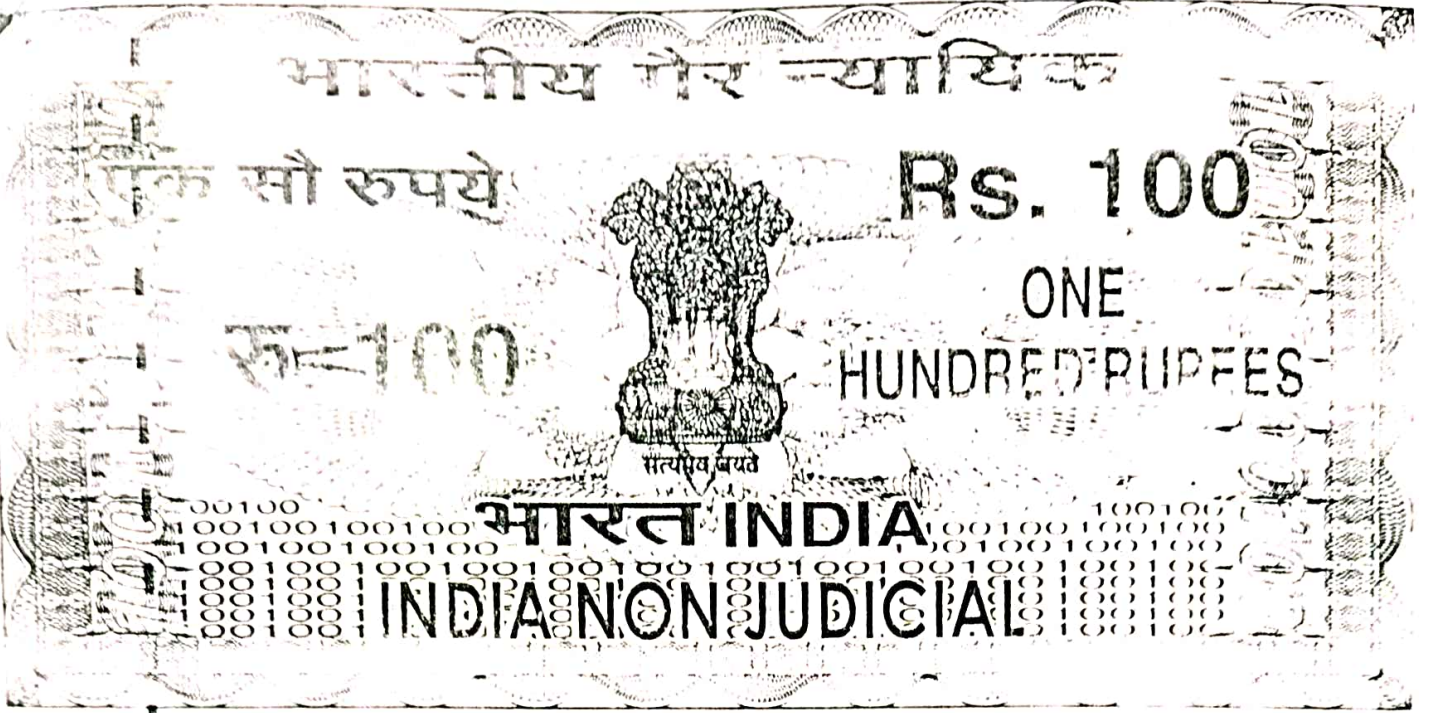


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D-18271/23



पश्चिम बंगाल WEST BENGAL

2/2948880/23

AK 499057

Certified that the document is admitted to registration, the signature sheet/sheets & the encroachment sheet or sheets attached with this document are the part of this documents.

*[Signature]*

Additional District Sub-Registrar  
Rajarhat New town, North 24-Pgs.

13 DEC 2023

**SUPPLYMENTARY DEVELOPMENT AGREEMENT**

THIS SUPPLYMENTARY DEVELOPMENT AGREEMENT is made on this the 06<sup>th</sup> day of December in the year of Two Thousand and Twenty Three (2023).

**BETWEEN**

1) SMT. JAYA CHATTERJEE, (PAN - ARNPC8308H), (Aadhaar No. 5119 9285 7886), Wife of Sri Krishna Das Chatterjee and Daughter of Late Sambhunath Banerjee, residing at Sri Arabinda Sarani, P.O - Hatkhola, P. S. - Shyampukur, Kolkata -700005, Occupation - House Wife, (2) SRI

55 01/12/2023

কস জাঃ মূল্য 100f

ক্রেতার নাম ও মা

ক্রোক ডেপুটার নাম

বিধান নম্বর, সফটওয়্যার নম্বর ও ডি.এস. নম্বর

এই ক্রোকের ক্রম নং

চালান নং

ক্রোকেরি-বারাকপুর, ক্রেতার-মিতা দেব

Debasish Banerjee  
Reckjoani, Rajarhat,  
Kolkata-700135

17 NOV 2023

998000

Jya. Chatterjee



10128

Jya. Chatterjee



10129

Debasish Banerjee



10130

Dally Mukherjee

Additional District Sub-Registrar,  
Rajarhat, New Town, Kolkata-700135

06 DEC 2023

( 2 )

DEBASISH BANERJEE, (PAN - BWFPB6878R), (Aadhaar No. 3645 4669 1033), son of Late Sambhu Nath Banerjee, residing at Reckjoani, P.O. & P.S. - Rajarhat, Kolkata - 700135, in the District of North 24 Parganas, State - West Bengal, Occupation - Business, (3) SMT. DOLLY MUKHERJEE, (PAN - BXXPM4021J), (Aadhaar No. 3186 7067 8035), Wife of Sri Subhendu Mukhrejee, residing at Reckjoani, P.O. & P.S. - Rajarhat, Kolkata - 700135, in the District of North 24 Parganas, State - West Bengal, Occupation - House Wife, (4) MALLIKA BANERJEE, (PAN - DPDPB5551Q), (Aadhaar No. 9435 6575 5266), Daughter of Late Sambhunath Banerjee, residing at Reckjoani, P.O. & P.S. - Rajarhat, Kolkata - 700135, in the District of North 24 Parganas, State - West Bengal, Occupation - House Wife, hereinafter collectively referred to as the LAND OWNERS (which terms or expression unless excluded by or repugnant to the subject or context, shall mean to include each of their heirs, successors, executors, representatives, administrative and assigns) of the ONE PART.

AND

"M/S BASU AND HAJRA BUILDERS" (PAN - AAHFB5060E), a Partnership Firm having its registered office at Kanjialpara, K.C. Paul Apartment, P.O. & P.S. - Rajarhat, Kolkata - 700135, represented by its partners namely 1) SRI ARUP BOSE alias ARUP BASU, (PAN - AKCPB8183H), (Aadhaar No. - 9487 3841 6049), son of Late Indu Bhusan Basu and 2) SRI SUSANTA HAJRA, (PAN - ABVPH6662F), (Aadhaar No. - 9731 9430 3515), son of Late Surendra Nath Hajra, both are residing at Kanjialpara, P.O. & P.S. - Rajarhat, in the District of North 24 Parganas, Kolkata - 700135, State - West Bengal, both are by

(3)

faith - Hindu, by Nationality - Indian, by occupation - Business, hereinafter referred to and called as the "DEVELOPER/PROMOTER" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its legal representative in office and assigns) of the OTHER PART.

WHEREAS Said The Land Owners Smt. Jaya Chatterjee, Sri Debasish Banerjee, Smt. Dolly Mukherjee and Mallika Banerjee (present Land Owners 1 to 4 herein) are absolute owners of Bastu land measuring an area of 02.14 (Two point One Four) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 8178, measuring an area of 02.14 (Two point One Four) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 8177, measuring an area of 02.14 (Two point One Four) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 8179, measuring an area of 02.12 (Two point One Two) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 8180, measuring an area of 0.468 (point Four Six Eight) Decimals of land in R.S. & L.R. Dag No. 1313/1815, under L.R. Khatian No. 8178, measuring an area of 0.468 (point Four Six Eight) Decimals of land in R.S. & L.R. Dag No. 1313/1815, under L.R. Khatian No. 8177, measuring an area of 0.4695 (point Four Six Nine Five) Decimals of land in R.S. & L.R. Dag No. 1313/1815, under L.R. Khatian No. 8179, measuring an area of 0.4695 (point Four Six Nine Five) Decimals of land in R.S. & L.R. Dag No. 1313/1815, under L.R. Khatian No. 8180, measuring an area of 0.7512 (point Seven Five One Two) Decimals of land in R.S. & L.R. Dag No. 1312, under L.R. Khatian No. 8178, measuring an area of 0.7512 (point Seven Five One Two) Decimals of land in R.S. & L.R. Dag No. 1312, under L.R. Khatian No. 8177, measuring an area

(4)

of 0.7488 (point Seven Four Eight Eight) Decimals of land in R.S. & L.R. Dag No. 1312, under L.R. Khatian No. 8179, measuring an area of 0.7488 (point Seven Four Eight Eight) Decimals of land in R.S. & L.R. Dag No. 1312, under L.R. Khatian No. 8180, under Sabek Khatian No. 1318, R.S. Khatian No. 1467, total measuring an area 13.415 (Thirteen point Four One Five) Decimals more or less, situated at Mouza - Reckjoani, J.L. 13, Re. Sa. 198, Touzi 2998 at present 10, Pargana Kolikata, P.S. Rajarhat, A.D.S.R. Office Bidhannagar (Salt Lake City) at present A.D.S.R. Office Rajarhat, under local limit of Rajarhat Bishnupur I No. Gram Panchayet, in the District of North 24 Parganas. The original land lord which is the Government of West Bengal represented by the Collector of the North 24 Parganas.

<u>Land Owner</u>	<u>R.S. &amp; L.R.</u>	<u>L.R.</u>	<u>Area</u>
<u>Name</u>	<u>Dag No.</u>	<u>Khatian No.</u>	<u>Decimals</u>
Jaya Chatterjee	1313	8178	02.14
Debasish Banerjee	1313	8177	02.14
Dolly Mukherjee	1313	8179	02.14
Mallika Banerjee	1313	8180	02.12
Jaya Chatterjee	1313/1815	8178	0.468
Debasish Banerjee	1313/1815	8177	0.468
Dolly Mukherjee	1313/1815	8179	0.4695
Mallika Banerjee	1313/1815	8180	0.4695
Jaya Chatterjee	1312	8178	0.7512
Debasish Banerjee	1312	8177	0.7512
Dolly Mukherjee	1312	8179	0.7488
Mallika Banerjee	1312	8180	0.7488

(5)

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Total measuring an area of land 13.415 (Thirteen point Four One Five) Decimals more or less.  
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AND WHEREAS said The Land Owners Smt. Jaya Chatterjee, Sri Debasish Banerjee, Smt. Dolly Mukherjee and Mallika Banerjee (present Land Owners 1 to 4 herein) entered into a Development Agreement with the present Developer, "M/S BASU AND HAJRA BUILDERS" (PAN - AAHFB5060E), a Partnership Firm having its registered office at Kanjialpara, K.C. Paul Apartment, P.O. & P.S. - Rajarhat, Kolkata - 700135, represented by its partners namely 1) SRI ARUP BOSE alias ARUP BASU, (PAN - AKCPB8183H), (Aadhaar No. - 9487 3841 6049), son of Late Indu Bhusan Basu and 2) SRI SUSANTA HAJRA, (PAN - ABVPH6662F), (Aadhaar No. - 9731 9430 3515), son of Late Surendra Nath Hajra, both are residing at Kanjialpara, P.O. & P.S. - Rajarhat, in the District of North 24 Parganas, Kolkata - 700135, State - West Bengal, both are by faith - Hindu, by Nationality - Indian, by occupation - Business, for constructing a multi storied building on the said plot of land under some terms and conditions morefully described in the said Development Agreement. The said Development Agreement executed and submitted dated on 25.11.2022 and registered dated on 01.12.2022 in the office of A.D.S.R. Rajarhat and recorded as Book No. I, Volume No. 1523-2022 Pages 728377 to 728430 and Deed No. 152319246 for the year 2022.

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AND WHEREAS in accordance with the aforesaid Development Agreement, The Land Owners Smt. Jaya Chatterjee, Sri Debasish Banerjee,

(6)

Smt. Dolly Mukherjee and Mallika Banerjee (present Land Owners 1 to 4 herein) could entitled to got jointly 38% (Thirty Eight Percent) of Construction Area of the proposed building (G+4) was Land Owner's Allocation from each Floor.

AND WHEREAS Now the said The Land Owners Smt. Jaya Chatterjee, Sri Debasish Banerjee, Smt. Dolly Mukherjee and Mallika Banerjee (present Land Owners 1 to 4 herein) jointly decided to change their Allocation portion by registering of this Supplymentary Development Agreement as follows :-

i) The Land Owners Smt. Jaya Chatterjee, Sri Debasish Banerjee, Smt. Dolly Mukherjee and Mallika Banerjee will jointly get One Flat, i.e. Flat No. B-101, situated on 1st Floor, Block - B, including proportionate share of common area, common facilities and common amenities in the proposed building and details of Land Owner's Allocation is morefully described in the Second Schedule of the said Supplymentary Development Agreement.

Description of One Flat as follows :-

<u>Sl. No.</u>	<u>Block No.</u>	<u>Flat</u>	<u>Floor</u>	<u>Cover Area</u> <u>SFT</u>	<u>Built Up Area</u> <u>SFT</u>	<u>Super Built Up Area</u> <u>SFT</u>
i)	B	B-101	1st	684	764	954

ii) Except the aforesaid One Flat the Land Owners will also jointly get Rs. 1,20,00,000.00 (Rupees One Crore Twenty Lac) only.

(7)

- iii) In consideration of the development work and/or contribution construction of the proposed building at the cost and expenses of the Developer, the Developer shall get and be entitled to have all the area of the proposed building excepting of the Land Owners Allocated Area including proportionate area of common space.

AND WHEREAS the said Developer constructing a multi-storied building namely "SAKUNTALA ABASAN" on the said plot of land and which is morefully described in the First Schedule hereunder written in accordance with the sanctioned plan sanctioned by the Concerned Authority.

NOW THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT WITNESSETH :-

1. That both the parties herein hereby agreed and declared that all remaining terms and conditions (except the Land Owner's Allocation Portion and Developer's Allocation Portion described in the Second Schedule and Third Schedule of Supplymentary Development Agreement hereinafter written) in the previous Development Agreement executed and submitted dated on 25.11.2022 and registered dated on 01.12.2022 in the office of A.D.S.R. Rajarhat and recorded as Book No. I, Volume No. 1523-2022 Pages 728377 to 728430 and Deed No. 152319246 for the year 2022, shall remain unchanged.
2. That this present Supplementary Development Agreement will be treated as a part and parcel of the previous Development Agreement and both the parties will be liable for any non-performance of their duties in accordance with the said Development Agreement executed and submitted dated on 25.11.2022 and registered dated on 01.12.2022 in the office of A.D.S.R. Rajarhat and recorded as Book No. I, Volume No. 1523-2022



( 8 )

Pages 728377 to 728430 and Deed No. 152319246 for the year 2022.

**PAYMENT MODE**

- i) At the time of the **Supplementary Development Agreement** the Developer/Promoter pay to the Land Owners a sum of **Rs. 10,00,000.00** (Rupees Ten Lac) only.
- ii) Within **29 months** from the date of the Development Agreement (Deed No. 152319246 for the year 2022), Developer/Promoter will pay to the Land Owners a sum of **Rs. 70,00,000.00** (Rupees Seventy Lac) only.
- iii) Within **35 months** from the date of the Development Agreement (Deed No. 152319246 for the year 2022), Developer/Promoter will pay to the Land Owners a sum of **Rs. 30,00,000.00** (Rupees Thirty Lac) only.
- iv) At the time of possession of the Flat or Within **42 months** from the date of the Development Agreement (Deed No. 152319246 for the year 2022), Developer/Promoter will pay to the Land Owners a sum of **Rs. 10,00,000.00** (Rupees Ten Lac) only.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**(Described of Land)**

**ALL THAT** piece and parcel of Bastu land measuring an area of **02.14** (Two point One Four) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 8178, measuring an area of **02.14** (Two point One Four) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 8177, measuring an area of **02.14** (Two point One Four) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 8179, measuring an area of **02.12** (Two point One Two) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 8180, measuring an area of **0.468** (point Four Six Eight) Decimals of land in R.S.

(9)

& L.R. Dag No. 1313/1815, under L.R. Khatian No. 8178, measuring an area of 0.468 (point Four Six Eight) Decimals of land in R.S. & L.R. Dag No. 1313/1815, under L.R. Khatian No. 8177, measuring an area of 0.4695 (point Four Six Nine Five) Decimals of land in R.S. & L.R. Dag No. 1313/1815, under L.R. Khatian No. 8179, measuring an area of 0.4695 (point Four Six Nine Five) Decimals of land in R.S. & L.R. Dag No. 1313/1815, under L.R. Khatian No. 8180, measuring an area of 0.7512 (point Seven Five One Two) Decimals of land in R.S. & L.R. Dag No. 1312, under L.R. Khatian No. 8178, measuring an area of 0.7512 (point Seven Five One Two) Decimals of land in R.S. & L.R. Dag No. 1312, under L.R. Khatian No. 8177, measuring an area of 0.7488 (point Seven Four Eight Eight) Decimals of land in R.S. & L.R. Dag No. 1312, under L.R. Khatian No. 8179, measuring an area of 0.7488 (point Seven Four Eight Eight) Decimals of land in R.S. & L.R. Dag No. 1312, under L.R. Khatian No. 8180, under Sabek Khatian No. 1318, R.S. Khatian No. 1467, total measuring an area 13.415 (Thirteen point Four One Five) Decimals more or less, with 750 Square Feet Cemented Floor residential Pucca one storied structure, situated at Mouza - Reckjoani, J.L. 13, Re. Sa. 198, Touzi 2998 at present 10, Pargana Kolikata, P.S. Rajarhat, A.D.S.R. Office Bidhannagar (Salt Lake City) at present A.D.S.R. Office Rajarhat, under local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, in the District of North 24 Parganas. The original land lord which is the Government of West Bengal represented by the Collector of the North 24 Parganas.

<u>Land Owner</u>	<u>R.S. &amp; L.R.</u>	<u>L.R.</u>	<u>Area</u>
<u>Name</u>	<u>Dag No.</u>	<u>Khatian No.</u>	<u>Decimals</u>
Jaya Chatterjee	1313	8178	02.14

	(10)		
Debasish Banerjee	1313	8177	02.14
Dolly Mukherjee	1313	8179	02.14
Mallika Banerjee	1313	8180	02.12
Jaya Chatterjee	1313/1815	8178	0.468
Debasish Banerjee	1313/1815	8177	0.468
Dolly Mukherjee	1313/1815	8179	0.4695
Mallika Banerjee	1313/1815	8180	0.4695
Jaya Chatterjee	1312	8178	0.7512
Debasish Banerjee	1312	8177	0.7512
Dolly Mukherjee	1312	8179	0.7488
Mallika Banerjee	1312	8180	0.7488

-----  
 Total measuring an area of land 13.415 (Thirteen point Four One Five) Decimals.  
 -----

**The Property Butted and Bounded by**

ON THE NORTH : R.S. & L.R. Dag No. 1313.  
 ON THE SOUTH : R.S. & L.R. Dag No. 1313.  
 ON THE EAST : R.S. & L.R. Dag No. 1310 & 1311.  
 ON THE WEST : 25' Feet wide Panchayet Road.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(Land Owner's Allocation will be received and acknowledged by  
 Land Owners)**

i) The Land Owners Smt. Jaya Chatterjee, Sri Debasish Banerjee, Smt. Dolly Mukherjee and Mallika Banerjee will jointly get One Flat, i.e. Flat No. B-101, situated on 1st Floor, Block - B, including proportion-

(11)

ate share of common area, common facilities and common amenities in the proposed building and details of Land Owner's Allocation is morefully described in the Second Schedule of the said **Supplymentary Development Agreement**.

Description of One Flat as follows :-

<u>Sl. No.</u>	<u>Block No.</u>	<u>Flat</u>	<u>Floor</u>	<u>Cover Area</u> <u>SFT</u>	<u>Built Up Area</u> <u>SFT</u>	<u>with Super Built Up Area</u> <u>SFT</u>
i)	B	B-101	1st	684	764	954

-----  
ii) Except the aforesaid One Flat the Land Owners will also jointly get Rs. 1,20,00,000.00 (Rupees One Crore Twenty Lac) only.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**(Developer Allocation will be received and acknowledged by the Developer)**

In consideration of the development work and/or contribution construction of the proposed building at the cost and expenses of the Developer, the Developer shall get and be entitled to have all the area of the proposed building excepting of the Land Owners Allocated Area including proportionate area of common space.

(12)

IN WITNESS WHEREOF THE PARTIES the parties hereto of the One Part and Other Part have put their respective hands and seals the day, month and year written at the outset.

SIGNED SEALED AND DELIVERED

At KOLKATA in the presence of :

- 1) Jimisbaran Maudal  
Kanjialpara, Rajarhat,  
Kolkata - 700135
- 2) Pranab kr. Roy Choudhury  
Rachjanai, Rajarhat  
AG - 135 -

*Prof. Chatterjee*

*Debasish Banerjee*

*Dolly Mukherjee*

*Mallika Banerjee*

-----  
SIGNATURE OF THE LAND OWNERS

Asu & Hajra Builders  
*Amr Bose @ Amr Bose*  
Partner

Asu & Hajra Builders  
*Susanta Horra*  
Partner

-----  
SIGNATURE OF THE DEVELOPER

(13)

RECEIVED a sum of Rs. 10,00,000.00 (Rupees Ten Lac) only from the herein above named Developer according to memo of consideration stated herein below :-

MEMO OF CONSIDERATION

<u>Date</u>	<u>Bank</u>	<u>Branch</u>	<u>Cheque No.</u>	<u>Amount</u>
25.11.2022	PNB	Rajarhat	747776	2,50,000.00
25.11.2022	PNB	Rajarhat	747777	2,50,000.00
25.11.2022	PNB	Rajarhat	747778	2,50,000.00
25.11.2022	PNB	Rajarhat	747779	2,50,000.00

-----  
Total Rs. 10,00,000.00 (Rupees Ten Lakh) only received by the Land Owners.

*Jaya Chatterjee.*

*Jaya Debasish Banerjee*

*Dolly Mukherjee*

*Mukul Banerjee*

-----  
SIGNATURE OF THE LAND OWNERS

Drafted, Read and Explained by:

*Rani Kana Das*  
**Rani Kana Das**  
Advocate  
En No. - 708/707/90  
Barasat Judges' Court  
Barasat, North 24 Parganas

Computer by:

*Timirbaran Mandal*  
Timirbaran Mandal

Kanjial Para, Rajarhat.

WITNESSES

1. *Timirbaran Mandal*  
Kanjialpara, Rajarhat  
Kolkata - 700135

2. *Ranab Mr. Raj Choudhary*  
Rachjoni, Rajarhat  
KOL - 135.

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



192023240307386761

GRN Details

GRN: 192023240307386761 Payment Mode: Online Payment  
GRN Date: 05/12/2023 14:17:06 Bank/Gateway: State Bank of India  
BRN: CKY8288763 BRN Date: 05/12/2023 14:18:20  
GRIPS Payment ID: 051220232030738675 Payment Init. Date: 05/12/2023 14:17:06  
Payment Status: Successful Payment Ref. No: 2002948880/5/2023  
[Query No./Query Year]

Depositor Details

Depositor's Name: BASU AND HAJRA BUILDERS  
Address: KANJIALPARA, RAJARHAT NORTH 24 PARGANAS,, West Bengal,  
700135  
Mobile: 9830668849  
Contact No: 9831236142  
Depositor Status: Buyer/Claimants  
Query No: 2002948880  
Applicant's Name: Org MANDAL AND ASSOCIATE  
Identification No: 2002948880/5/2023  
Remarks: Sale, Development Agreement or Construction agreement Payment No 5  
Period From (dd/mm/yyyy): 05/12/2023  
Period To (dd/mm/yyyy): 05/12/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002948880/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	2002948880/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	10021
			<b>Total</b>	<b>19942</b>

IN WORDS: NINETEEN THOUSAND NINE HUNDRED FORTY TWO ONLY.

### Major Information of the Deed

Deed No.:	I-1523-18271/2023	Date of Registration:	13/12/2023
Query No./Year	1523-2002948880/2023	Office where deed is registered	
Query Date	30/11/2023 5:14:06 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	MANDAL AND ASSOCIATE KANJIALPARA, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 9830668849, Status : Solicitor firm		
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 : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 13/-	Rs. 83,68,299/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10,011/- (Article:48(g))	Rs. 10,021/- (Article:E, E, B)		
Remarks			

#### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, JI No: 13, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1313 (RS :-)	LR-8178	Bastu	Bastu	2.14 Dec	1/-	13,39,782/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L2	LR-1313 (RS :-)	LR-8177	Bastu	Bastu	2.14 Dec	1/-	13,39,782/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L3	LR-1313 (RS :-)	LR-8179	Bastu	Bastu	2.14 Dec	1/-	13,39,782/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L4	LR-1313 (RS :-)	LR-8180	Bastu	Bastu	2.12 Dec	1/-	13,27,261/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L5	LR-1313/1815 (RS :-)	LR-8178	Bastu	Bastu	0.468 Dec	1/-	2,92,999/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L6	LR-1313/1815 (RS :-)	LR-8177	Bastu	Bastu	0.468 Dec	1/-	2,92,999/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L7	LR-1313/1815 (RS :-)	LR-8179	Bastu	Bastu	0.4695 Dec	1/-	2,93,938/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,



L8	LR 133/1815 (R:-)	LR-8180	Bastu	Bastu	0.4695 Dec	1/-	2,93,938/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L9	LR1312 (R:-)	LR-8178	Bastu	Pukur	0.7512 Dec	1/-	3,35,929/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L10	LR1312 (R:-)	LR-8177	Bastu	Pukur	0.7512 Dec	1/-	3,35,929/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L11	LR1312 (R:-)	LR-8179	Bastu	Pukur	0.7488 Dec	1/-	3,34,855/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L12	LR1312 (R:-)	LR-8180	Bastu	Pukur	0.7488 Dec	1/-	3,34,855/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
TOTAL :					13.415Dec	12 /-	78,62,049 /-	
Grand Total :					13.415Dec	12 /-	78,62,049 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Self worth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8	750 Sq Ft.	1/-	5,06,250/-	Structure Type: Structure
Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		750 sq ft	1 /-	5,06,250 /-	

**Land Lord Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	<p><b>JAYA CHATTERJEE (Presentant)</b>  Wife of KRISHNA DAS CHATTERJEE SRI ARABINDA SARANI, City:- Not Specified, P.O:- HATKHOLA, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARxxxxxx8H, Aadhaar No: 51xxxxxxx7886, Status :Individual, Executed by: Self, Date of Execution: 06/12/2023  , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/12/2023  , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Pvt. Residence</p>

2	<p><b>DEBASISH BANERJEE</b>          Son of Late SAMBHU NATH BANERJEE RECKJOANI, City:- Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District -North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BWxxxxxx8R, Aadhaar No: 36xxxxxxx1033, Status :Individual, Executed by: Self, Date of Execution: 06/12/2023          . Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/12/2023          . Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Pvt. Residence</p>
3	<p><b>DOLLY MUKHERJEE</b>          Wife of SUBHENDU MUKHERJEE RECKJOANI, City:- Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BXxxxxxx1J, Aadhaar No: 31xxxxxxx8035, Status :Individual, Executed by: Self, Date of Execution: 06/12/2023          . Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/12/2023          . Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Pvt. Residence</p>
4	<p><b>MALLIKA BANERJEE</b>          Daughter of Late SAMBHUNATH BANERJEE RECKJOANI, City:- Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District -North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DPxxxxxx1Q, Aadhaar No: 94xxxxxxx5266, Status : Individual, Executed by: Self, Date of Execution: 06/12/2023          . Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/12/2023          . Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Pvt. Residence</p>

**Developer Details :**

Sl. No	Name,Address,Photo,Finger print and Signature
1	<p><b>BASU AND HAJRA BUILDERS</b>            KANJIALPARA, K.C PAUL APARTMENT, City:- Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx0E,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><b>ARUP BOSE, (Alias Name: ARUP BASU)</b>            Son of Late INDU BHUSAN BASU KANJIALPARA, City:- Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx3H, Aadhaar No: 94xxxxxxx6049 Status : Representative, Representative of : BASU AND HAJRA BUILDERS (as PARTNER)</p>
2	<p><b>SUSANTA HAJRA</b>            Son of Late SURENDRA NATH HAJRA KAJIALPARA, City:- Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx2F, Aadhaar No: 97xxxxxxx3515 Status : Representative, Representative of : BASU AND HAJRA BUILDERS (as PARTNER)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p><b>TIMIRARAN MANDAL</b>                      Son of N GURUDAS MANDAL                      KANJIAHARA, City:- , P.O:- RAJARHAT,                      P.S.-Rajarhat, District:-North 24-                      Parganas West Bengal, India, PIN:-                      700135</p>			
<p>Identified Of JAYA CHATTERJEE, DEBASISH BANERJEE, DOLLY MUKHERJEE, MALLIKA BANERJEE, ARUP BOSE, SUSANTA HAJRA</p>			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	JAYA CHATTERJEE	BASU AND HAJRA BUILDERS-2.14 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	DEBASISH BANERJEE	BASU AND HAJRA BUILDERS-0.7512 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	DOLLY MUKHERJEE	BASU AND HAJRA BUILDERS-0.7488 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	MALLIKA BANERJEE	BASU AND HAJRA BUILDERS-0.7488 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	DEBASISH BANERJEE	BASU AND HAJRA BUILDERS-2.14 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	DOLLY MUKHERJEE	BASU AND HAJRA BUILDERS-2.14 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	MALLIKA BANERJEE	BASU AND HAJRA BUILDERS-2.12 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	JAYA CHATTERJEE	BASU AND HAJRA BUILDERS-0.468 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	DEBASISH BANERJEE	BASU AND HAJRA BUILDERS-0.468 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	DOLLY MUKHERJEE	BASU AND HAJRA BUILDERS-0.4695 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	MALLIKA BANERJEE	BASU AND HAJRA BUILDERS-0.4695 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	JAYA CHATTERJEE	BASU AND HAJRA BUILDERS-0.7512 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	JAYA CHATTERJEE	BASU AND HAJRA BUILDERS-187.50000000 Sq Ft
2	DEBASISH BANERJEE	BASU AND HAJRA BUILDERS-187.50000000 Sq Ft
3	DOLLY MUKHERJEE	BASU AND HAJRA BUILDERS-187.50000000 Sq Ft
4	MALLIKA BANERJEE	BASU AND HAJRA BUILDERS-187.50000000 Sq Ft

### Land Details as per Land Record

Block: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, JI No: 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1313, LR Khatian No:- 8178	Owner: জয়া চাটোজী, Gurdian: কৃষ্ণদাস চাটোজী, Address: নিজ , Classification: বাগান, Area: 0.02000000 Acre,	JAYA CHATTERJEE
L2	LR Plot No:- 1313, LR Khatian No:- 8177	Owner: দেবশীষ বানার্জী, Gurdian: মৃত শম্ভুনাথ, Address: নিজ , Classification: বাগান, Area: 0.03000000 Acre,	DEBASISH BANERJEE
L3	LR Plot No:- 1313, LR Khatian No:- 8179	Owner: ডলি মুখার্জী, Gurdian: সুব্রহ্মণ্য, Address: নিজ , Classification: বাগান, Area: 0.02000000 Acre,	DOLLY MUKHERJEE
L4	LR Plot No:- 1313, LR Khatian No:- 8180	Owner: মল্লিকা বানার্জী, Gurdian: মৃত শম্ভুনাথ, Address: নিজ , Classification: বাগান, Area: 0.02000000 Acre,	MALLIKA BANERJEE
L5	LR Plot No:- 1313/1815, LR Khatian No:- 8178	Owner: জয়া চাটোজী, Gurdian: কৃষ্ণদাস চাটোজী, Address: নিজ , Classification: বাগ, Area: 0.01000000 Acre,	JAYA CHATTERJEE
L6	LR Plot No:- 1313/1815, LR Khatian No:- 8177	Owner: দেবশীষ বানার্জী, Gurdian: মৃত শম্ভুনাথ, Address: নিজ , Classification: বাগ, Area: 0.01000000 Acre,	DEBASISH BANERJEE
L7	LR Plot No:- 1313/1815, LR Khatian No:- 8179	Owner: ডলি মুখার্জী, Gurdian: সুব্রহ্মণ্য, Address: নিজ , Classification: বাগ, Area: 0.01000000 Acre,	DOLLY MUKHERJEE
L8	LR Plot No:- 1313/1815, LR Khatian No:- 8180	Owner: মল্লিকা বানার্জী, Gurdian: মৃত শম্ভুনাথ, Address: নিজ , Classification: বাগ, Area: 0.01000000 Acre,	MALLIKA BANERJEE
L9	LR Plot No:- 1312, LR Khatian No:- 8178	Owner: জয়া চাটোজী, Gurdian: কৃষ্ণদাস চাটোজী, Address: নিজ , Classification: গুরু, Area: 0.01000000 Acre,	JAYA CHATTERJEE
L10	LR Plot No:- 1312, LR Khatian No:- 8177	Owner: দেবশীষ বানার্জী, Gurdian: মৃত শম্ভুনাথ, Address: নিজ , Classification: গুরু, Area: 0.01000000 Acre,	DEBASISH BANERJEE
L11	LR Plot No:- 1312, LR Khatian No:- 8179	Owner: ডলি মুখার্জী, Gurdian: সুব্রহ্মণ্য, Address: নিজ , Classification: গুরু, Area: 0.01000000 Acre,	DOLLY MUKHERJEE
L12	LR Plot No:- 1312, LR Khatian No:- 8180	Owner: মল্লিকা বানার্জী, Gurdian: মৃত শম্ভুনাথ, Address: নিজ , Classification: গুরু, Area: 0.01000000 Acre,	MALLIKA BANERJEE

Endorsement For Deed Number : I - 152318271 / 2023

On 03-12-2023

Certificate of Market Value (WB PUVI rules of 2001)

83.68 - 28/-  
Certificate that the market value of this property which is the subject matter of the deed has been assessed at Rs

*Sanjoy Basak*

Sanjoy Basak  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

On 06-12-2023

Presentaion (Under Section 52 & Rule 22A(3) & 46(1), W.B. Registration Rules, 1962)  
Presentaion for registration at 09:20 hrs on 06-12-2023, at the Private residence by JAYA CHATTERJEE, one of the  
Executars,

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

Execution is admitted on 06/12/2023 by 1. JAYA CHATTERJEE, Wife of KRISHNA DAS CHATTERJEE, SRI  
ARABINDA SARANI, P.O: HATKHOLA, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700005, by caste  
Hindu, by Profession House wife, 2. DEBASISH BANERJEE, Son of Late SAMBHU NATH BANERJEE, RECKJOANI,  
P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by  
Profession Business, 3. DOLLY MUKHERJEE, Wife of SUBHENDU MUKHERJEE, RECKJOANI, P.O: RAJARHAT,  
Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House  
wife, 4. MULLIKA BANERJEE, Daughter of Late SAMBHUNATH BANERJEE, RECKJOANI, P.O: RAJARHAT, Thana:  
Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife  
Indetified by TIMIRBARAN MANDAL, , , Son of Mr GURUDAS MANDAL, KANJIALPARA, P.O: RAJARHAT, Thana:  
Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

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

Execution is admitted on 06-12-2023 by ARUP BOSE, , ARUP BASU PARTNER, BASU AND HAJRA BUILDERS  
(Partnership Firm), KANJIALPARA, K.C PAUL APARTMENT, City:- Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat,  
District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by TIMIRBARAN MANDAL, , , Son of Mr GURUDAS MANDAL, KANJIALPARA, P.O: RAJARHAT, Thana:  
Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Execution is admitted on 06-12-2023 by SUSANTA HAJRA, PARTNER, BASU AND HAJRA BUILDERS (Partnership  
Firm), KANJIALPARA, K.C PAUL APARTMENT, City:- Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District:-North  
24-Parganas, West Bengal, India, PIN:- 700135

Indetified by TIMIRBARAN MANDAL, , , Son of Mr GURUDAS MANDAL, KANJIALPARA, P.O: RAJARHAT, Thana:  
Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

*Sanjoy Basak*

Sanjoy Basak  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

On 13-12-2023

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,021.00/- ( B = Rs 10,000.00/- ,E = Rs 100.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 10,021/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 05/12/2023 2:18PM with Govt. Ref. No: 192023240307386761 on 05-12-2023, Amount Rs: 10,021/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. CKY8288763 on 05-12-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100.00/- by online = Rs 9,921/-  
Description of Stamp  
1. Stamp Type: Impressed, Serial no 55, Amount: Rs.100.00/-, Date of Purchase: 01/12/2023, Vendor name: Mita Dutta  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 05/12/2023 2:18PM with Govt. Ref. No: 192023240307386761 on 05-12-2023, Amount Rs: 9,921/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. CKY8288763 on 05-12-2023, Head of Account 0030-02-103-003-02

*Basak*

**Sanjoy Basak**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
**North 24-Parganas, West Bengal**

State of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1523-2023, Page from 620225 to 620254  
being No 152318271 for the year 2023.



*Sanjoy Basak*

Digitally signed by SANJOY BASAK  
Date: 2023.12.19 16:39:06 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 19/12/2023  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.