

94/2024

D-0097/2024



2000608684/2024

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 360982

SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT is made on this the
4th day of January, Two Thousand Twenty Four (2024) A.D.

BETWEEN

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Adtl. District Sub-Registrar
Bahala, South 24 Parganas

10 5 JAN 2024

For SANGITAA CONSTRUCTION

Proprietor

La
4.1.24

2.30

SD-2021/-
RF-13791/-

11710

07 DEC 2023

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

Name:-B. C. LAHIRI

Advocate

Address:-Alipore Judge's Court, Kol-27

Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27

Vendor

Bhatty



16

4-1-23

For SANGITAA CONSTRUCTION

Bhatty

Proprietor



17

Saurav Khondelwal



18

Mousumi Behal

Adv.

Alipore Judge's Court

Kol-27

For SANGITAA CONSTRUCTION

Bhatty

Proprietor


SRI SAURAV KHANDELWAL, (PAN : BGXPK5911N, AADHAAR NO. 972010219718), son of Sri Prem Narayan Khandelwal, by faith-Hindu, by occupation-Business, Nationality-Indian, residing at 10/16A, Siddhinath Chatterjee Road, Post Office - Behala, Police Station - Parnasree, Kolkata, West Bengal - 700034, hereinafter called and referred to as the "**OWNER/OWNER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

Saurav Khandelwal

A N D

SANGITAA CONSTRUCTION (PAN ACHPC8691G), a Proprietorship Firm having its registered office at 309F, Ho-Chi-Minh-Sarani, "Sangitaa Residency", 1st Floor, Post Office -Sarsuna, Police Station - Sarsuna, Kolkata-700061, represented by its Sole Proprietor- **SRI BAPI CHATTERJEE, (PAN: ACHPC8691G, AADHAAR NO.4623 0733 5154)**, son of Sri Madhusudan Chatterjee, by faith-Hindu, by occupation-Business, Nationality-Indian, residing at 309E, Ho-Chi-Minh-Sarani, "Sangitaa Residency", Block-"B", Post Office -Sarsuna, Police Station - Sarsuna, Kolkata-700061, hereinafter called and referred to as the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **OTHER PART**.

For SANGITAA CONSTRUCTION



Proprietor

- A. Sri Saurav Khandelwal, the Owner of the One Part and Sangitaa Construction, represented by its sole proprietor Sri Bapi Chatterjee the Promoter/Developer of the Other part executed an Agreement for Development of a Real Estate Project dated 14.06.2023 in respect of **ALL THAT** piece and parcel of land measuring about 7 (seven) Cottahs 1 (one) Chittacks 8 (eight) square feet, be the same or a little more or less, lying and situated in R.S. Dag Nos. 273, 274, 275 & 276 corresponding to L.R. Dag No., 325, 326, 327 & 328, under R.S. Khatian No.217 corresponding to L.R. Khatian No.9193 of Mouza : Hanspukuria, J.L. No.20, R.S. No.36, Touzi No.15, at and being KMC Premises No. 131/2B, Bakra Hat Road, Police Station : Thakurpukur, Kolkata : 700104 within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.144, under Assessee No. 711440204380, District : 24 Parganas (South), together with all right of easements, common facilities and amenities annexed thereto, the terms and conditions mentioned therein. The said Development Agreement was registered at the office of Additional District Sub-Registrar, Behala and entered in Book No.I, Volume No.1607-2023, Page Nos.224242 to 224288, Being No.07499 for the year 2023 (hereinafter referred to as the "***Development Agreement***").
- B. In terms of the Development Agreement, Sri Saurav Khandelwal, the Owner of the One Part executed Development Power of Attorney dated 22.06.2023 in favour Sangitaa Construction, represented by its sole proprietor Sri Bapi Chatterjee the Promoter/Developer of the Other part in respect of **ALL THAT**

For SANGITAA CONSTRUCTION



Proprietor

piece and parcel of land measuring about 7 (seven) Cottahs 1 (one) Chittacks 8 (eight) square feet, be the same or a little more or less, lying and situated in R.S. Dag Nos. 273, 274, 275 & 276 corresponding to L.R. Dag No., 325, 326, 327 & 328, under R.S. Khatian No.217 corresponding to L.R: Khatian No.9193 of Mouza : Hanspukuria, J.L. No.20, R.S. No.36, Touzi No.15, at and being KMC Premises No. 131/2B, Bakra Hat Road, Police Station : Thakurpukur, Kolkata : 700104 within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.144, under Assessee No. 711440204380, District : 24 Parganas (South), together with all right of easements, common facilities and amenities annexed thereto, the acts, deeds and things mentioned therein. The said Development Power of Attorney was registered at the office of Additional District Sub-Registrar, Behala and entered in Book No.I, Volume.No.1607-2023, Page Nos.224547 to 224571, Being No.07768 for the year 2023 (hereinafter referred to as the "**Development Power of Attorney**").

- C. In terms of the Development Agreement and Development Power of Attorney, the Developer is entitled construct the proposed building and to sell, transfer and assign the Developer's Allocation in the proposed building to its intending buyer(s) and to receive the sale proceeds in its account.
- D. The Developer in the name of the Owner got a plan sanctioned from the Kolkata Municipal Corporation, being Building Permit No.2023160377 dated 19.11.2023 for construction of a G + IV storied building (hereinafter referred to as the "**Sanction Plan**")

For SANGITAA CONSTRUCTION



Proprietor

after demolishing the existence structure upon the aforesaid property.

- E. In conformity with the sanction plan, the Developer is yet to start construction of G+IV storied building named as **"SYMPHONY TOWERS" BLOCK -1** upon **ALL THAT** piece and parcel of land measuring about 7 (seven) Cottahs 1 (one) Chittacks 8 (eight) square feet, be the same or a little more or less, lying and situated in R.S. Dag Nos. 273, 274, 275 & 276 corresponding to L.R. Dag No., 325, 326, 327 & 328, under R.S. Khatian No.217 corresponding to L.R. Khatian No.9193 of Mouza : Hanspukuria, J.L. No.20, R.S. No.36, Touzi No.15, at and being KMC Premises No. 131/2B, Bakra Hat Road, Police Station : Thakurpukur, Kolkata : 700104 within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.144, under Assessee No. 711440204380, District : 24 Parganas (South), together with all right of easements, common facilities and amenities annexed thereto, which has been specifically described in the **SCHEDULE-"A"** hereinabove and hereinafter referred to as the **"Said Property"**.
- F. In terms of the Development Agreement in lieu of the land of the said premises, the Owners will be entitled to get 42% F.A.R. of the new building (including flats/car parking space/commercial spaces) in the proposed building together with undivided and impartible proportionate share of the land including all right of easements, facilities and amenities annexed thereto mentioned in **SCHEDULE-B** therein, while in lieu of making construction, the Developer will be entitled to get remaining 58% F.A.R. of the

For SANGITAA CONSTRUCTION



Proprietor

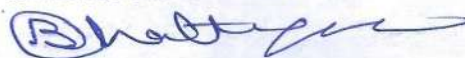
new building (including flats/car parking space/commercial spaces) in the proposed building together with undivided and impartible proportionate share of the land including all right of easements, facilities and amenities annexed thereto mentioned in **SCHEDULE-C** therein. Apart from the Allocated portion of the Owner, the owner has received a sum of Rs.13,75,000/- (Rupees Thirteen Lakh Seventy Five Thousand) only as adjustable/refundable interest free security from the Developer at the time of execution of the Agreement for Development of a real Estate Project.

- G. On the basis of the sanction plan, the Developer appointed an Architect to divide their allocation in 42 : 58 ratio and the Allocation of the owner and the developer has been divided accordingly.
- H. To set at rest all the disputes between the parties, the parties hereto have executed this Supplementary Development Agreement on the terms and conditions appearing hereunder.

--: TERMS & CONDITIONS :-

1. After proper inspection, the Architect on the basis of the Sanction plan, the allocation of the Owner and the Developer has been divided and separated.
2. In terms of the Development Agreement and this Supplementary Development Agreement, the Owner is entitled to the allocation as mentioned in **SCHEDULE - "B"** hereunder of this Agreement, while the Developer is entitled to the allocation as mentioned in **SCHEDULE - "C"** hereunder of this Agreement.

For SANGITAA CONSTRUCTION



Proprietor

3. Neither the Owner nor the Developer shall be entitled to claim any amount or constructed area against each other excepting as stated herein and this Supplementary Development Agreement along with Development Agreement dated 14.06.2023 shall be binding upon the parties.
4. The time specified for delivery with regards to the Possession of the Owner's Allocation as laid down in **Clause no 11.4** of the aforesaid Development Agreement and all indenture/s executed in connection of the said Development Agreement shall undergo a change which would be **24** months along with a grace period of **six** months from date of approval of the Project from the Real Estate Regulation Authority.
5. The other terms and conditions mentioned in the Development Agreement dated 14.06.2023 will remain same. And this Supplementary Development Agreement should be treated as part and parcel of the aforesaid Development Agreement dated 14.06.2023 and all indenture/s executed in connection of the aforesaid Development Agreement wherein allocation of the Owner and Developer along with the time for delivery of Owner's Allocation has been specified. The respective allocation of the Owner and Developer along with the time for delivery of Owner's Allocation as specified in this Supplementary Development Agreement is thus modified in such indentures accordingly.

THE SCHEDULE ABOVE REFERED TO
SCHEDULE - A

(Description of the said property under Development)

For SANGITAA CONSTRUCTION



Proprietor

ALL THAT piece and parcel of land measuring about 7 (seven) Cottahs 1 (one) Chittacks 8 (eight) square feet, be the same or a little more or less whereupon G+IV storied building yet to be constructed, named as “**SYMPHONY TOWERS**” **BLOCK -1**, lying and situated in R.S. Dag Nos. 273, 274, 275 & 276 corresponding to L.R. Dag No., 325, 326, 327 & 328, under R.S. Khatian No.217 corresponding to L.R. Khatian No.9193 of Mouza : Hanspukuria, J.L. No.20, R.S. No.36, Touzi No.15, at and being KMC Premises No. 131/2B, Bakra Hat Road, Police Station : Thakurpukur, Kolkata : 700104 within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.144, under Assessee No. 711440204380, District Sub-Registration office at Alipore and Additional District Sub-Registry Office at Behala, District : 24 Parganas (South), together with right to use common passage for egress and ingress on the Southern side of the Plot including all right and easements, facilities and amenities annexed thereto, which is butted and bounded as follows :-

- ON THE NORTH** :- By Land of Chanda Mohan;
ON THE SOUTH :- By 23' feet wide Common passage;
ON THE EAST :- By Premises No.131/2A, Bakra Hat Road;
ON THE WEST :- By Tulika Ice Cream Pvt. Ltd.;

SCHEDULE - B

For SANGITAA CONSTRUCTION


Proprietor

(Description of the Owner's Allocation)

In lieu of the land of the said premises, the Owner is entitled to get the following constructed area as per sanction of the Building plan in the manner as under :-

- i) **ALL THAT** Two Car Parking Spaces, being Car Parking Space Nos.1 & 2 from the South Western side on the ground floor of the proposed building;
- ii) **ALL THAT** one self contained flat, being Flat Nos.2A on **Second floor** measuring **597** square feet, built up area on the North-Western side of the Second floor of the proposed building;
- iii) **ALL THAT** one self contained flat, being Flat Nos.2B on **Second floor** measuring **596** square feet, built up area on the North-Eastern side of the Second floor of the proposed building;
- iv) **ALL THAT** one self contained flat, being Flat Nos.2D on **Second floor** measuring **664** square feet, built up area on the South-Eastern side of the Second floor of the proposed building;
- v) **ALL THAT** one self contained flat, being Flat Nos.2A on **Fourth floor** measuring **597** square feet, built up area on the North-Western side of the Fourth floor of the proposed building;
- vi) **ALL THAT** one self contained flat, being Flat Nos.2B on **Fourth floor** measuring **596** square feet, built up area on the North-Eastern side of the Fourth floor of the proposed building;
- vii) **ALL THAT** one self contained flat, being Flat Nos.2C on **Fourth floor** measuring **643** square feet, built up area on the South-Eastern side of the Fourth floor of the proposed building;

For SANGITAA CONSTRUCTION



Proprietor

- viii) **ALL THAT** one self contained flat, being Flat Nos. **2D** on **Fourth floor** measuring **654** square feet, built up area on the South-Western side of the Fourth floor of the proposed building;

Apart from the constructed area as aforesaid, the Owner shall refund a sum of Rs13,75,000/- (Rupees Thirteen Lakh Seventy Five Thousand) only strictly as per terms and time specified in the **Clause no 5.2** of the Registered Development Agreement signed between the parties on 10.06.2023, which the Developer is entitled and which the Owner herein confirms.

SCHEDULE - C

(Description of the Developer's Allocation)

In lieu of making construction upon of the building upon the said premises the Developer is entitled to get the following constructed area as per sanction of the Building plan in the manner as under :-

- i) **ALL THAT** Two Car Parking Spaces, being Car Parking Space Nos. **3 & 4** from the South Eastern side and Two Wheeler parking from the back portion on the ground floor of the proposed building;
- ii) **ALL THAT** one self contained flat, being Flat Nos. **2A** on **First floor** measuring **597** square feet, built up area on the North-Western side of the First floor of the proposed building;
- iii) **ALL THAT** one self contained flat, being Flat Nos. **2B** on **First floor** measuring **596** square feet, built up area on the North-Eastern side of the First floor of the proposed building;

For SANGITAA CONSTRUCTION


Proprietor

- iv) **ALL THAT** one self contained flat, being Flat Nos.2C on **First floor** measuring **643** square feet, built up area on the South-Eastern side of the First floor of the proposed building;
- v) **ALL THAT** one self contained flat, being Flat Nos.2D on **First floor** measuring **664** square feet, built up area on the South-Western side of the First floor of the proposed building;
- vi) **ALL THAT** one self contained flat, being Flat Nos.2C on **Second floor** measuring **643** square feet, built up area on the South-Western side of the Second floor of the proposed building;
- vii) **ALL THAT** one self contained flat, being Flat Nos.2A on **Third floor** measuring **597** square feet, built up area on the North-Western side of the Third floor of the proposed building;
- viii) **ALL THAT** one self contained flat, being Flat Nos.2B on **Third floor** measuring **596** square feet, built up area on the North-Eastern side of the Third floor of the proposed building;
- ix) **ALL THAT** one self contained flat, being Flat Nos.2C on **Third floor** measuring **643** square feet, built up area on the South-Eastern side of the Third floor of the proposed building;
- x) **ALL THAT** one self contained flat, being Flat Nos.2D on **Third floor** measuring **664** square feet, built up area on the South-Western side of the Fourth floor of the proposed building;
- xi) **ALL THAT** one self contained flat, being Flat in **Ground floor** No **GA** measuring **592** square feet, built up area on the North West side of the Ground floor of the proposed building;

For SANGITAA CONSTRUCTION



Proprietor

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

SIGNED SEALED & DELIVERED by the **PARTIES** at Kolkata in the Presence of:-

WITNESSES:-

1. *Neesseerini Bhargava*
Adv.
Alipore Judge's Court
KOL-27.

2. *Santa Chakraborty*
304 F HO Ch. Minu
Summi, Kol 700061

Jayran Khandehal

Signature of the **OWNER**

For SANGITAA CONSTRUCTION

Bhattacharya

Proprietor

Signature of the **DEVELOPER**

Drafted by me :-

Neesseerini Bhargava
Adv.

Advocate

F. 1348/07

Alipore Judges' Court

Kolkata - 700 027

Computer Print by :

Joyjit Dey J, Bay

Sarsuna, Kolkata - 61

For SANGITAA CONSTRUCTION

Bhattacharya

Proprietor



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

Name.....

Signature.....



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

Name.....

Signature..... Saurav Khandwal

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

Name.....

Signature.....

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

Name.....

Signature.....

For SANGITAA CONSTRUCTION

Proprietor








Government of West Bengal



Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BEHALA, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16072000008684/2024

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	SAURAV KHANDELWAL 10/16A, SIDDHINATH CHATTERJEE ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034	Land Lord			 04-01-2024
2	BAPI CHATTERJEE 309E, HO-CHI-MINH SARANI, SANGITAA RESIDENCY, Block/Sector: B, City:- , P.O:- SARSUNA, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700061	Represent ative of Developer [SANGITA A CONSTR UCTION]			 4.1.2024

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	MOUSUMI ACHARJEE Daughter of Late T.K. ACHARJEE ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	SAURAV KHANDLWAL, BAPI CHATTERJEE			<i>Mousumi Acharjee</i> A. 1. 24

(Md Shadman)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 BEHALA
 South 24-Parganas, West
 Bengal



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



030120242033499680

GRIPS Payment Detail

GRIPS Payment ID:	030120242033499680	Payment Init. Date:	03/01/2024 18:54:20
Total Amount:	20692	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0417071978627	BRN Date:	03/01/2024 18:54:52
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr BAPI CHATTERJEE
Mobile: 9051338813

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240334996818	Directorate of Registration & Stamp Revenue	20692
Total			20692

IN WORDS: TWENTY THOUSAND SIX HUNDRED NINETY TWO ONLY.

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

For SANGITAA CONSTRUCTION


Proprietor



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



192023240334996818

GRN Details

GRN: 192023240334996818 Payment Mode: SBI Epay
GRN Date: 03/01/2024 18:54:20 Bank/Gateway: SBIEpay Payment Gateway
BRN : 0417071978627 BRN Date: 03/01/2024 18:54:52
Gateway Ref ID: 240030513082 Method: HDFC Retail Bank NB
GRIPS Payment ID: 030120242033499680 Payment Init. Date: 03/01/2024 18:54:20
Payment Status: Successful Payment Ref. No: 2000008684/4/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr BAPI CHATTERJEE
Address: 309F, HO CHI MINH SARANI SARSUNA KOLKATA-700061
Mobile: 9051338813
Email: SANGITAACONSTRUCTION@GMAIL.COM
Period From (dd/mm/yyyy): 03/01/2024
Period To (dd/mm/yyyy): 03/01/2024
Payment Ref ID: 2000008684/4/2024
Dept Ref ID/DRN: 2000008684/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000008684/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	2000008684/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	13771
			Total	20692

IN WORDS: TWENTY THOUSAND SIX HUNDRED NINETY TWO ONLY.

For SANGITAA CONSTRUCTION

Proprietor



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	2000008684/2024	Office where deed will be registered
Query Date	02/01/2024 11:21:29 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	DIPAK KUMAR DAS ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831877898, Status :Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 13,75,000/-]	
Set Forth value	Market Value	
Rs. 40,00,000/-	Rs. 50,83,428/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,021/- (Article:48(g))	Rs. 13,771/- (Article:E, E, B)	
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, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bakrahat Road, Road Zone : (Bachharpara Road -- Raghunathpur Road Premises Not Located on Road) , , Premises No: 131/2B, , Ward No: 144 Pin Code : 700104

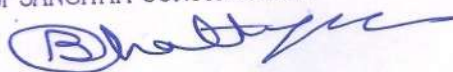
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha 1 Chatak 8 Sq Ft	39,00,000/-	49,78,128/-	Width of Approach Road: 23 Ft.,
Grand Total :				11.6715Dec	39,00,000 /-	49,78,128 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1,00,000/-	1,05,300/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	1,00,000 /-	1,05,300 /-	

AS- 1 of 3

For SANGITAA CONSTRUCTION


Proprietor

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	SAURAV KHANDELWAL Son of PREM NARAYAN KHANDELWAL, 10/16A, SIDDHINATH CHATTERJEE ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BGxxxxxx1N, Aadhaar No.: 97xxxxxxxx9718, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	SANGITAA CONSTRUCTION (Sole Proprietorship) .309F, HO-CHI-MINH SARANI, SANGITAA RESIDENCY, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 PAN No. ACxxxxxx1G, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	BAPI CHATTERJEE Son of MADHUSUDAN CHATTERJEE 309E, HO-CHI-MINH SARANI, SANGITAA RESIDENCY, Block/Sector: B, City:- , P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACxxxxxx1G, Aadhaar No.: 46xxxxxxxx5154	SANGITAA CONSTRUCTION (as PROPRIETOR)

Identifier Details :

Name & address
MOUSUMI ACHARJEE Daughter of Late T.K. ACHARJEE ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of SAURAV KHANDELWAL, BAPI CHATTERJEE

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	SAURAV KHANDELWAL	SANGITAA CONSTRUCTION-11.6715 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	SAURAV KHANDELWAL	SANGITAA CONSTRUCTION-400 Sq Ft

For SANGITAA CONSTRUCTION


 Proprietor


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. : 711440204380 Premises No. : 131/2B Ward No. : 144 Street Name : BAKRA HAT ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SOURAV KHANDELWAL Owner Address : 131/2B, BAKRA HAT ROAD , PLOT-D , P.O.- JOKA, KOLKATA Pin No. : 700104	Character of Premises: Constructed Building Total Area of Land: 07 Cottah, 01 Chatak, 08 SqFeet,

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 01-02-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 01-02-2024)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

For SANGITAA CONSTRUCTION

Proprietor



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BAPI CHATTERJEE
MADHUSUDAN CHATTERJEE
02/11/1968

Permanent Account Number

ACHPC8691G

B Chatterjee

Signature



For SANGITAA CONSTRUCTION

B Chatterjee

Proprietor

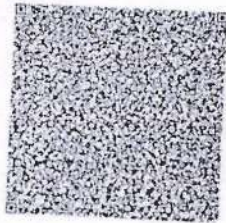


भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 2992/58021/00834

To
Bapi Chatterjee
S/O Madhu Sudan Chatterjee,
309E,
HO-CHI-MINH SARANI,
VTC: Sarsuna,
PO: Sarsuna,
Sub District: Thakurpukur Mahestola,
District: South 24 Parganas,
State: West Bengal,
PIN Code: 700061,
Mobile: 9831809596



Signature Not Verified

Digitally signed by Bapi Chatterjee
UIDAI
Date: 2024.09.19 15:55:32
DN: cn=Bapi Chatterjee

आपका आधार क्रमांक / Your Aadhaar No. :

4623 0733 5154

VID : 9191 9551 4031 2588

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Bapi Chatterjee
Date of Birth/DOB: 02/11/1968
Male/ MALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/
ऑफलाइन एक्सएमएल की स्केनिंग) के साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML).

4623 0733 5154

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना / INFORMATION

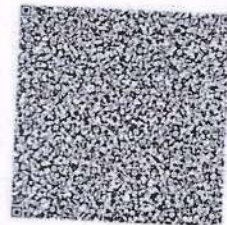
- आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं। जन्मतिथि आधार नंबर धारक द्वारा प्रस्तुत सूचना और विलियमों में विनिर्दिष्ट जन्मतिथि के प्रमाण के दस्तावेज पर आधारित है।
- इस आधार पत्र को यूआईडीएआई द्वारा नियुक्त प्रमाणीकरण एजेंसी के जरिए ऑनलाइन प्रमाणीकरण के द्वारा सत्यापित किया जाना चाहिए या ऐप स्टोर में उपलब्ध एमआधार या आधार क्यूआर कोड स्कैनर ऐप से क्यूआर कोड को स्कैन करके या www.uidai.gov.in पर उपलब्ध सुरक्षित क्यूआर कोड रीडर का उपयोग करके सत्यापित किया जाना चाहिए।
- आधार विशिष्ट और सुरक्षित है।
- पहचान और पते के समर्थन में दस्तावेजों को आधार के लिए नामांकन की तारीख से प्रत्येक 10 वर्ष में कम से कम एक बार आधार में अपडेट कराना चाहिए।
- आधार विभिन्न सरकारी और गैर-सरकारी फायदों/सेवाओं का लाभ लेने में सहायता करता है।
- आधार में अपना मोबाइल नंबर और ईमेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ लेने के लिए एमआधार ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स का उपयोग न करने के समय सुरक्षा सुनिश्चित करने के लिए आधार/बायोमेट्रिक्स लॉक/अनलॉक सुविधा का उपयोग करें।
- आधार की मांग करने वाले सहमति लेने के लिए बाध्य हैं।
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on www.uidai.gov.in.
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:
S/O Madhu Sudan Chatterjee, 309E, HO-
CHI-MINH SARANI, Sarsuna, PO: Sarsuna,
DIST: South 24 Parganas,
West Bengal - 700061



4623 0733 5154

VID : 9191 9551 4031 2588

1947

help@uidai.gov.in

www.uidai.gov.in

For SANGITAA CONSTRUCTION

Bhatterjee

Proprietor

आयकर विभाग
INCOME TAX DEPARTMENT
SAURAV KHANDELWAL



भारत सरकार
GOVT OF INDIA

PREM NARAYAN KHANDELWAL

24/02/1991

Permanent Account Number
BGXPK5911N

*Saurav
Khandelwal*

Signature



07032009

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटायें :
आयकर पैन सेवा इकाई, एन एल डी एल
तीसरी मंजिल, सफायर चेंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

For SANGITAA CONSTRUCTION

Bhushan

Proprietor

आयकर विभाग
INCOME TAX DEPARTMENT
SAURAV KHANDELWAL



भारत सरकार
GOVT OF INDIA

PREMI NARAYAN KHANDELWAL

24/02/1991
Permanent Account Number
BGXP5911N

Saurav
Khandelwal

Signature



07032009

इस कार्ड के खाने / पाने पर कृपया सूचित करें / लीडर :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चेंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
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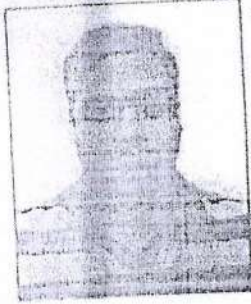
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

For SANGITAA CONSTRUCTION

Proprietor



भारत सरकार



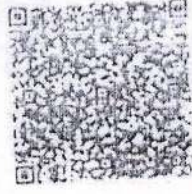
सौरव खंडेलवाल

Saurav Khandelwal

जन्म तिथि/ DOB: 24/02/1992

पुरुष / MALE

9720 1021 9718



मेरा आधार, मेरी पहचान



आधार

पता:

आत्मज: प्रेम नारायण खंडेलवाल,
10/16ए, सिद्धिनाथ चर्चार्जी रोड,
मंटो स्टॉप, बेहाला, बेहाला,
कोलकाता,
वेस्ट बंगाल - 700034

Address

S/O: Prem Narayan
Khandelwal, 10/16A,
Siddhinath Chatterjee Road,
Manton Stop, Behala, Behala,
Kolkata,
West Bengal - 700034



1547
1800 309 1547



help@uidai.gov.in

www

www.uidai.gov.in

P.O. Box No. 1947
Bengaluru-560 691

For SANGITAA CONSTRUCTION

Proprietor

Major Information of the Deed

Deed No :	I-1607-00097/2024	Date of Registration	05/01/2024
Query No / Year	1607-2000008684/2024	Office where deed is registered	
Query Date	02/01/2024 11:21:29 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	DIPAK KUMAR DAS ALIPORE JUDGES COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831877898, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 13,75,000/-]		
Set Forth value	Market Value		
Rs. 40,00,000/-	Rs. 50,83,428/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 13,771/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bakrahat Road, Road Zone : (Bachharpara Road -- Raghunathpur Road Premises Not Located on Road) , , Premises No: 131/2B, , Ward No: 144 Pin Code : 700104

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 :-)		Bastu		7 Katha 1 Chatak 8 Sq Ft	39,00,000/-	49,78,128/-	Width of Approach Road: 23 Ft.,
Grand Total :					11.6715Dec	39,00,000 /-	49,78,128 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1,00,000/-	1,05,300/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	1,00,000 /-	1,05,300 /-	

For SANGITAA CONSTRUCTION



Proprietor

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>SAURAV KHANDELWAL Son of PREM NARAYAN KHANDELWAL 10/16A, SIDDHINATH CHATTERJEE ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BGxxxxxx1N, Aadhaar No: 97xxxxxxxx9718, Status :Individual, Executed by: Self, Date of Execution: 04/01/2024 , Admitted by: Self, Date of Admission: 04/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/01/2024 , Admitted by: Self, Date of Admission: 04/01/2024 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>SANGITAA CONSTRUCTION 309F, HO-CHI-MINH SARANI, SANGITAA RESIDENCY, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 , PAN No.:: ACxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>BAPI CHATTERJEE (Presentant) Son of MADHUSUDAN CHATTERJEE 309E, HO-CHI-MINH SARANI, SANGITAA RESIDENCY, Block/Sector: B, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx1G, Aadhaar No: 46xxxxxxxx5154 Status : Representative, Representative of : SANGITAA CONSTRUCTION (as PROPRIETOR)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>MOUSUMI ACHARJEE Daughter of Late T.K. ACHARJEE ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027</p>			
Identifier Of SAURAV KHANDELWAL, BAPI CHATTERJEE			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SAURAV KHANDELWAL	SANGITAA CONSTRUCTION-11.6715 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	SAURAV KHANDELWAL	SANGITAA CONSTRUCTION-400.00000000 Sq Ft

For SANGITAA CONSTRUCTION



Proprietor

For SANGITAA CONSTRUCTION



Proprietor

Endorsement For Deed Number : I - 160700097 / 2024

On 02-01-2024

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 50,83,428/-



Sourav Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 04-01-2024

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

Presented for registration at 14:30 hrs on 04-01-2024, at the Private residence by BAPI CHATTERJEE ,

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

Execution is admitted on 04/01/2024 by SAURAV KHANDELWAL, Son of PREM NARAYAN KHANDELWAL, 10/16A, SIDDHINATH CHATTERJEE ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business

Indetified by MOUSUMI ACHARJEE, , Daughter of Late T.K. ACHARJEE, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 04-01-2024 by BAPI CHATTERJEE, PROPRIETOR, SANGITAA CONSTRUCTION (Sole Proprietorship), 309F, HO-CHI-MINH SARANI, SANGITAA RESIDENCY, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061

Indetified by MOUSUMI ACHARJEE, , Daughter of Late T.K. ACHARJEE, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Md Shadman
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 05-01-2024

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 13,771.00/- (B = Rs 13,750.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 13,771/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/01/2024 6:54PM with Govt. Ref. No: 192023240334996818 on 03-01-2024, Amount Rs: 13,771/-, Bank: SBI EPay (SBIPay), Ref. No. 0417071978627 on 03-01-2024, Head of Account 0030-03-104-001-16

For SANGITAA CONSTRUCTION



Proprietor

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 360982, Amount: Rs.100.00/-, Date of Purchase: 07/12/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/01/2024 6:54PM with Govt. Ref. No: 192023240334996818 on 03-01-2024, Amount Rs: 6,921/-, Bank: SBI EPay (SBlePay), Ref. No. 0417071978627 on 03-01-2024, Head of Account 0030-02-103-003-02



Md Shadman

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BEHALA

South 24-Parganas, West Bengal

For SANGITAA CONSTRUCTION



Proprietor

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2024, Page from 2837 to 2863

being No 160700097 for the year 2024.



Digitally signed by SOURAV CHAKRABORTY
Date: 2024.01.08 15:43:42 +05:30
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 08/01/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

For SANGITAA CONSTRUCTION

Proprietor