

9750/21

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M 110994

Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

[Signature]
District Sub-Register
Alipore, South 24-parganas

08 OCT 2021

SUPPLEMENTARY DEVELOPMENT AGREEMENT-CUM-

POWER OF ATTORNEY

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT -

CUM-POWER OF ATTORNEY is made on this 8th day of

October, 2021 (Two thousand twenty one)

B E T W E E N

[Handwritten signature]
2/1999520

297

05 OCT 2021

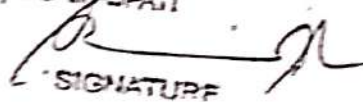
500/-



NO. _____ DATE _____ PS _____
 NAME Sumohan Construction
 ADDRESS 42/2 J.N. Mustrip Lane

ALIPORE JUDGES COURT
 A.K. SAMALPATI

102-27


 SIGNATURE



Handwritten notes:
 1/20/21
 20 Sumi Chakraborty
 Alipore
 CE 2

DISTRICT SUB REGISTRAR - III
 SOUTH 27 PGS., ALIPORE
 8 OCT 2021

SUMUKHAA CONSTRUCTION, PAN - ABGFS0602R, a Partnership Firm, having its Principal Official address at 10, Canning Street, P.S. Hare Street, Kolkata 700 001, represented by its Partners 1) RAHUL BAID, PAN - AFZPB3269G, son of Karan Singh Baid, and 2) SAURABH BAID, PAN - AGEPB7177P, son of Anand Singh Baid, both of 10, Canning Street, P.S. Hare Street, Kolkata 700 001, hereinafter called the "OWNER/FIRST PARTY" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed mean and including its successors-in-office and/or assigns) of the FIRST PART.

AND

M/S LOKENATH CONSTRUCTION, having its office at 8B, Braun Feld Row, P.S. Ekbalpore, Kolkata - 700027, a Proprietorship Firm, represented by its Proprietor SRI JALADHAR CHATTERJEE, PAN - AFKPC4216P, son of late Ambika Charan Chatterjee, of 76, Braun Field Row, P.S. Ekbalpore, Kolkata - 700027, hereinafter called and referred to the "DEVELOPER/SECOND PARTY" (which term or



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SECTION 24 - CS, ALIPORE
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expression shall unless excluded by or repugnant to the subject or context be deemed mean and including its successors-in-office and/or assigns) of the OTHER PART.

WHEREAS the owner Sumukhaa Construction the first party herein while absolute owner in respect of two properties being no. 42A, Jainuddin Mistry Lane, P.S. Chetla, Kolkata - 700 027, and another property being Premises no. 42D, Jainuddin Mistry Lane, P.S. Chetla, Kolkata - 700 027, has executed and registered a Development Agreement dated 25th August, 2017 with the second party M/S Lokenath Construction and the said Development Agreement was registered at the office of Addl. District Sub-Registry Office of the A.D.S.R. Alipore and recorded in Book no.1, Volume no.1605-2017, Pages from 146886 to 146927, Being no. 160505449, for the year 2017 and to facilitation for Development works in respect of the two premises a registered General Power of Attorney was executed on 25th August, 2017 in favour of Constituted Attorney SRI JALADHAR CHATTERJEE, PAN - AFKPC4216P, son of late Ambika Charan Chatterjee, of 76, Braun Field Row, P.S. Ekbalpore, Kolkata - 700027, who is the proprietor of M/S Lokenath Construction, the



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second party herein. The said General Power of Attorney was registered at the office of Addl. District Sub-Registrar Office Alipore, South 24 Parganas and recorded in Book no.1, Volume no.1605-2017, Pages from 147627 to 147642, Being no. 160505452, for the year 2017.

AND WHEREAS due to various problem as well as Covid-19, the Developer /second party herein could not be able to develop the property by raising new building though the second party has taken all efforts for construction works.

AND WHEREAS subsequently the developer thought that the Premises no. 42A, Jainuddin Mistry Lane are required more landed area to fulfill all requirements as per terms settled in the existing Development Agreement and accordingly the owner through Constituted Attorney JALADHAR CHATTERJEE has purchased the adjacent property being Premises no.42B, Jainuddin Mistry Lane, P.S. Chetla, Kolkata – 700 027, the land admeasuring about more or less 1 cottah 9 chittaks from the rightful owner Sri Sumitabha Nandi as well as Sri Amitabha Nandi by a registered Deed of Conveyance dated 28th May, 2019,



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which was registered in the office of the Addl. Registrar of Assurance-IV, Kolkata, office of the A.R.A. Kolkata, West Bengal the said Deed of Purchase has been recorded in Book no.1, Volume no.1904-2019, Pages from 306384 to 306420, Being no.190406495, for the year 2019.

AND WHEREAS after acquisition of the said property being Premises no. 42B, Jainuddin Mistry Lane, the Developer / second party herein have duly Amalgamated in two Premises being Premises no.42A and 42B, Jainuddin Mistry Lane into one unit in the office of the Kolkata Municipal Corporation, K.M.C. Ward no.82, and after Amalgamation both the two premises amalgamated into one Premises being renumbered as Premises no.42B, Jainuddin Mistry Lane, P.S. Chetla, Kolkata - 700 027, being Assessee no. 110820800916 by initiating an amalgamation Case No. M/082/22-Aug.-19/2798 by the Kolkata Municipal Corporation and vide Letter dated 21.11.2019 issued by the K.M.C. (Asst. Assessor Collector (s) Division No. 28B, being Official Letter No. A.C. (S)/XXVIII/082/519/19-20, in favour of Sumukha Construction, the owner/first party herein informing that both the Premises no. 42A and 42B, Jainuddin Mistry Lane,



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Chetla, Kolkata – 700 027, have been amalgamated to one unit being renumbered as Premises no.42B, Jainuddin Mistry Lane, Chetla, Kolkata – 700 027.

AND WHEREAS the entire Premises no. 42B, total land at present measuring about 5 cottahs 9 chittaks with a building plan which has been sanctioned by the Kolkata Municipal Corporation being Building Permit No. 2020090005, dated 19.06.2020, K.M.C. Borough no. IX, for raise G+4 storied building.

AND WHEREAS the developer has already started the construction work on the land being Premises no.42B, Jainuddin Mistry Lane, P.S. Chetla, Kolkata – 700 027, in accordance with the K.M.C. Sanctioned Building Plan.

AND WHEREAS the developer has already incurred huge expenses for acquisition of the property being Premises no.42B, Jainuddin Mistry Lane having the land admeasuring about 1 (one) cottah 9 (nine) chittaks with tiled shed structure. The tiled structure has been dismantled and the property is under new construction.



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AND WHEREAS the second party developer has acquired substantial interest over the said property being Premises no.42B, Jainuddin Mistry Lane, P.S. Chetla, Kolkata – 700 027.

AND WHEREAS as per previous allocation as fully mentioned in the Development Agreement dated 28th day of August,2017 the allocation of the Developer and owner will be changed for the present moment after amalgamation of Premises no. 42A and 42B, Jainuddin Mistry Lane, Kolkata – 700 027.

AND WHEREAS the developer shall have right to sale, transfer the flat in respect of owners' allocation as fully mentioned in the Schedule – "B" hereunder to his nominee or any intending purchaser as his own choice.

AND WHEREAS from the sale proceed, in respect of owners' allocation the developer shall pay and or deposit the sum of Rs.30,00,000/- (Rupees Thirty Lakhs) only by installment either cash or cheque in favour of the owner consequently the owner shall not claim in future in respect of the owners' allocation as mentioned in the Schedule – "C" of the



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Development Agreement dated 28th day of August, 2017 made in between owner and the developer herein, which also mentioned in Schedule – "B" of this Supplementary Agreement. The mode of payment will be as follows :-

<u>Particulars</u>		<u>Amount (Rs.)</u>
1) 1 st installment will be paid at the time of Execution and Registration of this Supplementary Development Agreement and Power of Attorney	..	15,00,000/-
2) 2 nd installment i.e. final payment (balance amount) will be paid by 31 st day of March, 2022	..	15,00,000/-
		Total Rs.30,00,000/- =====

(Total Rupees Thirty Lakhs only)

AND WHEREAS if as mentioned in point no.2 of particulars herein above, if the PDC cheque, amounting to Rs.15,00,000/- (Rupees Fifteen Lakhs) only, given by the Developer to the owner/first party are dishonoured by the Bank, due to reason, whatsoever, then and in the case, this agreement, preceded by all other related agreements, will stand cancelled, forthwith and



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the owner/first party will become the absolute and undisputed owner of the property, in question.

AND WHEREAS as per the Power of Attorney dated 25th August, 2017, the attorney shall act and abide as per the clause enumerated in the said Power of Attorney in respect of the Development works in both the Premises as fully mentioned in the Schedule - "A" & "B" hereunder written and also to do the following acts, deeds, etc.

- I. To appear before and execute all formalities (Deeds/Matters/Things) before the Kolkata Municipal Corporation for mutation etc. Placing the plan for approval and to process all sorts of work for obtaining the plan and to sign all the papers and documents in my favour and also for K.I.T., K. M.D.A., and Kolkata Municipal Corporation and other statutory bodies etc. in connection with any matters and/or allied matters.
- II. To appear before the C.E.S.C. in our favour and to install electricity in the said proposed flat and to appear before



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the Water Supply Department for Water connection in the premises and Telephone Department for Telephone connection.

- III. To institute, commence, prosecute, carry or defend or resist and represent in all suits and other action or proceedings or be added as a party or be non suited or withdraw the same concerning the said land and any space or part thereof or concerning anything in which we are the party in any Court in Civil, Criminal, Revenue or Revisional Jurisdiction or Special Jurisdiction on the Hon'ble High Court under Article 226 and 227 of the Constitution etc. before Income Tax, Wealth Tax, Sales Tax Authorities in whatsoever purposes and to sign and verify all claims, written statements, accounts, inventory accept services of all summon and notices and other judicial processes.
- IV. To execute any Judgement Decree or Order and to appoint or engage Solicitor, Pleader, Counsel or Advocate and to sign and to execute any Vakalatnama Warrant of Attorney



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or act or plead as ourselves could be personally do in respect of the property.

V. To settle, adjust, compound, compromise or submit to Arbitration all actions, suits, accounts, claims and disputes between or any person/persons to compound of comprise the same relating to the said land and flats and maintenance over the said property.

VI. To negotiate on terms for and to agree and to sell of the said land with new building, structure, flats, shops, etc. with any space with share of land and/or any part or parts thereof to be lying or situated with common spaces or share etc. in the said premises to any purchaser or purchasers either for space or spaces with any part of the said land and to receive advance from the Buyer / Buyers.

VII. To collect the maintenance charges, service charges or whatsoever charges from the intending purchaser / purchasers as they thinks fit.



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VIII. To agree upon and to enter into any agreement or agreements for such sale/sales of the proportionate share of land and/or with infrastructures and/or repudiate the same.

IX. To receive from the intending purchaser or purchasers any booking money and/or earnest money or advance or advances and also the balance of the purchaser money and to give valid receipt and discharging for the same which will pretext the purchaser or purchasers without seeing the application of the money and the same liable to be deposited in the Bank Account of the owner.

X. To sign and to execute and to deliver by us any conveyance or conveyances for the selling of land or any part thereof or new building to be sold by the Attorney from the said property in favour of the purchaser or purchasers and the Attorney hereby undertake to clarify all those accounts.



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XI. Be it noted that Power of Attorney is being granted in favour of the said Attorney without any consideration and no right title and interest is created in favour of the Attorney on the property which is the subject matter of this Power of Attorney and Further that the said Attorney shall hereby obtain any right to make any construction or Development work on the said property.

XIII. All the receivable will be received in our names and all the expenses will be borne by us, the executant.

AND we, hereby agree to ratify and confirm all and whatsoever other act or acts the said Attorney shall lawfully do execute or perform or cause to be done, executed or performed in connection with the sake of the said proportionate shares of land with infrastructures together with the easement right of common space whether jointly or severally under and by virtue of this Deed though no express Power of Attorney in that behalf is hereunder provided AND the Attorney hereby undertake to clarify that all accounts in respect of sale proceed in



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favour of us. And also be liable to deposit the sale proceeds in our Bank Account.

SCHEDULE - 'A' ABOVE REFERRED TO

(Description of Premises)

ALL THAT the piece and parcel of land admeasuring 5 (five) cottahs 9` (nine) chittaks, a bit more or less together with the structure standing thereon lying and situate at the Premises No.42B, Jainuddin Mistry Lane, Kolkata - 700 027, Police Station Chetla, Kolkata Municipal Corporation Ward No.82, District Registration Office at Alipore, District - South 24 Parganas, butted and bounded in the manner as follows :-

ON THE NORTH : By Premises No.40/1B,
Jainuddin Mistry Lane.

ON THE SOUTH : By Gobinda Auddy Road.

ON THE EAST : By Jainuddin Mistry Lane.

ON THE WEST : Premises No.42D,
Jainuddin Mistry Lane.



~~DISTRICT SUB REGISTRAR
SOUTH ZA PGB. ALIGARH~~

8 OCT 2021

SCHEDULE - 'B' ABOVE REFERRED TO

(Owner's allocation)

The owner shall be allotted one self contained flat measuring about 1000 square feet SBA in the second floor (North-Eastern portion) of the proposed multistoried building to be erected upon the **SCHEDULE - 'A'** property in accordance with the Sanction Building Plan of K.M.C. together with undivided proportionate share of land described in the **SCHEDULE - 'A'** written herein above along with to use the common parts and portions of the said building described in the **SCHEDULE - 'D'** and common expenses as mentioned in the **SCHEDULE - "E"** written hereunder commonly with the Developer and his nominees.

THE SCHELDULE - "C" ABOVE REFERRED TO

(Description of the Developer's Allocation)

ALL THAT balance constructed areas after allocating the owner's allocation described in the **SCHEDULE- 'B'** written herein in consisting of several self-contained flats in habitable



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condition together with garage/open car parking space , shop room, etc. if any on the ground floor of the proposed new building or buildings to be erected upon the aforesaid SCHEDULE- 'A' property in accordance with the KMC sanctioned building plan and specifications together with undivided impartible proportionate share of land described in the SCHEDULE- 'A' written hereinabove altogether with the common right to use with the Owners, the common parts and portions of the building.

THE SCHEDULE - "D" ABOVE REFERRED TO

(The Common Portions)

1. Entrance and exit and roof of the building.
2. Boundary walls and main gate.
3. Entrance lobby, electric utility space.
4. Water pump space.



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5. Staircase and lift landing on the ground floor.
6. Drainage and sewerage line and other installations for the same except only those which are installed within the exclusive area of any unit exclusively for its use.
7. Electric Sub-Station and electrical wirings and other fittings exclusively only those as are installed within the exclusive area of any unit exclusively for its use.
8. Water pump, water reservoir, together with all common plumbing installation for carriage of water excluding only such parts of installations and fittings as are exclusively within and for the unit.
9. Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or around the land and buildings are necessary for passage to and/or user of the units in common by the co-Owners.
10. The ultimate roof.



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11. The area of common portion may be varied or decreased as per the further modification and/or change the plan for making further construction before delivery of possession.

SCHEDULE - "E" REFERRED TO AS ABOVE

(Common expenses)

1. The expenses of maintaining, repairing, redecorating etc. of the building, gutters and rain water pipes of the building, water pipes, sanitary pipes, gas pipes and electric pipes, wires and installation, under or upon the building and enjoyed or used by the purchaser in common with the Owners and the other occupier/ purchaser and the main entrance, passage, landing and staircase of the building as enjoyed by the purchaser or used by the Purchaser in common as aforesaid and the boundary walls of the premises and its compound etc.
2. The costs of cleaning and lighting the passage landing staircase and other parts of the building and enjoyed or used by the purchaser/s in common as aforesaid.
3. The costs of the decorating the exterior of the building.



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4. The costs or the salaries of care-takers, clerks, bill collector, chowkidars, sweepers, malis, mistries etc. if any, to be appointed by the Association of the Owners of the flat and before formation of such Association by the Owners.
5. The costs of working and maintenance of light and service charges of the common areas and facilities.
6. The costs of working and maintenance of pump and equipments.
7. Municipal and other taxes and/or any levies.
8. Insurance of the building and pumps against all types of risks.
9. Capital or recurring expenditure for replacement of all or any item comprised in the general common parts and portions and common facilities.
10. Common other expenses as necessary or incidental for the maintenance of the said building and/or other taxes until separately assessed.



DISTRICT SUB-REGISTRAR
SOUTH 24 PARGANAS
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IN WITNESS WHEREOF the parties hereto have put their respective signature and seals on the day, the month and the year first above written.

SIGNED, SEALED & DELIVERED

In the presence of WITNESSES :-

1. Sukumar Das
6/13, B.K.T.P. Housing
Anandapur
Kolkata - 700107.
MOB - 9088013420

Rahul Baid

SUMUKHAA CONSTRUCTIONS

Saurabh Baid

Partner

SIGNATURE OF THE OWNER

2. Karan Baid
10, Canning Street
Kolkata - 700001
9831041971

Jaladhar Chatterjee

Lokenath Construction

SIGNATURE OF THE DEVELOPER ^{Proprietor}

Drafted by :-

Arora Bengurata.

Advocate

Alipore Judges' Court,
Kolkata - 700 027. F/1456/2008

Computer typed by :-

Sudip Dalui
Alipore Judges' Court,
Kolkata - 700 027.



DISTRICT SUB REGISTRAR -III
SOUTH 2; P.G.S., ALIPORE
8 OCT 2021



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name RAHUL BAID

Signature *Rahul Baid*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SAURESH BAID

Signature *Sauresh Baid*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name JALDHAR CHATTERJEE

Signature *Jaldhar Chatterjee*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature



DISTRICT SUB REGISTRAR - III
SOUTH 24 PGS. ALIPORE
8 OCT 2021



ভারত সরকার

Government of India

সৌরভ বৈদ

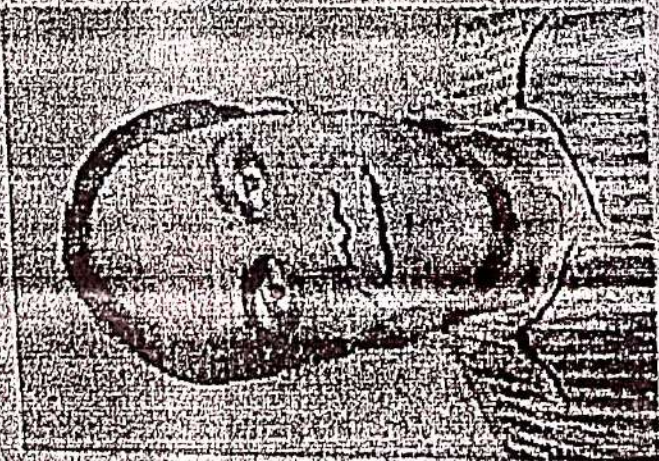
Saurabh Baid

পিতা : অনন্দ সিং বৈদ

Father : Anand Singh Baid

জন্মতারিখ / DOB : 11/08/1983

পুরুষ / Male



7032 2536 4502




আধার

— সাধারণ মানুষের

অধিকার




www.uidai.gov.in help@uidai.gov.in 1800 500 1947

7032 2536 4502

Address: 6/1/1, QUEENS PARK, Ballyunge, Kolkata, West Bengal, 700019

Address: 6/1/1, ফকির মার্গ, বালিগঞ্জ, কোলকাতা, পশ্চিম বঙ্গ, 700019

Unique Identification Authority of India 

ভারতীয়唯一標識管理局

आयकर विभाग
INCOME TAX DEPARTMENT
SAURABH BAID
ANAND SINGH BAID
11/08/1983
Permanent Account Number
AGEPB7177P
Signature
भारत सरकार
GOVT. OF INDIA


23082006

Saurabh Baid



**INDIAN DIVISION DRIVING LIC
WEST BENGAL STATE**

VB-2020070098894 Issue Dt: 20-03-2007
 Name: BUKROM ROY
 S/D/W of: S ROY
 Blood Gr.: U
 Address: KALLIA RPS PALLY PS, TIRUKUR KOL 104

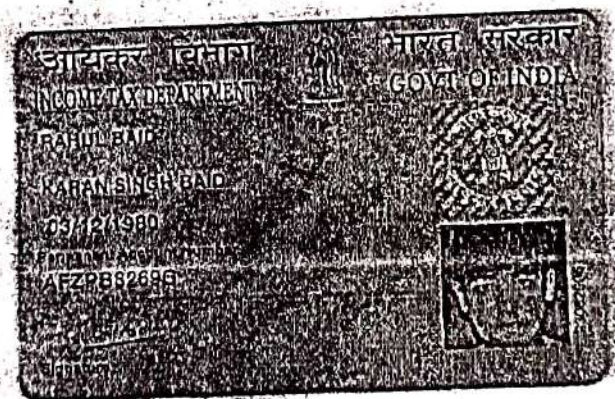


Authorised to Drive Throughout India
 Vehicle Class: MCWG
 Validity: 20/03/2007
 Trans: LMVLT
 22/11/2016
 App No: 53184718
 Print Date: 02/12/2016

Signature of
 Holder's Sign

 L Authority
 South 24 PGS







भारत सरकार

GOVERNMENT OF INDIA



Jaladhar Chatterjee
Date of Birth/DOB: 03/01/1962
Male/ MALE



3894 5185 6031

NERA AADHAAR, MERI PEHCHAN

94



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :

S/O Ambika Charan Chatterjee, 76,
BRAUN FELD ROW, Alipore, Kolkata,
West Bengal - 700027



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



भारत सरकार
Unique Identification Authority of India
Government of India

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 1528/20019/00672

To
Rahul Baid
S/O: Karan Singh Baid
ABHAY KUNJ 8/1/1, QUEENS PARK
Balygunge
Balygunge
Circular Avenue-Kolkata
West Bengal 700019
9433095121
MD576056520FH

03/08/2017
57605652



आपका आधार क्रमांक / Your Aadhaar No. :

2558 2797 8147

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Rahul Baid
Father: Karan Singh Baid
DOB: 03/12/1980
Male



2558 2797 8147

मेरा आधार, मेरी पहचान

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

JALADHAR CHATTERJEE

AMBIKA CHATTERJEE

03/01/1962

Permanent Account Number

AFKPC4216P

Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड खो जाने वा कृपया सूचित करें/ लौटाएं।
आयकर पैन सेवा यूनिट, UTIISL,
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

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

GRN Details

GRN: 192021220094291128 Payment Mode: Online Payment (SBI Epay)
GRN Date: 07/10/2021 09:32:26 Bank/Gateway: SBIEpay Payment Gateway
BRN: 8653381827015 BRN Date: 07/10/2021 09:10:55
Gateway Ref ID: 704434355 Method: Central Bank of India - Retail NB
Payment Status: Successful Payment Ref. No: 2001999520/4/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: JALADHAR CHATTERJEE
Address: ALIPORE
Mobile: 9903449661
EMail: shankarit2122@gmail.com
Depositor Status: Attorney of Claimant
Query No: 2001999520
Applicant's Name: Mr BIKROM ROY
Identification No: 2001999520/4/2021
Remarks: Sale, Development Power of Attorney

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001999520/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	39571
2	2001999520/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	15028
Total				54599

IN WORDS: FIFTY FOUR THOUSAND FIVE HUNDRED NINETY NINE ONLY.

Major Information of the Deed

Deed No.	I-1603-09430/2021	Date of Registration	08/10/2021
Query No./Year	1603-2001999520/2021	Office where deed is registered	
Query Date	01/10/2021 9:54:05 PM		1603-2001999520/2021
Applicant Name, Address & Other Details	BIKROM ROY ALIPURE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433207122, Status : Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]		
Set Forth value	Market Value		
Rs. 30,00,000/-	Rs. 1,65,04,768/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 40,071/- (Article:48(g))	Rs. 15,060/- (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:- Alipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jainuddin Mistry Lane, , Premises No: 82, , Ward No: 082 Pin Code : 700027

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	Set Forth Value (In Rs)	Market Value (In Rs)	Other Details
L1	(RS :-)		Bastu	5 Katha 9 Chatak	30,00,000/-	1,65,04,768/-	Width of Approach Road: 25 Ft.,
Grand Total :				9.1781Dec	30,00,000 /-	165,04,768 /-	






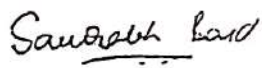
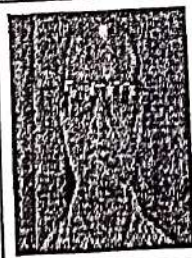


Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	SUMUKHAA CONSTRUCTION 10 CANNING STREET, City:- Kolkata, P.O:- CANNING STREET, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: ABxxxxx2R, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

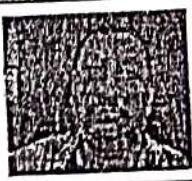


Attorney Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	M S LOKENATH CONSTRUCTION 76 BRAUN FIELD ROW, City:- , P.O:- EKBALPUR, P.S:-Ekbalpore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 , PAN No.:: AFxxxxx6P, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Identifier Details :

Name	Photo	Finger Print	Signature
1 RAHUL BAID Son of ANAND SINGH BAID Date of Execution - 08/10/2021, , Admitted by: Self, Date of Admission: 08/10/2021, Place of Admission of Execution: Office	 Oct 8 2021 11:42AM	 LTI 08/10/2021	 08/10/2021
10 CANNING STREET, City:- Kolkata, P.O:- HARE STREET, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx9G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SUMUKHAA CONSTRUCTION (as PARTNERS)			
2 SAURABH BAID Son of ANAND SINGH BAID Date of Execution - 08/10/2021, , Admitted by: Self, Date of Admission: 08/10/2021, Place of Admission of Execution: Office	 Oct 8 2021 11:43AM	 LTI 08/10/2021	 08/10/2021
10 CANNING STREET, City:- Kolkata, P.O:- HARE STREET, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx7P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SUMUKHAA CONSTRUCTION (as PARTNERS)			
3 JALADHAR CHATTERJEE (Presentant) Son of Late AMBIKA CHARAN CHATTERJEE Date of Execution - 08/10/2021, , Admitted by: Self, Date of Admission: 08/10/2021, Place of Admission of Execution: Office	 Oct 8 2021 10:38AM	 LTI 08/10/2021	 08/10/2021
76 BRAUN FIELD ROW, City:- , P.O:- EKBALPORE, P.S:-Ekbalpore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx6P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M S LOKENATH CONSTRUCTON (as PROPERTIES)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BIKROM ROY Son of Mr SWARAJ ROY ALIPURE JUDGES COURT, City:- , P.O:- ALIPURE, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			

08/10/2021

08/10/2021

08/10/2021

...er Of RAHUL BAID, SAURABH BAID, JALADHAR CHATTERJEE

Endorsement For Deed Number : I - 160309430 / 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.

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

Presented for registration at 10:30 hrs on 08-10-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by JALADHAR CHATTERJEE ,,

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,65,04,768/-

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

Execution is admitted on 08-10-2021 by RAHUL BAID, PARTNERS, SUMUKHAA CONSTRUCTION, 10 CANNING STREET, City:- Kolkata, P.O:- CANNING STREET, P.S:-Hare Street, District-Kolkata, West Bengal, India, PIN:- 70000

Identified by Mr BIKROM ROY, , , Son of Mr SWARAJ ROY, ALIPURE JUDGES COURT, P.O: ALIPURE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Execution is admitted on 08-10-2021 by SAURABH BAID, PARTNERS, SUMUKHAA CONSTRUCTION, 10 CANNING STREET, City:- Kolkata, P.O:- CANNING STREET, P.S:-Hare Street, District-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr BIKROM ROY, , , Son of Mr SWARAJ ROY, ALIPURE JUDGES COURT, P.O: ALIPURE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Execution is admitted on 08-10-2021 by JALADHAR CHATTERJEE, PROPERTIES, M S LOKENATH CONSTRUCTON, 76 BRAUN FIELD ROW, City:- , P.O:- EKBALPUR, P.S:-Ekbalpore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027

Identified by Mr BIKROM ROY, , , Son of Mr SWARAJ ROY, ALIPURE JUDGES COURT, P.O: ALIPURE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,060/- (B = Rs 15,000/- ,E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 15,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/10/2021 9:34AM with Govt. Ref. No: 192021220094291128 on 07-10-2021, Amount:Rs: 15,028/-, Bank: SBI EPay (SBlePay), Ref. No. 8653381827015 on 07-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,071/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 39,571/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no M110994, Amount: Rs.500/-, Date of Purchase: 05/10/2021, Vendor name: A K Samajpati

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/10/2021 9:34AM with Govt. Ref. No: 192021220094291128 on 07-10-2021, Amount Rs: 39,571/-, Bank: SBI EPay (SBlePay), Ref. No. 8653381827015 on 07-10-2021, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 268712 to 268746
being No 160309430 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.10.27 18:17:19 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/10/27 06:17:19 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)