

4379/2023

I 4225/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

72AB 271287

9-2001043863/2023

Certified that the document is available to registration. The Signature Sheet and endorsement Sheets Attached to the document are the part of the document.

Additional District Sub-Registrar  
Coimbatore, Tumkur, 24-Pos. (North)

27 APR 2023

SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 27<sup>th</sup> day of April Two Thousand Twenty Three (2023)

Additional District Sub-Registrar  
Coimbatore, Tumkur, 24-Pos. (North)

27 APR 2023

*[Handwritten signature and notes in blue ink]*

*[Handwritten notes in blue ink: 27/4]*

No. 1504 Date 16 JUL 2022  
 Name.....  
 Address.....  
 P.S.....  
 Dist.....  
 Name of Treasury :- Barrackpore  
 Name of Vender :- RANA SUR  
 Date of Purchase.....  
 Total Amount.....  
 Signature of Vender.....

S. Banerjee  
 11 JUL 2022

(Faint, illegible text, possibly a stamp or official notice)



Somen Chatterjee  
 S/o Lt. Ropal Chatterjee  
 Purna Sinthi Road  
 P.O. Raghudanga  
 P.S. Dum Dum  
 Kolkata - 70030

  
 Addl. District Sub-Registrar  
 Cossipore, Dum Dum

27 APR 2023



**B E T W E E N**

**(1) SRI HIMANGSHU BASU (PAN NO. AURPB9292N + ADHAR NO. 9845 0786 7693) @ SRI HIMANGSHU KUMAR BASU** Son of Late Sudhir Kumar Bose, by faith - Hindu, by occupation - Retired, Presently residing at 8 Seema Road, Rabindra Nagar, P.O - Rabindra Nagar, P.S - Dum Dum, Kolkata - 700065, District - North 24 Parganas, **(2) SMT. NAMITA BOSE (PAN BNJPB5547C & AADHAAR 2499 7068 1621)** Wife of Late Sudhangsu Kumar Bose, by faith - Hindu, by occupation - Housewife, residing at 266, Dakshin Dari Road, South Dum Dum, P.O - Shreebhumi, P.S - Lake Town, Kolkata - 700048, District - North 24 Parganas, **(3) SRI SIDDHARTH<sup>KUMAR</sup> BOSE (PAN AHTPB5274H & AADHAAR 9449 9600 0638)** Son of Late Sudhangsu Kumar Bose, by occupation - Service, residing at - ND-102, Shriram Spandhana Apartments, Off Wind Tunnel Road, Challaghatta, Bangalore North, P.S - Bangalore, Marathahalli Coloney, Karnataka, Pin - 560037, **(4) SRI DEBASHISH BOSE (OCI no. A402303)**, Son of Late Sudhangsu Kumar Bose, by occupation Service, Permanent address, 266, Dakshin Dari Road, South Dum Dum, P.O - Shreebhumi, P.S - Lake Town, Kolkata - 700048, District - North 24 Parganas, hereinafter called and referred to as "**LAND OWNERS**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

**A N D**

**RAUNAK PROPERTIES PRIVATE LIMITED (PAN-AABCR8161K)**, a Company duly registered and incorporated under the meaning and provision of the Companies Act, 1956 having its registered office at the P-829/A, Lake Town, Block - A, P O Lake Town, PS : Lake Town, Kolkata - 700089, represented by its Managing Director **SRI RAUNAK JHUNJHUNWALA (PAN AEYPJ0495G & ADHAAR 2329 8128 4549)**

*Siddhartha Kumar Bose*



  
Addl. District Sub-Registrar  
Cossipore, Dum Dum

'27 APR 2023'

son of Sri Sushil Kumar Jhunjhunwala, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at P - 829/1, Lake Town, Block - A, Police Station - Lake Town, Kolkata - 700089, hereinafter referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

Owners and Developer individually Party and collectively Parties.

**WHEREAS** originally the land situated at District North 24 Parganas, P.S Dum Dum, Additional District Sub-Registrar Cossipur Dum Dum, Holding no. 213 & 217 (Old 216), Sreema Road, Ward no. 4, Premises/Holding no. 213 & 217 under South Dum Dum Municipality at Mouza - Gurui, J.L no. 16, R.S Dag no. 616 & 601 corresponding L.R Dag no. 1004 & 973, R.S Khatian no. 241 & 2198 corresponding L.R Khatian no. 2198 & 3078 is in the name of Late Sudhir Kumar Bose & Himangshu Basu @ Himangshu Kumar Basu. The land was obtained by Late Sudhir Kumar Bose by Purchased Deed and Himangshu Bose obtained the land through two Deed of gift executed by his father Sudhir Kumar Bose, the subject land measuring about **10 (Ten) Cottahs 7(Seven) Chitak 42 (Forty Two) sqft** (in which **9 (Nine) Cottahs 2 (Two) Chittaks and 44 (Forty Four) Sqft** is in the name of both the owners and **1 (one) Cottha 4 (Four) Chittaks 43 (Forty Three) Sqft. is in the name of Himangshu Kumar Bose only**).

**AND WHEREAS** originally the land in R.S Dag no. 616, R.S Khatian no. 241 corresponding L.R Dag no. 1004 and L.R Khatian no. 2198, measuring about 18 decimal more or less of Bastu Land, belongs to Proja Rahad Ali Mondal sold and/or transferred his recorded land to Abdul Alim Mondal @ Abdul Ajij Mondal on 10.06.1920 which is



recorded in Book no. I, Volume no. 14, Pages 118 to 119, being no. 1252 of 1920. The said Abdul Alim Mondal @ Abdul Ajj Mondal sold the entire landed property measuring about 18 sataks to Dedar Box Mondal on 05.11.1927 which is recorded in Book no. I, Volume no. 16, Pages 27-28, being no. 1495 of 1927. The said Deder Box Mondal transferred the land to Moksed Ali Mondal on 24.05.1933.

**AND WHEREAS** the said Moksed Ali Mondal sold the entire land measuring about 18 sataks more or less in R.S Dag no. 616, R.S Khatian no. 241 corresponding L.R Dag no. 1004 and L.R Khatian no. 2198, in favour of Sudhir Kumar Bose by a Registered Deed on 25.03.1953 which was recorded in Book no. I, Volume no. 44, Pages 164 to 167, being no. 3215 of 1953. In the R.S Record of Right the name of Abdul Alim Mondal was recorded and thereafter in R.S and L.R record the name of Late Sudhir Kumar Bose was recorded accordingly, in respect of the said subject land. On 16/03/1995 The said Sudhir Kumar Bose died by leaving behind his only two sons naming Himangshu Basu @ Himangshu Kumar Basu and Sudhangsu Kumar Bose and both the Owners herein got the property left by their father by inheritance.

**AND WHEREAS** one Jitendra Nath Bosu sold his landed property to Mir Ali Hossain on 31.03.1939 measuring about 49 decimals more or less which was recorded in Book no. I, Volume no. 21, Pages 58 to 59, being no. 1054 of 1939 in R.S Dag no. 601, R.S Khatian no. 2198 corresponding L.R Dag no. 973, L.R Khatian no. 3078. Late Sudhir Kumar Bose purchased a landed property measuring about 49 sataks more or less. After the death of Mir Ali Hossain, his heirs Mir Akbar Hossain & three others sold the said land to Late Sudhir Kumar Bose on 04.02.1953 vide Deed no. 367 of 1953 which is recorded in Book no. I, Volume no. 15, Pages 67 to 71.

**AND WHEREAS** after taking the landed property in R.S Dag no 616 corresponding L.R Dag no. 1004 and R.S Dag no. 601 corresponding L.R Dag no. 973, the said Late Sudhir Kumar Bose gifted some portion of his land to his sons i.e the owners herein. From L.R Dag no. 1004, he gifted 1(One) Cottah 13 (Thirteen) Chittaks 25 (Twenty Five) Sqft more or less and from L.R Dag no. 973, he transferred 7 (Seven) Cotthas 5 (Five) Chittaks 19 (Nineteen) Sqft. More or less vide Deed no. 2287 of 1989 which was recorded in Book no. I, Volume no. 48, Pages 361 dated 06.05.1989.

**As such Sudhansu Kumar Bose and Himangshu Basu @ Himangshu Kumar Basu are the joint owners of 9 (Nine) Cottahs 2 (Two) Chittaks and 44 (Forty Four) Sqft. More or less in L.R Dag no. 1004 (R.S 616) & 973 (R.S 601) 1 (one) Cottha 4 (Four) Chittaks 43 (Forty Three) Sqft. .**

**AND WHEREAS** by another Deed of Gift vide no. 2286 dated 06.05.1989, the said Late Sudhir Kumār Bose gifted another portion of his land measuring about 7(Seven) Cotthas 8 (Eight) Chittaks 6 (Six) Sqft. More or less from L.R Dag no. 973 (R.S Dag no. 601) to his son Himangshu Basu @ Himangshu Kumar Basu i.e owner no. 1 herein which is recorded in Book no. I, Volume no. 48, Pages 353 of 1989. Thereafter on the same date the said Late Sudhir Kumar Bose vide Deed no. 2288 of 1989 again transferred 9 (Nine) Cotthas 12 (Twelve) Chittaks 39 (Thirty Nine) Sqft. more or less. From the Deed vide no 2288, the said Himangshu Basu @ Himangshu Kumar Basu got the landed property of 9 Cotthas 12 Chittaks and 39 sqft. More or less in L.R Dag no. 973 and he was the absolute owner of the land in question and he decided to transfer his land from L.R Dag no. 973. He sold/gifted/transferred to Uttam Saha (Deed no. 6573/2007), Gopal



Das (Deed no. 1516/2007), Jaya Dutta (Deed no. 7021/2010) and Ranu Paul (Deed no. 01425/2011) and Smt. Dipali Bose i.e the wife of Himangshu Basu @ Himangshu Kumar Basu (Deed no. 1706/2014) **Now, presently only 1 (one) Cottha 4 (Four) Chittaks 43 (Forty Three) Sqft. is in the name of Himangshu Basu @ Himangshu Kumar Basu.**

**AND WHEREAS** with a view to enjoy the said property in two plots, the Owners i.e **(1) SRI HIMANGSHU BASU @ SRI HIMANGSHU KUMAR BASU & (2) SRI SUDHANGSU KUMAR BOSE** jointly and severally are the owners of total area of land measuring about **10 (ten) Cottahs 7 (seven) Chitak 42 (forty two) sq. ft.** more or less together with structure standing thereon and are now jointly and severally seized and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners together with right to sell, convey and transfer the same as they shall think fit and proper. Now the said **SUDHANGSU KUMAR BOSE** died on 15/04/2023 after amalgamating the two plots of land and as such it requires to bring the names of the deceased **SUDHANGSU KUMAR BOSE's** heirs in place of him. Now the present Vendor no. 1 is the wife of the deceased and Vendor 2 & 3 are the Sons of the deceased and they are; **(2) SMT. NAMITA BOSE (PAN BNJPB5547C & AADHAAR 2499 7068 1621)** Wife of Late Sudhangsu Kumar Bose, **(3) SRI SIDDHARTH BOSE (PAN AHTPB5274H & AADHAAR 9449 9600 0638)** Son of Late Sudhangsu Kumar Bose, **(4) SRI DEBASHISH BOSE (OCI no. A402303),** Son of Late Sudhangsu Kumar Bose.

**AND WHEREAS** The right, title and interest of the Owners in the Said Property are free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien and



lispendens. All previous agreements entered into by the Owners in respect of the schedule premises and /or part thereof as was identified prior to its amalgamation have been duly cancelled by executing registered documents, revoked and declared invalid and of no effect and all advances made therein shall be treated as advances made under this Agreement.

**AND WHEREAS** The Owners shall ensure that title of the Owners to the Said Property continue to remain marketable and free from all encumbrances at all times and the Owners shall effect the necessary corrections in the Revenue Records and digital records and shall remain liable to the Developer for any consequences arising due to any incorrect recording and/or defect in title in any manner whatsoever and any change in the developable land area due to rectification or updation of records shall result in consequent reduction of the Owners' Allocation in view of the fact that the present agreement as to ratio has been done on the basis of the total available land for Development as represented by the Owners to the Developer. The Owners have full right, power and authority to enter into this Agreement.

**AND WHEREAS** The Said Property does not contain any excess land and the Owners also does not hold any excess land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976. The respective Owners have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing (including creation of statutory or customary right of easement) whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title. The Said Property is free from all claims, demands, encumbrances, mortgages, equitable mortgages, charges, liens, attachments, lispendens, uses, trusts, prohibitions, Income Tax attachments, financial institution charges,

statutory prohibitions, acquisitions, requisitions, restrictions and liabilities whatsoever or howsoever made or suffered by the Owners and the title of the Owners to the Said Property is good, free, clear, bankable and marketable.

**AND WHEREAS** now the Owners herein have decided to develop the said property by raising a construction of a multistoried building and has searched a reputed Developer who will be taken the responsibility of developing the said property by raising construction of a multistoried building and on hearing his such intention, the Developer herein has approached to the Owners herein that they will develop the said property by raising construction of a multistoried building consisting of flats and garages / car parking space/shops etc. on the said land to which the Owners herein have agreed to such proposal on the terms and conditions appearing hereunder.

**This agreement shall be treated as a part of the original Development Agreement dated 05/09/2022 and** recorded in Book No. I, Volume No. 1506-2022, Pages 421101 to 421140, vide Deed No. 150611633 for the year 2022. One Registered Development Power of Attorney was also in connection with the above Development Agreement dated 05/09/2022 which is recorded in Book No. I, Volume No. 1506-2022, Pages 422009 to 422033, vide Deed No. 150611653 for the year 2022 dated 05/09/2022.

Now the Development Agreement & Registered Development Power in respect of Vendor No. 1 is still existing and due to death of the Sudhansu Kumar Bose this supplementary Development is required to be executed with the consent of the Vendors/Owners No. 2 to 4 herein.



The terms and conditions of the earlier Development Agreement is same and all the parties herein accepted the same and consented to execute this Agreement for completion of the development of the Schedule land.

**- SCHEDULE 'A' -**

**ALL THAT** piece and parcel of a plot of Bastu land measuring an area of **10 (Ten) Cottahs 7(seven) Chitak 42 (forty-Two) more or less (In L.R Dag no. 1004 (R.S 616) landed area 9 (Nine) Cottahs 2 (Two) Chittaks and 44 (Forty Four) Sqft. More or less & in L.R Dag no. 973 (R.S 601) 1 (one) Cottha 4 (Four) Chittaks 43 (Forty Three) Sqft.**), Holding no. 213 & 217 (Old 216), Ward no. 4, Premises/Holding no. 213 (**new**), Sreema Road, TOGETHER with G+1 Storied Old dilapidated building measuring about 3000 sqft. more or less under South Dum Dum Municipality at Mouza – Gurui, J.L no. 16, R.S Dag no. 616 corresponding L.R Dag no. 1004 and 601 corresponding L.R Dag no 973, R.S Khatian no. 241 corresponding L.R Khatian no. 2198 and R.S Khatian no. 2198 corresponding L.R Khatian no. 3078, P.S – Dum Dum, within the local limits of South Dum Dum Municipality, under present A.D.S.R. Cossipur Dum Dum, in the District of North 24-Parganas, which is butted and bounded as follows-

**On the North :** 16 ft. m/l Sreema Road

**On the South :** Dag no. L.R 1004 & 973

**On the East :** Dag no. L.R 1004 & 973

**On the West :** 10 ft. internal Road

**THE SCHEDULE 'B' ABOVE REFERRED TO -**

**(OWNERS' ALLOCATION)**

**PART - I**

**OWNERS' ALLOCATION** : shall mean and include that in consideration of said property and on construction of a multistoried building in the manner as stated hereinabove the land Owners shall be entitled to get **35%** Sanctioned constructed area <sup>in G+1 Storied Building</sup> of the proposed building. The

*Siddhartha Kumar Bose*

allocation of owners shall be specifically be mentioned in the supplementary Agreement which shall be executed between the Parties. In addition to the allocation, the Owners have received an amount of **Rs. 5,00,000/- (Rs. Five Lacs)** only each dated 03/09/2022 at the time of execution of this Original Development Agreement as **refundable** security amount.

## PART - II

**DEVELOPER'S ALLOCATION** : Save and except aforesaid area i.e. Owners' Allocation remaining **65%** Sanctioned constructed area of the proposed building will be treated as Developer's Allocation and the Developer shall have absolute liberty/right to sell, convey and transfer their allocated area to any intending buyer or buyers at any consideration or under any terms and conditions as the Developer will think fit and proper.

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

### SIGNED, SEALED & DELIVERED

in presence of : -

### WITNESSES : -

1. Subhas Bose  
8, Seena Road  
Dum Dum Cantt.
2. Kal. 65  
Somn Chatterjee  
Dum Dum Rd  
Kolkata 30

1. Himangshu Bose @ Himangshu Kumar Bose
2. Kamini Bose
3. Siddharth Kumar Bose
4. Debashish Bose

SIGNATURE OF THE OWNERS  
Raunak Properties Pvt. Ltd

@Sundee Jha Ghoshal

Director

SIGNATURE OF THE DEVELOPER

Drafted by me  
Soumyajit Bhatta  
(Soumyajit Bhatta)  
Advocate

High Court, Calcutta  
9830413068

bhatta.soumyajit69@gmail.com  
Enrollment no. 774/2000.





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



192023240030134048

GRN Details

GRN:	192023240030134048	Payment Mode:	SBI Epay
GRN Date:	26/04/2023 18:17:00	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	7248583391115	BRN Date:	26/04/2023 18:17:35
Gateway Ref ID:	CHM4342626	Method:	State Bank of India NB
GRIPS Payment ID:	260420232003013403	Payment Init. Date:	26/04/2023 18:17:00
Payment Status:	Successful	Payment Ref. No:	2001043863/2/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr RAUNAK JHUNJHUNWALA
Address:	829/A, LAKE TOWN BLOCK-A, KOLKATA 700089
Mobile:	9831899977
Email:	RAUNAKGROUP1@YAHOO.CO.IN
Period From (dd/mm/yyyy):	26/04/2023
Period To (dd/mm/yyyy):	26/04/2023
Payment Ref ID:	2001043863/2/2023
Dept Ref ID/DRN:	2001043863/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001043863/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	40010
2	2001043863/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	21

Total 40031

IN WORDS: FORTY THOUSAND THIRTY ONE ONLY.

PAID



**OFFICES OF THE A.D.S.R.-DISTRICT NORTH 24 PARGANAS  
D.S.R.-BARASAT & R.A.-KOLKATA**

**STATUS : PRESENTANT**

1. **LEFT HAND FINGER PRINT** Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



FINGER PRINT

SIGNATURE..... *Hirangan Basu @ Hirangan Kumar Basu*

2. **LEFT HAND FINGER PRINT** Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



SIGNATURE..... *Mamuk Bose*

3. **LEFT HAND FINGER PRINT** Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



*Siddhant Kumar Bose*

SIGNATURE..... *Siddhant Kumar Bose*

4. **LEFT HAND FINGER PRINT** Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



*Debashish Bose*

SIGNATURE..... *Debashish Bose*



**DISTRICT NORTH 24 PARGANAS**

\*\*\*OFFICE OF THE A.D.S.R.O. (B.K.P.)/NAIHATI/D.S.R. BARASAT / COSSIPORE, DUMDUM / D. KOLKATA

1.

Name.....

Status: Presentant



**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person

*Samai Jyotsnala*

**Signature of the Presentant**

2.

Name.....

Status: *Presentant / Executant / Claimant Attorney /  
Principal / Guardian / Testator*



**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person

**Signature of the Presentant / Executant / Claimant Attorney / Principal / Guardian / Testator**

## Major Information of the Deed

Deed No :	I-1506-04225/2023	Date of Registration	27/04/2023
Query No / Year	1506-2001043863/2023	Office where deed is registered	
Query Date	25/04/2023 10:16:16 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Soumyajit Bhatta High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9836879527, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,00,00,000/-	Rs. 1,57,84,425/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Sreema Road, Mouza: Gorui, JI No: 16, Pin Code : 700028



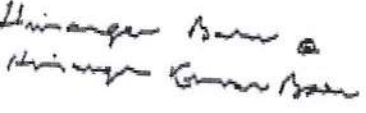





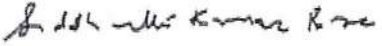
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1004 (RS :-)	LR-2198	Bastu	Bastu	9 Katha 2 Chatak 44 Sq Ft	80,00,000/-	1,21,53,224/-	Width of Approach Road: 17 Ft.,
L2	LR-973 (RS :-)	LR-3078	Bastu	Bastu	1 Katha 4 Chatak 43 Sq Ft	10,00,000/-	17,32,763/-	Width of Approach Road: 17 Ft.,
<b>TOTAL :</b>					<b>17.3181Dec</b>	<b>90,00,000 /-</b>	<b>138,85,987 /-</b>	
<b>Grand Total :</b>					<b>17.3181Dec</b>	<b>90,00,000 /-</b>	<b>138,85,987 /-</b>	

### Structure Details :



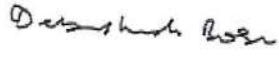
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	10,00,000/-	18,98,438/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete  Floor No: 1, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>3000 sq ft</b>	<b>10,00,000 /-</b>	<b>18,98,438 /-</b>	



**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Shri Himangshu Basu,</b> (Alias: Himangshu Kumar Basu) Son of Late Sudhir Kumar Bose Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office</p>	<p><b>Photo</b></p>  <p>27/04/2023</p>	<p><b>Finger Print</b></p>  <p>LTI 27/04/2023</p>	<p><b>Signature</b></p>  <p>27/04/2023</p>
<p>8, Seema Road, Rabindra Nagar, City:- , P.O:- Rabindra Nagar, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AUxxxxxx2N, Aadhaar No: 98xxxxxxxx7693, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office</p>				
2	<p><b>Name</b></p> <p><b>Smt Namita Bose</b> Wife of Late Sudhansu Kumar Bose Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office</p>	<p><b>Photo</b></p>  <p>27/04/2023</p>	<p><b>Finger Print</b></p>  <p>LTI 27/04/2023</p>	<p><b>Signature</b></p>  <p>27/04/2023</p>
<p>266, Dakshin Dari Road, South Dum Dum, City:- , P.O:- Shreebhumi, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BNxxxxxx7C, Aadhaar No: 24xxxxxxxx1621, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office</p>				
3	<p><b>Name</b></p> <p><b>Shri Siddharth Kumar Bose (Presentant )</b> Son of Late Sudhansu Kumar Bose Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office</p>	<p><b>Photo</b></p>  <p>27/04/2023</p>	<p><b>Finger Print</b></p>  <p>LTI 27/04/2023</p>	<p><b>Signature</b></p>  <p>27/04/2023</p>
<p>ND-102, Shriram Spandhana Apartments, Off Wind Tunnel Road, Challaghatta, Bangalore North, City:- , P.O:- Bangalore, P.S:-MALLESHWARAM, District:-Bangalore, Karnataka, India, PIN:- 560037 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AHxxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office</p>				



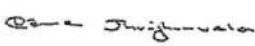


4			
Name	Photo	Finger Print	Signature
<b>Shri Debasish Bose</b> Son of Late Sudhangsu Kumar Bose Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office	 27/04/2023	 LTI 27/04/2023	 27/04/2023
266, Dakshin Dari Road, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, NRI/OCI/PIO,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office			

#### Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Raunak Properties Pvt Ltd</b> P-829/A, Lake Town, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: aaxxxxxx1k,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
	<b>Shri Raunak Jhunjunwala</b> Son of Shri Sushil Kumar Jhunjunwala Date of Execution - 27/04/2023, , Admitted by: Self, Date of Admission: 27/04/2023, Place of Admission of Execution: Office	 Apr 27 2023 2:26PM	 LTI 27/04/2023	 27/04/2023
P-829/A, Lake Town, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxxx5g,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Raunak Properties Pvt Ltd (as Managing Director)				

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Shri Somen Chatterjee</b> Son of Late Gopal Chatterjee Purba Sinthee Road, City:- , P.O:- Ghughudanga, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030	 27/04/2023	 27/04/2023	 27/04/2023



Identifier Of Shri Himangshu Basu, Smt Namita Bose, Shri Siddharth Kumar Bose, Shri Debasish Bose, Shri Raunak Jhunjunwala

### Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Himangshu Basu	Raunak Properties Pvt Ltd-3.78927 Dec
2	Smt Namita Bose	Raunak Properties Pvt Ltd-3.78927 Dec
3	Shri Siddharth Kumar Bose	Raunak Properties Pvt Ltd-3.78927 Dec
4	Shri Debasish Bose	Raunak Properties Pvt Ltd-3.78927 Dec

### Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Shri Himangshu Basu	Raunak Properties Pvt Ltd-0.54026 Dec
2	Smt Namita Bose	Raunak Properties Pvt Ltd-0.54026 Dec
3	Shri Siddharth Kumar Bose	Raunak Properties Pvt Ltd-0.54026 Dec
4	Shri Debasish Bose	Raunak Properties Pvt Ltd-0.54026 Dec

### Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri Himangshu Basu	Raunak Properties Pvt Ltd-750.00000000 Sq Ft
2	Smt Namita Bose	Raunak Properties Pvt Ltd-750.00000000 Sq Ft
3	Shri Siddharth Kumar Bose	Raunak Properties Pvt Ltd-750.00000000 Sq Ft
4	Shri Debasish Bose	Raunak Properties Pvt Ltd-750.00000000 Sq Ft

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Sreema Road, Mouza: Gorui, JI No: 16, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1004, LR Khatian No:- 2198	Owner:সুধীর কুমার বসু, Gurdian:বানীকান্ত বসু, Address:নিজ , Classification:বাস্তু, Area:0.09480000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 973, LR Khatian No:- 3078	Owner:হিমাংশু কুমার বসু, Gurdian:সুধীর কুমার বসু, Address:নিজ , Classification:বাস্তু, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.



**Endorsement For Deed Number : I - 150604225 / 2023**

**On 27-04-2023**

**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 13:23 hrs on 27-04-2023, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Shri Siddharth Kumar Bose , one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,57,84,425/-

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

Execution is admitted on 27/04/2023 by 1. Shri Himangshu Basu, Alias Himangshu Kumar Basu, Son of Late Sudhir Kumar Bose, 8, Seema Road, Rabindra Nagar, P.O: Rabindra Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Retired Person, 2. Smt Namita Bose, Wife of Late Sudhangsu Kumar Bose, 266, Dakshin Dari Road, South Dum Dum, P.O: Shreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession House wife, 3. Shri Siddharth Kumar Bose, Son of Late Sudhangsu Kumar Bose, ND-102, Shriram Spandhana Apartments, Off Wind Tunnel Road, Challaghatta, Bangalore North, P.O: Bangalore, Thana: MALLESHWARAM, , Bangalore, KARNATAKA, India, PIN - 560037, by caste Hindu, by Profession Service, 4. Shri Debasish Bose, Son of Late Sudhangsu Kumar Bose, 266, Dakshin Dari Road, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Service

Identified by Shri Somen Chatterjee, , , Son of Late Gopal Chatterjee, Purba Sinthee Road, P.O: Ghughudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Business

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

Execution is admitted on 27-04-2023 by Shri Raunak Jhunjunwala, Managing Director, Raunak Properties Pvt Ltd (Private Limited Company), P-829/A, Lake Town, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Identified by Shri Somen Chatterjee, , , Son of Late Gopal Chatterjee, Purba Sinthee Road, P.O: Ghughudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/04/2023 6:17PM with Govt. Ref. No: 192023240030134048 on 26-04-2023, Amount Rs: 21/-, Bank: SBI EPay ( SBlePay), Ref. No. 7248583391115 on 26-04-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 40,010/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 12504, Amount: Rs.10.00/-, Date of Purchase: 16/07/2022, Vendor name: R Sur  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/04/2023 6:17PM with Govt. Ref. No: 192023240030134048 on 26-04-2023, Amount Rs: 40,010/-, Bank: SBI EPay ( SBlePay), Ref. No. 7248583391115 on 26-04-2023, Head of Account 0030-02-103-003-02

*Kaustava Dey*

**Kaustava Dey**

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE  
DUMDUM**

**North 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2023, Page from 125722 to 125741  
being No 150604225 for the year 2023.



Digitally signed by KAUSTAVA DEY  
Date: 2023.05.02 12:01:52 +05:30  
Reason: Digital Signing of Deed.

*Kaustava Dey*

(Kaustava Dey) 2023/05/02 12:01:52 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

(This document is digitally signed.)