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I-7866/21



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 337611

G-2047294/21



District Sub Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1908
 Alipore, South 24 Parganas

- 8 OCT 2021

09/10/21

THIS SUPPLEMENTARY AGREEMENT ALONGWITH POWER OF ATTORNEY is made this the *8th* day of **October**, Two Thousand and Twenty-one (2021) ARISING OUT OF PRINCIPAL REGISTERED DEVELOPMENT AGREEMENT DATED 18.12.2020

BETWEEN

[Handwritten signatures and names]
 Associate
 [Illegible handwritten text]

20 SEP 2021

31092

No.....Rs.-100/- Date.....

Tapesh Mishra

Name:.....

Address:.....

Vendor:.....

Advocate
High Court
Calcutta

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

Jharna Thakurta

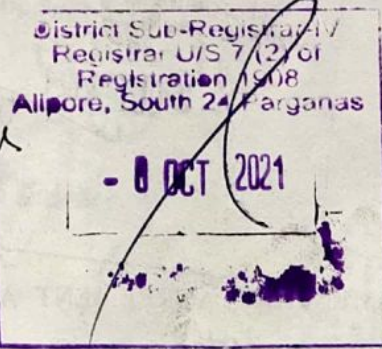
Ven 6931

Jharna Thakurta

Ven 69



BINAYAK GROUPS
Sudip Kumar Mandal
Proprietor



Identified by:

Tapesh Mishra
Advocate
High Court, Calcutta

SMT. JHARNA THAKURTA, (PAN – ABSPT9996M), (Aadhaar No. 6800 6916 5649), wife of Late Bhola Pada Thakurta, by Faith – Hindu, by Occupation – Housewife, by Nationality – Indian, presently residing at 160, Manicktala Main Road, Bengal Chemical, B-4/2, Purbasha Housing Estate, Post Office & Police Station – Kankurgachi, Kolkata - 700 054, District : North 24-Parganas, formerly residing at “Chandroday Bhawan”, Garia Gardens, Kolkata – 700 084, District – South 24-Parganas, hereinafter called and referred to as the **OWNER/VENDOR/FIRST PARTY** (which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include her legal heirs, executors, legal representatives, successors, administrators and assigns) of the **FIRST PART**

AND

“**BINAYAK GROUPS**”, (PAN – AKNPM2537P), a Proprietorship Firm, having its registered office at B/35, Ganganagar, Post Office – Mukundapur, Police Station – Purba Jadavpur, Kolkata – 700 099, represented by its sole Proprietor namely **SRI SUDIP KUMAR MANDAL**, (PAN – AKNPM2537P), (Aadhaar No. 2225 3389 8869), son of Sri Samir Kumar Mondal, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at B/35, Ganganagar, Post Office – Mukundapur, Police Station – Purba Jadavpur, Kolkata – 700 099, District – South 24-Parganas, hereinafter called and referred to as the “**DEVELOPER/SECOND PARTY**” (which expression unless repugnant to the context shall mean and include his legal heir/ heirs, executor/ executors, administrator/ administrators, assigns, representative/ representatives, successors-in-office and successors-in-interest) of the **SECOND PART**.

WHEREAS the present **OWNER/VENDOR** namely **SMT. JHARNA THAKURTA**, is the absolute Owner of All That piece and parcel of a plot of land measuring more or less 3 (Three) Cottahs situated in Mouza – Nayabad, J.L. No. 25, being Plot No. 21 (Phase-I), comprising in R.S. Dag No. 132 (Part), under R.S. Khatian No.101 and the present **OWNER/VENDOR** as the Purchaser, by virtue of a registered Deed of Conveyance dated 30th December, 1989, registered with the office of District Sub-Registrar at Alipore South 24-Parganas and entered into Book



No. 1, Volume No. I, at Pages 26 to 29, Being No. 7 for the year 1990, purchased the aforesaid plot of land from the previous Owner/Vendor namely The Jadavpur Co-operative Land and Housing Society Limited, registered under the West Bengal Co-operative Society Act, 1940 (Registration No. 116/CAL of 1965) and having its registered office at Jadavpur University, P.S. Jadavpur, Kolkata - 700032 in the District of South 24-Parganas, hereinafter referred to as 'THE SAID SOCIETY', for a valuable consideration as mentioned therein. ✓

AND WHEREAS after purchase the present **OWNER/VENDOR** herein mutated and recorded her name in the record of K.M.C. in respect of her aforesaid purchased property known and numbered as K.M.C. Premises No. 2007, Nayabad, within K.M.C. Ward No.109, being Assessee No. 31-109-08-2007-6, under P.S. Purba Jadavpur, Kolkata - 700 099 and at present she is the absolute recorded Owner of the entire plot of land measuring an area of 3 (Three) Cottahs more or less situated in Mouza - Nayabad, J.L. No. 25, comprising in R.S. Dag No. 132 (Part), under R.S. Khatian No.101, being Plot No. 21 (Phase-I), as more fully described in the **SCHEDULE - A** below

AND WHEREAS thereafter the present **OWNER/VENDOR** herein completed all the formalities as the member of the "Said Society" and since Purchase the **VENDOR** herein is in physical possession of the said property which is free from all encumbrances.

AND WHEREAS while enjoying the aforesaid property peacefully the **OWNER** herein being desirous to develop the said property known as K.M.C. Premises No. 2007, Nayabad, being Assessee No. 31-109-08-2007-6, within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata - 700 099, District - South 24-Parganas by erecting a new Ground plus three storied residential-cum-commercial building with Lift facility thereon as per sanction building plan to be sanctioned by The Kolkata Municipal Corporation, entered into a registered Development Agreement along with Developer Power of Attorney dated 18.12.2020, registered at D.S.R. - IV, Alipore, South 24-Parganas and recorded into Book No.1, Volume No. 1604-2021, Pages from 6322 to 6367, Deed No. 160405525 for the year 2020, with the



DEVELOPER, the Party of the **SECOND PART** herein and in the said registered Development Agreement along with Developer Power of Attorney the entire Developer's Allocation and also the entire Owner's Allocation have been properly described.

AND WHEREAS accordingly the **DEVELOPER** herein has taken sanction of a Ground plus Three storied Building Plan with Lift facility vide sanctioned Building Permit No. 2020120450 dated 26.03.2021 duly sanctioned by The Kolkata Municipal Corporation Borough Office – XII.

AND WHEREAS as per the said registered Development Agreement dated 18.12.2020 the **OWNER** should get entire complete First Floor flat area and one residential flat to be situated on the Third Floor, North-East side of the proposed building which shall be of 50% of sanction floor area together with two Car Parking Spaces to be situated on the Ground Floor, Front side of the proposed building (middle of the building) total measuring an area of 220 (Two Hundred and Twenty) Sq.ft. more or less. Besides the **OWNER** shall also get a total non-refundable sum of Rs.4,00,000/- (Rupees Four Lakhs) only from the **DEVELOPER** out of which (i) Rs.1,00,000/- (Rupees One Lakh) only has been paid at the time of execution and registration of the said Development Agreement and the **OWNER** has acknowledged the receipt of the same therein and the balance sum of (ii) Rs.3,00,000/- (Rupees Three Lakhs) only is to be paid after completion of super structure of the proposed building as the Owner's Allocation and the **DEVELOPER** should get rest construction of the proposed Ground plus three storied building with lift facility i.e. entire complete Second Floor flat area and one residential flat to be situated on the Third Floor, South-East side of the proposed building which shall be of 50% of sanction floor area, along with remaining area on the Ground floor of the proposed building, (except Owner's two Car Parking Spaces as mentioned above) of the proposed building excluding the **OWNER'S ALLOCATION**.

AND WHEREAS now the **DEVELOPER** is going to erect the proposed building as Ground plus Four storied Building after taking necessary sanction from K.M.C by maintaining the new prevailing Rule of K.M.C. and thus by virtue of



mutual discussion between both the parties, the Allocation of both the parties herein again altered and changed.

AND WHEREAS as per the fresh **OWNER'S ALLOCATION** the **OWNER** shall get entire complete First Floor flat area and one residential flat to be situated on the Third Floor, North-East side of the proposed building which shall be of 50% of sanction floor area, together with two Car Parking Spaces to be situated on the Ground Floor, Front side of the proposed building (middle of the building) total measuring an area of 220 (Two Hundred and Twenty) Sq.ft. more or less. Besides the **OWNER** shall also get a total non-refundable sum of Rs.9,00,000/- (Rupees Nine Lakhs) only from the **DEVELOPER** out of which (i) Rs.1,00,000/- (Rupees One Lakh) only has already been paid at the time of execution and registration of the principal Development Agreement and the **OWNER** has acknowledged the receipt of the same therein, (ii) Rs.3,00,000/- (Rupees Three Lakhs) only is to be paid after completion of super structure of the proposed building and the balance sum of (iii) Rs.5,00,000/- (Rupees Five Lakhs) only is to be paid at the time of handing over physical possession of Owner's Allocation in the proposed building. The fresh **OWNER'S ALLOCATION** has been mentioned in the **SCHEDULE - B** below

AND WHEREAS the **DEVELOPER** shall get the rest construction of the proposed Ground plus Four storied building with lift facility i.e. entire complete Second Floor flat area, one residential flat to be situated on the Third Floor, South-East side of the proposed building which shall be of 50% of sanction floor area and entire complete Fourth Floor flat area along with remaining area on the Ground floor of the proposed building, (except Owner's two Car Parking Spaces as mentioned above) of the proposed building excluding the **OWNER'S ALLOCATION** as fresh Developers' Allocation as mentioned in the **SCHEDULE - D** below.

To fix up the fresh **OWNERS' ALLOCATION** as well as the **DEVELOPER'S ALLOCATION** both the parties i.e. the **OWNER** and the **DEVELOPER** herein entered into this Supplementary Agreement and **IT IS WITNESSETH IN THE MANNER FOLLOWINGS :-**

- (a) That the **OWNER** shall enjoy her Fresh **OWNER'S ALLOCATION** as mentioned in the **SCHEDULE 'B'** hereunder below and the **DEVELOPER** shall enjoy the rest portion of the constructed area of flats i.e. excluding the **OWNER'S ALLOCATION** and the Fresh **DEVELOPER'S ALLOCATION** has been mentioned in the **SCHEDULE - 'D'** hereunder written. The **OWNER** and the **DEVELOPER** shall also enjoy the proportionate share of land as described in the **SCHEDULE - A** hereunder written and also other common rights thereto as mentioned in the **SCHEDULE - C** of the said registered Development Agreement dated 18.12.2020.
- (b) That the **OWNER** shall give full co-operation to the **DEVELOPER** herein for selling his Fresh **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE - 'D'** hereunder written along with Development Project as mentioned herein.
- (c) That this distribution of flats shall strictly be followed by the Parties herein and it is the essence of this Agreement which shall be treated as part and parcel of the principal Development Agreement dated 18.12.2020 and the **OWNER** shall not establish any claim and demand upon the **DEVELOPER** save and except her Fresh Owner's Allocation as mentioned in the **SCHEDULE - 'B'** hereunder written in respect of this development project.
- (d) That the **OWNER** shall not do any acts, deed or thing whereby the **DEVELOPER** is prevented from enjoy, rent, transferring, selling, assigning and / or for disposing of any of the Fresh **DEVELOPER'S ALLOCATION** in the said building as mentioned in the **SCHEDULE - 'D'** hereunder written.
- (e) That the **DEVELOPER**-Power of Attorney which has been executed and registered by the **OWNER** in favour of the **DEVELOPER**, the **DEVELOPER** shall have liberty to sell/transfer its/allocation as mentioned in the **SCHEDULE - D** of the said principal Development Agreement dated

18.12.2020 and by virtue of this registered Supplementary Agreement along with Power of Attorney the **DEVELOPER** is hereby empowered by the **OWNER** to addition and/or alteration and/or any kind of modification of the building plan duly sanctioned and to sign all such plans to be submitted before the concerned authority/authorities for necessary sanction for the said property and sign all the papers related thereto and to sign the same on behalf of the **OWNER** the addition or alteration or modified or revised Plan and submit the same before The Kolkata Municipal Corporation for sanction and then to get delivery the same along with the Completion Certificate and also Completion Plan of the building on behalf of the **OWNER** from The Kolkata Municipal Corporation and execute any affidavit related thereto and also sign, execute and register any Deed of Declaration to be required for the same related to my said property and in addition to the same by virtue of this registered Supplementary Agreement along with Power of Attorney the **DEVELOPER** is hereby empowered by the **OWNER** to execute, register and transfer its Fresh Developer's Allocation as described in the **SCHEDULE - D** below by way of sale, gift, assign, lease or any kind of transfer deed to any Third Party.

- (f) All other terms and conditions of the said registered Development Agreement dated 18.12.2020 shall remain unchanged. This Supplementary Agreement shall be treated as the part and parcel of the said registered Development Agreement dated 18.12.2020.

SCHEDULE OF THE ABOVE REFERRED TO
(DESCRIPTION OF THE ENTIRE PROPERTY)

SCHEDULE - 'A'

ALL THAT piece and parcel of presently ^{vacant} homestead land measuring net land area of 3 (Three) Cottahs more or less whereon a new Ground plus Four storied residential-cum-commercial building with lift facility shall be erected as per sanction building Permit No. 2020120450 dated 26.03.2021 duly sanctioned by The Kolkata Municipal Corporation Borough Office - XII and subsequently addition/

alteration plan of K.M.C. to be sanctioned and the said land and property is situated in Mouza – Nayabad, J.L. No. 25, comprising in R.S. Dag No. 132 (Part), under R.S. Khatian No.101, being Plot No. 21 (Phase-I), within the limits of The Kolkata Municipal Corporation Ward No. 109, known as K.M.C. Premises No. 2007, Nayabad, being Assessee No. 31-109-08-2007-6, under P.S. Purba Jadavpur, Kolkata – 700 099, District : South 24-Parganas. The entire property is butted and bounded by :

ON THE NORTH : Land of Scheme Plot No. 20 ; ✓
ON THE SOUTH : Land of Scheme Plot No. 22; ✓
ON THE EAST : 40 ft. wide K.M.C. Road ; ✓
ON THE WEST : Land of Scheme Plot Nos. 7 & 8. ✓

SCHEDULE – ‘B’ ABOVE REFERRED TO
(FRESH OWNERS’ ALLOCATION)
TO BE OBTAINED FROM THE DEVELOPER AGAINST THIS PREMISES

The **OWNER** shall get entire complete First Floor flat area and one residential flat to be situated on the Third Floor, North-East side of the proposed building which shall be of 50% of sanction floor area, together with two Car Parking Spaces to be situated on the Ground Floor, Front side of the proposed building (middle of the building) total measuring an area of 220 (Two Hundred and Twenty) Sq.ft. more or less. Besides the **OWNER** shall also get a total non-refundable sum of Rs.9,00,000/- (Rupees Nine Lakhs) only from the **DEVELOPER** out of which (i) Rs.1,00,000/- (Rupees One Lakh) only has already been paid at the time of execution and registration of the principal Development Agreement and the **OWNER** has acknowledged the receipt of the same therein, (ii) Rs.3,00,000/- (Rupees Three Lakhs) only is to be paid after completion of super structure of the proposed building and the balance sum of (iii) Rs.5,00,000/- (Rupees Five Lakhs) only is to be paid at the time of handing over physical possession of Owner’s Allocation in the proposed building as Fresh Owners’ Allocation. The **OWNER** shall also enjoy the undivided proportionate share of land

and also the other common rights and facilities of the proposed building as mentioned in the SCHEDULE "A" above and SCHEDULE "C" herein below. This is the called the Fresh OWNER'S ALLOCATION.

SCHEDULE – 'C' ABOVE REFERRED TO
(COMMON RIGHTS AND FACILITIES)

1. All stair-cases and stair landings on all the floors of the said building.
2. Stair-case of the building leading towards the vacant roof.
3. Common passages including main entrances on the ground floor leading to the top floor vacant roof of the building.
4. All common services and upon common spaces and undivided proportionate share of land and rights, liberties, easement and privileges and appendages and appurtenances to be enjoyed by the Co-owners.
5. Roof, Mounted Room, if any, Parapet wall of the building are for the purpose of common services and right.
6. Water pump, overhead water tank and all water supply line and plumbing lines.
7. Common Electric meter space, electric meter board, Electricity service and electricity main line wirings and lighting.
8. Drainages and sewerages including man-hole, junction pits etc. and drive way.
9. Boundary walls, main gate and/or side gates if any.
10. Vacant space and common Toilet, if any on the Ground Floor.
11. Lift and lift machine room of the building
12. Right of egress and ingress of car from the Car Parking Space to the outside road through common vacant space situated in front of the Car Parking Space.



13. Such other common parts, areas, equipments and installations, fixtures, fittings and spaces in or about the said building as are necessary for passage to other user and occupier of the Unit in common and as are specified by the Developer expressly to be the common parts after construction of the building.

SCHEDULE – ‘D’ ABOVE REFERRED TO
(FRESH DEVELOPER’S ALLOCATION)

The **DEVELOPER** herein shall get the rest construction of the proposed Ground plus Four storied building with lift facility i.e. entire complete Second Floor flat area, one residential flat to be situated on the Third Floor, South-East side of the proposed building which shall be of 50% of sanction floor area and entire complete Fourth Floor flat area along with remaining area on the Ground floor of the proposed building, (except Owner’s two Car Parking Spaces as mentioned above) of the proposed building excluding the fresh **OWNER’S ALLOCATION**, as fresh Developers’ Allocation. The Party of the **SECOND PART/ DEVELOPER** shall erect the entire proposed Ground plus Four storied residential-cum-commercial building with lift facility at its cost and its supervision and labour to be erected as per annexed Specification and also as per the sanction building plan to be sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the **DEVELOPER** shall collect the entire money from the sale of the Fresh **DEVELOPER’S ALLOCATION** which shall be sold to the interested parties from whom the **DEVELOPER** shall collect the entire cost of construction as well as cost of land in connection with the said flats, commercial spaces and Car Parking Spaces etc. The **DEVELOPER** shall enjoy the common rights alongwith undivided proportionate land share out of total land as mentioned in the **SCHEDULE – “A”** hereinabove and all the common facilities as mentioned in the **SCHEDULE – ‘C’** above.



IN WITNESS WHEREOF the Parties herein have put their respective signature hereto on this the day, month and year first above written.

WITNESS:

1. *Tapesh Mishra*
Advocate
High Court,
Calcutta

Jarna Shakurta

SIGNATURE OF THE FIRST PART/
OWNER/VENDOR

2. *Nilotpal Maity*
Bareillypara M.V. Roy Road Sudip Kumar mandal
Kolkata - 700149

BINAYAK GROUPS

Proprietor

SIGNATURE OF THE SECOND PART/
DEVELOPER

PREPARED & DRAFTED BY :

Tapesh Mishra (Signature)

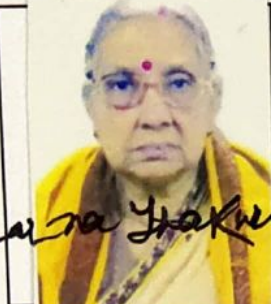










(MR. TAPESH MISHRA)
ADVOCATE [ENROL. NO. F/1224/07]
HIGH COURT, CALCUTTA
Resi-cum-Chamber : 69/1, Baghajatin
Place, Kolkata-700086

Mob. 9836115120
Email: tapesh.mishra85@gmail.com

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
PHOTO	left hand				
	right hand				

Name












Signature

	Thumb	1 st finger	Middle finger	Ring finger	Small finger	
	left hand					
	right hand					

Jharna Thakurta

Name..... JAYA BHATTACHARYYA JHARNA THAKURTA

Signature .. *Jharna Thakurta*

	Thumb	1 st finger	Middle finger	Ring finger	Small finger	
	left hand					
	right hand					

Sudip Kumar Mandal

Name .. SUDIP KUMAR MANDAL

Signature .. *Sudip Kumar Mandal*

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
PHOTO	left hand				
	right hand				

Name

Signature

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

GRN Details

GRN: 192021220095182861 **Payment Mode:** Online Payment
GRN Date: 08/10/2021 00:33:13 **Bank/Gateway:** HDFC Bank
BRN : 1585028116 **BRN Date:** 08/10/2021 00:10:20
Payment Status: Successful **Payment Ref. No:** 2002047294/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: TAPESH MISHRA
Address: H C CALCUTTA
Mobile: 9836115120
Contact No: 09836115120
Depositor Status: Advocate
Query No: 2002047294
Applicant's Name: Mr Tapesh Mishra
Identification No: 2002047294/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002047294/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	6970
2	2002047294/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	28
			Total	6998

IN WORDS: SIX THOUSAND NINE HUNDRED NINETY EIGHT ONLY.

me






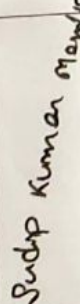


Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042002047294/2021

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt JHARNA THAKURTA 160, Manicktala Main Road, Bengal Chemical, B-4/2, Purbasha Housing Estate, City:- , P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054	Land Lord			
2	Shri SUDIP KUMAR MANDAL B/35, Ganganagar, City:- , P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099	Representative of Developer [BINAYAK GROUPS]			 08/10/2021



Sudip Kumar Mandal



सत्यमेव जयते

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2002047294/2021	Office where deed will be registered
Query Date	06/10/2021 12:44:58 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Tapeshe Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4002] General Power of Attorney [Rs : 100/-], [4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 1/-	Rs. 59,39,998/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

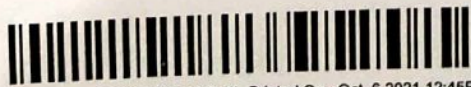
Land Details :

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2007, , Ward No: 109, Pin Code : 700099

Sch No	Plot Number	Khatiah Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha	1/-	59,39,998/-	Width of Approach Road: 40 Ft.,
Grand Total :				4.95Dec	1/-	59,39,998 /-	

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Smt JHARNA THAKURTA Wife of Late Bhola Pada Thakurta, 160, Manicktala Main Road, Bengal Chemical, B-4/2, Purbasha Housing Estate, City:- , P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ABxxxxxx6M, Aadhaar No.: 68xxxxxxxx5649, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2002047294 of 2021, Printed On : Oct 6 2021 12:45PM, Generated from wbregistration.gov.in

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	BINAYAK GROUPS (Sole Proprietorship) B/35, Ganganagar, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 PAN No. AKxxxxxx7P , Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Shri SUDIP KUMAR MANDAL Son of Shri Samir Kumar Mondal B/35, Ganganagar, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AKxxxxxx7P , Aadhaar No.: 22xxxxxxxx8869	BINAYAK GROUPS (as sole proprietor)

Identifier Details :

Name & address
Mr Tapesh Mishra Son of Mr Debes Kumar Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Smt JHARNA THAKURTA, Shri SUDIP KUMAR MANDAL

Transfer of property for L1

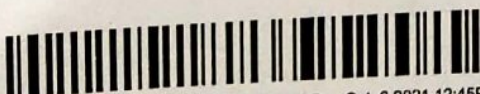
Sl.No	From	To. with area (Name-Area)
1	Smt JHARNA THAKURTA	BINAYAK GROUPS-4.95 Dec

Owner and Land or Building Details as received from KMC :

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311090820076 Premises No. : 2007 Ward No. : 109 Street Name : NAYABAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SMT JHARNA THAKURTA Owner Address : C/O DHIRENDRA RANJAN , BHATTACHARYYA , "CHANDRODAY BHAWAN" , P.O. GARIA GARDENS , CALCUTTA - 700084 Pin No. : 700084	Character of Premises: Vacant Land Total Area of Land: 03 Cottah,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 05-11-2021) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 05-11-2021)
3. Standard User charge of Rs. 240/-(Rupees Two hundred fourty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.



Query No: 2002047294 of 2021, Printed On : Oct 6 2021 12:45PM, Generated from wregistration.gov.in



भारत सरकार

Government of India



Jharna Thakurta
DOB : 04/11/1941
Female



6800 6916 5649

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address: W/O Bhola Pada Thakurta,
160, MANICKTALA MAIN ROAD,
BENGAL CHEMICAL, B-4/2
PURBASHA HOUSING ESTATE,
Kankurgachi S.O, Kankurgachi,
Kolkata, West Bengal, 700054



6800 6916 5649



1947



help@uidai.gov.in



www.uidai.gov.in

Jharna Thakurta

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JHARNA THAKURTA
DHIRENDRA RANJAN BHATTACHARYYA
04/11/1941
Permanent Account Number
ABSPT9996M

Jharna Thakurta
Signature



Jharna Thakurta

Major Information of the Deed

Deed No :	I-1604-07866/2021	Date of Registration	09/10/2021
Query No / Year	1604-2002047294/2021	Office where deed is registered	
Query Date	06/10/2021 12:44:58 PM	1604-2002047294/2021	
Applicant Name, Address & Other Details	Tapesesh Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 100/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 59,39,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,070/- (Article:48(g))	Rs. 60/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2007, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha	1/-	59,39,998/-	Width of Approach Road: 40 Ft.,
Grand Total :				4.95Dec	1 /-	59,39,998 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt JHARNA THAKURTA (Presentant) Wife of Late Bhola Pada Thakurta 160, Manicktala Main Road, Bengal Chemical, B-4/2, Purbasha Housing Estate, City:- , P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ABxxxxxx6M, Aadhaar No: 68xxxxxxxx5649, Status :Individual, Executed by: Self, Date of Execution: 08/10/2021 , Admitted by: Self, Date of Admission: 08/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/10/2021 , Admitted by: Self, Date of Admission: 08/10/2021 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BINAYAK GROUPS B/35, Ganganagar, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: AKxxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri SUDIP KUMAR MANDAL Son of Shri Samir Kumar Mondal B/35, Ganganagar, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx7P, Aadhaar No: 22xxxxxxxx8869 Status : Representative, Representative of : BINAYAK GROUPS (as sole proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tapesh Mishra Son of Mr Debes Kumar Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			

Identifier Of Smt JHARNA THAKURTA, Shri SUDIP KUMAR MANDAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt JHARNA THAKURTA	BINAYAK GROUPS-4.95 Dec

On 08-10-2021

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

Presented for registration at 17:09 hrs on 08-10-2021, at the Private residence by Smt JHARNA THAKURTA, Executant.

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 59,39,998/-

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

Execution is admitted on 08/10/2021 by Smt JHARNA THAKURTA, Wife of Late Bhola Pada Thakurta, 160, Manicktala Main Road, Bengal Chemical, B-4/2, Purbasha Housing Estate, P.O: Kankurgachi, Thana: Phool Bagan, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession House wife

Indetified by Mr Tapesh Mishra, , Son of Mr Debes Kumar Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 08-10-2021 by Shri SUDIP KUMAR MANDAL, sole proprietor, BINAYAK GROUPS (Sole Proprietorship), B/35, Ganganagar, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Tapesh Mishra, , Son of Mr Debes Kumar Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Pradipta

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 09-10-2021

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60/- (E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/10/2021 12:34AM with Govt. Ref. No: 192021220095182861 on 08-10-2021, Amount Rs: 28/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1585028116 on 08-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,070/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 6,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 31092, Amount: Rs.100/-, Date of Purchase: 20/09/2021, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/10/2021 12:34AM with Govt. Ref. No: 192021220095182861 on 08-10-2021, Amount Rs: 6,970/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 1585028116 on 08-10-2021, Head of Account 0030-02-103-003-02

Pradipta

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2021, Page from 285220 to 285246

being No 160407866 for the year 2021.



Pradipta

Digitally signed by pradipta kishore guha
Date: 2021.10.09 18:18:52 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2021/10/09 06:18:52 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)