024
18,JATINDRA MOHAN AVENUE, City:- Kolkata, P.O:- BEADON STREET, P.S:-Burtola, District:- Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: AFxxxxxx2Q, Aadhaar No: 79xxxxxxxx1444, Status :Individual, Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office				
4	JHUNJHUNWALA DEVELOPERS PRIVATE LIMITED 18,JATINDRA MOHAN AVENUE, City:- Kolkata, P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Date of Incorporation:XX-XX-2XX7 , PAN No.:: AAxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative			

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DAMANI BUILDERS PRIVATE LIMITED 138,canning Street, City:- Kolkata, P.O:- Khangrapatty, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-1XX6 , PAN No.:: aaxxxxxx8f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ASHWINI KUMAR DAMANI (Presentant) Son of Late SHARWAN KUMAR DAMANI Date of Execution - 04/12/2024, , Admitted by: Self, Date of Admission: 04/12/2024, Place of Admission of Execution: Office	 <small>Dec 4 2024 2:12PM</small>	 Captured <small>LTI 04/12/2024</small>	 <small>04/12/2024</small>
	10,LORD SINHA ROAD, Flat No: 15B, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: AVxxxxxx6C, Aadhaar No: 29xxxxxxxx9208 Status : Representative, Representative of : DAMANI BUILDERS PRIVATE LIMITED (as DIRECTOR)			
2	Name	Photo	Finger Print	Signature
	Mr AMIT JHUNJHUNWALA Son of Late ASHOK JHUNJHUNWALA Date of Execution - 04/12/2024, , Admitted by: Self, Date of Admission: 04/12/2024, Place of Admission of Execution: Office	 <small>Dec 4 2024 2:14PM</small>	 Captured <small>LTI 04/12/2024</small>	 <small>04/12/2024</small>
	18,JATINDRA MOHAN AVENUE, City:- Kolkata, P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: AFxxxxxx2Q, Aadhaar No: 79xxxxxxxx1444 Status : Representative, Representative of : JHUNJHUNWALA DEVELOPERS PRIVATE LIMITED			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr JETEENDRA SINGH Son of Late MUNDRIKA SINGH Darihat, City:- Not Specified, P.O:- Darihat, P.S:-DARIHAT, District:-Rohtas, Bihar, India, PIN:- 821306	 <small>04/12/2024</small>	 Captured <small>04/12/2024</small>	 <small>04/12/2024</small>

Identifier Of Mrs MANJU JHUNJHUNWALA, Mr ADITYA JHUNJHUNWALA, Mr AMIT JHUNJHUNWALA, Mr ASHWINI KUMAR DAMANI, Mr AMIT JHUNJHUNWALA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs MANJU JHUNJHUNWALA	DAMANI BUILDERS PRIVATE LIMITED-11.5722 Dec
2	Mr ADITYA JHUNJHUNWALA	DAMANI BUILDERS PRIVATE LIMITED-11.5722 Dec
3	Mr AMIT JHUNJHUNWALA	DAMANI BUILDERS PRIVATE LIMITED-11.5722 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs MANJU JHUNJHUNWALA	DAMANI BUILDERS PRIVATE LIMITED-246.66666700 Sq Ft
2	Mr ADITYA JHUNJHUNWALA	DAMANI BUILDERS PRIVATE LIMITED-246.66666700 Sq Ft
3	Mr AMIT JHUNJHUNWALA	DAMANI BUILDERS PRIVATE LIMITED-246.66666700 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mrs MANJU JHUNJHUNWALA	DAMANI BUILDERS PRIVATE LIMITED-2213.33333300 Sq Ft
2	Mr ADITYA JHUNJHUNWALA	DAMANI BUILDERS PRIVATE LIMITED-2213.33333300 Sq Ft
3	Mr AMIT JHUNJHUNWALA	DAMANI BUILDERS PRIVATE LIMITED-2213.33333300 Sq Ft

Endorsement For Deed Number : I - 190418104 / 2024**On 04-12-2024****Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:25 hrs on 04-12-2024, at the Office of the A.R.A. - IV KOLKATA by Mr ASHWINI KUMAR DAMANI ,.

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 7,81,55,575/-

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

Execution is admitted on 04/12/2024 by 1. Mrs MANJU JHUNJHUNWALA, Wife of Late ASHOK JHUNJHUNWALA, 18,JATINDRA MOHAN AVENUE, P.O: BEADON STREET, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife, 2. Mr ADITYA JHUNJHUNWALA, Son of Late ASHOK JHUNJHUNWALA, 18,JATINDRA MOHAN AVENUE, P.O: BEADON STREET, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 3. Mr AMIT JHUNJHUNWALA, Son of Late ASHOK JHUNJHUNWALA, 18,JATINDRA MOHAN AVENUE, P.O: BEADON STREET, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business

Identified by Mr JETEENDRA SINGH, , , Son of Late MUNDRIKA SINGH, Darihat, P.O: Darihat, Thana: DARIHAT, , Rohtas, BIHAR, India, PIN - 821306, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 04-12-2024 by Mr ASHWINI KUMAR DAMANI, DIRECTOR, DAMANI BUILDERS PRIVATE LIMITED, 138,canning Street, City:- Kolkata, P.O:- Khangrapatty, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr JETEENDRA SINGH, , , Son of Late MUNDRIKA SINGH, Darihat, P.O: Darihat, Thana: DARIHAT, , Rohtas, BIHAR, India, PIN - 821306, by caste Hindu, by profession Law Clerk

Execution is admitted on 04-12-2024 by Mr AMIT JHUNJHUNWALA, DIRECTOR, JHUNJHUNWALA DEVELOPERS PRIVATE LIMITED, 18,JATINDRA MOHAN AVENUE, City:- Kolkata, P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006

Identified by Mr JETEENDRA SINGH, , , Son of Late MUNDRIKA SINGH, Darihat, P.O: Darihat, Thana: DARIHAT, , Rohtas, BIHAR, India, PIN - 821306, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25.00/- (E = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 4.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/12/2024 3:07PM with Govt. Ref. No: 192024250300464998 on 03-12-2024, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 6329121541817 on 03-12-2024, Head of Account 0030-03-104-001-16

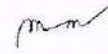
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 75,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 43722, Amount: Rs.10.00/-, Date of Purchase: 24/08/2024, Vendor name: J Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/12/2024 3:07PM with Govt. Ref. No: 192024250300464998 on 03-12-2024, Amount Rs: 75,020/-, Bank: SBI EPay (SBlePay), Ref. No. 6329121541817 on 03-12-2024, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 913066 to 913089
being No 190418104 for the year 2024.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.12.06 16:34:33 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 06/12/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

DATED THIS 4th DAY OF December 2024

SUPPLEMENTRY AGREEMENT FOR DEVELOPMENT

BETWEEN

SMT. MANJU JHUNJHUNWALA & ORS.

OWNERS

AND

JHUNJHUNWALA DEVELOPERS PRIVATE LIMITED

CONFIRMING PARTY

AND

DAMANI BUILDERS PRIVATE LIMITED

DEVELOPER

S.K.DAGA (ADVOCATE),

2, GARSTIN PLACE

1ST FLOOR

KOLKATA - 700 001

PH : 9830088903/7044088903