

011839/2022

1

2-11678/22



31/9

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AF 222246

Q. NO. 1506 - 2002640785/2022

Certified that the document is subject to registration. The Signature Sheet and endorsement Sheet Attached to the document are the part of the document.

Additional District Sub-Registrar
 Chandernagore Dum Dum, 24-Pal. (North)

05 SEP 2022

SUPPLEMENTARY DEVELOPMENT AGREEMENT CUM
 DEVELOPMENT POWER OF ATTORNEY

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT CUM
 DEVELOPMENT POWER OF ATTORNEY is made on this 03th
 day of September 2022

BETWEEN

ক্রমিক নং 2555 তারিখ 22-8-22
 নম্বর : 100
 কোড : Shiman Group, etc
 ঠিকানা : Sump-14
 ডেপার্ট : Kanchit Pan
 ন্যাটসিএস প্র : ডেপার্ট
 কাশিপুর মহানগর এ : ১ম, ২য়, ৩য়

ডেপার্টের নাম : শিমা গ্রুপ
 প্রকোরির নাম :- ব্যারাকপু :
 টি ডি নং :
 স্টাম্প বরিসের তারিখ : 16 AUG 2022
 এই টি.ডি. নং মোট কত টাকার : 410000
 স্টাম্প বরিস করা হয়েছে :

✓ Sujit Das.



6831 03/20/22

✓ Sujit Das.



6832 20

✓ Ashraful



6833 20

✓ Ashraful Day.



6834 20

addl. District Sub-Registrar
 Cossipore, Dum Dum



03 SEP 2022


- Ajay Narayan Mandal
 810- Sri Sahadeo Mandal
 48/2, Baguiati, 2nd lane, Pal-28
 acc-Service

1) **BALAJI ENTERPRISE** having (PAN No. **AAOFB6623L**) a partnership firm having its Principal place of business at 17, Mandindra Mitra Row, 2nd Floor, Room No.2, P.O. - Amherst Street, P.S. - Muchipara, Kolkata - 700 009, represented by its Partners namely (1) **SRI BIBHAS DEY**, (PAN **AFKPD6003K**) (Aadhar No **3678 1690 9475**) (Mobile No **9830119480**), son of Late Tapan Kumar Dey, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at 80, Jessore Road, , P.O. - Motijheel, P.S. - Dum Dum, Kolkata - 700 074, Dist. - North 24 Parganas, & (2) **MANOJ KUMAR SHARMA** (PAN **ALRPS8382D**) (Aadhar No **4688 1969 2133**) (Mobile No **9038212715**), Son of Late Lalta Prasad Sharma by faith Hindu, by occupation - Business, by Nationality - Indian, residing at BL-A, Flat No 5A, 3, Chingrighata Lane, Ideal Niketan, P.O- Tangra, P.S Tangra , Kolkata- 700015 hereinafter called and referred to as the **LAND OWNERS** (Which term or expression shall unless excluded by or repugnant to the subject or context to be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **FIRST PART**;

A N D

SRI SUJIT DAS (PAN No. **ADCPD4170H**) (Aadhar No **7105 5788 0265**) (Mob.No. **9830017264**), son of Sri Kalachand Das, by faith Hindu, by occupation - Business by Nationality - Indian, of 48/2, Baguiati, 2nd Lane, P.S. - Dum Dum, Kolkata - 700 028 being the proprietor of **AASTHA CONSTRUCTION**, having its Head office at 48/2, Baguiati, 2nd Lane, P.S. - Dum Dum, Kolkata - 700 028, hereinafter called the **DEVELOPER** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the **SECOND PART**.




Addl. District Sub-Registrar
Cossipore, Dum Dum


U 3 SEP 2022

WHEREAS the abovenamed first party being the owners of the property the land measuring less 3(three) Cottahs 10 (ten) Chittacks 16(sixteen) sq.ft. more or less 1000 sq.ft. R.T.S. standing thereon , lying and situated at Mouza - Satgachi, J.L. No.20, R.S. No.154, Touzi No.160 and 161; comprised in C.S. Dag No.2443,R.S. Dag Nos. 6550, 6549, 6555, 6556/6637, L.R. Dag No.6561, 6560, 6565, 6646, under C.S. Khatian No.14,340, corresponding to R.S. Khatian No.1569 & 1570, L.R. Khatian No.6895, being Premises No.26, Baguiati, 2nd Lane, Holding No.28, Baguiati 2nd Lane, Kolkata - 700 028, Ward No.26, within the jurisdiction of Dum Dum Police Station, within the local limits of South Dum Dum Municipality, under A.D.S.R. Cossipore Dum Dum, in the District of North 24-Parganas, entered into a Development Agreement Cum Development Power of Attorney on 25.08.2022 for the purpose of developing the said property by erecting a G+3 storied building thereon on certain terms and conditions mentioned therein and the said Development Agreement Cum Development Power of Attorney was registered at the office of ADSR - Cossipore, Dum Dum in Book No.I, Volume No.1506-2022 , Pages : 256442 - 256479, Being No.150605561 for the year 2022.

AND WHEREAS after executing the said Development Agreement, the above named Landowners delivered possession of the same and accordingly, the Developer submitted a sanctioned plan before the South Dum Dum Municipality.

AND WHEREAS the Developer has decided to erect new multi-storied building for five-storey i.e. G+4 in place of G+3 as already agreed in the said Development Agreement and the Developer has given proposal to the First Party to enter into a Supplementary




addl. District Sub-Registrar
Cossipore, Dum Dum

03 SEP 2022

Development Agreement for G+4 building and the landowners have accepted such proposal on the following terms and conditions

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows :-

1. The Developer shall submit the fresh building plan for G+4 Building or modified plan for additional upper one floor upon the G+3 building plan before the concerned Municipality and the entire cost for such sanction shall be borne upon the Developer. The land owners shall be bound to sign upon the fresh/modified building plan and shall give consent by executing necessary papers, deed, documents etc for the purposes.

OWNERS' ALLOCATION :

The landowners shall be entitled to 43% built up area of upto G+3 building to be constructed and the same would be provided in the following manner:-

- a) The entire ground floor,
 - b) Entire first floor,
- together with the proportionate undivided interest in the land, common facilities and amenities,

In case the above allocation i.e total built up area of the above said Ground floor & First floor, exceeds 43% of the total built up area , then in such event, the landowners shall make payment at rate of rupees 3500/- per sq.ft. for excess area to the developer.



[Handwritten signature]

Addl. District Sub-Registrar
Cossipore, Dum Dum

03 SEP 2022

Similarly the above allocation is less than 43% of the total built up area, then in such event, the developer shall make payment of 3500/- for residual area.

- c) The land owner shall get Rs 12,00,000/- (Twelve Lac) only from the Developer towards allocation for 4th floor and the said amount is to be paid after completion of 4th floor
- d) Apart from the Landowners allocation, the developer shall pay Rs.10,00,000/- (Ten lac Only) as a security deposit to the landowners of the first part and the said amount is to be paid to by the landowner BALAJI ENTERPRISE by the developer in the following modes.
 - i) Rs,5,00,000/- (Rupees Five lac) only shall be paid within one month from the date of execution & registration of this agreement.
 - ii) Rs.5,00,000/- (Rupees Five lac) only is to be paid within 30 days after the sanctioned plan from South Dum Dum Municipality.
 - iii) The landowner shall get their allocation after completion of the building subject to refund the said security deposit without accruing interest, to the developer

DEVELOPER'S ALLOCATION shall mean the remaining 57% built-up area of the upto G+3 building to be constructed and the same shall be provided in the following manner .

- a) Entire second floor,
- b) Entire third floor.

The developer shall get 100% allocation of the 4th floor



[Handwritten signature]

addl. District Sub-Registrar
Cossipore, Dum Dum

03 SEP 2020

together with the proportionate undivided interest in the land, common facilities and amenities after providing the land-owner's allocation mentioned hereinbefore.

- 3) By execution and registration of Supplementary Development Agreement, the allocation of the landowner and Developer mentioned in the original Development Agreement dated 25-04-2022 shall have no effect and the same is being cancelled. The landowner and Developer shall get allocation as per clause 2 of the Supplementary Agreement
- 3) The landowners and developer shall not claim or demand any money or any further allocation excepting the allocation mentioning paragraph 2 of this supplementary agreement, nor they create any obstruction or interference in any manner.
- 4) Excepting Clause 4 of the Original development agreement, other terms and condition of original Development agreement shall remain same and binding upon the parties to the agreement and this supplementary agreement is part and parcel of the original development agreement.
- 5). The development power of Attorney registered on 25th April 2022 in Book no. 1, Volume No. 1506-2022, Deed no. 150605561 for the year 2022 as already given by Landowners at the time of original Development agreement shall remain in force till the completion of the project i.e. G+3 multistoried building and the landowners shall not cancelled the said Development power of attorney in any circumstances until and unless such project is not completed.

As this supplementary Development Agreement is being executed for additional floor i.e 4th floor the landowners hereby execute



[Handwritten signature]
Addl. District Sub-Registrar
Cossipore, Dum Dum


03 SEP 2022

development Power of attorney in addition to the above said development power of attorney for the 4th floor .

NOW YE BY THESE PRESENTS that the abovenamed landowners of the first part do hereby nominate, constitute and appoint **SRI SUJIT DAS**, son of Sri Kalachand Das, by faith Hindu, by occupation business, of 48/2, Baguiati, 2nd Lane, P.S. - Dum Dum, Kolkata - 700 028 as true and lawful Attorney for the landowners, in their names and their behalf to do, exercise, execute and perform all and any of the deeds, matters and things as mentioned hereinafter relating to the properties hereunder mentioned i.e. to say.

1. To manage, maintain and administer the property mentioned in the schedule below and every part thereof.
2. To look after and to control all the affairs for the development of the property hereunder mentioned and raising multistoried building (G+4) upon the said property as per plan to be sanctioned by the Municipality.
3. To prepare plan by appointing an architect and to submit a building plan, drainage and sewerage plan before the South Dum Dum Municipality for sanction of the same and to take all steps for sanction of the said building plan and to sign, execute and admit all development, plan, documents, statements papers undertaking, declarations as may be required for necessary sanction/modification and/or alteration of development plans, by the local authority and other appropriate authorities and to receive the sanctioned building plan from the South Dum Dum Municipality after sanction of the same.
4. To appear and represent us before any necessary authorities including the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976 and Government of West Bengal in connection




Addl. District Sub-Registrar
Cossipore, Dum Dum

03 SEP 2022

with the sanction, modification and/or alteration of development plan etc. of the aforesaid property as given in schedule hereunder written.

5. To pay fees for obtaining sanction plan, modification and such other orders and permissions from the necessary authorities as per expedient for sanction, modification and / or alteration of development plans and also to submit and take delivery of title deeds concerning the said property and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-contractors for the aforesaid purpose as the said Attorney shall think fit and proper.

6. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and / or alteration of the development plans to any authority or authorities.

7. To develop the said property by making construction of (G+4) building thereon in adherence to the sanction building plan and for that purpose to demolish and / or remove any house and building and / or structure of whatsoever nature on the said premises, if any, as our said Attorney shall think, fit and proper.

8. To apply for obtaining electricity, gas, water, sewerages, drains, telephone or other connections or any other utilities to the said property and / or to make alteration therein and to close down and / or have disconnection of the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds, and things as may be deemed fit and proper by the said Attorney.

9. To apply for and obtain building materials from the concern authorities for construction of the building on the said property aforesaid and to appoint labour contractors and / or skilled labours



[Handwritten Signature]
A. J. J. District Sub-Registrar
Cossipore, Dum Dum

D 3 SEP 2022

and unskilled labours for construction of the proposed building as per sanction plan/revised sanction plan.

10. To utilities or shift or have connected the existing electricity connection, if any, in the said premises in such manner as the said Attorneys may deem fit and proper.


11. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property as given in schedule hereunder written or any part thereof and similarly to receive all incoming receivable for and on account of the premises or any part thereof including the rents and / or licence/fees from the occupants thereof, if any.

12. To appear and represent us before all authorities for fixation and / or finalization of the annual valuation of the said property and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

13. To negotiate with others for sale of the flats/floors garages and office and to enter into an agreement for sale for the portion of the proposed building, lying within the developer's allocation in the proposed building as specifically described in the schedule hereunder along with proportionate share of the land excepting our allocated portion/portions which will be kept reserved for the landowners as per terms and conditions or the Development Agreement, as said Attorney shall think fit and proper in view of the Development Agreement.

14. To receive any such amount as earnest money or full consideration money from the purchaser/purchasers or his/their loan sanctioning authority if any for the purpose of transferring, conveyance, sale of the respective flat or flats, garages under the





Addl. District Sub-Registrar
Cossipore, Dum Dum

03 SEP 2022

- developer's allocation, excepting our allocated portion along with proportionate share of land or any other part or portion of the said building either by cash or by cheque and to give valid receipt for the same.
15. To receive from the intending purchaser or purchasers any earnest money or advance and also the balance of purchase money in respect of developer's allocation, and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers.
16. To sign and execute all other deeds, instruments and assurances, which he shall consider necessary, and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying of the respective flat or flats, garages relating to developer's allocation as per development agreement along with proportionate share of land of the said property as the landowners could do themselves if personally present.
17. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-Registrar /ADSR or Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which our said attorney shall consider necessary for conveying the respective flat or flats relating to developers allocation as per development agreement along with proportionate share of land of the said property to the purchaser or purchasers as fully and effectually in all respects as the landowners could do the same themselves.
18. To file and submit declaration, statements, application and / or returns to the competent authority or any other necessary authorities or authority in connection with the matters herein contained and also to file application for completion certificate (C.C.)/Occupancy





add. District Sub-Registrar
Cossipore, Dum Dum

U 3 SEP 2022

Certificate to the office of the South Dum Dum Municipality and to collect the same.

19. To prosecute, endorse, defend, answer and oppose all actions and other legal proceedings in respect of the said property or any part thereof including relating to acquisition and / or requisition and / or in respect of the said property or any part thereof in which the said estate is now or any time hereinafter as be interested or connected and if think for the compromise settle, refer to arbitration abandon submit proceedings as aforesaid before any Court, Civil or Revenue including the rent controller.
20. To file and defend suits, costs, appeals and applications of whatsoever nature for and on behalf of us or to be instituted or preferred by or against any person or persons in respect of the said property as given in Schedule hereunder and also to present and prosecute writ applications in respect thereof.
21. To compromise suit, appeals or other legal proceedings, in any Court, Tribunals or other Authority whatsoever and to sign and verify applications there for and to settle, or compound the debts of any intending purchaser or purchasers as our constituted Attorney shall think best fit and proper.
22. To sign, declare and / or affirm any plaint, written, statement, petition, affidavit, verification, vakalatnama, warrant of Attorneys, memo. of appeal or any way connected therewith.
23. To deposit and withdraw fees, documents and money in and from any court and / or other person or persons or authority and give valid receipts and discharge thereof.
24. For all or any of the purpose hereinbefore stated to appear and to represent landowners before all authorities having jurisdiction and to sign, execute and submit papers and documents.




Addl District Sub-Registrar
Cossipore, Dum Dum

03 SEP 2022

If under any circumstances the development agreement be cancelled lawfully, in such an event, this development power of attorney shall stand cancelled.

AND GENERALLY to act as our Attorney in relation to all materials, touching the landowners' said property and on their behalf to do all instruments acts, nature, deeds and things as fully and effectually as the landowners shall do if they / he were / was personally present.

AND the landowners hereby ratify and confirm and agree or undertake to ratify and confirm all the matters whatsoever of the said Attorney appointed under this Power in that hereinabove contained shall lawfully to do or cause to be done or the right or by virtue of this present including in such confirmation and other works will be completed of the whole deal-transaction as per the said Development Agreement .

SCHEDULE 'A' PROPERTY

ALL THAT the land measuring less 3(three) Cottahs 10 (ten) Chittacks 16(sixteen) sq.ft. more or less 1000 sq.ft. R.T.S. standing thereon , lying and situated at Mouza - Satgachi, J.L. No.20, R.S. No.154, Touzi No.160 and 161; comprised in C.S. Dag No.2443,R.S. Dag Nos. 6550, 6549, 6555, 6556/6637, L.R. Dag No.6561, 6560, 6565, 6646, unde3r C.S. Khatian No.14,340, corresponding to R.S. Khatian No.1569 & 1570, L.R. Khatian No.6895, being Premises No.26, Baguiati, 2nd Lane, Holding No.28, Baguiati 2nd Lane, Kolkata - 700 028, Ward



[Handwritten signature]
Addl. District Sub-Registrar
Cossipore, Dum Dum

U 3 SEP 2022

No.26, within the jurisdiction of Dum Dum Police Station, within the local limits of South Dum Dum Municipality, under A.D.S.R. Cossipore Dum Dum, in the District of North 24-Parganas, which is butted and bounded as follows:-

- ON THE NORTH : By, property of Smt. Klamala Rakshit and
Biswanath Das
- ON THE SOUTH : By, Apartment & Building..
- ON THE EAST : By, 12 ft. wide Road.
- ON THE WEST : By, Building of others.

SCHEDULE - 'B'

OWNERS' ALLOCATION :


The landowners shall be entitled to 43% built up area of the upto G+3 building to be constructed and the same would be provided in the following manner:-

- a) The entire ground floor,
 - b) Entire first floor,
- together with the proportionate undivided interest in the land, common facilities and amenities.

In case the above allocation i.e total built up area of the above said Ground floor & First floor, exceeds 43% of the total built up area , then in such event, the landowners shall make payment at rate of rupees 3500/- per sq.ft. for excess area to the developer.

Similarly the above allocation is less then 43% of the total built up area , then in such event, the developer shall make payment of 3500/- for residual area.




Addl. District Sub-Registrar
Cossipore, Dum Dum

03 SEP 2022

- c) The land owner shall get Rs 12,00,000/- (Twelve Lac) only from the Developer towards allocation for 4th floor and the said amount is to be paid after completion of 4th floor
- d) Apart from the Landowners allocation, the developer shall pay Rs.10,00,000/- (Ten lac Only) as a security deposit to the landowners of the first part and the said amount is to be paid to by the landowner BALAJI ENTERPRISE by the developer in the following modes.
- e) Rs,5,00,000/- (Rupees Five lac) only shall be paid within one month from the date of execution & registration of this agreement.
- ii) Rs.5,00,000/- (Rupees Five lac) only is to be paid within 30 days after the sanctioned plan from South Dum Dum Municipality.
- iii) The landowner shall get their allocation after completion of the building subject to refund the said security deposit without accruing interest, to the developer

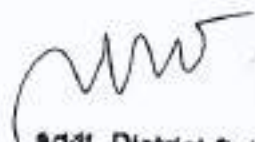
DEVELOPER'S ALLOCATION shall mean the remaining 57% built-up area of the upto G+3 building to be constructed and the same shall be provided in the following manner .

- a) Entire second floor,
- b) Entire third floor.

The developer shall get 100% allocation of the 4th floor.

together with the proportionate undivided interest in the land, common facilities and amenities after providing the land-owner's allocation mentioned hereinbefore.




addl. District Sub-Registrar
Coasipore, Dum Dum

03 SEP 2022

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands the day month and year first above written.

SIGNED SEALED AND DELIVERED

in the Presence of:

1. Ajay narayan Mondal -
S/o - Sri. Sahadeo Mondal.
48/2, Baguiati 2nd Lane,
Kolkata - 28.
2. Subha Samanta
c/o - Manabendra Samanta
48/2, Baguiati 2nd Lane,
Kolkata - 28

Biswan Dey

Subha Samanta

SIGNATURE OF THE LANDOWNERS

✓
Sujit Das

SIGNATURE OF THE DEVELOPER
CUM ATTORNEY


Prepared at my office.

Dhiman Chandra Biswas












(Dhiman Chandra Biswas)
ADVOCATE

Sealdah Civil Court Complex,
Enrol.No WB/618/1982.















Add. District Sub-Registrar
Cossipore, Dum Dum












03 SEP 2022

| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|---|------------|---|---|--|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name BIBHAS DEY
 Signature Bibhas Dey

| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|--|------------|---|---|--|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

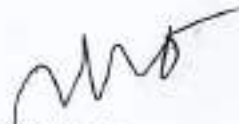
Name MANOJ KUMAR SHARMA
 Signature Manoj Kumar

| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|---|------------|---|---|--|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name SUJIT DAS
 Signature Sujit Das

P-16




Addl. District Sub-Registrar
Cossipore, Dum Dum






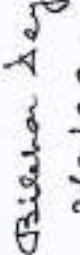


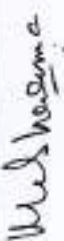
U 2 SEP 2022
U 3 SEP 2022



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas
Signature / LTI Sheet of Query No/Year 15062002640785/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|--|---|---|---|
| 1 | Mr SUJIT DAS 48/2 BAGUIATI 2ND LANE, City:- Dum Dum, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 | Developer |  |  |  03.09.2022 |
| 2 | Mr BIBHAS DEY 80 JESSORE ROAD, City:- Dum Dum, P.O:- MOTIJHEEL, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 | Representative of Land Lord [BALAJI ENTERPRISE] |  |  |  3/9/22 |
| 3 | Mr MANOJ KUMAR SHARMA 3 CHINGRIGHATA LANE, Block/Sector: BL-A, Flat No: 5A, Chingri Ghata Lane, City:- Not Specified, P.O:- TANGRA, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700015 | Representative of Land Lord [BALAJI ENTERPRISE] |  |  |  03/09/2022 |



[Handwritten signature]

Addl. District Sub-Registrar
Cossipore, Dum Dum

02 SEP 2020
03 SEP 2020

| Sl No. | Name and Address of Identifier | Identifier of | Photo | Finger Print | Signature with date |
|--------|---|---------------|--|---|--|
| 1 | Mr AJAY NARAYAN MONDAL Son of Shri SAHADEO MONDAL 48/2 BAGUIATI 2ND LANE, City:- Dum Dum, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 | Mr SUJIT DAS |  |  | <i>Ajay Narayan Mondal</i> 09/09/2022 |

(Kaustava Dey)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
COSSIPORE DUMDUM
North 24-Parganas, West
Bengal

Addl. District Sub-Registra
Cossipore, Dum Dum



[Handwritten signature]

Addl. District Sub-Registrar
Cossipora, Dum Dum

02-SEP-2022
03 SEP 2022



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

GRN Details

| | | | |
|------------------------|---------------------|-------------------------|---------------------|
| GRN: | 192022230112846421 | Payment Mode: | Online Payment |
| GRN Date: | 02/09/2022 13:14:14 | Bank/Gateway: | State Bank of India |
| BRN : | CKU6416821 | BRN Date: | 02/09/2022 13:15:21 |
| Payment Status: | Successful | Payment Ref. No: | 2002640785/4/2022 |

[Query No*/Query Year]

Depositor Details

| | |
|---------------------------|--|
| Depositor's Name: | BISWAS CONSULTANCY |
| Address: | 101C SOUTH SINTHEE ROAD |
| Mobile: | 9239880397 |
| Depositor Status: | Others |
| Query No: | 2002640785 |
| Applicant's Name: | Mr AJAY NARAYAN MONDAL |
| Identification No: | 2002640785/4/2022 |
| Remarks: | Sale, Development Agreement or Construction agreement Payment No 4 |

Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|-------------|
| 1 | 2002640785/4/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 6970 |
| 2 | 2002640785/4/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 28 |
| | | | Total | 6998 |

IN WORDS: SIX THOUSAND NINE HUNDRED NINETY EIGHT ONLY.



A handwritten signature in black ink, consisting of several loops and a long horizontal stroke.

Addl. District Sub-Registrar
Cossipore, Dum Dum

02 SEP 2022
03 SEP 2022

Major Information of the Deed

| | | | |
|--|--|--|------------|
| Deed No : | I-1506-11678/2022 | Date of Registration | 05/09/2022 |
| Query No / Year | 1506-2002640785/2022 | Office where deed is registered | |
| Query Date | 02/09/2022 10:30:52 AM | A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas | |
| Applicant Name, Address & Other Details | AJAY NARAYAN MONDAL 158 DUM DUM PARK, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL. PIN - 700055, Mobile No. : 9830590383, Status : Seller/Executant | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 5/- | Rs. 58,83,078/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 7,070/- (Article:48(g)) | Rs. 28/- (Article:E, E, E) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: North 24-Parganas, P.S.- Dum Dum, Municipality: SOUTH DUM DUM, Road: Baguihati Lane, Mouza: Satgachi, , Ward No: 26, Holding No:28 JI No: 20, Touzi No: 160 Pin Code : 700028

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------|-----------------|----------------|-------------------|---------|---------------|-------------------------|-----------------------|---|
| L1 | LR-6561 (RS :-) | LR-6895 | Bastu | Bastu | 1 Katha | 1/- | 15,39,001/- | Width of Approach Road: 12 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1506-I -05561-2022 |
| L2 | LR-6560 (RS :-) | LR-6895 | Bastu | Bastu | 1 Katha | 1/- | 15,39,001/- | Width of Approach Road: 12 Ft., Adjacent to Metal Road, |
| TOTAL : | | | | | 3.3Dec | 2 /- | 30,78,002 /- | |

District: North 24-Parganas, P.S.- Dum Dum, Municipality: SOUTH DUM DUM, Road: Baguihati Lane, Mouza: Satgachi, , Ward No: 26, Holding No:28 JI No: 20, Pin Code : 700028

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-----------------|----------------|-------------------|---------|--------------|-------------------------|-----------------------|---|
| L3 | LR-6565 (RS :-) | LR-6895 | Bastu | Bastu | 1 Katha | 1/- | 15,39,001/- | Width of Approach Road: 12 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1506-I -05561-2022 |

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Baguihati Lane, Mouza: Baguihati, Premises No: 26, Ward No: 26, Holding No:28 JI No: 20, Pin Code : 700028

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-----------------|----------------|---------------|---------|--------------------|-------------------------|-----------------------|--|
| L4 | LR-6648 (RS :-) | LR-6895 | Bestu | Bestu | 10 Chatak 16 Sq Ft | 1/- | 9,96,075/- | Width of Approach Road: 12 Ft., Adjacent to Metal Road, Last Reference Deed No :1506-I -05561-2022 |
| Grand Total : | | | | | 6.0179Dec | 4 /- | 56,13,078 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 1000 Sq Ft. | 1/- | 2,70,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 1000 sq ft | 1 /- | 2,70,000 /- | |

Land Lord Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | BALAJI ENTERPRISE 17, M M ROW, Block/Sector: 2ND FLOOR, Flat No: ROOM NO 2, City:- Kolkata, P.O:- AMHERST STREET, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700009 , PAN No.:: AAxxxxxx3L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |

Developer Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Mr SUJIT DAS (Presentant) Son of Mr KALACHAND DAS 48/2 BAGUIATI 2ND LANE, City:- Dum Dum, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx0H, Aadhaar No: 71xxxxxxx0265, Status :Individual, Executed by: Self, Date of Execution: 03/09/2022 , Admitted by: Self, Date of Admission: 03/09/2022 ,Place : Pvt. Residence |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Mr BIBHAS DEY Son of Late TAPAN KUMAR DEY 80 JESSORE ROAD, City:- Dum Dum, P.O:- MOTIJHEEL, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx3K, Aadhaar No: 36xxxxxxx9475 Status : Representative, Representative of : BALAJI ENTERPRISE (as PARTNER) |

2 **Mr MANOJ KUMAR SHARMA**

Son of Late LALTA PRASAD SHARMA 3 CHINGRIGHATA LANE, Block/Sector: BL-A, Flat No: 5A, Chingrighata Lane, City:- Not Specified, P.O:- TANGRA, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700015, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx2D, Aadhaar No: 46xxxxxxxx2133 Status : Representative, Representative of : BALAJI ENTERPRISE (as PARTNER)

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|-------|--------------|-----------|
| Mr AJAY NARAYAN MONDAL Son of Shri SAHADEO MONDAL 48/2 BAGUIATI 2ND LANE, City:- Dum Dum, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 | | | |

Identifier Of Mr SUJIT DAS, Mr BIBHAS DEY, Mr MANOJ KUMAR SHARMA

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|---------------------------|
| 1 | BALAJI ENTERPRISE | Mr SUJIT DAS-1.65 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|---------------------------|
| 1 | BALAJI ENTERPRISE | Mr SUJIT DAS-1.65 Dec |

Transfer of property for L3

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|---------------------------|
| 1 | BALAJI ENTERPRISE | Mr SUJIT DAS-1.65 Dec |

Transfer of property for L4

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|---------------------------|
| 1 | BALAJI ENTERPRISE | Mr SUJIT DAS-1.06792 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|----------------------------------|
| 1 | BALAJI ENTERPRISE | Mr SUJIT DAS-1000.00000000 Sq Ft |

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Baguihati Lane, Mouza: Satgachi, Ward No: 26, Holding No:28 JI No: 20, Touzi No: 160 Pin Code : 700028

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---|--|--|
| L1 | LR Plot No:- 6561, LR Khatian No:- 6895 | Owner: ঠিক কুমার শর্মা, Gurdian: বিজয়নাথ শর্মা, Address: বিষ্ণু, Classification: বঙ্গ, Area: 0.00460000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L2 | LR Plot No:- 6560, LR Khatian No:- 6895 | Owner: ঠিক কুমার শর্মা, Gurdian: বিজয়নাথ শর্মা, Address: বিষ্ণু, Classification: বঙ্গ, Area: 0.00350000 Acre, | Seller is not the recorded Owner as per Applicant. |

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Baguihati Lane, Mouza: Satgachi, Ward No: 26, Holding No:28 JI No: 20, Pin Code : 700028

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---|--|--|
| L3 | LR Plot No:- 6565, LR Khatian No:- 6895 | Owner:উত্তম কুমার সান্না, Gurdian:বিক্রমপুর নাম, Address:বিল্ডিং, Classification:বন্য, Area:0.02290000 Acre, | Seller is not the recorded Owner as per Applicant. |

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Baguihati Lane, Mouza: Satgachi, Premises No: 26, Ward No: 26, Holding No:28 JI No: 20, Pin Code : 700028

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---|--|--|
| L4 | LR Plot No:- 6646, LR Khatian No:- 6895 | Owner:উত্তম কুমার সান্না, Gurdian:বিক্রমপুর নাম, Address:বিল্ডিং, Classification:বন্য, Area:0.01500000 Acre, | Seller is not the recorded Owner as per Applicant. |

Endorsement For Deed Number : I - 150611678 / 2022

On 02-09-2022

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 58,83,078/-

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM

North 24-Parganas, West Bengal

On 03-09-2022

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

Presented for registration at 10:20 hrs on 03-09-2022, at the Private residence by Mr SUJIT DAS ,Claimant.

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

Execution is admitted on 03/09/2022 by Mr SUJIT DAS, Son of Mr KALACHAND DAS, 48/2 BAGUIATI 2ND LANE, P.O: DUM DUM, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business

Identified by Mr AJAY NARAYAN MONDAL, , Son of Shri SAHADEO MONDAL, 48/2 BAGUIATI 2ND LANE, P.O: DUM DUM, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Service

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

Execution is admitted on 03-09-2022 by Mr BIBHAS DEY, PARTNER, BALAJI ENTERPRISE (Partnership Firm), 17, M M ROW, Block/Sector: 2ND FLOOR, Flat No: ROOM NO 2, City:- Kolkata, P.O:- AMHERST STREET, P.S:- Muchipara, District-Kolkata, West Bengal, India, PIN:- 700009

Identified by Mr AJAY NARAYAN MONDAL, , Son of Shri SAHADEO MONDAL, 48/2 BAGUIATI 2ND LANE, P.O: DUM DUM, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Service

Execution is admitted on 03-09-2022 by Mr MANOJ KUMAR SHARMA, PARTNER, BALAJI ENTERPRISE (Partnership Firm), 17, M M ROW, Block/Sector: 2ND FLOOR, Flat No: ROOM NO 2, City:- Kolkata, P.O:- AMHERST STREET, P.S:-Muchipara, District-Kolkata, West Bengal, India, PIN:- 700009

Identified by Mr AJAY NARAYAN MONDAL, , Son of Shri SAHADEO MONDAL, 48/2 BAGUIATI 2ND LANE, P.O: DUM DUM, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Service

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM

North 24-Parganas, West Bengal

On 05-09-2022

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 28/- (E = Rs 28/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/09/2022 1:15PM with Govt. Ref. No: 192022230112846421 on 02-09-2022, Amount Rs: 28/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKU6416821 on 02-09-2022, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,070/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 6,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2555, Amount: Rs.100/-, Date of Purchase: 22/08/2022, Vendor name: R Pal
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/09/2022 1:15PM with Govt. Ref. No: 192022230112846421 on 02-09-2022, Amount Rs: 6,970/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKU6416821 on 02-09-2022, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2022, Page from 425494 to 425520

being No 150611678 for the year 2022.



Digitally signed by KAUSTAVA DEY
Date: 2022.09.08 12:08:17 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/09/08 12:08:17 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)