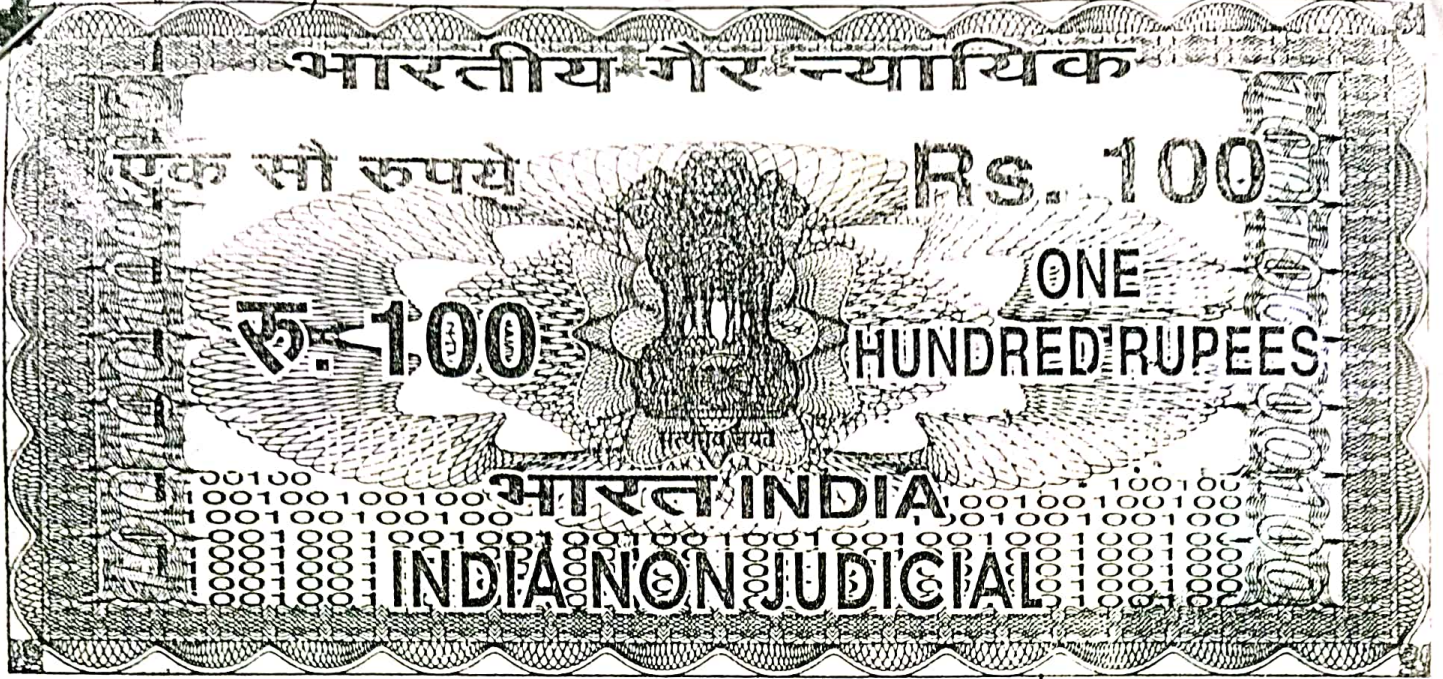


18149

I-18210/23



6/12/23

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 2/2948805/23 AK 499056

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

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

12 DEC 2023

SUPPLYMENTARY DEVELOPMENT AGREEMENT

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

BETWEEN

1) **SRI ANGSU PRAKASH MUKHERJEE**, (PAN - BFYPM6970D), (Aadhaar No. 4619 1101 0297), Son of Late Rashbehari Mukherjee, residing at Reckjoani, P.O. & P.S. - Rajarhat, Kolkata - 700135, in the District of North 24 Parganas, State - West Bengal, by Faith - Hindu, by Nationality - Indian, Occupation - Retired Person, 2) **SRI PRABHAT**

54 01/12/2023

100f

আব্দুল হক
বিস্তারিত নাম ও পতা
স্টাম্প
বিস্তারিত নাম ও পতা
স্টাম্প
চালান নং

Angsu Prakash Mukherjee
Reckjoani, Rajarhat
Kolkata-700135.

17 NOV 2023

998000

Angsu Prakash Mukherjee



10122

Angsu Prakash Mukherjee



10123

Prabalhat Kumar Mukherjee
@ Prabalhat Mukherjee



10124

(Prati Mukherjee)
Prati Mukherjee



10132

District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

07 DEC 2023

(2)

KUMAR MUKHERJEE @ PRABHAT MUKHERJEE, (PAN - BFYPM6969N), (Aadhaar No. 5699 6717 0241), Son of Late Rashbehari Mukherjee, residing at Reckjoani, P.O. & P.S. - Rajarhat, Kolkata - 700135, in the District of North 24 Parganas, State - West Bengal, by Faith - Hindu, by Nationality - Indian, Occupation - Business, 3) ARATI MUKHERJEE, (PAN - CJTPM5527L), (Aadhaar No. 7647 6867 7115), Daughter of Late Rashbehari Mukherjee, 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 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)

(3)

of the OTHER PART.

WHEREAS Said Sri Angsu Prakash Mukherjee, Sri Prabhat Kumar Mukherjee and Arati Mukherjee (present Land Owners 1 to 3 herein) are absolute owners of Bastu land measuring an area of 08 (Eight) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 9191, Bastu land measuring an area of 08.70 (Eight point Seven Zero) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 1980, Bastu land measuring an area of 08.54 (Eight point Five Four) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 7914, measuring an area of 08 (Eight) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 9190, Bastu land measuring an area of 05.625 (Five point Six Two Five) Decimals of land in R.S. & L.R. Dag No. 1313/1815, under L.R. Khatian No. 1980, Bastu land measuring an area of 01.875 (One point Eight Seven Five) Decimals of land in R.S. & L.R. Dag No. 1313/1815, under L.R. Khatian No. 7914, Pukur measuring an area of 09 (Nine) Decimals of land in R.S. & L.R. Dag No. 1312, under L.R. Khatian No. 1981, Pukur measuring an area of 09 (Nine) Decimals of land in R.S. & L.R. Dag No. 1312, under L.R. Khatian No. 1980 and Pukur measuring an area of 03 (Three) Decimals of land in R.S. & L.R. Dag No. 1312, under L.R. Khatian No. 7914, total measuring an area of 61.74 (Sixty One point Seven Four) Decimals of land, under Sabek Khatian No. 1318, R.S. Khatian No. 1467, 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 repre-

(4)

sented by the Collector of the North 24 Parganas.

<u>Land Owner</u>	<u>R.S. & L.R.</u>	<u>L.R.</u>	<u>Area</u>
<u>Name</u>	<u>Dag No.</u>	<u>Khatian No.</u>	<u>Decimals</u>
Angsu Prakash Mukherjee	1313	9191	08
Prabhat Kumar Mukherjee	1313	1980	08.70
@ Prabhat Mukherjee			
Arati Mukherjee	1313	7914	08.54
Arati Mukherjee	1313	9190	08
Prabhat Kumar Mukherjee	1313/1815	1980	5.625
@ Prabhat Mukherjee			
Arati Mukherjee	1313/1815	7914	1.875
Angsu Prakash Mukherjee	1312	1981	09
Prabhat Kumar Mukherjee	1312	1980	09
@ Prabhat Mukherjee			
Arati Mukherjee	1312	7914	03

Total measuring an area of Angsu Prakash Mukherjee, Prabhat Kumar Mukherjee @ Prabhat Mukherjee and Arati Mukherjee (Land Owner Nos. 1 to 3 herein) 61.74 Decimals more or less.

AND WHEREAS said Sri Angsu Prakash Mukherjee, Sri Prabhat Kumar Mukherjee and Arati Mukherjee (present Land Owners 1 to 3 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 -

(5)

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 728274 to 728326 and Deed No. 152319244 for the year 2022.

AND WHEREAS in accordance with the aforesaid Development Agreement, Sri Angsu Prakash Mukherjee, Sri Prabhat Kumar Mukherjee and Arati Mukherjee (present Land Owners 1 to 3 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 Sri Angsu Prakash Mukherjee, Sri Prabhat Kumar Mukherjee and Arati Mukherjee (present Land Owners 1 to 3 herein) jointly decided to change their Allocation portion by registering of this Supplymentary Development Agreement as follows :-

- i) The Land Owners Sri Angsu Prakash Mukherjee, Sri Prabhat Kumar Mukherjee and Arati Mukherjee will jointly get Five Flats, i.e. i) Flat No. B-102, ii) Flat No. B-103, iii) Flat No. B-104, iv) Flat No. B-105, v) Flat No. B-106, all are situated on 1st Floor, in Block - B, includ-

(6)

ing 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 Five Flats as follows :-

<u>Sl. No.</u>	<u>Block No.</u>	<u>Flat</u>	<u>Floor</u>	<u>with</u>		
				<u>Cover Area SFT</u>	<u>Built Up Area SFT</u>	<u>Super Built Up Area SFT</u>
i)	B	B-102	1st	687	767	959
ii)	B	B-103	1st	655	732	915
iii)	B	B-104	1st	769	858	1073
iv)	B	B-105	1st	769	859	1073
v)	B	B-106	1st	621	694	867

ii) The Land Owners Sri Angsu Prakash Mukherjee, Sri Prabhat Kumar Mukherjee and Arati Mukherjee will also jointly get Four Covered Car Parking Space, in the Ground Floor, in Block - B, measuring an area of the each Covered Car Parking Space is 135 Square Feet, including proportionate share of common area, common facilities and common amenities in the proposed building", And details of Owner's Allocation is morefully described in the Second Schedule of the said Supplymentary Development Agreement.

iii) Except the aforesaid Five Flats and Four Covered Car Parking Space the Land Owners will also jointly get Rs. 3,20,00,000.00 (Rupees Three Crore Twenty Lac) only.

(7)

- iv) 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 728274 to 728326 and Deed No. 152319244 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 Pages 728274 to 728326 and Deed No. 152319244 for the year 2022.

(8)

PAYMENT MODE

- i) At the time of the Supplymentary Development Agreement the Developer/Promoter pay to the Land Owners a sum of Rs. 55,00,000.00 (Rupees Fifty Five Lac) only.
- ii) Within 29 months from the date of the Development Agreement (Deed No. 152319244 for the year 2022), Developer/Promoter will pay to the Land Owners a sum of Rs. 40,00,000.00 (Rupees Forty Lac) only.
- iii) Within 35 months from the date of the Development Agreement (Deed No. 152319244 for the year 2022), Developer/Promoter will pay to the Land Owners a sum of Rs. 1,10,00,000.00 (Rupees One Crore Ten Lac) only.
- iv) At the time of possession of the Flat or Within 42 months from the date of the Development Agreement (Deed No. 152319244 for the year 2022), Developer/Promoter will pay to the Land Owners a sum of Rs. 1,15,00,000.00 (Rupees One Crore Fifteen Lac) only.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Described of Land)

ALL THAT piece and parcel of Bastu land measuring an area of 08 (Eight) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 9191, Bastu land measuring an area of 08.70 (Eight point Seven Zero) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 1980, Bastu land measuring an area of 08.54 (Eight point Five Four) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 7914, measuring an area of 08 (Eight) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 9190, Bastu land measuring an area of 05.625 (Five point Six Two Five) Decimals of land in R.S. &

(9)

L.R. Dag No. 1313/1815, under L.R. Khatian No. 1980, Bastu land measuring an area of 01.875 (One point Eight Seven Five) Decimals of land in R.S. & L.R. Dag No. 1313/1815, under L.R. Khatian No. 7914, Pukur measuring an area of 09 (Nine) Decimals of land in R.S. & L.R. Dag No. 1312, under L.R. Khatian No. 1981, Pukur measuring an area of 09 (Nine) Decimals of land in R.S. & L.R. Dag No. 1312, under L.R. Khatian No. 1980 and Pukur measuring an area of 03 (Three) Decimals of land in R.S. & L.R. Dag No. 1312, under L.R. Khatian No. 7914, total measuring an area of 61.74 (Sixty One point Seven Four) Decimals of land, with 750 Square Feet Cemented Floor residential Pucca one storied structure, under Sabek Khatian No. 1318, R.S. Khatian No. 1467, 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. & L.R.</u>	<u>L.R.</u>	<u>Area</u>
<u>Name</u>	<u>Dag No.</u>	<u>Khatian No.</u>	<u>Decimals</u>
Angsu Prakash Mukherjee	1313	9191	08
Prabhat Kumar Mukherjee	1313	1980	08.70
@ Prabhat Mukherjee			
Arati Mukherjee	1313	7914	08.54
Arati Mukherjee	1313	9190	08
Prabhat Kumar Mukherjee	1313/1815	1980	5.625
@ Prabhat Mukherjee			
Arati Mukherjee	1313/1815	7914	1.875

	(10)		
Angsu Prakash Mukherjee	1312	1981	09
Prabhat Kumar Mukherjee	1312	1980	09
@ Prabhat Mukherjee			
Arati Mukherjee	1312	7914	03

Total measuring area of Angsu Prakash Mukherjee, Prabhat Kumar Mukherjee @ Prabhat Mukherjee and Arati Mukherjee (Land Owner Nos. 1 to 3 herein) are 61.74 Decimals more or less.

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 Sri Angsu Prakash Mukherjee, Sri Prabhat Kumar Mukherjee and Arati Mukherjee will jointly get Five Flats, i.e. i) Flat No. B-102, ii) Flat No. B-103, iii) Flat No. B-104, iv) Flat No. B-105, v) Flat No. B-106, all are situated on 1st Floor, in Block - B, including proportionate share of common area, common facilities and common amenities in the proposed building."

Description of Five Flats as follows :-

(11)

<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-102	1st	687	767	959
ii)	B	B-103	1st	655	732	915
iii)	B	B-104	1st	769	858	1073
iv)	B	B-105	1st	769	859	1073
v)	B	B-106	1st	621	694	867

ii) The Land Owners Sri Angsu Prakash Mukherjee, Sri Prabhat Kumar Mukherjee and Arati Mukherjee will also jointly get Four Covered Car Parking Space, in the Ground Floor, Block B, measuring an area of the each Covered Car Parking Space is 135 Square Feet, including proportionate share of common area, common facilities and common amenities in the proposed building", And details of Owner's Allocation is morefully described in the Second Schedule of the said Supplymentary Development Agreement.

iii) Except the aforesaid Five Flats and Four Covered Car Parking Space the Land Owners will also jointly get Rs. 3,20,00,000.00 (Rupees Three 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) Jimirbasan Mandal
Kanjialpara, Rajarhat.
Kolkata - 700135
- 2) Pranab kr. Roychowdhury
Rajarhat, Rajarhat
Kolkata - 135 -

Anque Brajesh Mukherjee

Brahm Chandra Kumar Mukherjee
& Brahm Chandra Mukherjee

Arcade Mukherjee

SIGNATURE OF THE LAND OWNERS

Basu & Hajra Builders
Anup Bose @ Anup Basu
Partner

Basu & Hajra Builders
Sensanta Hazra
Partner

SIGNATURE OF THE DEVELOPER

(13)

RECEIVED a sum of Rs. 55,00,000.00 (Rupees Fifty Five 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>
30.03.2022	PNB	Rajarhat	523947	20,00,000.00
30.03.2022	PNB	Rajarhat	523948	20,00,000.00
30.05.2022	PNB	Rajarhat	523987	5,00,000.00
30.05.2022	PNB	Rajarhat	523988	5,00,000.00
25.11.2022	PNB	Rajarhat	747772	5,00,000.00

Total Rs. 55,00,000.00 (Rupees Fifty Five Lac) only received by the Land Owners.

Anam Inakash Mukherjee

*Prabhat Kumar Mukherjee
@ Prabhat Mukherjee
Arati Mukherjee*

SIGNATURE OF THE LAND OWNERS

Drafted, Read and Explained by:

Ram Kanta Das
Ram Kanta Das

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

Computer by:

Jimisharan Mandal
Jimisharan Mandal

Kanjial Para, Rajarhat.

WITNESSES

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

2. *Banab Kr. Roy Choudhary*
Reckhani, Rajarhat
Kd - 700135.

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



192023240307431241

GRN Details

GRN:	192023240307431241	Payment Mode:	Online Payment
GRN Date:	05/12/2023 14:30:27	Bank/Gateway:	State Bank of India
BRN :	CKY8290994	BRN Date:	05/12/2023 14:31:56
GRIPS Payment ID:	051220232030743123	Payment Init. Date:	05/12/2023 14:30:27
Payment Status:	Successful	Payment Ref. No:	2002948805/3/2023

[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:	2002948805
Applicant's Name:	Org MANDAL AND ASSOCIATE
Identification No:	2002948805/3/2023
Remarks:	Sale, Development Agreement or Construction agreement Payment No3
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	2002948805/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	74911
2	2002948805/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	55011
			Total	129922

IN WORDS: ONE LAKH TWENTY NINE THOUSAND NINE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No.	I-1523-18210/2023	Date of Registration	12/12/2023
Query No./Year	1523-2002948805/2023	Office where deed is registered	
Query Date	30/11/2023 5:06:28 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 : 55,00,000/-]		
Set Forth value	Market Value		
Rs. 10/-	Rs. 3,39,06,086/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 55,021/- (Article:E, E, B)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1313 (RS :-)	LR-9191	Bastu	Bastu	8 Dec	1/-	47,93,666/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L2	LR-1313 (RS :-)	LR-1980	Bastu	Bastu	8.7 Dec	1/-	52,13,112/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L3	LR-1313 (RS :-)	LR-7914	Bastu	Bastu	8.54 Dec	1/-	51,17,238/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L4	LR-1313 (RS :-)	LR-9190	Bastu	Bastu	8 Dec	1/-	47,93,666/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L5	LR-1313/1815 (RS :-)	LR-1980	Bastu	Bastu	5.625 Dec	1/-	33,70,546/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L6	LR-1313/1815 (RS :-)	LR-7914	Bastu	Bastu	1.875 Dec	1/-	11,23,516/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L7	LR-1312 (RS :-)	LR-1981	Bastu	Pukur	9 Dec	1/-	38,52,039/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,

LR-1312 (RS -)	LR-1980	Bastu	Pukur	9 Dec	1/-	38,52,039/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
LR-1312 (RS -)	LR-7914	Bastu	Pukur	3 Dec	1/-	12,84,014/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
TOTAL :				61.74Dec	9 /-	333,99,836 /-	
Grand Total :				61.74Dec	9 /-	333,99,836 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Self or th Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6	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	ANGSU PRAKASH MUKHERJEE (Presentant) Son of Late RASHBEHARI MUKHERJEE 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: Retired Person, Citizen of: India, PAN No.:: BFxxxxx0D, Aadhaar No: 46xxxxxxxx0297, 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
2	PRABHAT KUMAR MUKHERJEE, (Alias: PRABHAT MUKHERJEE) Son of Late RASHBEHARI MUKHERJEE 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.:: BFxxxxx9N, Aadhaar No: 56xxxxxxxx0241, 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
3	ARATI MUKHERJEE Daughter of Late RASHBEHARI 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.:: CJxxxxx7L, Aadhaar No: 76xxxxxxxx7115, 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

Developer Details :

No	Name, Address, Photo, Finger print and Signature
1	BASU AND HAJRA BUILDERS KANJIALPARA, 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

Representative Details :

Sl. No	Name, Address, Photo, Finger print and Signature
1	ARUP BOSE, (Alias Name: ARUP BASU) 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: 94xxxxxxxx6049 Status : Representative, Representative of : BASU AND HAJRA BUILDERS (as PARTNER)
2	SUSANTA HAJRA Son of Late SURENDRA NATH HAJRA 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.:: ABxxxxxx2F, Aadhaar No: 97xxxxxxxx3515 Status : Representative, Representative of : BASU AND HAJRA BUILDERS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
TIMIRBARAN MANDAL Son of Mr GURUDAS MANDAL KANJIALPARA, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN:- 700135			
Identifier Of ANGSU PRAKASH MUKHERJEE, PRABHAT KUMAR MUKHERJEE, ARATI MUKHERJEE, ARUP BOSE, SUSANTA HAJRA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	ANGSU PRAKASH MUKHERJEE	BASU AND HAJRA BUILDERS-8 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	PRABHAT KUMAR MUKHERJEE	BASU AND HAJRA BUILDERS-8.7 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	ARATI MUKHERJEE	BASU AND HAJRA BUILDERS-8.54 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	ARATI MUKHERJEE	BASU AND HAJRA BUILDERS-8 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	PRABHAT KUMAR MUKHERJEE	BASU AND HAJRA BUILDERS-5.625 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	ARATI MUKHERJEE	BASU AND HAJRA BUILDERS-1.875 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	ANGSU PRAKASH MUKHERJEE	BASU AND HAJRA BUILDERS-9 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	PRABHAT KUMAR MUKHERJEE	BASU AND HAJRA BUILDERS-9 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	ARATI MUKHERJEE	BASU AND HAJRA BUILDERS-3 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	ANGSU PRAKASH MUKHERJEE	BASU AND HAJRA BUILDERS-250.00000000 Sq Ft
2	PRABHAT KUMAR MUKHERJEE	BASU AND HAJRA BUILDERS-250.00000000 Sq Ft
3	ARATI MUKHERJEE	BASU AND HAJRA BUILDERS-250.00000000 Sq Ft

Details as per Land Record

700135

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

Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1 LR Plot No:- 1313, LR Khatian No:- 9191	Owner: অংসুপ্রকাশ মুখার্জী, Gurdian: রাস বিহারী মুখার্জী, Address: নিজ , Classification: বাগান, Area: 0.08000000 Acre,	ANGSU PRAKASH MUKHERJEE
L2 LR Plot No:- 1313, LR Khatian No:- 1980	Owner: প্রভাত মুখার্জী, Gurdian: রাসবিহারী , Address: রেকজোয়ানী , Classification: বাগান, Area: 0.09000000 Acre,	PRABHAT KUMAR MUKHERJEE
L3 LR Plot No:- 1313, LR Khatian No:- 7914	Owner: আরতী মুখার্জী, Gurdian: রাসবিহারী মুখার্জী (মৃত), Address: রেকজোয়ানী , Classification: বাগান, Area: 0.09000000 Acre,	ARATI MUKHERJEE
L4 LR Plot No:- 1313, LR Khatian No:- 9190	Owner: আরতী মুখার্জী, Gurdian: রাস বিহারী মুখার্জী, Address: নিজ , Classification: বাগান, Area: 0.08000000 Acre,	ARATI MUKHERJEE
L5 LR Plot No:- 1313/1815, LR Khatian No:- 1980	Owner: প্রভাত মুখার্জী, Gurdian: রাসবিহারী , Address: রেকজোয়ানী , Classification: বাগ, Area: 0.05000000 Acre,	PRABHAT KUMAR MUKHERJEE
L6 LR Plot No:- 1313/1815, LR Khatian No:- 7914	Owner: আরতী মুখার্জী, Gurdian: রাসবিহারী মুখার্জী (মৃত), Address: রেকজোয়ানী , Classification: বাগ, Area: 0.02000000 Acre,	ARATI MUKHERJEE
L7 LR Plot No:- 1312, LR Khatian No:- 1981	Owner: অংসুপ্রকাশ মুখার্জী, Gurdian: রাস বিহারী, Address: রেকজোয়ানী , Classification: গুরু, Area: 0.10000000 Acre,	ANGSU PRAKASH MUKHERJEE
L8 LR Plot No:- 1312, LR Khatian No:- 1980	Owner: প্রভাত মুখার্জী, Gurdian: রাসবিহারী , Address: রেকজোয়ানী , Classification: গুরু, Area: 0.09000000 Acre,	PRABHAT KUMAR MUKHERJEE
L9 LR Plot No:- 1312, LR Khatian No:- 7914	Owner: আরতী মুখার্জী, Gurdian: রাসবিহারী মুখার্জী (মৃত), Address: রেকজোয়ানী , Classification: গুরু, Area: 0.02000000 Acre,	ARATI MUKHERJEE

Endorsement For Deed Number : I - 152318210 / 2023

Rate of Market Value(WB PUVI rules of 2001)

that the market value of this property which is the subject matter of the deed has been assessed at Rs

Basak

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

On 06-12-2023

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

Presented for registration at 09:24 hrs on 06-12-2023, at the Private residence by ANGSU PRAKASH MUKHERJEE , one of the Executants.

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

Execution is admitted on 06/12/2023 by 1. ANGSU PRAKASH MUKHERJEE, Son of Late RASHBEHARI MUKHERJEE, RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Retired Person, 2. PRABHAT KUMAR MUKHERJEE, Alias PRABHAT MUKHERJEE, Son of Late RASHBEHARI MUKHERJEE, RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 3. ARATI MUKHERJEE, Daughter of Late RASHBEHARI MUKHERJEE, 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, 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, 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

Basak

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

On 12-12-2023

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.

of Registration under section 60 and Rule 69.
in Book - I
number 1523-2023, Page from 617898 to 617925
No 152318210 for the year 2023.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2023.12.19 13:33:27 +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.