

4

18150

D-18209/23



पश्चिम बंगाल WEST BENGAL

2/2948759/23

AK 499055

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

[Signature]
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 SAMIR ROY CHOWDHURY, (PAN - BNBPR5027H), (Aadhaar No. 4222 4878 5818), Son of Late Bimal Roy Chowdhury, 2) SRI SOUMEN ROY CHOWDHURY, (PAN - BBZPC3927P), (Aadhaar No. 9721 8102 7550), Son of Sri Samir Roy Chowdhury, 3) SMT.

6/12/23

53 01/12/2023
তার 100f

স্বাক্ষরিত নাম ও সা
স্বাক্ষরিত নাম ও সা
বিধান এবং, সর্বোচ্চ ১০ টি ক্রম জা
এটি স্বাক্ষর করা হয়েছে
চালান নং

Samir Roy Chowdhury.
Recujoani, Rajarhat,
Kolkata-700135

17 NOV 2023

ক্রমাঙ্ক-বারাকপুর, ভেতর-মিতা দফা ৯৯৪০০০

Samir Roy Chowdhury



10125

Samir Roy Chowdhury



10126

Sourmen Roy Chowdhury



10127

সৌমেন রায় চৌধুরী



10132



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

Basu & Hajra Builders
Bnp/13022
Bnp/13022
Practising

06 DEC 2023

(2)

MOUSUMI ROY CHOWDHURY, (PAN - BJLPC9909D), (Aadhaar No. 7493 0643 1762), Wife of Sri Samir Roy Chowdhury, all are residing at Reckjoani, P.O. & P.S. - Rajarhat, Kolkata - 700135, in the District of North 24 Parganas, State - West Bengal, Occupation - No. 1 Service, No. 2 Student and No. 3 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) of the OTHER PART.

WHEREAS Said Land Owners Sri Samir Roy Chowdhury, Sri Soumen Roy Chowdhury and Smt. Mousumi Roy Chowdhury (present Land

(3)

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. 9182, Bastu land measuring an area of 07.70 (Seven point Seven Zero) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 9183, Bastu land measuring an area of 08 (Eight) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 9181, measuring an area of 08 (Eight) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 9169, 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. 9183, under Sabek Khatian No. 1318, R.S. Khatian No. 1467, total measuring an area 37.325 (Thirty Seven point Three Two 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 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>
Samir Roy Chowdhury	1313	9182	08
Samir Roy Chowdhury	1313	9183	07.70
Soumen Roy Chowdhury	1313	9181	08
Mousumi Roy Chowdhury	1313	9169	08
Samir Roy Chowdhury	1313/1815	9183	05.625

(4)

Total measuring an area of land 37.325 (Thirty Seven point Three Two Five) Decimals more or less.

AND WHEREAS said Land Owners Sri Samir Roy Chowdhury, Sri Soumen Roy Chowdhury and Smt. Mousumi Roy Chowdhury (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 Kanjalpara, 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 Kanjalpara, 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 728327 to 728376 and Deed No. 152319245 for the year 2022.

AND WHEREAS in accordance with the aforesaid Development Agreement, Land Owners Sri Samir Roy Chowdhury, Sri Soumen Roy Chowdhury and Smt. Mousumi Roy Chowdhury (present Land Owners 1 to 3 herein) could entitled to got jointly 38% (Thirty Eight

(5)

Percent) of Construction Area of the proposed building (G+4) was Land Owner's Allocation from each Floor.

AND WHEREAS Now the said Land Owners Sri Samir Roy Chowdhury, Sri Soumen Roy Chowdhury and Smt. Mousumi Roy Chowdhury (present Land Owners 1 to 3 herein) jointly decided to change their Allocation portion by registering of this Supplementary Development Agreement as follows :-

i) The said Land Owners Sri Samir Roy Chowdhury, Sri Soumen Roy Chowdhury and Smt. Mousumi Roy Chowdhury will jointly get Four Flats, i.e. i) Flat No. C-104, ii) Flat No. C-105, situated on 1st Floor, in Block - C and iii) Flat No. D-204, ii) Flat No. D-205, situated on 2nd Floor, in Block - D, 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 Supplementary Development Agreement.

Description of Four Flats 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)	C	C-104	1st	769	858	1073
ii)	C	C-105	1st	769	859	1073
iii)	D	D-204	2nd	769	858	1073
iv)	D	D-205	2nd	769	859	1073

(6)

ii) The Land Owners Sri Samir Roy Chowdhury, Sri Soumen Roy Chowdhury and Smt. Mousumi Roy Chowdhury 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 Land Owner's Allocation is morefully described in the Second Schedule of the said Supplementary Development Agreement.

iii) Except the aforesaid Four Flats and Four Covered Car Parking Space the Land Owners will also jointly get Rs. 2,70,00,000.00 (Rupees Two Crore Seventy Lac) only.

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

(7)

Schedule and Third Schedule of **Supplementary 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 728327 to 728376 and Deed No. 152319245 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 728327 to 728376 and Deed No. 152319245 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. 13,00,000.00 (Rupees Thirteen Lac) only.**
- ii) Within 29 months from the date of the Development Agreement (Deed No. 152319245 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. 152319245 for the year 2022), Developer/Promoter will pay to the Land Owners a sum of **Rs. 1,00,00,000.00 (Rupees One Crore) only.**
- iv) At the time of possession of the Flat or Within 42 months from the date of the Development Agreement (Deed No. 152319245 for the year 2022), Developer/Promoter will pay to the Land Owners a sum of **Rs.**

(8)

1,17,00,000.00 (Rupees One Crore Seventeen Lac) only.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Described of Land)

ALL THAT piece and parcel of Bastu vacant land measuring an area of **08 (Eight) Decimals** of land in R.S. & L.R. Dag No. **1313**, under L.R. Khatian No. 9182, Bastu land measuring an area of **07.70 (Seven point Seven Zero) Decimals** of land in R.S. & L.R. Dag No. **1313**, under L.R. Khatian No. 9183, Bastu land measuring an area of **08 (Eight) Decimals** of land in R.S. & L.R. Dag No. **1313**, under L.R. Khatian No. 9181, measuring an area of **08 (Eight) Decimals** of land in R.S. & L.R. Dag No. **1313**, under L.R. Khatian No. 9169, 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. 9183, under Sabek Khatian No. **1318**, R.S. Khatian No. **1467**, total measuring an area **37.325 (Thirty Seven point Three Two Five) Decimals** more or less, vacant land, 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>
Samir Roy Chowdhury	1313	9182	08
Samir Roy Chowdhury	1313	9183	07.70
Soumen Roy Chowdhury	1313	9181	08

(9)			
Mousumi Roy Chowdhury	1313	9169	08
Samir Roy Chowdhury	1313/1815	9183	05.625

Total measuring an area of land 37.325 (Thirty Seven point Three Two Five) Decimals of land 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 Samir Roy Chowdhury, Sri Soumen Roy Chowdhury and Smt. Mousumi Roy Chowdhury will jointly get Four Flats, i.e. i) Flat No. C-104, ii) Flat No. C-105, situated on 1st Floor, in Block - C and iii) Flat No. D-204, ii) Flat No. D-205, situated on 2nd Floor, in Block - D, 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 Four Flats as follows :-

(10)

<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)	C	C-104	1st	769	858	1073
ii)	C	C-105	1st	769	859	1073
iii)	D	D-204	2nd	769	858	1073
iv)	D	D-205	2nd	769	859	1073

ii) The Land Owners Sri Samir Roy Chowdhury, Sri Soumen Roy Chowdhury and Smt. Mousumi Roy Chowdhury 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 Land Owner's Allocation is morefully described in the Second Schedule of the said Supplymentary Development Agreement.

iii) Except the aforesaid Four Flats and Four Covered Car Parking Space the Land Owners will also jointly get Rs. 2,70,00,000.00 (Rupees Two Corer Seventy 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.

(11)

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 Maudal
Kanjialpara,
Rajarhat, Kolkata - 135
- 2) Pranab kr. Roy choudhury
Rachjari, Rajarhat.
KOL - 135.

Samir Roy Chowdhury
Somen Roy Chowdhury
সমীর রায় চৌধুরী

SIGNATURE OF THE LAND OWNERS

Mr. & Mrs. Builder
Anup Bose @ Anup Bose
Partner

Mr. & Mrs. Builder
Susanta Mondal

SIGNATURE OF THE DEVELOPER

(12)

RECEIVED a sum of Rs. 13,00,000.00 (Rupees Thirteen 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	747773	5,00,000.00
25.11.2022	PNB	Rajarhat	747774	2,50,000.00
25.11.2022	PNB	Rajarhat	747775	2,50,000.00
07.06.2023	PNB	Rajarhat	208268	3,00,000.00

Total Rs. 13,00,000.00 (Rupees Thirteen Lac) only received by the Land Owners.

Samir Roy Chowdhury

Soumen Roy Chowdhury

সমী রায় চৌধুরী

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

WITNESSES

1. *Timirbaran Mandal*
Kanjialpara, Rajarhat,
Kolkata - 700135.
2. *Asanab kr. Roy Chowdhury*
Reckjani, Rajarhat
Kol - 135.

Computer by:

Timirbaran Mandal
Timirbaran Mandal

Kanjial Para, Rajarhat.

DISTRICT OF NORTH 24 PARGANAS

FINGER PRINT'S FORM

Name SRI SAMIR ROY CHOWDHURY

Presentant/Claimant



Samir Roy Chowdhury

LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

Signature *Samir Roy Chowdhury*

Name SRI SOUMEN ROY CHOWDHURY

Presentant/Claimant



Soumen

LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

Signature *Soumen Roy Chowdhury*

DISTRICT OF NORTH 24 PARGANAS

FINGER PRINT'S FORM

Name SMT. MOUSUMI ROY CHOWDHURY

Presentant/Claimant



সম্মতি স্বাক্ষর করছি

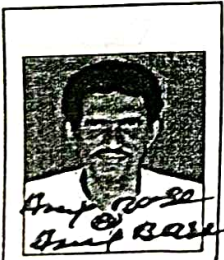
LEFTHAND				
Little	Ring	Middle	Fore	Thumb

RIGHTHAND				
Thumb	Fore	Middle	Ring	Little

Signature সম্মতি স্বাক্ষর করছি

Name SRI ARUP BOSE alias ARUP BASU

Presentant/Claimant



Arup Bose
Arup Bose

LEFTHAND				
Little	Ring	Middle	Fore	Thumb

RIGHTHAND				
Thumb	Fore	Middle	Ring	Little

Signature Arup Bose @ Arup Bose

DISTRICT OF NORTH 24 PARGANAS

FINGER PRINT'S FORM

Name SRI SUSANTA HAJRA

Presentant/Claimant



LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

Signature Susanta Hajra

Name

Presentant/Claimant



*Identified
by me*

LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

Signature Jinibasan Mandal

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



192023240307409941

GRN Details

GRN:	192023240307409941	Payment Mode:	Online Payment
GRN Date:	05/12/2023 14:24:46	Bank/Gateway:	State Bank of India
BRN :	CKY8289937	BRN Date:	05/12/2023 14:25:57
GRIPS Payment ID:	051220232030740993	Payment Init. Date:	05/12/2023 14:24:46
Payment Status:	Successful	Payment Ref. No:	2002948759/3/2023
			[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:	2002948759
Applicant's Name:	Org MANDAL AND ASSOCIATE
Identification No:	2002948759/3/2023
Remarks:	Sale, Development Agreement or Construction agreement Payment No 3
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	2002948759/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	2002948759/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	13021
Total				51942

IN WORDS: FIFTY TWO THOUSAND NINE HUNDRED FORTY TWO ONLY.

Major Information of the Dood

Deed No.:	I-1523-18209/2023	Date of Registration:	12/12/2023
Query No./Year	1523-2002948759/2023	Office where deed is registered	
Query Date	30/11/2023 5:01:32 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 : 13,00,000/-]		
Set Forth value	Market Value		
Rs. 5/-	Rs. 2,32,16,038/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 13,021/- (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 Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1313 (RS :-)	LR-9182	Bastu	Bastu	8 Dec	1/-	49,75,976/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L2	LR-1313 (RS :-)	LR-9183	Bastu	Bastu	7.7 Dec	1/-	47,89,377/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L3	LR-1313 (RS :-)	LR-9181	Bastu	Bastu	8 Dec	1/-	49,75,976/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L4	LR-1313 (RS :-)	LR-9169	Bastu	Bastu	8 Dec	1/-	49,75,976/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L5	LR-1313/1815 (RS :-)	LR-9183	Bastu	Bastu	5.625 Dec	1/-	34,98,733/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
TOTAL :					37.325Dec	5/-	232,16,038 /-	
Grand Total :					37.325Dec	5/-	232,16,038 /-	

Lord Details :

Sl. No.	Name, Address, Photo, Finger print and Signature
1	<p>SAMIR ROY CHOWDHURY (Presentant) Son of Late BIMAL ROY CHOWDHURY 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: Service, Citizen of: India, PAN No.:: BNxxxxxx7H, Aadhaar No: 42xxxxxxxx5818, 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>SOU MEN ROY CHOWDHURY Son of SAMIR ROY CHOWDHURY 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: Student, Citizen of: India, PAN No.:: BBxxxxxx7P, Aadhaar No: 97xxxxxxxx7550, 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>MOUSUMI ROY CHOWDHURY Wife of SAMIR ROY CHOWDHURY 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.:: BJxxxxxx9D, Aadhaar No: 74xxxxxxxx1762, 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>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</p>

Representative Details :

Sl. No.	Name, Address, Photo, Finger print and Signature
1	<p>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)</p>
2	<p>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)</p>

Details :

RAJARHAT MANDAL
 RAJARHAT MANDAL
 RAJARHAT, City:- , P.O.- RAJARHAT,
 RAJARHAT, District:-North 24-
 Parganas, West Bengal, India, PIN:-
 741135

Photo	Finger Print	Signature

Identifier Of SAMIR ROY CHOWDHURY, SOUMEN ROY CHOWDHURY, MOUSUMI ROY CHOWDHURY, ARUP ROSE, SUSANTA HAJRA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SAMIR ROY CHOWDHURY	BASU AND HAJRA BUILDERS-8 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	SAMIR ROY CHOWDHURY	BASU AND HAJRA BUILDERS-7.7 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	SOUMEN ROY CHOWDHURY	BASU AND HAJRA BUILDERS-8 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	MOUSUMI ROY CHOWDHURY	BASU AND HAJRA BUILDERS-8 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	SAMIR ROY CHOWDHURY	BASU AND HAJRA BUILDERS-5.625 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, JI No: 13, Pin Code : 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:- 9182	Owner:সমীর রায় চৌধুরী, Gurdian:বিশল রায় চৌধুরী, Address:বিক Classification:বাগান, Area:0.08000000 Acre,	SAMIR ROY CHOWDHURY
L2	LR Plot No:- 1313, LR Khatian No:- 9183	Owner:সমীর রায় চৌধুরী, Gurdian:মুন্ড বিশল রায় চৌধুরী, Address:রেকজোয়ানী, থানা-রাজারহাট, জেলা- উত্তর ২৪ পরগনা, Classification:বাগান, Area:0.07000000 Acre,	SAMIR ROY CHOWDHURY

	LR Plot No - 1313, LR Khatian No - 9181	Owner:সৌমেন রায় চৌধুরী, Gurdian:সমীর রায় চৌধুরী, Address:বিলু , Classification:বাগান, Area:0.08000000 Acre,	SOUMEN ROY CHOWDHURY
	LR Plot No:- 1313, LR Khatian No - 9169	Owner:মৌসুমী রায়চৌধুরী, Gurdian:সমীর রায়চৌধুরী, Address:বিলু , Classification:বাগান, Area:0.08000000 Acre,	MOUSUMI ROY CHOWDHURY
L5	LR Plot No:- 1313/1815, LR Khatian No:- 9183	Owner:সমীর রায় চৌধুরী, Gurdian:বৃত্ত বিশ্ব রায় চৌধুরী, Address:বেঙ্গলোয়ারী, খালা-সানারহাট, জেলা- উত্তর ২৪ পরগনা, Classification:বাগান, Area:0.06000000 Acre,	SAMIR ROY CHOWDHURY

Endorsement For Deed Number : I - 152318209 / 2023

~~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 16,038/-~~

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 09:22 hrs on 06-12-2023, at the Private residence by SAMIR ROY CHOWDHURY, one of the Executants.~~

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

~~Execution is admitted on 06/12/2023 by 1. SAMIR ROY CHOWDHURY, Son of Late BIMAL ROY CHOWDHURY, RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Service, 2. SOUMEN ROY CHOWDHURY, Son of SAMIR ROY CHOWDHURY, RECKLJOANI, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Student, 3. MOUSUMI ROY CHOWDHURY, Wife of SAMIR ROY CHOWDHURY, 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 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 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 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)~~

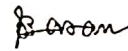
~~Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.~~

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 13,021.00/- (B = Rs 13,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 13,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/12/2023 2:25PM with Govt. Ref. No: 192023240307409941 on 05-12-2023, Amount Rs: 13,021/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKY8289937 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. 40,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,921/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 53, 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 2:25PM with Govt. Ref. No: 192023240307409941 on 05-12-2023, Amount Rs: 39,921/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKY8289937 on 05-12-2023, Head of Account 0030-02-103-003-02



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

ate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2023, Page from 617872 to 617897
being No 152318209 for the year 2023.



Basak

Digitally signed by SANJOY BASAK
Date: 2023.12.19 13:30:43 +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.