

04329/21

P-4271/21

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 606536

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

Deputy Sub-Registrar-V
A.P. No. 24 Parganas

09 OCT 2021

SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT is made on this the 21st day of OCTOBER, 2021 (Two Thousand Twenty One);

BY

(1) DR. CHANDA NAHA, having PAN- AEWPD9075Q, having Aadhaar No: 6198 6671 7490, wife of Sri Ashim Kumar Naha and (2) SRI ASHIM KUMAR NAHA, having PAN- ADFPN4730L, having Aadhaar No: 9416 1625 4607, son of Satyendra Nath Naha, both are by faith - Hindu, by Nationality - Indian, by occupation - (1) Service & (2) Retired, both are residing at I-23/1, B.P. Township, Dakshini - 2, Flat No. 910, Post Office - Panchasayar, Police Station - Patuli, Kolkata - 700094, District South 24- Parganas, hereinafter jointly called and referred to as the "OWNERS" (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the FIRST PART;

A N D

M/S. RIA CONSTRUCTION, a Proprietorship Firm, having its registered Office at 579, Purbalok, Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700099, District - South 24- Parganas, represented by its sole Proprietor, SRI SANJAY KUMAR SINGH, having PAN- : ALXPS1254N, having Aadhaar No: 2799 5664 6180, son of Lal Deo Singh, by faith - Hindu, by Nationality -

Indian, by occupation - Business, residing at 1133, Green Park, Netai Nagar, Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700099, District South 24-Parganas, hereinafter called and referred to as the "DEVELOPER" (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the SECOND PART;

W H E R E A S

1. One Manotosh Kumar Lodh, son of Upendra Kumar Lodh purchased a piece of land measuring more or less 5 (Five) Cottahs 10 (Ten) Chittaks 20 (Twenty) Square Feet at Mouza - Barakhola, J.L. No. 21, under Khatian No. 147, appertaining to Dag No. 143, under P.S.- Purba Jadavpur, District South 24- Parganas, through a registered Deed of Conveyance and after the said purchase he became sole and absolute owner of the said property and later on he gifted the entire property to his father Upendra Kumar Lodh by a registered Deed of Gift and thereafter later on said Upendra Kumar Lodh sold the said property to the present owners, through a registered Deed of Conveyance.



Government of West Bengal
Office of the D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas
W.B. FORM NO. 1504

Query No / Year	16302001921656/2021	Serial No/Year	1630004329/2021
Transaction id	0002328273	Date of Receipt	09/10/2021 3:54PM
Deed No / Year	I - 163004271 / 2021		
Presentant Name	Shri SANJAY KUMAR SINGH		
Land Lord	Dr CHANDA NAHA, Shri ASHIM KUMAR NAHA		
Developer	MESSERS RIA CONSTRUCTION		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Total Setforth Value	Rs. 2/-	Market Value	Rs. 1,42,91,291/-
Stamp Duty Paid	Rs. 100/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 32/-	Fees Articles	E, H, M(b)
Standard User Charge	317/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	Subhankar Das	41496	28/09/2021	100/-

Registration Fees Paid (Break up as below)

By Cash		Amount in Rs.
Amount Paid		32/-

Other Fees Paid (Break up as below)

By Cash		Amount in Rs.
Standard User Charge		317/-
Requisition Form Fee		50/-

*Total Amount Received by Cash Rs. 399/-

(Rita Lepcha)

2. That by virtue of the said purchase the Owners herein became the sole and absolute owners of ALL THAT piece and parcel of 5 (Five) Cottahs 10 (Ten) Chittaks 20 (Twenty) Sq.ft. of land situated a Mouza - Barakhola, J.L. No. 21, Khatian No. 147, appertaining to Dag No. 143, P.S.- Purba Jadavpur, District South 24- Parganas, being K.M.C. Premises No. 1433, Mukundapur, Ward No. 109, Borough - XII, having Assessee No: 311090714331 together with structure thereon (hereinafter referred to as the "said property") which morefully described in the Schedule hereunder written.

3. That the Owners herein while seized and possessed of and/or otherwise well and sufficiently entitled to the said property entered into a Development Agreement dated 8th day of October, 2020 which was registered in the Office of the District Sub-Registrar - V, Alipore, South 24- Parganas and recorded in Book No. 1, Volume Number 1630-2020, Pages from 79378 to 79416, Being No. 163002123 for the year, 2020 (hereinafter referred to as the "Said Principal

Development Agreement") with the Developer / Second Part herein for commercial exploitation of the said property by constructing multi storied building as per the sanctioned building plan of the Kolkata Municipal Corporation on the terms and conditions contained therein.

4. In terms of the said "Principal Development Agreement" the Owners herein had also granted a registered power of Attorney on 9th October, 2020 which was registered in the Office of the District Sub-Registrar - V, Alipore, South 24- Parganas in favour of the said developer herein for doing various acts and things in contemplation of the said "Principal Development Agreement" for implementing effective and proper development of the said property.
5. That the terms of the said "Principal Development Agreement" under Article - I, Clause 1.9 (Owner's Allocation) at Page - 5 and Clause 1.10 (Developer's Allocation) at Page - 5 & 6 another in Article - V, Clause 5.1 (Owner's Allocation) in Page - 10, Article - VI,

Clause 6.1 (Developer's Allocation) in Page - 11 and the Schedule 'B' (Owner's Allocation) and the Schedule -'C' (Developer's Allocation) at Page - 21 hereinafter referred to as the (Owner's Allocation and Developer's Allocation) inter alia provided as follows :-

a. **OWNER'S ALLOCATION (Article - I, Clause 1.9 Page - 5)** : means the owners will be entitled to and upon completion of the said G+IV storied "SANTI NILOY" Building 45% of the total construction area which include entire 1st Floor i.e. one 3 BHK flat on the North Side and another 3 BHK flat on the South Side also one 3BHK flat on the North West side of 4th Floor and Open Car Parking Space on the Ground Floor, together with undivided proportionate share in the land and common areas and facilities for effective use of the owner's allocation as per the sanction plan of the K.M.C.

b. **DEVELOPER'S ALLOCATION (Article - I, Clause 1.10, Page - 6)** : The developer will be entitled to get remaining 55% of the constructed area which include entire 2nd floor and entire 3rd Floor, remaining 4th Floor

and also open Car Parking Space (remaining) on the Ground Floor of the said G+4 storied "SANTI NILOY" Building together with undivided proportionate share of land in their shares other than the owner's allocation, also along with common areas and facilities for the effective use of the intending Purchasers' of Developer's allocation as per the sanction plan of the KMC.

c. **OWNER'S ALLOCATION (Article V, Page 10)** : means the owners will be entitled to and upon completion of the said G+IV storied "SANTI NILOY" Building 45% of the total construction area which include entire 1st Floor i.e. one 3 BHK flat on the North Side and another 3 BHK flat on the South Side also one 3BHK flat on the North West side of 4th Floor and Open Car Parking Space on the Ground Floor, together with undivided proportionate share in the land and common areas and facilities for effective use of the owner's allocation as per the sanction plan of the K.M.C.

d. **DEVELOPER'S ALLOCATION (Article - VI, Clause 6.1 Page No. 10 & 11)** : The developer will be entitled to get remaining 55% of the constructed area which include

entire 2nd floor and entire 3rd Floor, remaining 4th Floor and also open Car Parking Space (remaining) on the Ground Floor of the said G+4 storied "SANTI NILOY" Building together with undivided proportionate share of land in their shares other than the owner's allocation, also along with common areas and facilities for the effective use of the intending Purchasers' of Developer's allocation as per the sanction plan of the KMC.

e. **OWNERS' ALLOCATION (SCHEDULE - 'B, Page No. 21)**

The owners will be entitled to and upon completion of the said G+IV storied "SANTI NILOY" Building 45% of the total construction area which include entire 1st Floor i.e. one 3 BHK flat on the North Side and another 3 BHK flat on the South Side also one 3BHK flat on the North West side of 4th Floor and Open Car Parking Space on the Ground Floor, together with undivided proportionate share in the land and common areas and facilities for effective use of the owner's allocation.

f. **DEVELOPER'S ALLOCATION (SCHEDULE - 'C', PAGE No. 21)**

The developer will be entitled to get remaining 55% of the constructed area which include entire 2nd floor and entire

3rd Floor, remaining 4th Floor and also open Car Parking Space (remaining) on the Ground Floor of the said G+4 storied "SANTI NILOY" Building together with undivided proportionate share of land in their shares other than the owner's allocation, also along with common areas and facilities for the effective use of the intending Purchasers' of Developer's allocation.

6. Due to prevalent pandemic situation and other financial constrains it became necessary and imperative also expedient on the part of the Developer as well as the Owners herein to rectify the percentage ratio of the allocation between both the parties herein on the said property and for the same the parties herein agreed to carry out the necessary changes in the said "Principal Development Agreement" and for that they decided to execute this **Supplementary Development Agreement**.

NOW THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows :-

1. That notwithstanding anything contained in the said "Owners Allocation" of the "Principal Development Agreement" in Page - 5 (Article - 1, Clause 1.9) at the

instance and request of the Developer the Owners herein agreed that the owners will get upon completion of the said G+IV storied "SANTI NILOY" building 40% of the total construction area which include entire First Floor i.e. one 3 BHK Flat on the North East Side and another 3 BHK flat on the South East Side, also one 3 BHK flat on the South East side of 3rd Floor and remaining portion (other than the Developer's allocation) of the flat on the North East side of 4th Floor and also remaining portion (other than the developer's allocation) of open car parking space on the Ground Floor as per the sanction plan of K.M.C. together with undivided proportionate share in the land and common areas and facilities for effective use of the owner's allocation.

2. That further notwithstanding anything contained in the said "Developer Allocation" at Page 5 & 6 (Article - 1, Clause 1.10) of the said "Principal Development Agreement", now at the request of the Developer the Owners herein also agreed that the Developer will get remaining 60% of the constructed area which include

entire 2nd Floor i.e. One 3BHK Flat on the South East side and another 3BHK Flat on the North East Side, one 3BHK flat on the North East Side of 3rd Floor and another 3BHK Flat on the South East side of the 4th Floor and the remaining portion (other than the Owners allocation) of the Flat on the North East side of 4th Floor and also remaining portion (other than the owners allocation) of open Car Parking space on the Ground Floor of the said G+IV storied "SANTI NILOY" Building together with undivided proportionate share of land in their share other than the Owners' allocation, also along with common areas and facilities for the effective use of the intending Purchasers' of Developer's allocation as per the sanction plan of the K.M.C.

3. That also further notwithstanding anything contained in the said "Owners Allocation" of the "Principal Development Agreement", in Page - 10 (Article - V, Clause 5.1) at the instance and request of the Developer, the Owners herein agreed to get upon completion of the said G+IV storied "SANTI NILOY" building 40% of the total construction area which

include entire First Floor i.e. one 3 BHK Flat on the North East Side and another one 3 BHK flat on the South East Side, also one 3 BHK flat on the South East side of 3rd Floor and remaining portion (other than the Developer's allocation) of the flat on the North East side of 4th Floor and also remaining portion (other than the developer's allocation) of open car parking space on the Ground Floor as per the sanction plan of K.M.C. together with undivided proportionate share in the land and common areas and facilities for effective use of the owner's allocation.

4. That further notwithstanding anything contained in the said 'Developers Allocation' of the "Principal Development Agreement" at Page - 11 (Article - VI Clause 6.1) now at the instance and request of Developer, the Owners also agreed that the Developer will get remaining 60% of the constructed area which include entire 2nd Floor i.e. One 3BHK Flat on the South East side and another 3BHK Flat on the North East Side, one 3BHK flat on the North East Side of 3rd Floor and another 3BHK Flat on the South East side of 4th

Floor and the remaining portion (other than the Owners allocation) of the Flat on the North East side of 4th Floor and also remaining portion (other than the owners allocation) of open Car Parking space on the Ground Floor of the said G+IV storied "SANTI NILOY" Building as per the Sanction Plan of K.M.C. together with undivided proportionate share of land in their share other than the Owners' allocation, also along with common areas and facilities for the effective use of the intending Purchasers' of Developer's allocation.

5. That further notwithstanding anything contained in the "Owners' Allocation" of the "Principal Development Agreement" at Page 21 Schedule -'B' at the request of the Developer, the Owners herein agreed to get 40% of the total construction area which include entire First Floor i.e. one 3 BHK Flat on the North East Side and another 3 BHK flat on the South East Side, also one 3 BHK flat on the South East side of 3rd Floor and remaining portion (other than the Developer's allocation) of flat on the North East side of 4th Floor and remaining portion (other than the developer's allocation)

of open car parking space on the Ground Floor as per the sanction plan of K.M.C. together with undivided proportionate share in the land and common areas and facilities for effective use of the owner's allocation.

6. That further notwithstanding anything contained in the "Developers Allocation" of the Principal Development Agreement at Page - 21 Schedule -'C' at the request of the Developer the Owner's herein agreed that the Developer will get 60% of the constructed area which include entire 2nd Floor i.e. One 3BHK Flat on the South East side and another 3BHK Flat on the North East Side, one 3BHK flat on the North East Side of 3rd Floor and another 3BHK Flat on the South East side of 4th Floor and the remaining portion (other than the Owners allocation) of the Flat on the North East side of 4th Floor and also remaining portion (other than the owners allocation) of open Car Parking space on the Ground

Floor of the said G+IV storied "SANTI NILOY" Building together with undivided proportionate share of land in their share other than the Owners' allocation, also along with common areas and facilities for the effective use of the intending Purchasers' of Developer's allocation as per the sanction plan of the K.M.C.

7. Apart from the aforesaid modification / rectification / changes the said "Principal Development Agreement" shall remain valid and with its full force and this "Supplementary Agreement" will treat as an integral part of the said "Principal Development Agreement" dated 8th day of October, 2020.
8. That the Owners herein agree and confirm that the existing power of attorney dated 9th October, 2020 which was granted to the developer herein by the owners shall become concurrently valid and binding for

all intents and purposes including this Supplementary Development Agreement.

THE SCHEDULE ABOVE REFERRED TO

(The SAID PROPERTY)

ALL THAT piece and parcel of Bastu land measuring more or less 5 Cottahs 10 Chittaks and 20 Sq.ft. along with 400 Sq.ft. structure thereon with tile shed and cemented floor and situated at Mouza - Barakhola, J.L. No. 21, Dag No. 143, Khatian No. 147, P.S.- Purba Jadavpur, P.O.- Mukundapur, being K.M.C. Premises No. 1433, Mukundapur, Kolkata - 700099, within the limits of the K.M.C. Borough - XII, Ward No. 109, Assessee No. 311090714331, being butted and bounded as follows :-

(Road Zone EM Bye Pass - R.N. Tagore Hospital)

ON THE NORTH :: Plot No. 77 ;
ON THE SOUTH :: 30'ft wide Common Passage ;
ON THE EAST :: 20'ft wide Common Passage ;
ON THE WEST :: Plot No. 85 of A.B. Dutta ;

IN WITNESS WHEREOF the parties hereto have executed these presents the day, month and year first above written.

SIGNED, SEALED & DELIVERED by the **OWNERS** at Kolkata in the presence of

1. Joyanta sengupta.
vill- Halidpur.
Pis- medinipur(P)

Chanda Naha
Ashim Kumar Naha

Signature of the **OWNERS**

2. महिन्द्र शर्मा
उमरचन शर्मा
15A सोदाखी पारख 700099

SIGNED, SEALED & DELIVERED by the **DEVELOPER** at Kolkata in the presence of

1. Rohitosh Salmi
s/o proleth salmi
vill → Bomaner Chak
p.s → Raydihit

Proprietor
Rajendra Singh
RIA CON
SECTION

Signature of the **DEVELOPER**

2. महिन्द्र शर्मा
उमरचन शर्मा
15A सोदाखी पारख
700099

Drafted & Identified by me :

Sudipta Bhattacharya .

Advocate

Reg NO-F/737/870/95 .



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

Name D.R. CHANDANA NAVA
 Signature Chandana Nava



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

Name ASHIM KUMAR NAHA
 Signature Ashim Kumar Naha



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

Name SANTAY KUMAR SINGH
 Signature Santay Singh

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

Name

Signature



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

Transaction Details

Transaction ID: 192021220087603652
Transaction Date: 28/09/2021 16:18:56
Transaction ID: 90088476
Payment Status: Successful
Payment Mode: Counter Payment
Bank/Gateway: State Bank of India
BRN Date: 29/09/2021 00:09:00
Payment Ref. No: 2001921656/4/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Laldeo Singh
Address: Alipore
Mobile: 8420486457
Depositor Status: Others
Query No: 2001921656
Applicant's Name: Mr Sudipta Bhattacharya
Identification No: 2001921656/4/2021
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	2001921656/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	19920
2	2001921656/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	19941

IN WORDS: NINETEEN THOUSAND NINE HUNDRED FORTY ONE ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHIM KUMAR NAHA
SATYENDRA NATH NAHA



31/12/1949

Permanent Account Number

ADFPN4730L



Ashim
Signature

Ashim



ভারত সরকার
Government of India



aSHIM kUMAR nAHA
Ashim Kumar Naha
পিতা : সত্যেন্দ্র নাথ নাথ
Father : Satyendra Nath Naha

জন্মতারিখ / DOB: 31/12/1949

লিঙ্গ / Male

9416 1625 4607



আমার আধার, আমার পরিচয়

Asha

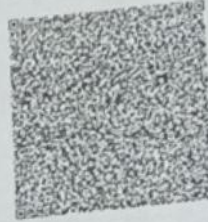


ভারত সরকার
Unique Identification Authority of India



Print Date: 28/11/2020
ঠিকানা: S/O সত্যেন্দ্র নাথ নাথ,
দক্ষিণী-২, অফিস-২৩/১ বৈষ্ণবঘাটা
পাটুলি, পঞ্চসায়র, কোলকাতা,
পশ্চিম বঙ্গ, 700094

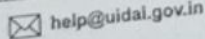
Address: S/O Satyendra Nath Naha,
DAKSHINI -2, I-23/1 BASHNABGHATA
PATULI, Panchasayar, Kolkata, West
Bengal, 700094



9416 1625 4607



1947



help@uidai.gov.in



www.uidai.gov.in

Chalva

QR Code with Photograph



Unique Identification Authority of India

Address:
1/23/1, Baisnab Ghata Patuli Township,
Patuli, Panchasayar, Kolkata,
West Bengal - 700094

6198 6671 7490
VID: 91000200781496937

आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT

GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

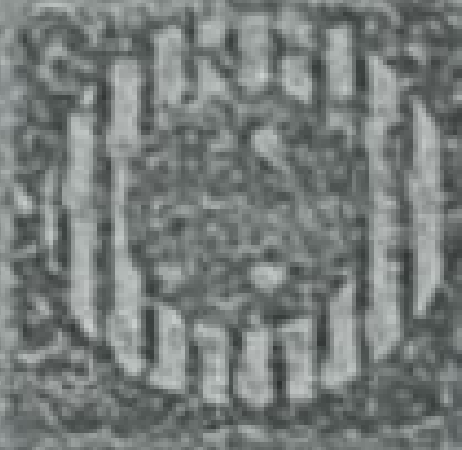
AEMPHD9075Q

Name

CHANDRA NAHA

Residence / Father's Name

JATINDRA LAL KHAR



Chandra

Signature

20/08/1955

आयकर विभाग
INCOME TAX DEPARTMENT
SANJAY KUMAR SINGH



भारत सरकार
GOVT. OF INDIA

LALDEO SINGH

18/06/1974

Permanent Account Number

ALXPS1254N

Sanjay Singh

Signature



18/06/2018

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटें:
आयकर एवं सेवा इकाई, एन एस डी यूनिट
5 वीं मंजिल, मन्दिरी स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 99/18,
मॉडल कॉलोनी, नज़द डीप बंगला चौक के पास,
पुणे - 411 016

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax FAN Services Unit, NSDI
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 99/18,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016
Tel: 91-20-2721 8080; Fax: 91-20-2721 8081
E-mail: faninfo@nsdi.com



भारत सरकार
GOVERNMENT OF INDIA



Sanjay Kumar Singh
Date of Birth/DOB: 18/06/1974
Male/ MALE
Mobile No: 9831742572



2799 5664 6180

আমার আধার, আমার পরিচয়

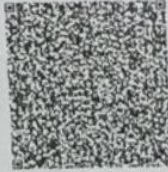
Sanjay Singh



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :

S/O: Laldeo Singh, 579, PURBACHAL MAIN
ROAD, Mukundapur, South 24 Parganas,
West Bengal - 700099



Generation Date: 07/03/2018

2799 5664 6180

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001











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 16302001921656/2021

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Dr CHANDA NAHA I-23/1 B P TOWNSHIP DAKSHINI 2, Flat No: 910, City:- , P.O:- PANCHASAYAR, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700094	Land Lord			Chanda Naha 08.10.2021
2	Shri ASHIM KUMAR NAHA I-23/1 TOWNSHIP DAKSHINI 2, Flat No: 910, City:- , P.O:- PANCHASAYAR, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700094	Land Lord			Ashim Kumar Naha 08.10.2021
3	Shri SANJAY KUMAR SINGH 1133 GREEN PARK NETAI NAGAR, City:- , P.O:- MUKUNDAPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099	Representative of Developer [MESSERS S RIA CONSTRUCTION]			Sanjay Singh 08/10/2021

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	SUDIPTA BHATTACHARYA Daughter of Late R M BHATTACHARYA ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Dr CHANDA NAHA, Shri ASHIM KUMAR NAHA, Shri SANJAY KUMAR SINGH			<i>Sudipta Bhattacharya Advocate</i> 8/10/21

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

Major Information of the Deed

Deed No :	I-1630-04271/2021	
Query No / Year	1630-2001921656/2021	Date of Registration
Query Date	25/09/2021 4:42:33 PM	09/10/2021
Applicant Name, Address Other Details	Office where deed is registered 1630-2001921656/2021	
Transaction	Sudipta Bhattacharya Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8420486457, Status :Advocate	
[110] Sale, Development Agreement or Construction Agreement	Additional Transaction	
Set Forth value	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Rs. 2/-	Market Value	
Stampduty Paid(SD)	Rs. 1,42,91,291/-	
Rs. 20,020/- (Article:48(g))	Registration Fee Paid	
Remarks	Rs. 53/- (Article:E, E)	
	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: MUKUNDA PUR, Road Zone : (E.M. Bye pass -- R.N. Tagore Hospital) , , Premises No: 1433, , Ward No: 109 Pin Code : 700099

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 10 Chatak 20 Sq Ft	1/-	1,41,83,291/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :				9.3271Dec	1 /-	141,83,291 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor :400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 4 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	1 /-	1,08,000 /-	

Dr CHANDA NAHA

Wife of Shri ASHIM KUMAR NAHA I-23/1 B P TOWNSHIP DAKSHINI 2, Flat No: 910, City:- , P.O:- PANCHASAYAR, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AExxxxx5Q, Aadhaar No: 61xxxxxxxx7490, Status :Individual, Executed by: Self, Date of Execution: 08/10/2021
, Admitted by: Self, Date of Admission: 08/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution : 08/10/2021
, Admitted by: Self, Date of Admission: 08/10/2021 ,Place : Pvt. Residence

2 Shri ASHIM KUMAR NAHA

Son of SATYENDRA NATH NAHA I-23/1 TOWNSHIP DAKSHINI 2, Flat No: 910, City:- , P.O:- PANCHASAYAR, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ADxxxxx0L, Aadhaar No: 94xxxxxxxx4607, Status :Individual, Executed by: Self, Date of Execution: 08/10/2021
, Admitted by: Self, Date of Admission: 08/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution : 08/10/2021
, Admitted by: Self, Date of Admission: 08/10/2021 ,Place : Pvt. Residence

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MESSERS RIA CONSTRUCTION 579 PURBALOK City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.: ALxxxxx4N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri SANJAY KUMAR SINGH (Presentant) Son of LAL DEO SINGH 1133 GREEN PARK NETAI NAGAR, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: ALxxxxx4N, Aadhaar No: 27xxxxxxxx6180 Status : Representative, Representative of : MESSERS RIA CONSTRUCTION (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
SUDIPTA BHATTACHARYA Daughter of Late R M BHATTACHARYA ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			

Identifier Of Dr CHANDA NAHA, Shri ASHIM KUMAR NAHA, Shri SANJAY KUMAR SINGH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dr CHANDA NAHA	MESSERS RIA CONSTRUCTION-4.66354 Dec
2	Shri ASHIM KUMAR NAHA	MESSERS RIA CONSTRUCTION-4.66354 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Dr CHANDA NAHA	MESSERS RIA CONSTRUCTION-200.00000000 Sq Ft
2	Shri ASHIM KUMAR NAHA	MESSERS RIA CONSTRUCTION-200.00000000 Sq Ft

Endorsement For Deed Number : I - 163004271 / 2021

On 08-10-2021

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

Presented for registration at 20:10 hrs on 08-10-2021, at the Private residence by Shri SANJAY KUMAR SINGH .
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 1,42,91,291/-

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

Execution is admitted on 08/10/2021 by 1. Dr CHANDA NAHA, Wife of Shri ASHIM KUMAR NAHA, I-23/1 B P TOWNSHIP DAKSHINI 2, Flat No: 910, P.O: PANCHASAYAR, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Service, 2. Shri ASHIM KUMAR NAHA, Son of SATYENDRA NATH NAHA, I-23/1 TOWNSHIP DAKSHINI 2, Flat No: 910, P.O: PANCHASAYAR, Thana: Patuli, , South 24-Pargana WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Retired Person

Identified by SUDIPTA BHATTACHARYA, , , Daughter of Late R M BHATTACHARYA, ALIPORE JUDGES COURT, P. ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 08-10-2021 by Shri SANJAY KUMAR SINGH, Proprietor, MESSERS RIA CONSTRUCTION, 579 PURBALOK, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India PIN:- 700099

Identified by SUDIPTA BHATTACHARYA, , , Daughter of Late R M BHATTACHARYA, ALIPORE JUDGES COURT, P. ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Rita Lepcha

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 09-10-2021

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/- (E = Rs 21/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/09/2021 12:00AM with Govt. Ref. No: 192021220087603652 on 28-09-2021, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90088476 on 29-09-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 19,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 41496, Amount: Rs.100/-, Date of Purchase: 28/09/2021, Vendor name: Subhankar Das

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

Online on 29/09/2021 12:00AM with Govt. Ref. No: 192021220087603652 on 28-09-2021, Amount Rs: 19,920/-, Ba

State Bank of India (SBIN0000001), Ref. No. 90088476 on 29-09-2021, Head of Account 0030-02-103-003-02



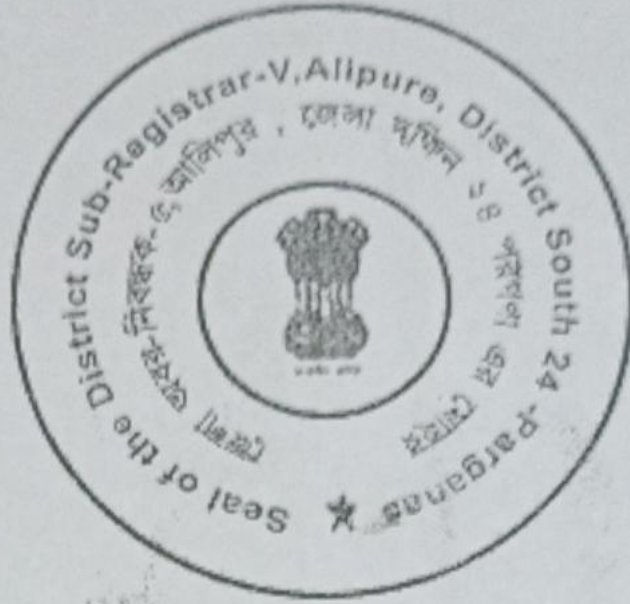
Rita Lepcha

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 1630-2021, Page from 161489 to 161523
being No 163004271 for the year 2021.



Digitally signed by RITA LEPCHA DAS
Date: 2021.11.24 17:16:07 -08:00
Reason: Digital Signing of Deed.

(Rita Lepcha) 2021/11/24 05:16:07 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

28 SEP 2021

41496

No.....Rs. **100/-** Date.....

Name:.....*Sudipta Bhattacharya*.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Station, Koi-27

Advocate
Alipur Judge's Court
Kolkata - 27

Sanjay Singh



Sanjay Singh

*V.C.T.P.
3361*



*V.C.T.P.
3362*

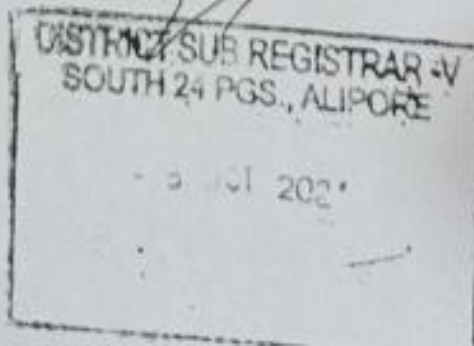
Chanda Naha

Identified by me

Sudipta Bhattacharya
Adv.

Alipore Judges Court

Reg No - F/737/870/95





N. C. T. D
3363

Ashim Kumar Naha



2
DISTRICT SUB REGISTRAR -V
SOUTH 24 PGS., ALIPORE
- 3 OCT 2021



[Signature]
DISTRICT SUB REGISTRAR -V
SOUTH 24 PGS, ALIPORE
- 3 OCT 2024