

0702/23

I - 692/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 620866/23

AN 102515

03/23

6-10

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with document are the part of this document.

[Signature]

District Sub-Registrar-V
Alipore, South 24 Parganas

13 MAR 2023

SUPPLEMENTARY DEVELOPMENT AGREEMENT

(After Registered Development Agreement Being No. 190409809 / 2022)

THIS SUPPLEMENTARY AGREEMENT is made on this 10th

..... day of March....., 2023 A.D.

BETWEEN

RIGHT CHOICE

[Signature]

Partner

Partner

RIGHT CHOICE

[Signature]

Partner

[Signature]

Partner

09 MAR 2023

Serial No. 525 Date:

Name. Right Choice

Address. 25/A. Ground Floor Avenue.

1st rd. city Santosh pns - 24pgs(S)

Value Rs. 1004 P.

BIDYUT KR. SAHA

Licence Stamp Vendor
Alipore Judges' Court 24 Pgs. (S)
Kolkata-700 027

ani chakraborty



Stamp Vendor
V.C.T.F
599

Bani Chakraborty



V.C.T.F
600

Anima Samyal



V.C.T.F
601

H. S. Das



V.C.T.F
602

Tapas Bhownick

Bani Chakraborty



V.C.T.F
604

Indira Chatterjee
D/O Late Mihir Chatterjee
12/12 K.K.O.

Signature



DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
10 MAR 2023


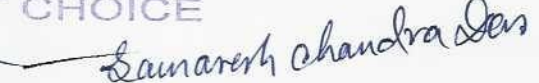
(1) **SMT. BANI CHAKRABORTY**, (PAN : AECPC44621), (Aadhar No. 5187 8739 5245), Daughter of Late Gour Chakraborty, By Faith Hindu, By Occupation – Retired (Service), Nationality Indian, Residing at No. 6, 4th Street, Modern Park, Post Office : Santoshpur, Police Station – Survey Park, Kolkata – 700 075, at present residing at 6/176, Bidhan Colony, Aurobindo Block, Post Office : Santoshpur, Police Station – Survey Park, Kolkata – 700 075, (2) **SMT. ANIMA SANYAL**, (PAN : GYAPS7702H), (Aadhar No. 3360 2129 2968), Wife of Late Dhrubajyoti Sanyal, Daughter of Late Gour Chakraborty, By Faith Hindu, By Occupation – Housewife, Nationality Indian, Residing at No. 17B, Avenue East, Modern Park, Post Office : Santoshpur, Police Station – Survey Park, Kolkata – 700 075, hereinafter called and referred to as the “**OWNERS**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include each of their respective legal heirs, successors and legal representatives and assigns) of the **FIRST PART**.

AND

M/S. RIGHT CHOICE, a Partnership Firm, executed on 3/12/2013, PAN AAYFM0754D, C.E. No 0004-1610-0330 (17-18) G.S.T. No 19AAYFM0754D1ZY having its office at 25/A, Avenue 1st Road, P.S. – Survey Park, P.O. Santoshpur, Kolkata – 700075, represented by its Partners (1) **BAPPA DAS**, PAN AGFPD9976R, AADHAAR NO :5750 6897 9347, MOB 9830086328, son of Late Satyaranjan Das, by faith – Hindu, by occupation – Business, Nationality Indian, residing at 28, Lake Terrace, Police Station – Survey Park, P.O. Santoshpur, Kolkata – 700075, (2) **TAPAS BHOWMICK** PAN AIZPB5944K, AADHAAR NO 880306905041, MOB : 9830248583, son of Late Gour Gopal Bhowmick, by faith – Hindu, by occupation – Business, Nationality Indian, residing at 9, Kabi Sukanta Road, Police Station – Survey Park, P.O. Santoshpur, Kolkata – 700075, (3) **SAMARESH CHANDRA**

RIGHT CHOICE

RIGHT CHOICE

Partner

Partner

Partner

Partner



V. C. T. P
603

- Samanesh chandra Das



V. C. T. P
604

✓ Indira Chatterjee



7
DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
10 MAR 2023

DAS, PAN AORPD8605D, AADHAAR NO 968446755599, MOB 9433756662, son of Late Suresh Chandra Das, by faith – Hindu, by occupation – Service, Nationality Indian, residing at 25/A, Avenue First Road, Police Station – Survey Park, P.O. Santoshpur, Kolkata – 700075, hereinafter called and referred to as **“DEVELOPER”** (which terms and expressions shall unless excluded by or repugnant to the subject on context be deemed to mean and include its successors, successors-in-office, successors-in-interest, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS the **OWNERS** herein are holding right, title and interest of **ALL THAT** piece and parcel of land measuring about an area of **3 (Three) Cottah 15 (Fifteen) Chittack 23 (Twenty Three) Square Feet** be the same a little more or less together with Kancha Asbestos shed structure standing thereon measuring about 200 Square Feet with the right, title, interest and easement right in the common passage situated and lying at the property being the portion of the land under District: South 24-Parganas, within Police Station formerly Purba Jadavpur now Survey Park, in Mouza – Rajapur, J.L. No. 23, E.P. No. 176, S.P. No. 264, C.S. Plot No. 287 (P), under District Sub-Registry office Alipore, within the limits of the Kolkata Municipal Corporation being K.M.C. Premises No. 72, Bidhan Colony, Postal Premises No. 6/176, Aurobindo Block, Bidhan Colony, Post Office : Santoshpur, Kolkata – 700 075, District : South 24-Parganas, under Ward No. 103, being Assessee No. 311031300725 with all easement right, title, interest, possession and profits whatsoever therein and other right of ways and also right of ingress and egress from the said premises to the main Road and paid taxes to the Kolkata Municipal Corporation regularly and the said land and Building which is more fully described in the **“SCHEDULE”** below and hereinafter referred to as the **“SAID PROPERTY”**.

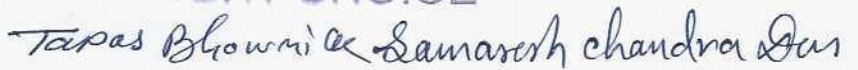
RIGHT CHOICE



Partner

Partner

RIGHT CHOICE



Partner

Partner

AND WHEREAS the Owners and the Developer have mutually discussed with each other for development of the said property.

AND WHEREAS the owners of K.M.C. Premises No. 72, Bidhan Colony, Postal Premises No. 6/176, Aurobindo Block, Bidhan Colony, Post Office : Santoshpur, Police Station – Survey Park, Kolkata – 700 075, the Party of the First Part herein agreed to develop their said property through the developer **M/S. RIGHT CHOICE**, for which they have entered into a Development Agreement on 20.06.2022 registered in the office of ARA IV KOLKATA Recorded in Book No. I, Volume No 1904- 2022 Pages from 675811 to 675868 being No. **190409809** for the year 2022 in lieu of owner's allocation mentioned therein.

AND WHEREAS owners executed a Registered Power of Attorney on 20.06.2022 in favour of **M/S. RIGHT CHOICE**, which was registered in the office of ARA IV KOLKATA, recorded in Book No. I, Volume No 1904-2022, Pages from 675989 to 676026, being No. **190409816** for the year 2022 for development of the building at K.M.C. Premises No. 72, Bidhan Colony, Postal Premises No. 6/176, Aurobindo Block, Bidhan Colony, Post Office : Santoshpur, Police Station – Survey Park, Kolkata – 700 075,

AND WHEREAS the developer and owners herein **REARRANGE** their allocation according to the proposed sanction building plan of KMC as follows:-

OWNERS' ALLOCATION : shall mean :-

Owner's will get-

1. Rs 33 lakh (Rupees Thirty three lakh) only

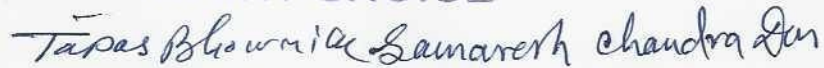
RIGHT CHOICE



Partner

Partner

RIGHT CHOICE



Partner

Partner

2. One residential Flat at Ground floor 1BHK Flat (South East) measuring 603 sq ft super built up area, be the same a little more or less along with undivided proportionate share of land attributable thereto in the said premises together with right to use common portion of the building lying and situated at K.M.C. Premises No. 72, Bidhan Colony, Postal Premises No. 6/176, Aurobindo Block, Bidhan Colony, Post Office : Santoshpur, Police Station – Survey Park, Kolkata – 700 075

DEVELOPER'S ALLOCATION :

Save and except the owner's Allocation, the Developer will be entitled to the rest portion of the proposed building along with the undivided proportionate share of land attributable thereto in the said premises together with right to use common portion of the building lying and situated at K.M.C. Premises No. 72, Bidhan Colony, Postal Premises No. 6/176, Aurobindo Block, Bidhan Colony, Post Office : Santoshpur, Police Station – Survey Park, Kolkata – 700 075.

If any excess FAR /Floor area shall be available in the proposed building, said portion will be treated as Developer's allocation.

AND WHEREAS the developer and owners shall bear common expenses and common maintenance charges proportionately or pro-rata to the covered area occupied/in possession.

AND WHEREAS other terms and conditions of the registered Development Agreement dated 20.06.2022 between the parties herein remains same .

RIGHT CHOICE



Partner

Partner

RIGHT CHOICE



Partner

Partner

**SCHEDULE "A" (FIRST SCHEDULE)
(DESCRIPTION OF THE TOTAL PROPERTY)**

ALL THAT piece and parcel of land measuring about an area of 3 (Three) Cottah 15 (Fifteen) Chittack 23 (Twenty Three) Square Feet be the same a little more or less together with Kancha Asbestos shed structure standing thereon measuring about 200 Square Feet with the right, title, interest and easement right in the common passage situates and lying at the property being the portion of the land under District: South 24-Parganas, within Police Station : Survey Park, in Mouza – Rajapur, in the District : 24-Parganas (South) comprised in J.L. No. 23, E.P. No. 176, S.P. No. 264, C.S. Plot No. 287 (P), under District Sub-Registry office Alipore, within the limits of the Kolkata Municipal Corporation being K.M.C. Premises No. 72, Bidhan Colony, Postal Premises No. 6/176, Aurobindo Block, Bidhan Colony, Post Office : Santoshpur, Police Station – formerly Purba Jadavpur now Survey Park, Kolkata – 700 075, District : South 24-Parganas, under Ward No. 103, being Assessee No. 311031300725 with the structure standing thereon, with all easement right, title, interest, possession and profits whatsoever therein and other right of ways and also right of ingress and egress from the said premises to the main Road and paid taxes to the Kolkata Municipal Corporation regularly. The property is butted and bounded by :-

ON THE NORTH : 7" Wide K.M.C. Road ; . . .

ON THE SOUTH : 4" Common Passage ;

ON THE EAST : Other's Property ;

ON THE WEST : Other's Property.

RIGHT CHOICE



Partner

Partner

RIGHT CHOICE

Partner

Partner

**SCHEDULE "B" (SECOND SCHEDULE)
(OWNER'S ALLOCATION)**

1. Rs 33,00,000/- (Rupees Thirty three lakh) only which will be paid within 24 months from the date of starting construction of the proposed building after getting vacant possession of the property.


2. One residential Flat at Ground floor 1BHK Flat (South East) measuring 603 sq ft super built up area, be the same a little more or less along with undivided proportionate share of land attributable thereto in the said premises together with right to use common portion of the building lying and situated at K.M.C. Premises No. 72, Bidhan Colony, Postal Premises No. 6/176, Aurobindo Block, Bidhan Colony, Post Office : Santoshpur, Police Station – Survey Park, Kolkata – 700 075.

**SCHEDULE "C" (THIRD SCHEDULE)
(DEVELOPER'S ALLOCATION)**


Save and except the owner's Allocation, the Developer will be entitled to the rest portion of the proposed building along with the undivided proportionate share of land attributable thereto in the said premises together with right to use common portion of the building lying and situated at K.M.C. Premises No. 72, Bidhan Colony, Postal Premises No. 6/176, Aurobindo Block, Bidhan Colony, Post Office : Santoshpur, Police Station – Survey Park, Kolkata – 700 075.

If any excess FAR /Floor area shall be available in the proposed building, said portion will be treated as Developer's allocation.

RIGHT CHOICE


Partner Partner

RIGHT CHOICE

 
Partner Partner

6

IN WITNESS WHEREOF the parties hereto have signed and executed their respective hands and seal on the day, month and years above first above written.

SIGNED AND DELIVERED in the presence of:

1. Susmita Chatterjee
D/O-Ranjit Chatterjee
Ithorehat, Pandhalpara
Near Boys' Club, Andul
Howrah - 711 302

Bani Chakraborty

Amerna Sanyal

2. Ishani Sanyal
17/B, Avenue East,
Santoshpur,
Howrah - 711 302

[SIGNATURE OF THE OWNERS/FIRST PART]

~~_____~~ **RIGHT CHOICE** **RIGHT CHOICE**
H. Sin Tapas Bhowmik Samanesh Chandraja
Partner Partner Partner Partner

[SIGNATURE OF THE DEVELOPER/SECOND PART]

Prepared in my office,
Indira Chatterjee

Advocate
High Court, Calcutta
WB 166/99

~~_____~~ **RIGHT CHOICE** **RIGHT CHOICE**
H. Sin Tapas Bhowmik Samanesh Chandraja
Partner Partner Partner Partner

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name BANI CHAKRABORTY

Signature Bani Chakraborty

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ANIMA SANYAL

Signature Anima Sanyal

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name BAPPA DAS

Signature Bappa Das

RIGHT CHOICE

Partner









Partner

RIGHT CHOICE







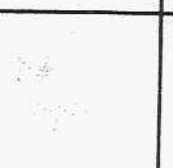


Partner

Partner

Tapas Bhownick Samarsh chandra

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name TAPAS BHOWMICK
 Signature Tapas Bhownick

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name SAMARESH CHANDRA DAS
 Signature Samaresh Chandra Das

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name **RIGHT CHOICE**
 Signature   
 Partner Partner Partner Partnerne





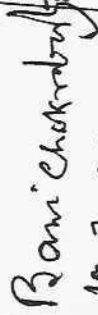


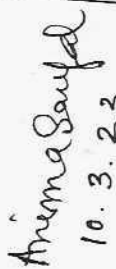



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue





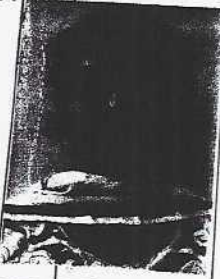

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas


Signature / LTI Sheet of Query No/Year 16302000620866/2023

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	Smt BANI CHAKRABORTY NO. 6, 4TH STREET, MODERN PARK, City:- , P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Land Lord			 10.3.23
2	Smt ANIMA SANYAL 17B, AVENUE EAST MODERN PARK, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Land Lord			 10.3.23
3	Shri BAPPA DAS 28, LAKE TERRACE, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Representative of Developer [M S RIGHT CHOICE]			 10.3.23

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
4	Shri TAPAS BHOWMICK 9 KABI SUKANTO ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Representative of Developer [M S RIGHT CHOICE]			Tapas Bhowmick 10/03/2023
5	Shri SAMARESH CHANDRA DAS 25/A AVENUE FIRST ROAD, City:- , P.O:- SANTOSHPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Representative of Developer [M S RIGHT CHOICE]			Samaresh chandrasen 10/3/23
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	INDIRA CHATTERJEE Daughter of Late MIHIR CHATTERJEE City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Smt BANI CHAKRABORTY, Smt ANIMA SANYAL, Shri BAPPA DAS, Shri TAPAS BHOWMICK, Shri SAMARESH CHANDRA DAS			Indira Chatterjee 10.03.23


 (Jaideb Pal)
 DISTRICT SUB-
 REGISTRAR
 OFFICE OF THE D.S.R. -
 V SOUTH 24-PARGANAS
 South 24-Parganas, West
 Bengal



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



100320232032634094

GRIPS Payment Detail

GRIPS Payment ID:	100320232032634094	Payment Init. Date:	10/03/2023 10:32:34
Total Amount:	9941	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1903800360513	BRN Date:	10/03/2023 10:32:52
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: right choice
Mobile: 8240369134

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230326340958	Directorate of Registration & Stamp Revenue	9941
Total			9941

IN WORDS: NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192022230326340958

GRN Details

GRN: 192022230326340958
GRN Date: 10/03/2023 10:32:34
BRN : 1903800360513
Gateway Ref ID: 923422893
GRIPS Payment ID: 100320232032634094
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 10/03/2023 10:32:52
Method: Axis Bank-Retail NB
Payment Init. Date: 10/03/2023 10:32:34
Payment Ref. No: 2000620866/1/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name: right choice
Address: 25/A, avenue 1st road
Mobile: 8240369134
Contact No: 6291661412
Depositor Status: Others
Query No: 2000620866
Applicant's Name: Mr S GHOSH
Identification No: 2000620866/1/2023
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 10/03/2023
Period To (dd/mm/yyyy): 10/03/2023

Payment Details

Sl No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000620866/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	9920
2	2000620866/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	9941

IN WORDS: NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.

PAYED

Major Information of the Deed

Deed No :	I-1630-00692/2023	Date of Registration	13/03/2023
Query No / Year	1630-2000620866/2023	Office where deed is registered	
Query Date	09/03/2023 11:59:07 AM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S GHOSH 10 OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 6291661412, Status : Solicitor firm		
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Set Forth value		Market Value	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 10,020/- (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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: BIDHAN COLONY, , Premises No: 72, , Ward No: 103 Pin Code : 700075

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	(RS :-)		Bastu		3 Katha 15 Chatak 23 Sq Ft		84,84,688/-	Width of Approach Road: 8 Ft.,
Grand Total :					6.5496Dec	0 /-	84,84,688 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	0/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		200 sq ft	0 /-	54,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt BANI CHAKRABORTY (Presentant) Daughter of Late GOUR CHAKRABORTY NO. 6, 4TH STREET, MODERN PARK, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx2L, Aadhaar No: 51xxxxxxx5245, Status :Individual, Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Pvt. Residence
2	Smt ANIMA SANYAL Wife of Late DHRUBAJYOTI SANYAL 17B, AVENUE EAST MODERN PARK, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GYxxxxxx2H, Aadhaar No: 33xxxxxxx2968, Status :Individual, Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M S RIGHT CHOICE 25/A GROUND FLOOR, AVENUE 1ST ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AAXxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri BAPPA DAS Son of Late SATYA RANJAN DAS 28, LAKE TERRACE, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx6R, Aadhaar No: 57xxxxxxx9347 Status : Representative, Representative of : M S RIGHT CHOICE (as PARTNER)
2	Shri TAPAS BHOWMICK Son of Late GOUR GOPAL BHOWMICK 9 KABI SUKANTO ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx4K, Aadhaar No: 88xxxxxxx5041 Status : Representative, Representative of : M S RIGHT CHOICE (as PARTNER)
3	Shri SAMARESH CHANDRA DAS Son of SURESH CHANDRA DAS 25/A AVENUE FIRST ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx5D, Aadhaar No: 96xxxxxxx5599 Status : Representative, Representative of : M S RIGHT CHOICE (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
INDIRA CHATTERJEE Daughter of Late MIHIR CHATTERJEE City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075			
Identifier Of Smt BANI CHAKRABORTY, Smt ANIMA SANYAL, Shri BAPPA DAS, Shri TAPAS BHOWMICK, Shri SAMARESH CHANDRA DAS			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt BANI CHAKRABORTY	M S RIGHT CHOICE-3.27479 Dec
2	Smt ANIMA SANYAL	M S RIGHT CHOICE-3.27479 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Smt BANI CHAKRABORTY	M S RIGHT CHOICE-100.00000000 Sq Ft
2	Smt ANIMA SANYAL	M S RIGHT CHOICE-100.00000000 Sq Ft

Endorsement For Deed Number : I - 163000692 / 2023

On 10-03-2023

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

Presented for registration at 18:10 hrs on 10-03-2023, at the Private residence by Smt BANI CHAKRABORTY, one of the Executants.

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 85,38,688/-

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

Execution is admitted on 10/03/2023 by 1. Smt BANI CHAKRABORTY, Daughter of Late GOUR CHAKRABORTY, NO. 6, 4TH STREET, MODERN PARK, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Retired Person, 2. Smt ANIMA SANYAL, Wife of Late DHRUBAJYOTI SANYAL, 17B, AVENUE EAST MODERN PARK, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife

Indetified by INDIRA CHATTERJEE , , , Daughter of Late MIHIR CHATTERJEE , P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Advocate

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

Execution is admitted on 10-03-2023 by Shri BAPPA DAS, PARTNER, M S RIGHT CHOICE (Partnership Firm), 25/A GROUND FLOOR, AVENUE 1ST ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by INDIRA CHATTERJEE , , , Daughter of Late MIHIR CHATTERJEE , P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Advocate

Execution is admitted on 10-03-2023 by Shri TAPAS BHOWMICK, PARTNER, M S RIGHT CHOICE (Partnership Firm), 25/A GROUND FLOOR, AVENUE 1ST ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by INDIRA CHATTERJEE , , , Daughter of Late MIHIR CHATTERJEE , P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Advocate

Execution is admitted on 10-03-2023 by Shri SAMARESH CHANDRA DAS, PARTNER, M S RIGHT CHOICE (Partnership Firm), 25/A GROUND FLOOR, AVENUE 1ST ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by INDIRA CHATTERJEE , , , Daughter of Late MIHIR CHATTERJEE , P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Advocate



Jaideb Pal

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

On 13-03-2023

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 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 10/03/2023 10:32AM with Govt. Ref. No: 192022230326340958 on 10-03-2023, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 1903800360513 on 10-03-2023, Head of Account 0030-03-104-001-16

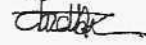
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 100.00/-; by online = Rs 9,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 525, Amount: Rs.100.00/-, Date of Purchase: 09/03/2023, Vendor name: Bidyut Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/03/2023 10:32AM with Govt. Ref. No: 192022230326340958 on 10-03-2023, Amount Rs: 9,920/-, Bank: SBI EPay (SBlePay), Ref. No. 1903800360513 on 10-03-2023, Head of Account 0030-02-103-003-02



Jaideb Pal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2023, Page from 20298 to 20319

being No 163000692 for the year 2023.



Digitally signed by JAIDEB PAL
Date: 2023.03.15 15:04:56 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 2023/03/15 03:04:56 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)