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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the document is admitted the
the signature sheet and the
annexures: sheets attached with the
drawings are the part of this document.

503336

11/01/2024
Q-2000083106/2024

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South-24 Parganas
11 JAN 2024
11-1-24

SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT is
made on this ...11th..... day of January..... in the year of
2024 (Two Thousand Twenty Four) of the Christian Era.

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B E T W E E N

(1) **SRI BHAJAN DHAOYA** (PAN: EKNPD7094E), (Aadhaar No. 3942 0963 7961), son of Late Bishnupada Dhaoya, by faith - Hindu, by occupation - Retired, by Nationality - Indian, residing at 214, Vivekananda Road, P.O.- Beadon Street, P.S.- Narkeldanga, Kolkata-700 006, (2) **SMT. DURGA DHAOYA** (PAN: AOGPD3687Q), (Aadhaar No. 9596 6960 7862), wife of Late Gopal Kumar Dhaoya alias Gopali Kumar Dhaoya, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 214, Vivekananda Road, P.O.- Beadon Street, P.S.- Narkeldanga, Kolkata-700 006, (3) **SRI LALIT KUMAR GUPTA** (PAN ADYPG 1234B) Aadhaar No. 8493 5570 8516, Phone No. 9830546830, son of Late Bhim Sen Gupta, occupation Business, residing at DB -38 Salt Lake City, Kolkata 700064, Police Station Bidhannagar (North) Post office Bidhannagar, District 24 Parganas and (4) **SRI TEJPAL GUPTA**, (PAN NO. AHSPG0939R) Aadhaar No. 6527 9096 7198, Phone No. 9821548980, son of Late Bhim Sen Gupta, occupation Medical Practitioner, residing at 9/303 Celebration KH4 CHS, Sector 16/17, Kharghar, NAVI MUMBAI- 410210, Police Station Kharghar, Post Office Kharghar, also residing at DB -38 Salt Lake City, Kolkata 700064, Police Station Bidhannagar (North) Post office Bidhannagar, District 24 Parganas (North), hereinafter called and referred to as the, "**OWNERS/FIRST PARTY**" (which terms or expression shall unless excluded by or repugnant to the subject or

Ruma Adhikary

context be deemed to mean and include **their** heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

M/S. B.M.D. NIRMAN (PAN: AAOFB7980J), a Partnership firm, having its office at 51, Cossipore Road, P.O. - Cossipore, P.S. - Cossipore, Kolkata - 700036, represented by its Partners namely (1) **SMT. MANJU BAIRAGI** (PAN: AEHPB7755G), wife of Sri Monoj Kumar Bairagi, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 196, Maharaja Nanda Kumar Road, (South), P.O. & P.S. - Baranagar, Kolkata - 700036, District - North 24 Parganas, (2) **SRI MONOJ KUMAR BAIRAGI** (PAN: AEFPB9153E), son of Late Kumud Ranjan Bairagi, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 196, Maharaja Nanda Kumar Road, (South), P.O. & P.S. - Baranagar, Kolkata - 700036, District - North 24 Parganas, (3) **SRI SUBIR MUKHERJEE** (PAN: AQQPM0548R), son of Sri Sanat Mukherjee, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 265/0/1, Gopal Lal Thakur Road, P.O. & P.S. - Baranagar, Kolkata - 700036, District - North 24 Parganas and (4) **SRI SWARUP DUTTA** (PAN: AHUPD8305J), son of Late K.C. Dutta, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 156/1, Maharaja Nanda Kumar Road (South); P.O. & P.S. - Baranagar, Kolkata - 700036, District - North 24

Ruma Adhikary

Parganas, hereinafter referred to as the "**DEVELOPER/SECOND PARTY**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Partners for the time being and the heirs and successors in its office) of the **SECOND PART**.

AND

(1) **SMT. SOMA DHAOYA** (PAN: AOGPD3688B), (Aadhaar No. 5275 8363 0439), daughter of Late Gopal Kumar Dhaoya alias Gopali Kumar Dhaoya, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at 214, Vivekananda Road, P.O.- Beadon Street, P.S.- Narkeldanga, Kolkata-700006 and (2) **SMT. RUMA DHAOYA alias SMT. RUMA ADHIKARY** (PAN: AOGPD3686R), (Aadhaar No. 4742 1395 3795), wife of Amritapa Adhikary, daughter of Late Gopal Kumar Dhaoya alias Gopali Kumar Dhaoya, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at 15, Yogipara Main Road, P.O.- Beadon Street, P.S.- Narkeldanga, Kolkata-700006, hereinafter jointly referred to and called as the "**CONFIRMING PARTY**" (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include **their** heirs, successors, executors, legal representatives, administrators and/or assigns) of the **THIRD PART**.

Ruma Adhikary

WHEREAS a Development Agreement was executed and registered on 13.03.2023 at the office of the D.S.R. – IV, Alipore and duly recorded in Book No. 1, Volume No.- 1604-2023, Pages from 107316 to 107396, Being No.- 160403405 for the year 2023, (1) Sri Bhajan Dhaoya, son of Late Bishnupada Dhaoya, of 214, Vivekananda Road, P.O.- Beadon Street, P.S.- Narkeldanga, Kolkata-700 006, (2) Smt. Durga Dhaoya, wife of Late Gopal Kumar Dhaoya alias Gopali Kumar Dhaoya, of 214, Vivekananda Road, P.O.- Beadon Street, P.S.- Narkeldanga, Kolkata-700 006, (3) Sri Lalit Kumar Gupta, son of Late Bhim Sen Gupta of residing at DB -38 Salt Lake City, Kolkata 700064, Police Station Bidhannagar (North) Post office Bidhannagar, District 24 Parganas and (4) Sri Tejpal Gupta, son of Late Bhim Sen Gupta, of 9/303 Celebration KH4 CHS, Sector 16/17, Kharghar, NAVI MUMBAI-410210, Police Station Kharghar, Post Office Kharghar, also residing at DB -38 Salt Lake City, Kolkata 700064, Police Station Bidhannagar (North) Post office Bidhannagar, District 24 Parganas (North), therein described as the land owners of the first part and M/s. B.M.D. Nirman, a Partnership firm, having its office at 51, Cossipore Road, P.O. – Cossipore, P.S. – Cossipore, Kolkata – 700036, represented by its Partners namely (1) Smt. Manju Bairagi, wife of Sri Monoj Kumar Bairagi, of 196, Maharaja Nanda Kumar Road, (South), P.O. & P.S. – Baranagar, Kolkata - 700036, District – North 24 Parganas, (2) Sri Monoj Kumar Bairagi, son of Late Kumud Ranjan Bairagi of 196,

Ruma Adshikary

Maharaja Nanda Kumar Road, (South), P.O. & P.S. - Baranagar, Kolkata - 700036, District - North 24 Parganas, (3) Sri Subir Mukherjee, son of Sri Sanat Mukherjee, of 265/0/1, Gopal Lal Thakur Road, P.O. & P.S. - Baranagar, Kolkata - 700036, District - North 24 Parganas and (4) Sri Swarup Dutta, son of Late K.C. Dutta, of 156/1, Maharaja Nanda Kumar Road (South), P.O. & P.S. - Baranagar, Kolkata - 700036, District - North 24 Parganas, therein described as the Developer of the Second part and (1) Smt. Soma Dhaoya, daughter of Late Gopal Kumar Dhaoya alias Gopali Kumar Dhaoya, residing at 214, Vivekananda Road, P.O.- Beadon Street, P.S.- Narkeldanga, Kolkata-700006 and (2) Smt. Ruma Dhaoya alias Smt. Ruma Adhikary, wife of Amritapa Adhikary, daughter of Late Gopal Kumar Dhaoya alias Gopali Kumar Dhaoya, residing at 15, Yogipara Main Road, P.O.- Beadon Street, P.S.- Narkeldanga, Kolkata-700006 therein described as the confirming party of the third part, said owners/confirming party under certain terms and conditions mentioned in the said development agreement entered with the developer therein for development by raising construction of multistoried building upon **ALL THAT** piece and parcel of land measuring about 5 (Five) Cottahs 9 (Nine) Chittacks 2 (Two) Sft more or less together with one storied cemented flooring, 50 years old brick built building standing thereon having covered area of **400** Sft more or less and another one storied building having covered area of **120**

Ruma Adhikary

Sft more or less lying and situated at Premises No. 214, Vivekananda Road, Premises No. 216, Vivekananda Road, Police Station - Narkeldanga, Kolkata - 700 006, Ward No. 28, within the limits of the Kolkata Municipal Corporation, morefully and particularly described in the first schedule of the said agreement.

AND WHEREAS thereafter said Sri Bhajan Dhaoya, Smt. Durga Dhaoya, for their better enjoyment of their said property by a deed of exchange dated 28.03.2023, registered at the office of the A.R.A. - IV Kolkata and duly recorded in Book No.- I, Volume No.- 1904 - 2023, Pages 234677 to 234702, Being No. 190404588 for the year 2023, said Sri Bhajan Dhaoya, Smt. Durga Dhaoya, exchanged their properties and by virtue of the said deed of exchange said Sri Bhajan Dhaoya obtained **All that** piece and parcel of undivided **10% share** of Bastu land measuring about 1 Cottah 3 Chittacks 22.5 sq.ft. more or less **i.e., 87.75 sq.ft.** more or less together with undivided **10% share** of brick built one storied building standing thereon having covered area of 400 sq.ft. more or less **i.e., 40 sq.ft.** more or less, lying and situated at Municipal premises No. 214, Vivekananda Road, Police Station - Narkeldanga, Ward No. 28, Kolkata - 700006, District - South 24 Parganas, being Assessee No. 110281700042 within the limits of Kolkata Municipal Corporation, morefully and particularly described in the Second Schedule written therein and said Smt. Durga Dhaoya obtained **All that** piece and parcel of undivided **10% share** of Bastu

Ruma Adshikary

land measuring about 1 Cottah 3 Chittacks 22.5 sq.ft. more or less **i.e., 87.75 sq.ft.** more or less together with undivided **10% share** of brick built one storied building standing thereon having covered area of 400 sq.ft. more or less **i.e., 40 sq.ft.** more or less, lying and situated at Municipal premises No. 214, Vivekananda Road, Police Station – Narkeldanga, Ward No. 28, Kolkata – 700006, District – South 24 Parganas, being Assessee No. 110281700560 within the limits of Kolkata Municipal Corporation, morefully and particularly described in the First Schedule written therein.

AND WHEREAS thereafter said Sri Bhajan Dhaoya, Smt. Durga Dhaoya, Sri Lalit Kumar Gupta and Sri Tejpal Gupta for their better enjoyment of their said property by a deed of exchange dated 21.06.2023, registered at the office of the A.D.S.R. – Sealdah and duly recorded in Book No.- I, Volume No.- 1606 - 2023, Pages 62888 to 62921, Being No. 160602291 for the year 2023, said Sri Bhajan Dhaoya, Smt. Durga Dhaoya, Sri Lalit Kumar Gupta and Sri Tejpal Gupta exchanged their properties and by virtue of the said deed of exchange said Sri Bhajan Dhaoya and Smt. Durga Dhaoya obtained **All that** piece and parcel of undivided **10% share** of Bastu land measuring about 3 Cottah 2 Chittacks 2 sq.ft. more or less equivalent to 2252 sq.ft. more or less **i.e., 225.2 sq.ft.** more or less together with undivided **10% share** of three storied building standing thereon an having covered area of 2245 (750+750+745) sq.ft. more or less **i.e.,**

Ruma Adhikary

224.5 (75+75+74.5) sq.ft. more or less, lying and situated at Municipal premises No. 216, Vivekananda Road, Police Station - Narkeldanga, Ward No. 28, Kolkata - 700006, District - South 24 Parganas, being Assessee No. 110281700054 within the limits of Kolkata Municipal Corporation, morefully and particularly described in the Second Schedule written therein and said Sri Lalit Kumar Gupta and Sri Tejpal Gupta obtained **All that** piece and parcel of undivided **10% share** of Bastu land measuring about 2 Cottah 7 Chittacks more or less equivalent to 1755 sq.ft. more or less i.e., **175.5 sq.ft.** more or less together with undivided **10% share** of brick built partly one storied building standing thereon an having covered area of 1560 sq.ft. more or less i.e., **156 sq.ft.** more or less, lying and situated at Municipal premises No. 214, Vivekananda Road, Police Station - Narkeldanga, Ward No. 28, Kolkata - 700006, District - South 24 Parganas, being Assessee No. 110281700560 within the limits of Kolkata Municipal Corporation, morefully and particularly described in the First Schedule written therein.

AND WHEREAS in terms of said Development Agreements, and in terms of said Development Power of Attorneys, the Developer herein amalgamated the said properties and converted the same into a single Plot and after amalgamation the said property comes into total area of land measuring an area of **ALL THAT** land measuring about **5 (Five) Cottahs 9 (Nine) Chittacks 2 (Two) Square feet** more or less lying

Ruma Adhikary

and situated at Premises No. 214, Vivekananda Road, under Ward No. 28, Premises No. 216, Vivekananda Road, under Ward No. 28, within the limits of the Kolkata Municipal Corporation, which is morefully mentioned in the **First Schedule (Part - III)**, hereunder written and obtained **amalgamated Premises No. 214, Vivekananda Road**, Police Station - Narkeldanga, Kolkata - 700 006, under Ward No. 28, vide Assessee No.- 110281700560, Borough No. 04, within the limits of the Kolkata Municipal Corporation.

AND WHEREAS thereafter the developer herein prepared a five (G+four) storied building plan with the help of one reputed engineer and submitted the same before the Kolkata Municipal Corporation which is sanctioned by the Kolkata Municipal Corporation Vide **Sanction Plan No.- 2023040033 dated 22.11.2023.**

AND WHEREAS as per terms and conditions of the said Development Agreement it was decided by and between the land owners and the developer herein that after completion of the multi storied building the Developer shall provide to the land owners namely **SRI LALIT KUMAR GUPTA, SRI TEJPAL GUPTA 43%** constructed area on the Ground Floor, South East side including proportionate stair, stair landing and lift of the proposed multi-storied building.

Ruma Adhikary

- 1) The developer shall provide to the land owners namely **SRI LALIT KUMAR GUPTA, SRI TEJPAL GUPTA 43%** constructed area on the First Floor, South East side including proportionate stair, stair landing and lift of the proposed multi-storied building.
- 2) The developer shall provide to the land owners namely **SRI LALIT KUMAR GUPTA, SRI TEJPAL GUPTA 43%** constructed area on the **Second Floor, South East** side including proportionate stair, stair landing and lift of the proposed multi-storied building.
- 3) The developer shall provide to the land owners namely **SRI LALIT KUMAR GUPTA, SRI TEJPAL GUPTA 43%** constructed area on the Third Floor, South - East side including proportionate stair, stair landing and lift of the proposed multi-storied building.
- 4) That the land owners **SRI BHAJAN DHAOYA, SMT. DURGA DHAOYA** shall get one flat to be covered area of **855 Sq.ft** more or less super built up area **1069 sq.ft.** more or less on the fourth floor Front side of the proposed new building and also get of a sum of Rs. **10,00,000/-** (Rupees Ten Lakhs) **only** at the time of getting physical possession of the said flat from the Developer.
- 5) That the said land owners **SRI LALIT KUMAR GUPTA, SRI TEJPAL GUPTA** and also get **43%** constructed area of the said

Ruma Adshikary

Fourth Floor, South - East side of the building after deduction of the said flat to be covered area of **855 Sq.ft** more or less super built up area **1069 sq.ft.** more or less on the Fourth Floor, Front side.

Together with proportionate share of the land and proportionate share in the common areas and facilities more particularly described in the Second Schedule written therein.

That in lieu of cost and expenses all other flats or units save and except Owner's Allocation mentioned herein the developer shall be entitled to get developer's Allocation as mentioned hereinafter:-

- a) On the **Ground Floor, North West** side **57%** constructed area including proportionate stair, stair landing and lift of the proposed multi-storied building.
- b) On the **First Floor, North West** side **57%** constructed area including proportionate stair, stair landing and lift of the proposed multi-storied building.
- c) On the **Second Floor, North West** side **57%** constructed area including proportionate stair, stair landing and lift of the proposed multi-storied building.
- d) On the **Third Floor, North - West** side **57%** constructed area including proportionate stair, stair landing and lift of the proposed multi-storied building.

Ruma Adhikary

- c) On the **Fourth** Floor, **South - West** side 57% constructed area after deduction of the one flat to be built-up area of **855** Sq.ft more or less super built up area **1069 sq.ft.** more or less on the Fourth Floor, Front side.

AND WHEREAS after execution of the said development agreement during period of construction work of the said building land owners herein have requested to the developer to altered their allocated portion in the said multistoried building which to be in the following manner:-

That the land owners No.- 1 & 2 Sri Bhajan Dhaoya & Smt. Durga Dhaoya, herein shall be entitled to get one Flat on the **Fourth** floor, **Front** side, having covered area of **855** sq.ft. more or less super built up area **1069 sq.ft.** more or less and also entitled to get a sum of Rs. **10,00,000/-** (Rupees Ten Lakhs) only at the time of getting physical possession of the said flat from the Developer.

That the land owners No.- 3 & 4 Sri Lalit Kumar Gupta & Sri Tejpal Gupta, herein shall be entitled to get 43% constructed area should be divided in the following manner :-

Floor	Side	Covered Area
Ground floor	43% constructed area	
First floor	43% constructed area	

Ruma Adshikary

Entire Second floor

AND WHEREAS in addition to that the land owners No.- 3 & 4 Sri Lalit Kumar Gupta & Sri Tejpal Gupta, herein shall be entitled to get a sum of Rs. **19,00,000/-** (Rupees Nineteen Lac) only from the Developer herein after completion of the proposed building and also the land owners No. 1 & 2 Sri Bhajan Dhaoya & Smt. Durga Dhaoya shall be entitled to get a sum of Rs. **10,00,000/-** (Rupees Ten Lakhs) **only.**

AND WHEREAS by virtue of the said supplementary development Agreement the developer herein have agreed to provide the abovementioned allocated portions to the land owners herein to which the land owners herein have agreed to accept the same as owner's allocation of the new multistoried building.

NOW THIS SUPPLEMENTARY AGREEMENT WITNESSETH AS FOLLOWS -

1. That the development Agreement dated 13.03.2023 and this supplementary development agreement made between the owners and the developer herein is valid and subsisting.

Ruma Adhikary

2. The owner and the Developer shall abide by all other terms and conditions of said principal development Agreement dated 13.03.2023 and this supplementary development agreement.
3. That save and except the owner's allocation and developer's allocation all other writing in the principal development Agreement dated 13.03.2023 will remain unchanged and unaltered.
4. That as per terms of this supplementary development agreement modified owner's allocation is mentioned in the Second Schedule and modified Developer's allocation mentioned in the third schedule herein.
5. This Supplementary Development Agreement will be treated as a part of the principal development Agreement dated 13.03.2023.
6. This Supplementary Agreement will be affected on and from the date of execution of this presents.
7. That in order to remove the possibility of all doubts, dispute and difference on the question of proper identification and enjoyment and use of the owner's allocation reserved by and under the Principal Development Agreement dated 13.03.2023 the developer hereby with the approval of the owners, agrees to demarcate the respective area/space of the owners to be allotted

Rina Ashkary

to make it consistent with the Principal Development Agreement dated 13.03.2023 as well as this present agreement.

8. That subject to the terms and conditions contained in the said Principal Agreement and in consideration of the exclusive allotment to the owners their respective allocation reserved by and under the said Principal Agreement or as contemplated herein above the developer hereby agrees to distinctly allot to the owners as their demarcated share of allotted areas.
9. That the land owners namely Sri Bhajan Dhaoya & Smt. Durga Dhaoya shall jointly get one flat, being Flat No. **A**, to be built up (covered) area of 855 sq.ft. i.e. **1069 sq.ft.** super built up area, little more or less, on the **Fourth** floor, **Front** side of the proposed new building, at **amalgamated Premises No. 214, Vivekananda Road, Police Station – Narkeldanga, Kolkata – 700 006**, as per plan annexed hereto. That the Developer shall not demand any money/consideration amount from the owners for their respective allotments as hereinabove mentioned. Save and except as provided in Clause 6 Sub Clause e) of the said Principal Development Agreement dated 13.03.2023 as well as in the preceding clause the owners shall not demand and extra space and profit or share from the developer.

Ruma Adhikary

10. Subject to the variations and/or modification herein contained to make the said Principal Development Agreement shall remain in full force and effect and shall be read and construed and be enforceable as if the terms of this agreement were inserted by way of modification as the case may be.
11. After completion of the building as per sanctioned building plan, bearing Building Plan Sanction No. 2023040033 Sanction Date 22.11.2023 & Valid upto 21.11.2028, if the promoter/developer shall divert or alter the sanctioned building plan or revise building plan, the promoter/developer shall out of their own cost and expenses shall regularize the same and shall hand over the Completion Certificate (C.C.) issued by the Kolkata Municipal Corporation and thereafter shall hand over the said flat, being Flat No. A, to be built up (covered) area of 855 sq.ft. i.e. **1069 sq.ft.** super built up area, little more or less, on the **Fourth** floor, **Front** side of the proposed new building, at **amalgamated Premises No. 214, Vivekananda Road, Police Station - Narkeldanga, Kolkata - 700 006**, as per plan annexed hereto, to Sri Bhajan Dhaoya & Smt. Durga Dhaoya.

THE FIRST SCHEDULE OF THE PROPERTY

(Entire Property)

ALL THAT piece and parcel of (**Amalgamated**) land measuring an area of **5 (Five) Cottahs 9 (Nine) Chittacks 2 (Two) Sft** more or

Ruma Adhikary

less together with one storied cemented flooring, 50 years old brick built building standing thereon having covered area of **520 Sft** more or less lying and situated at **amalgamated Premises No. 214, Vivekananda Road**, Police Station – Narkeldanga, Kolkata – 700 006, under Ward No. 28, vide Assessee No.- 110281700560, Borough No. 04, within the limits of the Kolkata Municipal Corporation, the said land is butted and bounded by as follows:-

ON THE NORTH	:	Vivekananda Road.
ON THE SOUTH	:	2E, Jogi Para Bye Lane & 258/3, A.P.C. Road.
ON THE EAST	:	218 Vivekananda Road.
ON THE WEST	:	212 Vivekananda Road.

THE SECOND SCHEUDLE ABOVE REFERRED TO

OWNER'S ALLOCATION:-

That the land owners No.- 1 & 2 Sri Bhajan Dhaoya & Smt. Durga Dhaoya, herein shall be entitled to get one Flat on the **Fourth** floor, **Front** side, having covered area of **855 sq.ft.** more or less super built up area **1069 sq.ft.** more or less and also get of a sum of Rs: **10,00,000/-** (Rupees Ten Lakhs) **only** at the time of getting physical possession of the said flat from the Developer.

Ruma Adhikary

That the land owners No.- 3 & 4 Sri Lalit Kumar Gupta & Sri Tejpal Gupta, herein shall be entitled to get 43% constructed area should be divided in the following manner :-

Floor	Side	Covered Area
Ground floor	43% constructed area	
First floor	43% constructed area	
Entire Second floor		

AND WHEREAS in addition to that the land owners No.- 3 & 4 Sri Lalit Kumar Gupta & Sri Tejpal Gupta, herein shall be entitled to get a sum of Rs. **19,00,000/-** (Rupees Nineteen Lac) only from the Developer herein after completion of the proposed building.

That save and except said constructed area and said monitory consideration the land owners shall not demand any other constructed area and or monetary benefit from the developer.

:-THE THIRD SCHEDULE ABOVE REFERRED TO :-

:-DEVELOPER'S ALLOCATION:-

That the Developer herein shall be entitled to get 57% constructed area should be divided in the following manner :-

Floor	Side	Covered Area
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Ruma Adhikary

Ground floor	57% constructed area of the proposed building
First floor	57% constructed area of the proposed building
Entire Third floor	
Entire Fourth floor, save and except one Flat on the Fourth floor, Front side, having covered area of 855 sq.ft. more or less super built up area 1069 sq.ft. more or less, which is to be obtained by the land owners No.- 1 & 2 Sri Bhajan Dhaoya & Smt. Durga Dhaoya	

of the new multi storied building at **amalgamated Premises No. 214, Vivekananda Road, Police Station – Narkeldanga, Kolkata – 700 006, under Ward No. 28, vide Assessee No.- 110281700560, Borough No. 04, within the limits of the Kolkata Municipal Corporation and/or any other portion of the said building after deduction of the owner's allocation as mentioned in the second schedule hereinabove written, together with undivided proportionate share of land and other common amenities and facilities of the property mentioned in the first schedule written herein before.**

Ruma Adhikary

IN WITNESS WHEREOF the parties to these presents hereto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

In the presence of :-

- 1. Biswanjit Mondal
Shyampran, Howrah
Pin - 711314
- 2. Manoj Kumar
Shyampran, Howrah
Pin - 711312.

- 1) Arun Dhaoya
- 2) Bhajan Dhaoya
- 3) Lalit Kumar Gupta
- 4) Tejpal Gupta

BMD NIRMAN
Manoj Banerji
Partner
BMD NIRMAN
Subin Mukherjee

SIGNATURE OF THE OWNERS
BMD NIRMAN
Manoj Kumar Banerji
Partner
BMD NIRMAN
Swarnjit Datta
Partner

SIGNATURE OF THE DEVELOPER

- 1) Sama Dhaoya
- 2) Ruma Adhikary

SIGNATURE OF THE CONFIRMING PARTY

Drafted By:-

Goutam Das
F473 F413/42/11
Advocate,

High Court, Calcutta.

Major Information of the Deed

Deed No.	I-1604-00418/2024	Date of Registration	11/01/2024
Query No./Year	1604-2000083106/2024	Office where deed is registered	
Query Date	09/01/2024 4:51:36 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Sankar Sahoo 123B, South Sinthi Road, Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No. : 6297164908, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Setforth Value	Market Value		
	Rs. 3,95,53,611/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 75,120/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



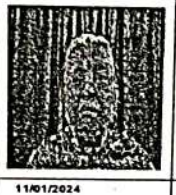

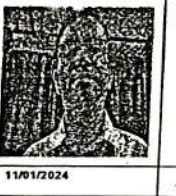
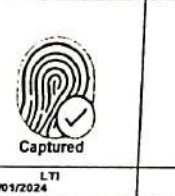
District: South 24-Parganas, P.S:- Narikeldanga, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Vivekananda Road, , Premises No: 214, , Ward No: 028 Pin Code : 700006

Sch No.	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Setforth Value (In Rs)	Market Value (In Rs)	Other Details
L1	(RS :-)		Bastu	5 Katha 9 Chatak 2 Sq Ft		3,93,16,686/-	Property is on Road Adjacent to Metal Road.
Grand Total :				9.1827Dec	0/-	393,16,686 /-	

Structure Details :



Sch No.	Structure Details	Area of Structure	Setforth Value (In Rs)	Market value (In Rs)	Other Details
S1	On Land L1	520 Sq Ft.	0/-	2,36,925/-	Structure Type: Structure
Gr. Floor, Area of floor : 520 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		520 sq ft	0/-	2,36,925 /-	

Land Lord Details :




Name, Address, Photo, Finger print and Signature			
No.	Name	Photo	Finger Print
1	Mr BHAJAN DHAOYA Son of Late Bishnupada Dhaoya Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 11/01/2024 ,Place : Office	 11/01/2024	 LTI 11/01/2024 Captured
214, Vivekananda Road, City:- , P.O:- Beadon Street, P.S:-Narkeldanga, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ekxxxxxx4e, Aadhaar No: 39xxxxxxxx7961, Status :Individual, Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 11/01/2024 ,Place : Office			
2	Smt DURGA DHAOYA Wife of Late Gopal Kumar Dhaoya Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 11/01/2024 ,Place : Office	 11/01/2024	 LTI 11/01/2024 Captured
214, Vivekananda Road, City:- , P.O:- Beadon Street, P.S:-Narkeldanga, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aoxxxxxx7q, Aadhaar No: 95xxxxxxxx7862, Status :Individual, Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 11/01/2024 ,Place : Office			
3	Mr LALIT KUMAR GUPTA Son of Late Bhim Sen Gupta Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 11/01/2024 ,Place : Office	 11/01/2024	 LTI 11/01/2024 Captured
DB - 38, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Adxxxxxx4b, Aadhaar No: 84xxxxxxxx8516, Status :Individual, Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 11/01/2024 ,Place : Office			

Name	Photo	Finger Print	Signature
Mr TEJPAL GUPTA Son of Late Bhim Sen Gupta Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 11/01/2024 ,Place : Office		 Captured	
11/01/2024	11/01/2024	LTI	11/01/2024

DB - 38, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ahxxxxxx9r, Aadhaar No: 65xxxxxxxx7198, Status :Individual, Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 11/01/2024 ,Place : Office

Name	Photo	Finger Print	Signature
Smt SOMA DHAOYA Daughter of Late Gopal Kumar Dhaoya Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 11/01/2024 ,Place : Office		 Captured	
11/01/2024	11/01/2024	LTI	11/01/2024

214, Vivekananda Road, City:- , P.O:- Beadon Street, P.S:-Narkeldanga, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: a0xxxxxx8b, Aadhaar No: 52xxxxxxxx0439, Status :Confirming Party, Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 11/01/2024 ,Place : Office







Name	Photo	Finger Print	Signature
Smt RUMA ADHIKARY, (Alias: Smt RUMA DHAOYA) Wife of Mr Amritapa Adhikary Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 11/01/2024 ,Place : Office		 Captured	
11/01/2024	11/01/2024	LTI	11/01/2024

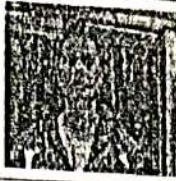


15, Jogipara Main Road, City:- , P.O:- Beadon Street, P.S:-Narkeldanga, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: a0xxxxxx6r, Aadhaar No: 47xxxxxxxx3795, Status :Confirming Party, Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 11/01/2024 ,Place : Office

Developer Details :




Sl. No.	Name	Address	Photo	Finger print and Signature
1	B M D NIRMAN	51, Cossipore Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 , PAN No.:: aaxxxxxx0j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative		

Representative Details :

Sl. No.	Name	Address	Photo	Finger print and Signature
1	Smt MANJU BAIRAGI (Presentant) Wife of Mr Manoj Kumar Bairagi Date of Execution - 11/01/2024, , Admitted by: Self, Date of Admission: 11/01/2024, Place of Admission of Execution: Office	196, Maharaja Nanda Kumar Road (South), City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxxx5g,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : B M D NIRMAN (as Partner)	 Jan 11 2024 3:02PM	 LTI 11/01/2024 Signature: <i>Manju Bairagi</i> 11/01/2024
2	Mr MONOJ KUMAR BAIRAGI Son of Late Kumud Ranjan Bairagi Date of Execution - 11/01/2024, , Admitted by: Self, Date of Admission: 11/01/2024, Place of Admission of Execution: Office	196, Maharaja Nanda Kumar Road (South), City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxxx3e,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : B M D NIRMAN (as Partner)	 Jan 11 2024 3:02PM	 LTI 11/01/2024 Signature: <i>Monoj Kumar Bairagi</i> 11/01/2024
3	Mr SUBIR MUKHERJEE Son of Mr Sanat Mukherjee Date of Execution - 11/01/2024, , Admitted by: Self, Date of Admission: 11/01/2024, Place of Admission of Execution: Office	265/0/1, Gopal Lal Thakur Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aqxxxxxx8r,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : B M D NIRMAN (as Partner)	 Jan 11 2024 3:02PM	 LTI 11/01/2024 Signature: <i>Subir Mukherjee</i> 11/01/2024

Name	Photo	Finger/Print	Signature
Mr SWARUP DUTTA Son of Late K C Dutta Date of Execution - 11/01/2024, , Admitted by: Self, Date of Admission: 11/01/2024, Place of Admission of Execution: Office	 Jan 11 2024 3:03PM	 Captured LTI 11/01/2024	 11/01/2024
156/1, Maharaja Nanda Kumar Road (South), City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ahxxxxxx5j,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : B M D NIRMAN (as Partner)			

Identifier Details :

Name	Photo	Finger/Print	Signature
Mr BISWAJIT MONDAL Son of Mr Deb Kumar Mondal Gobindapur, City:- , P.O:- Gobindapur, P.S:-Shyampur, District:-Howrah, West Bengal, India, PIN:- 711314	 11/01/2024	 Captured 11/01/2024	 11/01/2024
Identifier Of Mr BHAJAN DHAOYA, Smt DURGA DHAOYA, Mr LALIT KUMAR GUPTA, Mr TEJPAL GUPTA, Smt SOMA DHAOYA, Smt RUMA ADHIKARY, Smt MANJU BAIRAGI, Mr MONOJ KUMAR BAIRAGI, Mr SUBIR MUKHERJEE, Mr SWARUP DUTTA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr BHAJAN DHAOYA	B M D NIRMAN-2.29568 Dec
2	Smt DURGA DHAOYA	B M D NIRMAN-2.29568 Dec
3	Mr LALIT KUMAR GUPTA	B M D NIRMAN-2.29568 Dec
4	Mr TEJPAL GUPTA	B M D NIRMAN-2.29568 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr BHAJAN DHAOYA	B M D NIRMAN-130.00000000 Sq Ft
2	Smt DURGA DHAOYA	B M D NIRMAN-130.00000000 Sq Ft
3	Mr LALIT KUMAR GUPTA	B M D NIRMAN-130.00000000 Sq Ft
4	Mr TEJPAL GUPTA	B M D NIRMAN-130.00000000 Sq Ft

Endorsement For Deed Number : I - 160400418 / 2024

11-01-2024

Certificate of Admissibility (Rule 43, W.B. Registration Rules, 1962)
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (a) of Indian Stamp Act 1899.

Representation (Under Section 52 & Rule 22A(3), 46(1) W.B. Registration Rules, 1962)
Presented for registration at 13:29 hrs on 11-01-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Smt MANJU BAIRAGI ..

Certificate of Market Value (WB.P.V.V. Rules of 2001)
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,95,53,611/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 11/01/2024 by 1. Mr BHAJAN DHAOYA, Son of Late Bishnupada Dhaoya, 214, Vivekananda Road, P.O: Beadon Street, Thana: Narkeldanga, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Retired Person, 2. Smt DURGA DHAOYA, Wife of Late Gopal Kumar Dhaoya, 214, Vivekananda Road, P.O: Beadon Street, Thana: Narkeldanga, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife, 3. Mr LALIT KUMAR GUPTA, Son of Late Bhim Sen Gupta, DB - 38, Salt Lake City, P.O: Bidhannagar, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business, 4. Mr TEJPAL GUPTA, Son of Late Bhim Sen Gupta, DB - 38, Salt Lake City, P.O: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Others, 5. Smt SOMA DHAOYA, Daughter of Late Gopal Kumar Dhaoya, 214, Vivekananda Road, P.O: Beadon Street, Thana: Narkeldanga, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Service, 6. Smt RUMA ADHIKARY, Alias Smt RUMA DHAOYA, Wife of Mr Amritapa Adhikary, 15, Jogipara Main Road, P.O: Beadon Street, Thana: Narkeldanga, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Service

Identified by Mr BISWAJIT MONDAL, . . Son of Mr Deb Kumar Mondal, Gobindapur, P.O: Gobindapur, Thana: Shyampur, . Howrah, WEST BENGAL, India, PIN - 711314, by caste Hindu, by profession Business

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) (Representative)
Execution is admitted on 11-01-2024 by Mr SUBIR MUKHERJEE, Partner, B M D NIRMAN (Partnership Firm), 51, Cossipore Road, City:-, P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036

Identified by Mr BISWAJIT MONDAL, . . Son of Mr Deb Kumar Mondal, Gobindapur, P.O: Gobindapur, Thana: Shyampur, . Howrah, WEST BENGAL, India, PIN - 711314, by caste Hindu, by profession Business

Execution is admitted on 11-01-2024 by Mr SWARUP DUTTA, Partner, B M D NIRMAN (Partnership Firm), 51, Cossipore Road, City:-, P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036

Identified by Mr BISWAJIT MONDAL, . . Son of Mr Deb Kumar Mondal, Gobindapur, P.O: Gobindapur, Thana: Shyampur, . Howrah, WEST BENGAL, India, PIN - 711314, by caste Hindu, by profession Business

Execution is admitted on 11-01-2024 by Smt MANJU BAIRAGI, Partner, B M D NIRMAN (Partnership Firm), 51, Cossipore Road, City:-, P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036

Identified by Mr BISWAJIT MONDAL, . . Son of Mr Deb Kumar Mondal, Gobindapur, P.O: Gobindapur, Thana: Shyampur, . Howrah, WEST BENGAL, India, PIN - 711314, by caste Hindu, by profession Business

Execution is admitted on 11-01-2024 by Mr MONOJ KUMAR BAIRAGI, Partner, B M D NIRMAN (Partnership Firm), 51, Cossipore Road, City:-, P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036

Identified by Mr BISWAJIT MONDAL, . . Son of Mr Deb Kumar Mondal, Gobindapur, P.O: Gobindapur, Thana: Shyampur, . Howrah, WEST BENGAL, India, PIN - 711314, by caste Hindu, by profession Business

Payment of Fees
Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/01/2024 11:45AM with Govt. Ref. No: 192023240344682368 on 11-01-2024, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 3788988993419 on 11-01-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 75,020/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3075, Amount: Rs.100.00/-, Date of Purchase: 19/01/2024, Vendor name: Ranjita Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 11/01/2024 11:45AM with Govt. Ref. No: 192023240344682368 on 11-01-2024, Amount Rs: 75,020/-,

Bank: SBI EPay (SBlePay), Ref. No. 3788988993419 on 11-01-2024, Head of Account 0030-02-103-003-02

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 24299 to 24337

being No 160400418 for the year 2024.



(Handwritten signature)

Digitally signed by Anupam Halder
Date: 2024.01.24 16:33:13 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 24/01/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.