

14065/2024

13867/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AS 400763

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

18/9
15/6
Mani 902
90303039/
Additional Registrar of
Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

SUPPLEMENTARY OF DEVELOPMENT AGREEMENT

18 SEP 2024

THIS SUPPLEMENTARY OF DEVELOPMENT AGREEMENT made this the 18th Day of SEPTEMBER, TWO THOUSAND AND TWENTY FOUR (2024).

BETWEEN

SRI. GOPINATH ROY(PAN: ADLPR5600D), (AADHAAR NO.: 4417 2327 6192) Son of Late Bijoy Krishna Roy, by faith- Hindu, by Nationality- Indian, By Occupation- Business, residing at AD 52, Salt Lake, Sector I, Bidhannagar, P.O. - City Center Salt Lake, P.S. Bidhannagar (North), Kolkata - 700 064, District - North 24-Parganas, West Bengal,

Cont...P-2

12975

13 AUG 2024

SUBHO KANTI ROY CHOWDHURY
Advocate
HIGH COURT CALCUTTA

No..... ₹ 100/- Date.....

Name :

Address :

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27

Additional Registrar of
Assurances, Kolkata

18 SEP 2024



ADDITIONAL REGISTRAR
OF ASSURANCES - IV, KOLKATA
18 SEP 2024

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



180920242021266190

RIPS Payment Detail

| | | | |
|------------------|--------------------|---------------------|---------------------|
| RIPS Payment ID: | 180920242021266190 | Payment Init. Date: | 18/09/2024 14:00:23 |
| Total Amount: | 74941 | No of GRN: | 1 |
| Bank/Gateway: | SBI EPay | Payment Mode: | SBI Epay |
| GRN: | 3968858287056 | BRN Date: | 18/09/2024 14:01:08 |
| Payment Status: | Successful | Payment Init. From: | Department Portal |

Depositor Details

Depositor's Name: Mr SUBHRO KANTI ROY CHOWDHURY
Mobile: 9831581182

Payment(GRN) Details

| Sl. No. | GRN | Department | Amount (₹) |
|--------------|--------------------|---|--------------|
| 1 | 192024250212661918 | Directorate of Registration & Stamp Revenue | 74941 |
| Total | | | 74941 |

WORDS: SEVENTY FOUR THOUSAND NINE HUNDRED FORTY ONE ONLY.

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

PAID

hereinafter referred to and called as the "**OWNER**" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, successors, representatives and assigns) of the **ONE PART**.

AND

KRISVAM DEVELOPERS LLP(PAN:ABAFK3465A), a limited liability partnership concern having its registered office at 1, Swami Vivekananda Road, Jessore Road, P.O.- Dum Dum, P.S. - Dum Dum, Kolkata- 700 074, District - North 24-Parganas, represented by its partners namely **(1) SRI. VIVEK AGARWAL (PAN: AQWPA1813F) (AADHAAR: 7478 7231 1386)** son of Ram Agarwal by faith Hindu, by Nationality Indian, by occupation Business residing at 12 No. 1st Floor, Nazrul Park, Rajarhat Gopalpur Municipality, Ashwini Nagar, P.O. Ashwini Nagar, Police Station Baguihati, Kolkata - 700159, District - North 24-Parganas and **(2)SRI. KETAN PATEL(PAN: AMXPP7837M) (AADHAAR: 660514800211)**, son of Ramesh Patel, by faith Hindu, by Nationality Indian, by occupation Business, residing at Uma Apartment, 6th Floor, Flat No. 6C 67A/1, Khudiram Bose Sarani, Belgachia, P.O. Belgachia, Police Station Ultadanga, Kolkata- 700037, hereinafter called the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-office and assigns) of the **OTHER PART**.

WHEREAS One K.M. Pool sold and transferred for valuable consideration ALL THAT Land lying and situate at Cal Jessore, Road, Naskar Bagan, Opposite China Mandir, P.O. Bangur Avenue, P.S. Lake Town, Ward No. 20, Mouza-Satgachi, J.L. No. 20, C.S. Khatian No. 56, C.S. Dag No. 467 and 465, R.S. Dag No. 1908, 1909 and 1910, L.R. Dag Nos. 1631, 1632 and 1633 R.S. Khatian No.-1608 and 1201, L.R. Khatian Nos.-7470, Kolkata-700 055 (hereinafter referred to as the "said property") to one Radha Rani Das on execution of a Deed of Conveyance dated 13.06.1928 duly registered before the Dum Dum Sub Registrar recorded as Deed No. 824 of 1928 in Book No. 1 Volume No. 10 from pages 216 to 218.

AND WHEREAS The said Radha Rani Das on 13.02.1931 sold and transferred for valuable consideration the said property to Neelkantha Naskar on execution of a Deed of Conveyance duly registered before the Cossipore Dum Dum Sub Registrar recorded as Deed No. 1179 of 1931 in Bool No. 1, Volume No. 24 from pages 99 to 102.



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AND WHEREAS The said Neelkantha Naskar on 4th of March 1974 sold and transferred for valuable consideration the said property to one Parul Bala Roy on execution of a Deed of Conveyance duly registered before the Cossipore Dum Dum Sub Registrar recorded as Deed No. 1735 of 1974 in Book No. 1, Volume No. 30 from pages 263 to 268.

AND WHEREAS The said Parul Bala Roy on 11th of July 2001 out of natural love and affection gifted the said property to Gopinath Roy, owner herein on execution of a Deed of Gift duly registered before the Additional District Sub Registrar at Bidhannagar being Deed No. 500 of 2001.

AND WHEREAS Pursuant to execution and registration of the said deed the said Owner was put in actual physical possession of the said property and the said owner accordingly mutated his name in the records of the South Dum Dum Municipality and have been duly discharging his liability of paying the property taxes accruing therefrom and thus is in absolute possession of the said property.

AND WHEREAS Thus the said Sri Gopinath Roy, the owner herein is absolutely seized and possessed of the piece or parcel of Bastu Land lying and situate at Holding No. 997/1, Cal Jessore, Road, Naskar Bagan, Opposite China Mandir, P.O. Bangur Avenue, P.S. Lake Town, Ward No. 20, Mouza-Satgachi, J.L. No. 20, C.S. Khatian No-56, C.S. Dag No. 467 and 465, R.S. Dag No. 1908, 1909 and 1910, L.R. Dag Nos. 1631, 1632 and 1633 R.S. Khatian No.-1608 and 1201, L.R. Khatian Nos.-7470, Kolkata-700 055.

AND WHEREAS thereafter, **SRI. GOPINATH ROY** intended to construct a multi-storied building comprised of several residential flats, commercial spaces, shops, car parking spaces etc. in respect of **ALL THAT** piece or parcel of Bastu Land admeasuring 6(Six) Cottahs and 37(Thirty Seven) Square Feet more or less, lying and situate at Holding No. 997/1, Cal Jessore, Road, Naskar Bagan, Opposite China Mandir, P.O. Bangur Avenue, P.S. Lake Town, Ward No. 20, under Mouza-Satgachi, J.L. No. 20, C.S. Khatian No- 56, C.S. Dag No. 467 and 465, R.S. Dag No. 1908, 1909 and 1910, L.R. Dag Nos. 1631, 1632 and 1633, R.S. Khatian No.- 1608 and 1201, L.R. Khatian Nos.-7470, Kolkata-700 055, District – North 24 Parganas, West Bengal, hereinafter referred to as “**the said Premises**” and more fully and particularly mentioned and described in the **Schedule “A”** hereunder written. But due to lack of experience in construction line, non availability of time and paucity



ADDITIONAL REGISTRAR
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of fund, the Owners are in search of a well reputed developer to develop the said Premises.

AND WHEREAS that on **8th Day of September, 2023**, the Owner and the Developer herein entered in to Development Agreement in respect of ALL THAT piece and parcel of Bastu land measuring 6(Six) Cottahs and 37(Thirty Seven) Square Feet more or less lying and situate at Holding No. 919/1, Jessore, Road, Naskar Bagan, Opposite China Mandir, P.O.- Bangur Avenue, P.S.- Lake Town, Kolkata-700 055, Ward No. 20, within the jurisdiction of South Dum Dum Municipality, lying and situate under Mouza-Satgachi, J.L. No. 20, comprised in C.S. Khatian No. 56, C.S. Dag No. 467 and 465, R.S. Dag No. 1908, 1909 and 1910, L.R. Dag Nos. 1631, 1632 and 1633 R.S. Khatian No.1608 and 1201, L.R. Khatian Nos.7470, in the district of North 24-Parganas,with certain terms and conditions as mentioned therein which registered at the Office of Additional Registrar of Assurances- IV, Kolkata and recorded in **Book No. I, Volume No. 1904-2023, Pages from 775061 to 775104, Being No. 190413011 for the year 2023** (hereinafter referred to as the Principal Deed).

AND WHEREAS The Owner and the Developer herein declare state and submit that due to inadvertent mistakes which are crept in the aforesaid Development Agreementdated **8th Day of September, 2023**, duly registered at the office of the Additional Registrar of Assurances- IV, Kolkata and recorded in **Book No. I, Volume No. 1904-2023, Pages from 775061 to 775104, Being No. 190413011 for the year 2023**, which are as follows:

- i) In the Principal Deed, in Page No. 2, in Line No. 21, instead of the words **"919/1, Jessore Road"**, the words **"997/1, Cal Jessore Road"** should be inserted and read.
- ii) In the Principal Deed, in Page No. 3, in Line No. 21, instead of the words **"919/1, Jessore Road"**, the words **"997/1, Cal Jessore Road"** should be inserted and read.
- iii) In the Principal Deed, in Page No. 4, in Line No. 19, instead of the words **"919/1, Jessore Road"**, the words **"997/1, Cal Jessore Road"** should be inserted and read.



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1 8 SEP 2024

- iv) In the First Schedule of the Principal Deed, in Page No. 26, in Line No. 5, the instead of the words "**919/1, Jessore Road**", the word "**997/1, Cal Jessore Road**" should be inserted
- v) In the First Schedule of the Principal Deed the boundary of the property written as "**ON THE EAST: Naskar Bagan Road then China Temple**" and "**ON THE SOUTH: Multi Storied Building**", it should be read as "**ON THE EAST: Multi Storied Apartment**" and "**ON THE SOUTH: Naskar Bagan Road**" which is morefully and particularly described in the schedule- A herein under written.

AND WHEREAS to rectify the said terms and conditions of the Principal Deed dated **8th Day of September, 2023**, duly registered at the office of the Additional Registrar of Assurances- IV, Kolkata and recorded in **Book No. I, Volume No. 1904-2023, Pages from 775061 to 775104, Being No. 190413011 for the year 2023**, this supplementary Development Agreement is being executed and registered which and shall be an extended part or in addition to the Principal Deed of Development dated **8th Day of September, 2023**, and save and except the changes as mentioned herein all other terms and conditions of the Development Agreement dated **8th Day of September, 2023**, shall remain unchanged and valid in the eye of law.

AND WHEREAS Save and except the terms stated herein above, no other transactions are made under this supplementary development agreement and no consideration is being paid by any of the parties under this supplementary development agreement.

AND WHEREAS this supplementary development agreement shall be treated as a part of the Development Agreement dated **8th Day of September, 2023**, duly registered at the office of the Additional Registrar of Assurances- IV, Kolkata and recorded in **Book No. I, Volume No. 1904-2023, Pages from 775061 to 775104, Being No. 190413011 for the year 2023**.

AND WHEREAS after execution and registration of the Development Agreement dated **8th Day of September, 2023**, duly registered at the office of the Additional Registrar of Assurances - IV, Kolkata and recorded in **Book No. I, Volume No. 1904-2023, Pages from 775061 to 775104, Being No. 190413011 for the year**



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OF ASSURANCES-IV, KOLKATA

12 SEP 2024

2023, a Power of Attorney was executed after registration of the Development Agreement dated 8th Day of September, 2023 which was duly registered at the office of the Additional Registrar Assurances IV, Kolkata and recorded in Book No. I, Volume No. 1904-2023, Pages from 750970 to 750992, Being No. 190413020 for the year 2023, but unfortunately by typographical error in the said document the name of the Developer partnership Firm namely **KRISVAM DEVELOPERS LLP** got omitted even though the same was mentioned in the query sheet, therefore it was necessary to revoke the same and execute a fresh power of Attorney.

AND WHEREAS accordingly the owner and the developer jointly executed a **REVOCATION OF POWER OF ATTORNEY AFTER EXECUTION OF DEVELOPMENT AGREEMENT**, dated 18.09.2024, registered at the office of the Additional Registrar Assurances IV, Kolkata and recorded in Book No. TV, Being No. 0315 for the year 2024.

AND WHEREAS the owner and the developer jointly shall further execute and register a **DEVELOPMENT POWER OF ATTORNEY AFTER EXECUTION OF SUPPLIMENTARY DEVELOPMENT AGREEMENT**, after execution and registration of this **SUPPLIMENTARY DEVELOPMENT AGREEMENT**.

THE SCHEDULE "A" ABOVE REFERRED TO
("DESCRIPTION OF THE PROPERTY")

ALL THAT piece or parcel of Bastu Land admeasuring 6(Six) Cottahs and 37(Thirty Seven) Square Feet more or less, lying and situate at Holding No. 997/1, Cal Jessore, Road, Naskar Bagan, Opposite China Mandir, P.O. Bangur Avenue, P.S. Lake Town, Ward No. 20, under Mouza-Satgachi, J.L. No. 20, C.S. Khatian No- 56, C.S. Dag No. 467 and 465, R.S. Dag No. 1908, 1909 and 1910, L.R. Dag Nos. 1631, 1632 and 1633, R.S. Khatian No.- 1608 and 1201, L.R. Khatian Nos.-7470, Kolkata-700 055, District - North 24 Parganas, West Bengal, which is butted and bounded by:-

ON THE NORTH: Common Passage;

ON THE EAST: Multi Storied Apartment;

ON THE SOUTH: Naskar Bagan Road;

ON THE WEST: Factory of Madan Mohan Roy;

Etobinath Roy



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
18 SEP 2024

IN WITNESS WHEREOF the parties hereto above named set and subscribed their respective hands and signature on this deed on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

by the **OWNERS & DEVELOPER** at **KOLKATA**

in the presence of

WITNESSES

1. *Sudipon Bhattacharya*
Mimta
Kol- 700049

Gopinath Roy
SIGNATURE OF THE OWNER

KRISVAM DEVELOPERS LLP

Umesh Anand
Partner

2. *Apurba Halder*
Gouryangan

KRISVAM DEVELOPERS LLP

Ketan Saha
Partner

SIGNATURE OF THE DEVELOPER

Drafted and Prepared by me:

Subhro Kanti Roy Chowdhury

Subhro Kanti Roy Chowdhury
Advocate
High Court Calcutta
Reg. No. WB - 478/2000



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
10 SEP 2024

Thumb 1st finger middle finger ring finger small finger



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

Name

Signature Gopinath Roy

Thumb 1st finger middle finger ring finger small finger



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

Name

Signature Uma Asimul

Thumb 1st finger middle finger ring finger small finger



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

Name

Signature Ketan Lalit



✓

**ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA**
12 SEP 2024

Major Information of the Deed


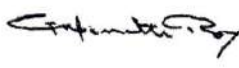
| | | | |
|---|---|--|------------|
| No : | I-1904-13867/2024 | Date of Registration | 18/09/2024 |
| No / Year | 1904-2002410907/2024 | Office where deed is registered | |
| Date | 10/09/2024 5:37:28 PM | A.R.A. - IV KOLKATA, District: Kolkata | |
| Grant Name, Address er Details | SUDIPTA BHATTACHARJEE K.K. RAM DAS ROAD, NORTH NIMTA GOLBAGAN, Thana : Nimta, District : North 24- Parganas, WEST BENGAL, PIN - 700049, Mobile No. : 9123028045, Status :Solicitor firm | | |
| Additional Transaction | Additional Transaction | | |
| Sale, Development Agreement or Construction | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | | |
| Market Value | Market Value | | |
| | Rs. 3,03,03,030/- | | |
| Duty Paid(SD) | Registration Fee Paid | | |
| 020/- (Article:48(g)) | Rs. 101/- (Article:E, E) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Details :

North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza:
Ward No: 020, Holding No:997/1 JI No: 20, Pin Code : 700055

| Plot Number | Khatian Number | Land Use Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|----------------|-------------------|---------|--------------|-------------------------|-----------------------|---------------------|
| 1631 (S :-) | LR-7470 | Bastu | Bastu | 3 Dec | 1/- | 90,90,909/- | Property is on Road |
| 1632 (S :-) | LR-7470 | Bastu | Bastu | 3 Dec | 1/- | 90,90,909/- | Property is on Road |
| 1633 (S :-) | LR-7470 | Bastu | Bastu | 4 Dec | 1/- | 1,21,21,212/- | Property is on Road |
| TOTAL : | | | | 10Dec | 3 /- | 303,03,030 /- | |
| Grand Total : | | | | 10Dec | 3 /- | 303,03,030 /- | |

Lord Details :

| Name,Address,Photo,Finger print and Signature | | | |
|---|---|--|--|
| Name | Photo | Finger Print | Signature |
| GOPINATH ROY Son of Late BIJOY KRISHNA ROY Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office |  18/09/2024 |  Captured LTI 18/09/2024 |  18/09/2024 |



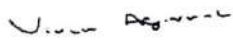
AD 52, SALT LAKE, SECTOR 1, City:- Not Specified, P.O:- BIDHANNAGAR, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: ADxxxxxx0D, Aadhaar No: 44xxxxxxxx6119, Status :Individual, Executed by: Self, Date of Execution: 18/09/2024 Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office

Operator Details :



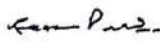
Name,Address,Photo,Finger print and Signature
RISVAM DEVELOPERS LLP
 SWAMI VIVEKANANDA ROAD, City:- Not Specified, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Date of Incorporation:XX-XX-2XX3 , PAN No.:: ABxxxxxx5A,Aadhaar No: Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature

| Name | Photo | Finger Print | Signature |
|---|--|---|--|
| VIVEK AGARWAL (Presentant) Son of RAM AGARWAL Date of Execution - 18/09/2024, , Admitted by: Self, Date of Admission: 18/09/2024, Place of Admission of Execution: Office |  Sep 18 2024 5:03PM |  Captured LTI 18/09/2024 |  18/09/2024 |

2 NO, NAZRUL PARK, City:- Not Specified, P.O:- BAGUIATI, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: AQxxxxxx3F, Aadhaar No: 74xxxxxxxx1386 Status : Representative, Representative of : KRISVAM DEVELOPERS LLP (as PARTNER)

| Name | Photo | Finger Print | Signature |
|--|---|--|---|
| KETAN PATEL Son of RAMESH PATEL Date of Execution - 18/09/2024, , Admitted by: Self, Date of Admission: 18/09/2024, Place of Admission of Execution: Office |  Sep 18 2024 5:04PM |  Captured LTI 18/09/2024 |  18/09/2024 |

UMA APARTMENT, 6TH FLOOR, FLAT NO 6C, 67A/1, KHUDIRAM BOSE SARANI, City:- Not Specified, P.O:- ULTADANGA, P.S:-Ultadanga, District:-North 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: AMxxxxxx7M, Aadhaar No: 66xxxxxxxx0211 Status : Representative, Representative of : KRISVAM DEVELOPERS LLP (as PARTNER)

Applicant Details :

| Photo | Finger Print | Signature |
|---|---|---|
|  |  Captured |  |
| 18/09/2024 | 18/09/2024 | 18/09/2024 |

Pradipta BHATTACHARYYA
PRADIP BHATTACHARYYA
RAM DAS ROAD, City:- , P.O:-
P.S:-Nimta, District:-North 24-
Parganas, West Bengal, India, PIN:-

Witnesses: GOPINATH ROY, VIVEK AGARWAL, KETAN PATEL

| Transfer of property for L1 | |
|-----------------------------|------------------------------|
| From | To. with area (Name-Area) |
| GOPINATH ROY | KRISVAM DEVELOPERS LLP-3 Dec |
| Transfer of property for L2 | |
| From | To. with area (Name-Area) |
| GOPINATH ROY | KRISVAM DEVELOPERS LLP-3 Dec |
| Transfer of property for L3 | |
| From | To. with area (Name-Area) |
| GOPINATH ROY | KRISVAM DEVELOPERS LLP-4 Dec |

Land Details as per Land Record

Location: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: ...
Ward No: 020, Holding No:997/1 JI No: 20, Pin Code : 700055

| Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|---|--|--|
| LR Plot No:- 1631, LR Khatian No:- 7470 | Owner:গোপীনাথ রায়, Gurdian:বিজয় কৃষ্ণ রায়, Address:পিজ , Classification:বাড়, Area:0.03000000 Acre, | GOPINATH ROY |
| LR Plot No:- 1632, LR Khatian No:- 7470 | Owner:গোপীনাথ রায়, Gurdian:বিজয় কৃষ্ণ রায়, Address:পিজ , Classification:বাড়, Area:0.03000000 Acre, | GOPINATH ROY |
| LR Plot No:- 1633, LR Khatian No:- 7470 | Owner:গোপীনাথ রায়, Gurdian:বিজয় কৃষ্ণ রায়, Address:পিজ , Classification:বাড়, Area:0.04000000 Acre, | GOPINATH ROY |

Endorsement For Deed Number : I - 190413867 / 2024

-2024

of Admissibility(Rule 43,W.B. Registration Rules 1962)

under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48
an Stamp Act 1899.

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

d for registration at 15:46 hrs on 18-09-2024, at the Office of the A.R.A. - IV KOLKATA by VIVEK AGARWAL

of Market Value(WB PUVI rules of 2001)

that the market value of this property which is the subject matter of the deed has been assessed at Rs
30/-

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

is admitted on 18/09/2024 by GOPINATH ROY, Son of Late BIJOY KRISHNA ROY, AD 52, SALT LAKE,
1, P.O: BIDHANNAGAR, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN -
by caste Hindu, by Profession Others

by SUDIPTA BHATTACHARYYA, , , Son of PRADIP BHATTACHARYYA, 16 K K RAM DAS ROAD, P.O:
Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession

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

is admitted on 18-09-2024 by VIVEK AGARWAL, PARTNER, KRISVAM DEVELOPERS LLP (LLP), 1,
VIVEKANANDA ROAD, City:- Not Specified, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas,
ngal, India, PIN:- 700074

by SUDIPTA BHATTACHARYYA, , , Son of PRADIP BHATTACHARYYA, 16 K K RAM DAS ROAD, P.O:
Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession

n is admitted on 18-09-2024 by KETAN PATEL, PARTNER, KRISVAM DEVELOPERS LLP (LLP), 1, SWAMI
NANDA ROAD, City:- Not Specified, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West
ndia, PIN:- 700074

I by SUDIPTA BHATTACHARYYA, , , Son of PRADIP BHATTACHARYYA, 16 K K RAM DAS ROAD, P.O:
Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession

t of Fees

that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a)
00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 80.00/-, by online = Rs 21/-

on of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
n 18/09/2024 2:01PM with Govt. Ref. No: 192024250212661918 on 18-09-2024, Amount Rs: 21/-, Bank: SBI
lePay), Ref. No. 3968858287056 on 18-09-2024, Head of Account 0030-03-104-001-16

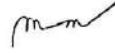
nt of Stamp Duty

that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs
, by online = Rs 74,920/-

ion of Stamp

p: Type: Impressed, Serial no 12975, Amount: Rs.100.00/-, Date of Purchase: 13/08/2024, Vendor name: S

ion of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
on 18/09/2024 2:01PM with Govt. Ref. No: 192024250212661918 on 18-09-2024, Amount Rs: 74,920/-, Bank:
y (SBlePay), Ref. No. 3968858287056 on 18-09-2024, 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 738349 to 738367

being No 190413867 for the year 2024.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.09.20 14:10:52 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 20/09/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.