

173/23

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M 341380

Certify that the document is admitted to registration. The signature sheet and the endorsement sheets attached with this document are the original.

Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)
30 JAN 2023

SUP. AGREE/31060

SUPPLEMENTARY DEVELOPMENT AGREEMENT WITH POWER OF ATTORNEY

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT WITH POWER OF ATTORNEY made on this 30th day of JANUARY Two Thousand and Twenty Three BETWEEN (1) MR. ARUN KANTI PODDER son of Late Nanigopal Podder, having Income Tax Permanent Account No. (PAN) "AFNPP5075J", Aadhaar No. - 7933 2684 7053, (2) MR. AVIJIT SAHA son of Late Ajit Saha, having Income Tax Permanent Account No. (PAN) "AVZPS6493D" Aadhaar No. 5501 2140 0629, both are by Faith – Hindu, by Occupation – Business, both residing Plot No. 76, Dum Dum Park, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, in the District of North 24-Parganas, both are Indian Citizen, hereinafter called the OWNERS, (which expression shall unless excluded by or repugnant to the

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सूचना नं. ६००१

व्यक्ति नं. ARUN KUMAR BHADURI

व्यवसाय नं. Advocate

स्थान नं. Calcutta High Court

उद्देश्य नं. *Arundhanu Paul*

नाटिका नं. *Arundhanu Paul*

कार्यालय नं. ए. डि. एस. ऑफिस

नि.

उद्देश्य नं. - वकील पाल

उद्देश्य नं. - बाराकपुर

दि. डि. नं.:

नाटिका नं. ०४ जन. २०२३

उ. डि. डि. नं. मोटो कट टिकार ३५००००

नाटिका नं. करीब २०००००



अ. डि. एस. ऑफिस

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context be deemed to mean and include their heirs, executors, administrator, representatives and assigns) of the **ONE PART**.

AND

HITECH CONSTRUCTION COMPANY, a registered partnership firm, having Income Tax Permanent Account No. (PAN) "**AAFFH6644E**", having its office at 556, Dum Dum Park, Tank No. 3, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, constituted by its partners (1) **MR. RABIN GANGULY** son of Late Sudhir Kumar Ganguly, having Income Tax Permanent Account No. (PAN) "**ADTPG7283K**", (2) **MRS. MOUSUMI GANGULY**, wife of Mr. Rabin Ganguly, having Income Tax Permanent Account No. (PAN) "**ADNPG3770B**", both are by faith – Hindu, by Occupation – Business, both residing at 530, Dum Dum Park, Tank No. 3, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, both are Indian Citizen, hereinafter called the **DEVELOPER**, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors and assigns) of the **SECOND PART**. The firm is represented by one of its Partner-cum-Authorized Signatory **MR. RABIN GANGULY** son of Late Sudhir Kumar Ganguly, having Income Tax Permanent Account No. (PAN) "**ADTPG7283K**", Aadhar No. **2363-1486-7470**, by faith – Hindu, by Occupation – Business, residing at 530, Dum Dum Park, Tank No. 3, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055.

WHEREAS by an agreement dated the 21st day of December, 1951 made between the Government of West Bengal and The Krishnapore Refugee Co-operative Colony Limited, a society registered under the Societies Registration Act, acquired possession of more or less 85.33 acres of land comprised in C.S. Dag Nos. 2323, 2324, 2326, 2327, 2330-33, 2343-73,



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2376-93, 2395-2404, 2413-17, 2425-32, 2440, 2442-91 and 2555-58 of Mouza – Krishnapore, (at present Mouza – Shyamnagar) J.L. No. 17, R.S. No.180, P.S. Rajarhat at present P.S. Lake Town, District of North 24-Parganas.

AND WHEREAS the said society thereafter developed the said lands into small residential plots according to a Scheme Plan for the purpose of rehabilitating the Refugee from the then East Pakistan by allotting these plots of land amongst its members (Refugee) of the society having no other homestead land elsewhere in India.

AND WHEREAS the said Krishnapur Refugee Co- operative Colony Limited upon acquiring and developing the above stated Plot of land, started to allot the splitted-up Scheme Plots in favour of its members, being the Land less Refugees of East Pakistan and in that process, made an allotment of all that Scheme Plot No. 76, Dum Dum Park lying under Mouza – Krishnapur (now, Shyamnagar), J.L. No. 17 comprised in Dag Nos. 2359 and 2368 containing by measurement an area of 5 (Five) Cottahs be the same a little more or less unto and in favour of its allottee member namely, Smt. Kamini Sundari Podder, wife of Sri Bepin Behari Podder together with sanctioned Building Plan for construction of a residential House on the said allotted Plot of land.

AND WHEREAS that by virtue of the afore mentioned allotment of land as well as handing over of physical Possession of the said Scheme Plot No. 76, Dum Dum Park ad-measuring an area of 5 (Five) Cottahs, the said Smt. Kamini Sundari Podder since thereafter, constructed a Brick built 2 (Two) Storeyed building on the Northern Part and Portion of the said Plot of land in the Year 1956 as a bonafide lawful allottee member thereof and mutated her name in the Assessment Register of the South Dum Dum Municipality on Payment of requisite

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Municipal rate and taxes there for and since then, seized and possessed of the said Land and Building free from all encumbrances to the exclusion of all other.

AND WHEREAS the said Smt. Kamini Sundari Podder, wife of Sri Bepin Behari Podder, in course of her such absolute lawful occupation and enjoyment of the aforesaid Plot of land, to meet-up her lawful requirement of money as well as upon obtaining consent of the Krishnapur Refugee Co- operative Colony Limited duly sold and transferred out of her said land all that 33'6" x 50' land from the Southern Side equivalent to that of 2 (Two) Cottahs, 5 (Five) Chittacks and 10 (Ten) Square feet of land unto and in favour of her Married Daughter namely, Smt. Protiva Rani Saha, wife of Sri Ajit Kumar Saha, vide execution of a registered Indenture dated 16th August, 1972 and registered at the Office of the Sub-Registrar, Cossipore, Dum Dum and recorded there in Book No. I, Volume No. 88, Pages 129 to 131, Being No. 5561 for the Year 1972 of the said Office and since thereafter, the said Smt. Protiva Rani Saha, wife of Sri Ajit Kumar Saha, had been admitted as a member of the said Krishnapur Refugee Co – operative Colony Limited as well as in the Assessment Register of the South Dum Dum Municipality as lawful Assessee in respect of the said 2 (Two) Cottahs, 5 (Five) Chittacks and 10 (Ten) Square feet of land on Payment of requisite Municipal rates and taxes there for.

AND WHEREAS that by or under an Indenture of Conveyance dated the 27th day of November 1975 made between the Government of West Bengal therein described as Party of the One Part and The said Krishnapur Refugee Co-operative Colony Ltd., therein described as Party of the Other Part and registered with the Office of the Sub-Registrar at Cossipore, Dum Dum on dated the 28th day of November, 1975 and recorded there in Book No. I, Volume No.175, Pages 193 to 200, Being No. 9811 for the year 1975 of the said Office, the Government of West Bengal transferred and conveyed unto and in favour of the said society



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ALL THAT aforesaid land area ad-measuring an area 85.33 Acres comprised in C.S. Dag Nos. 2323, 2324, 2326, 2327, 2330-33, 2343-73, 2376-93, 2395-2404, 2413-17, 2425-32, 2440, 2442-91 and 2555-58 lying under Mouza – Krishnapore in the District of North 24-Parganas and more fully and particularly described in the Schedule written thereunder and whereafter, on Revisional Survey Settlement, the said entire land area comprised in above mentioned Plots (Dag) had been transferred under Mouza – Shyamnagar due to split of the Mouza – Krishnapur.

AND WHEREAS that the said Krishnapur Refugee Co- operative Colony Limited upon acquiring the lawful Ownership in respect of the aforesaid land area together with peaceful physical Possession thereof in the manner stated herein before, became the lawful Owner thereof and subsequently, the said Society vide Resolution No. 3 dated 11.01.1976 passed in the Board Meeting of the Working Committee of the Society decided to allot the splitted-up Plots of land to the Members of the Society and in that process, vide execution of a registered Deed of Conveyance (Bengali Written Saf-Bikray Kobala) dated 06th September, 1977, against receipt of the Payment of valuable Consideration mentioned therein, duly granted, transferred, sold, conveyed, assigned and assured ALL THAT piece and parcel of earlier allotted Plot of land lying and situate at being Scheme Plot No. 76, Dum Dum Park, Police Station – Lake Town (formerly, Rajarhat), Kolkata – 700 055 appertaining to Mouza – Shyamnagar (formerly, Krishnapur), J.L. No. 17, R.S. No. 180 comprised in C.S. Plot (Dag) No. 2359 and 2368 within the Municipal limit of South Dum Dum Municipality in the District of North 24-Pargans and more particularly described in the Schedule there under written and delineated with "Red Border" in the Map or Site Plan annexed therewith, unto and in favour of its Allottee Member namely, Smt. Kamini Sundari Podder, wife of Sri Bepin Behari Podder, as bonafide Purchaser thereto of the Other Part. The said Deed of Conveyance was registered with the Office of the District



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Registrar at Alipore, 24-Parganas on 27th September, 1977 and recorded there in Book No. 1, Volume No. 186, Pages 190 to 194, Being No. 6403 for the Year 1977 of the said Office.

AND WHEREAS the said Smt. Kamini Sundari Podder, after desposal of 2 (Two) Cottahs, 5 (Five) Chittacks and 10 (Ten) Square feet of land from the Southern Side of her allotted 5 (Five) Cottahs of land while, retained with the remaining 2 (Two) Cottahs, 10 (Ten) Chittacks and 35 (Thirty Five) Square feet of land together with old Brick built 2 (Two) Storeyed residential building standing thereon being the Northern Part and Portion of Plot No. 76, Dum Dum Park, Police Station – Lake Town, Kolkata – 700 055, died intestate on 14th December, 1977 leaving her surviving the Husband namely, Sri Bepin Behari Podder (who subsequently, also died intestate on 28th December, 1977) and 4 (Four) Sons namely, Sri Nani Gopal Podder, Sri Pijush Kanti Podder, Sri Tarit Kanti Podder and Sri Amal Kanti Podder along with 5 (Five) Married Daughters namely, Smt. Ashalata Podder, Smt. Prtiva rani Saha, Smt. Nilima Rani Roy, Smt. Amita Bhowmick and Smt. Bela Sikder as her legal heirs and heiresses to inherit in equal share the said land and household Property so left by the said Late Kamini Sundari Podder.

AND WHEREAS that upon demise of both Late Kamini Sundari Podder and her Husband Late Bepin Behari Podder as mentioned herein before, their above named 4 (Four) Sons namely, Sri Nani Gopal Podder, Sri Pijush Kanti Podder, Sri Tarit Kanti Podder and Sri Amal Kanti Podder and 5 (Five) Married Daughters namely, Smt. Ashalata Podder, Smt. Prtiva rani Saha, Smt. Nilima Rani Roy, Smt. Amita Bhowmick and Smt. Bela Sikder in course of their collective lawful occupation and enjoyment of the said 2 (Two) Cottahs, 10 (Ten) Chittacks and 35 (Thirty Five) Square feet of land together with old Brick built 2 (Two) Storeyed building standing thereon and lying and situate at being the Northern Part and Portion of Plot No. 76,



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Dum Dum Park, Police Station – Lake Town, Kolkata – 700 055, to meet-up their lawful requirement of money, as Vendors of the First Part vide execution of a registered Deed of Conveyance dated 28th July, 1979 duly sold, conveyed and transferred entirety of the said 2 (Two) Cottahs, 10 (Ten) Chittacks and 35 (Thirty Five) Square feet of land together with old Brick built 2 (Two) Storeyed building standing thereon unto and in favour of one Sri Arun Kanti Podder, son of Sri Nani Gopal Podder, as bonafide Purchaser thereto of the Other Part against receipt of the Payment of valuable Consideration mentioned there in. The said Deed of Conveyance was registered with the Office of the Sub-Registrar at Cossipore, Dum Dum on the said 28th July, 1979 and recorded there in Book No. I, Volume No. 110, Pages 141 to 160, Being No. 5656 for the Year 1979 of the said Office.

AND WHEREAS that on the other hand, the said Smt. Protiva Rani Saha, wife of Sri Ajit Kumar Saha, as a bonafide lawful Owner while seized and possessed of her aforesaid 2 (Two) Cottahs, 5 (Five) Chittacks and 10 (Ten) Square feet of land and lying and situated at being the Southern Part of Plot No. 76, Dum Dum Park, Police Station – Lake Town, Kolkata – 700 055 free from all encumbrances to the exclusion of all other, to fulfill her Motherly natural love and affection, vide execution of an Indenture dated 10th November, 1990 (Being No. 19994 for the Year 1990 of the Office of the Registrar of Assurance, Calcutta) and subsequent registered Deed of Declaration dated 11th May, 1991 (Being No. 7296 for the Year 1991 of the Office of the Registrar of Assurance, Calcutta) duly Donated and / or Gifted entirety of her said 2 (Two) Cottahs, 5 (Five) Chittacks and 10 (Ten) Square feet of land unto and in favour of her Son namely, Sri Avijit Saha, son of Sri Ajit Kumar Saha to facilitate the said Son to hold, possess, own, use, occupy and enjoy the said Plot of land as an absolute lawful Owner thereof and since where after, the said Son namely, Sri Avijit saha, seized and possessed of the said Plot of land by erecting Brick built 2 (Two) Storeyed Building thereon and mutated his name in the



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Assessment Register of the South Dum Dum Municipality as a lawful Assessee thereof vide allotment of Municipal Holding No. 123 in respect of the said Land and Building on Payment of requisite Municipal rates and taxes there for.

AND WHEREAS that the said Sri Arun Kanti Podder, son of Late Nani Gopal Podder and the said Sri Avijit Saha, son of Late Ajit Kumar Saha, being the Landowners No. 1 and 2 hereof in course of their such absolute lawful occupation and enjoyment of their respective adjoining Plot / s of land, felt and realized that, for better and more gainful utilization of their said 2 (Two) adjoining plots of land, it would be beneficial for both of them to amalgamate their said Plots of land which are virtually lying adjacent to each other under self-same Dag No. and Scheme Plot No. of Dum Dum Park and thereby, to avail the benefit of maximum constructed area by way of construction of a Multi-Storeyed building on their said amalgamated Plot of land. Accordingly, vide execution of a registered Deed of Declaration for Amalgamation of land dated 02nd day of September, 2021 (Being No. 150402278 for the Year 2021 of the Office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City) the Landowners No. 1 and 2 hereof duly amalgamated their said 2 (Two) adjoining Plots of land as one Single Holding ad-measuring total area of 5 (Five) Cottahs be the same a little more or less together with 2 (Two) Nos. of old Brick built Double Storied Buildings standing thereon having the total Constructed area of 4234 Square feet approximately and lying and situate at being entirety of Plot No. 76, Dum Dum Park (Municipal Holding No. 122), Police Station – Lake Town, Kolkata – 700 055 within the Municipal limit of Ward No. 28 under the South Dum Dum Municipality in the District of North 24-Parganas and herein after referred to as the “said Premises” and more particularly described in the First Schedule written herein after.



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AND WHEREAS the Landowners No. 1 and 2 hereof in course of their such joint lawful occupation and enjoyment of their said amalgamated Premises, felt and realized that, it would be beneficial for the common interest of both of them to develop the said Premises by constructing thereupon a Multi-Storeyed Building in accordance with the sanctioned Building Plan of the Municipal Authority and accordingly, further decided to engage a competent Developer to conduct such development work on the said Premises of the Landowners.

AND WHEREAS the Landowners No. 1 and 2 hereof having thus decided to develop their said Premises duly, approached the Party of the Other Part hereof as Developer to undertake such proposed development work on the said Premises of the Landowners exclusively at the costs and expenses of the Developer to which the Party of the Other Part hereof duly agreed to. Accordingly, the Landowners No. 1 and 2 hereof vide execution and registration of the present Agreement for Development as well as by executing a registered Development Power of Attorney agreed to authorize, engage, empower and permit the Party of the Other Part hereof as Developer to proceed with the proposed development work by constructing a Multi-Storeyed building on the said Premises of the Landowners in accordance with the Building Plan cause to be sanctioned in the name of the Landowners by the authorities of the South Dum Dum Municipality at the costs and expenses of the Developer on the mutually settled and agreed terms and conditions so arrived at between the Parties hereof and stipulated herein after.

AND WHEREAS the Vendors have entered into a Development Agreement dated 24.11.2021 registered at the office of the Addl. District Sub-Registrar Bidhannagar Salt Lake City, copied in Book No. I, Volume No. 1504-2021, Pages 171935 to 171982 Being No. 150403752 for the year 2021 with Hitech Construction Company, the Developer herein, to

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construct a G+6 storied building as per Sanction Plan No. 368 dated 22.12.2021 of South Dum Dum Municipality, on the terms and conditions set forth therein.

AND WHEREAS it was recited in the said Agreement that the owners will get the following flats :-

50% of the G+4 storied Newly Constructed Building

PORTION	POSITION
GROUND FLOOR	50% (Garage)
FIRST FLOOR	ENTIRE
SECOND FLOOR	ENTIRE

and 33% of the constructed area of the said additional floors from the Developers.

AND WHEREAS the Developer has obtained Sanction Plan from South Dum Dum Municipality for construction of G+6 storied building as aforesaid.

AND WHEREAS the Owners have requested the Developer to change their allocation, at Premises No. 76, Dum Dum Park, Police Station – Lake Town, Holding No. 122, Dum Dum Park, Police Station – Lake Town, Kolkata – 700 055 within the Municipal limit of Ward No. 28 under the South Dum Dum Municipality in the District of North 24-Parganas.



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NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO ON THE FOLLOWING TERMS AND CONDITIONS :-

1. That the Developer will allocate the Owner's Allocation as follows :-

PORTION	SUPER BUILT UP AREA
GROUND FLOOR	Covered Car Parking Space No. 1,2,7,& 8 total 1017 Sq.ft. more or less
FIRST FLOOR	3538 Sq.ft. more or less
SECOND FLOOR	3538 Sq.ft. more or less
FIFTH FLOOR	1071 Sq.ft. more or less
SIXTH FLOOR	1364 Sq.ft. more or less

2. That the Developer will not pay any further consideration or constructed area to the Owners in terms of the Agreement.
3. That the other terms and conditions of the Agreement dated 24.11.2021 will remain same and unaltered.

Nothing herein contained shall be construed as a demise or an assignment or conveyance or as creating any right, title or interest in respect of the said premises in favour of the Developer other than an exclusive right to the Developer to do or refrain from doing the acts and things in terms hereof and to deal with the Developer's Allocation as the Developer shall think fit and proper for the benefit of his/their firm and also for the project.



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AND WHEREAS the Owners also do hereby nominate, constitute and appoint **HITECH CONSTRUCTION COMPANY**, a registered partnership firm, having Income Tax Permanent Account No. (PAN) "**AAFFH6644E**", having its office at 556, Dum Dum Park, Tank No. 3, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, represented by its partner **MR. RABIN GANGULY** son of Late Sudhir Kumar Ganguly, having Income Tax Permanent Account No. (PAN) "**ADTPG7283K**", by faith – Hindu, by Occupation – Business, residing at 530, Dum Dum Park, Tank No. 3, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, Indian Citizen, as our true and lawful Attorney, for us in our name and on our behalf to do the following Acts, Deeds and Things in connection with our property mentioned in the schedule hereunder written.

To sign in the Building Plan or revised plan (if necessary) in our name for construction of building and to obtain the same on completion of legal formalities.

To deposit the fees for obtaining Building Sanction Plan or Revised Sanction Plan from the South Dum Dum Municipality.

To raise construction at the said premises on the basis of the sanctioned plan for construction of the building duly approved and sanctioned by the competent authority and with the cost and expenses of the attorney entirely as per the terms, conditions & specification of the Development Agreement and Supplementary Development Agreement enter and executed by and between the principle and attorney

To negotiate on terms for and to agree to and enter into and conclude any agreement for sale of the Flat / Flats, Commercial Space save and except the flats & Commercial Space



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noted as of owners allocation as per the Development agreement on **24.11.2021** and **30.01.2023** of the new building to be constructed at the said premises described in the schedule hereunder written to any Purchaser/Purchasers at their own risk at such price which our said attorney in his absolute discretion, thinks proper and/or cancel or repudiate the same in the manner he deems fit and proper for and on our behalf without any liabilities to the Owner's.

To allow the intending purchaser/purchasers to inspect the original title of the property sanctioned plan and others relevant documents of the title of the property for and on our behalf.

To appoint employees/agents for constructing the new building as per the sanctioned plan at such remuneration/wages as the said attorney may think fit proper and to discharge the employee/agents as and when necessary and same will be at the complete discretion of the Attorney at his own risk and liabilities.

To maintain the property to be constructed at the said premises to apply for water connection, supply of electric energy, sewer connection and will other acts and Deeds, which are required/necessary for the construction of the building at the demised premises for and on our behalf at the costs and expenditures of the attorney.

To obtain necessary certificates of completion of the building form competent authority of South Dum Dum Municipality, for and on our behalf.

To receive and accept any consideration against as aforesaid but save and except the Owner's Allocation as per terms and conditions as mentioned in the Development Agreement

✓



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dated **24.11.2021** and Supplementary Development Agreement dated **30.01.2023**, any compensation, interest, profits issues in any manner whatsoever whether in money, Bank drafts, pay orders, cheques or other movable goods or property actionable claim or in any other from whatsoever and to give receipt there from in full or partial discharge of the receipt of such consideration and to negotiate, endorse, accept discount or otherwise assign and promissory note, cheque bill or exchange, hundi, draft and any other negotiable instruments or other instruments of obligation in any manner whatsoever for the purpose of cancellation or realization of the money in respect of such instruments for and on our behalf but without any liabilities or legal implication to the Owner's.

To deliver possession, actual or constructive, as the case may be in such manner as may be feasible to the transferee or the proposed transferee and to accept or to take possession of such properties, obtained or to be obtained in exchange of in part or full payment of the consideration payable in respect of the transfer of all or any of the properties save and except the Properties marked as Owners Allocations as in the said Development Agreement at the demised premises in such manner as may be feasible, expedient or necessary in the circumstances of each of such deeds for and on our behalf, in respect of only the Developers' Allocation, as per the Development Agreement dated **24.11.2021** and **30.01.2023**, without having any right or authority to deal in interferences in or with the Owners' Allocation.

To sign and execute all other deeds, instruments and assurances which our said attorney shall consider necessary and to enter into such covenants as may be required for fully and effectively conveying the said property to be constructed as I could do ourselves if present, only and exclusively in respect of the Developers Allocation, under the Development Agreement dated **24.11.2021** and **30.01.2023**.

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To present any Deed of Agreement, Deed or Deeds of Sale, Conveyance or Conveyances, Deed of Amalgamation or other documents for registration as and when executed by and to admit execution by him and sign in receipt of consideration and submit before the Sub-Registrar or Registrar having authority for and to have it registered according to law and to do all other acts, deeds and things which our said Attorney shall consider necessary for the transferring and/or conveying the said property to such Purchaser or Purchasers as fully and effectually in all respect I could do the same ourselves in respect of only and exclusively the Developers allocation, under the Development Agreement dated **24.11.2021** and **30.01.2023**.

And we hereby agree to ratify and confirm all and whatsoever other act/s our said attorney shall lawfully do, execute or perform or cause to be done executed or perform in connection with the sale of the said property of Developers Allocation under and by virtue of these presents notwithstanding no express power in that behalf is hereunder provided.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Plot of 'Bastu' land ad-measuring an area of 5 (Five) Cottahs be the same a little more or less together with Newly Constructed G+6 Storied Buildings and situate at being entirety of Plot No. 76, Dum Dum Park, Police Station – Lake Town, Kolkata – 700 055 appertaining to Mouza – Shyamnagar (formerly, Krishnapur), J.L. No. 32/20 (formerly No. 17), R.S. No. 180 comprised in C.S. / R.S. Dag Nos. 2359 (2 C. 5 Ch. 10 Sq.ft.) and 2368 (2 C. 10 Ch. 35 Sq.ft.), Municipal Holding No. 122 within the limit of Ward No. 28 under the South Dum Dum Municipality, Additional District Sub-Registration Office at Bidhannagar, Salt Lake City in the District of North 24-Parganas.

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The property is butted and bounded as follows: -

ON THE NORTH : By 20' feet wide Municipal Road, ✓
ON THE SOUTH : By Plot No. 91, Dum Dum Park, ✓
ON THE EAST : By Plot No. 75, Dum Dum Park, ✓
ON THE WEST : By 20' feet wide Municipal Road ✓

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

SIGNED, SEALED AND DELEVERD

At Kolkata in presence of: -

1. *Amit Das.*
36, Boindaban Basak Street.
Kolkata - 700005

2. *[Signature]*
Ad.

Arun Kanti Podder

Arijit Saha

SIGNATURE OF THE OWNERS

HITECH CONSTRUCTION COMPANY

[Signature]

Partner

SIGNATURE OF THE DEVELOPER

Drafted by: -

[Signature]

MR. ARUN KUMAR BHAUMIK (ADVOCATE)

Calcutta High Court Reg. No. 905/1983
63/21, Dum Dum Road, Surer Math,
P.O. Motijheel, Police Station – Dum Dum,
Kolkata – 74, Phone No. 9830038790.
e-mail ID – arun_bhoumik@yahoo.com



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



192022230270300318

GRN Details

GRN: 192022230270300318 Payment Mode: SBI Epay
GRN Date: 28/01/2023 17:45:32 Bank/Gateway: SBIEpay Payment Gateway
BRN : 4567967066617 BRN Date: 28/01/2023 17:45:47
Gateway Ref ID: 921370857 Method: Axis Bank-Retail NB
GRIPS Payment ID: 280120232027030030 Payment Init. Date: 28/01/2023 17:45:32
Payment Status: Successful Payment Ref. No: 2000058437/1/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr AKB AND ASSOCIATES
Address: 36, BRINDABAN BASAK STREET, KOLKATA - 700005
Mobile: 6291762790
EMail: akbassociates1913@gmail.com
Period From (dd/mm/yyyy): 28/01/2023
Period To (dd/mm/yyyy): 28/01/2023
Payment Ref ID: 2000058437/1/2023
Dept Ref ID/DRN: 2000058437/1/2023

2 - 171/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000058437/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	74570
2	2000058437/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	28
			Total	74598

IN WORDS: SEVENTY FOUR THOUSAND FIVE HUNDRED NINETY EIGHT ONLY.

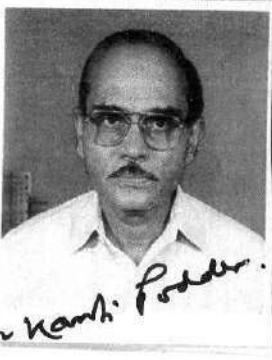












SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO












UNDER RULE 44A OF THE I.R. ACT 1908

N. B. - LH BOX - SMALL TO THUMB PRINTS












R.H. BOX - THUMB TO SMALL PRINTS

 <i>Arun Kanti Podder</i>	LH.					
	RH.					

ATTESTED: *Arun Kanti Podder*

 <i>Arindha</i>	LH.					
	RH.					

ATTESTED: *Arindha*

 <i>Arindha</i>	LH.					
	RH.					

ATTESTED: *Arindha*

8081 TCA R.I.

STAMP



Additional District Sub-Registrar
Bidhannagar, (Salt Lake City)

30 JAN 2023

Major Information of the Deed

Deed No :	I-1504-00171/2023	Date of Registration	30/01/2023
Query No / Year	1504-2000058437/2023	Office where deed is registered	
Query Date	07/01/2023 2:07:55 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	ARUN KUMAR BHAUMIK 63/21, DUM DUM ROAD, SURERMATH,Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9830356023, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 3/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 3,47,39,010/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,070/- (Article:48(g))	Rs. 28/- (Article:E, 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:- Lake Town, Municipality: SOUTH DUM DUM, Road: Dum Dum Park., Mouza: ShyamNagar, Premises No: 76, , Ward No: 028, Holding No:122 JI No: 32, Pin Code : 700055



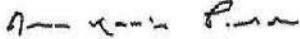
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2359		Bastu	Bastu	2 Katha 5 Chatak 10 Sq Ft	1/-	69,09,375/-	Width of Approach Road: 20 Ft.,
L2	RS-2368		Bastu	Bastu	2 Katha 10 Chatak 35 Sq Ft	1/-	79,40,625/-	Width of Approach Road: 20 Ft.,
		TOTAL :			8.25Dec	2 /-	148,50,000 /-	
	Grand Total :				8.25Dec	2 /-	148,50,000 /-	





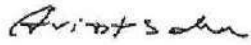
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	23262 Sq Ft.	1/-	1,98,89,010/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2034 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 3538 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 3538 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 3538 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 4, Area of floor : 3538 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 5, Area of floor : 3538 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 6, Area of floor : 3538 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		23262 sq ft	1 /-	198,89,010 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ARUN KANTI PODDER Son of Late Nanigopal Podder Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office	 30/01/2023	 LTI 30/01/2023	 30/01/2023
76, Dum Dum Park, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx5J, Aadhaar No: 79xxxxxxxx7053, Status :Individual, Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office				



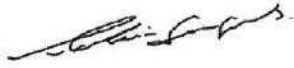


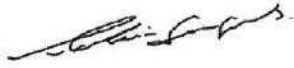


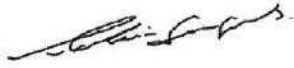


2	Name	Photo	Finger Print	Signature
	Mr AVIJIT SAHA Son of Late Ajit Saha Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office			
	30/01/2023	LTI 30/01/2023	30/01/2023	
76, Dum Dum Park, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx3D, Aadhaar No: 55xxxxxxxx0629, Status :Individual, Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office				




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	HITECH CONSTRUCTION COMPANY 556, Dum Dum Park, Tank No. 3, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 , PAN No.:: AAxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr RABIN GANGULY (Presentant) Son of Late Sudhir Kumar Ganguly Date of Execution - 30/01/2023, , Admitted by: Self, Date of Admission: 30/01/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Jan 30 2023 12:23PM</td> <td>LTI 30/01/2023</td> <td>30/01/2023</td> <td></td> </tr> </tbody> </table> 530, Dum Dum Park, Tank No. 3, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx3K, Aadhaar No: 23xxxxxxxx7470 Status : Representative, Representative of : HITECH CONSTRUCTION COMPANY (as Partner-cum-Authorized Signatory)	Name	Photo	Finger Print	Signature	Mr RABIN GANGULY (Presentant) Son of Late Sudhir Kumar Ganguly Date of Execution - 30/01/2023, , Admitted by: Self, Date of Admission: 30/01/2023, Place of Admission of Execution: Office				Jan 30 2023 12:23PM	LTI 30/01/2023	30/01/2023	
Name	Photo	Finger Print	Signature										
Mr RABIN GANGULY (Presentant) Son of Late Sudhir Kumar Ganguly Date of Execution - 30/01/2023, , Admitted by: Self, Date of Admission: 30/01/2023, Place of Admission of Execution: Office													
Jan 30 2023 12:23PM	LTI 30/01/2023	30/01/2023											

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AMIT DAS Son of Late Debabrata Das 36, Brindaban Basak Street, City:- Not Specified, P.O:- Hatkhola, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700005			
30/01/2023	30/01/2023	30/01/2023	



Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ARUN KANTI PODDER	HITECH CONSTRUCTION COMPANY-1.91927 Dec
2	Mr AVIJIT SAHA	HITECH CONSTRUCTION COMPANY-1.91927 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr ARUN KANTI PODDER	HITECH CONSTRUCTION COMPANY-2.20573 Dec
2	Mr AVIJIT SAHA	HITECH CONSTRUCTION COMPANY-2.20573 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr ARUN KANTI PODDER	HITECH CONSTRUCTION COMPANY-11631.00000000 Sq Ft
2	Mr AVIJIT SAHA	HITECH CONSTRUCTION COMPANY-11631.00000000 Sq Ft



30-01-2023

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 12:12 hrs on 30-01-2023, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr RABIN GANGULY ,.

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 3,47,39,010/-

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

Execution is admitted on 30/01/2023 by 1. Mr ARUN KANTI PODDER, Son of Late Nanigopal Podder, 76, Dum Dum Park, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 2. Mr AVIJIT SAHA, Son of Late Ajit Saha, 76, Dum Dum Park, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business

Indetified by Mr AMIT DAS, , Son of Late Debabrata Das, 36, Brindaban Basak Street, P.O: Hatkhola, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by profession Service

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

Execution is admitted on 30-01-2023 by Mr RABIN GANGULY, Partner-cum-Authorized Signatory, HITECH CONSTRUCTION COMPANY (Partnership Firm), 556, Dum Dum Park, Tank No. 3, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Indetified by Mr AMIT DAS, , Son of Late Debabrata Das, 36, Brindaban Basak Street, P.O: Hatkhola, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28.00/- (E = Rs 28.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/01/2023 5:45PM with Govt. Ref. No: 192022230270300318 on 28-01-2023, Amount Rs: 28/-, Bank: SBI EPay (SBlePay), Ref. No. 4567967066617 on 28-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,070/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 74,570/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 984, Amount: Rs.500.00/-, Date of Purchase: 04/01/2023, Vendor name: Ranjita Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/01/2023 5:45PM with Govt. Ref. No: 192022230270300318 on 28-01-2023, Amount Rs: 74,570/-, Bank: SBI EPay (SBlePay), Ref. No. 4567967066617 on 28-01-2023, Head of Account 0030-02-103-003-02



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2023, Page from 7614 to 7641

being No 150400171 for the year 2023.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2023.02.01 17:24:02 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2023/02/01 05:24:02 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)