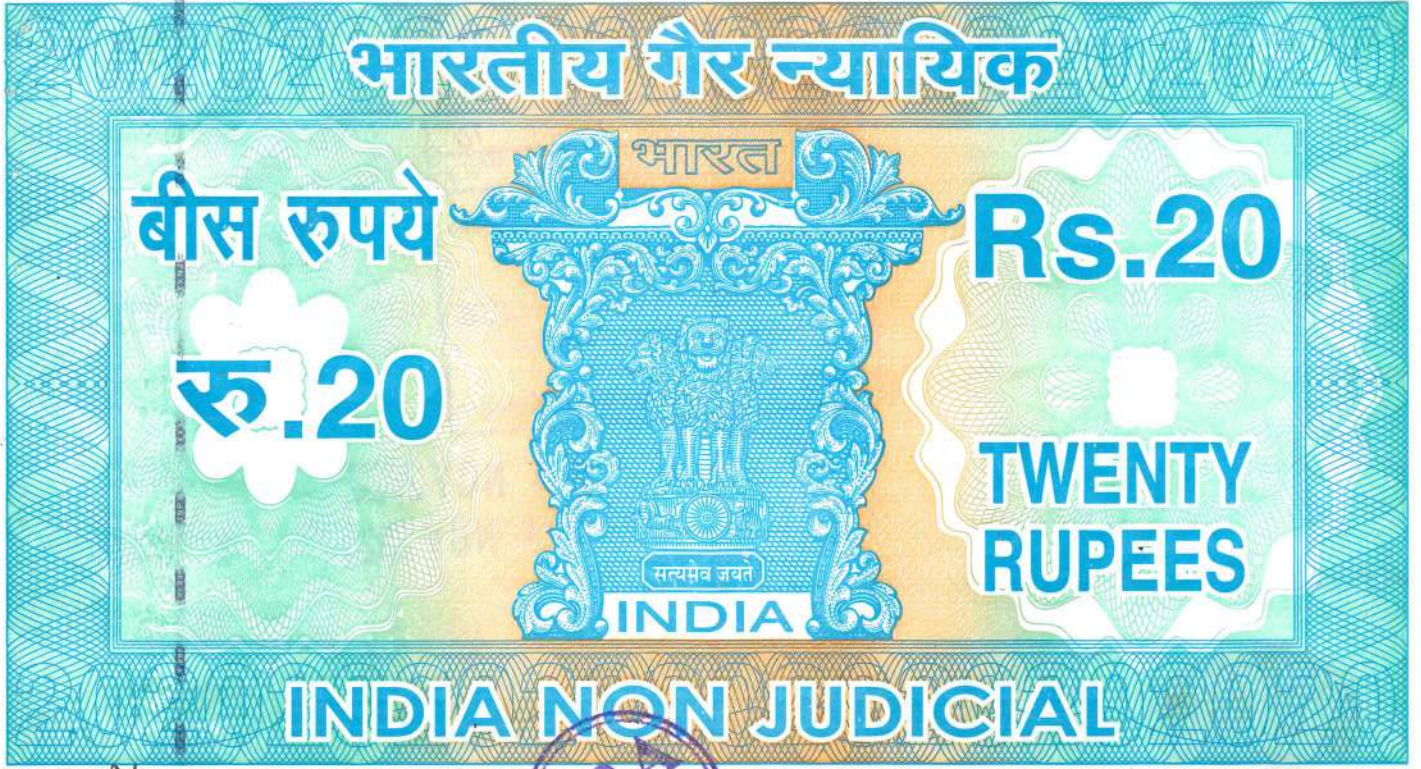


20137/2023

I-17859/23



1  
8-20 P.M.  
8-20 P.M.

पश्चिम बंगाल WEST BENGAL



2/3 500273/23

33AA 545594

11.12.23.

20 DEC 2023

**SUPPLEMENTARY DEVELOPMENT AGREEMENT**

**THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT**  
made this 11<sup>th</sup> day of December 2023

**BETWEEN:**

(1) Mrs. Sarla Tantia, (PAN ABQPT4265M) (Aadhaar No 8012 6788 5833), wife of Mr. Iswari Prasad Tantia, by faith - Hindu, by occupation business (2) Mrs. Anita Tantia, (PAN ABSPT8048G) (Aadhaar No 5845 6524 5099), wife of Mr. Rahul Tantia, by faith - Hindu, by occupation business (3) Mrs. Laxmi Tantia, (PAN AFCPR0271H) (Aadhaar No 6221 0983 2188), wife of Mr. Siddhartha Tantia, by faith - Hindu, by occupation business and (4) Mr. Harshvardhan Tantia, (PAN ADDPT4176G) (Aadhaar No 260905396828), son of Mr. Iswari Prasad Tantia, by faith - Hindu, by occupation business, all residing at 96, Narkeldanga Main Road, P.S. Phoolbagan, P.O. Phoolbagan,

ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

Additional Registrar of Assurances II, Kolkata  
Certified that the document is admitted for registration and the endorsement are the part of the document

Visit Case No. 4076 9<sup>12</sup> 23  
J(1) 250/  
J(2) 700/  
Total  
Received at



1 85268

NAME.....  
 ADD.....  
 Rs.....

**24 NOV 2023**

**SURANJAN MUKHERJEE**  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & S, K. S. Roy Road, Kol-1

**C. P. KAKARANIA**  
 Advocate  
 10 Old Post Office Street  
 3rd Floor, Kolkata-700001

**24 NOV 2023**  
**24 NOV 2023**

*Anarpanny*



342808 1452

*Anarpanny*



ADDITIONAL REGISTRAR  
 OF ASSURANCE-II, KOLKATA

**11 DEC 2023**



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



192023240314493598

**GRN Details**

GRN: 192023240314493598 Payment Mode: SBI Epay  
GRN Date: 11/12/2023 16:32:22 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 3861962033533 BRN Date: 11/12/2023 16:32:54  
Gateway Ref ID: 0766526725 Method: ICICI Bank - Corporate NB  
GRIPS Payment ID: 111220232031449358 Payment Init. Date: 11/12/2023 16:32:22  
Payment Status: Successful Payment Ref. No: 2003000273/12/2023  
[Query No/\*\*/Query Year]

**Depositor Details**

Depositor's Name: Mr Tamopaha Builcon LLP  
Address: 1 Lu Shun Sarani, Todi Mansion  
Mobile: 9903354693  
Period From (dd/mm/yyyy): 11/12/2023  
Period To (dd/mm/yyyy): 11/12/2023  
Payment Ref ID: 2003000273/12/2023  
Dept Ref ID/DRN: 2003000273/12/2023

**Payment Details**

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003000273/12/2023	Property Registration- Stamp duty	0030-02-103-003-02	75001
2	2003000273/12/2023	Property Registration- Registration Fees	0030-03-104-001-16	84
			<b>Total</b>	<b>75085</b>

IN WORDS: SEVENTY FIVE THOUSAND EIGHTY FIVE ONLY.





# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



081220232031287604

## GRIPS Payment Detail

GRIPS Payment ID:	081220232031287604	Payment Init. Date:	08/12/2023 18:43:50
Total Amount:	1300021	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	2182214668339	BRN Date:	08/12/2023 18:44:21
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

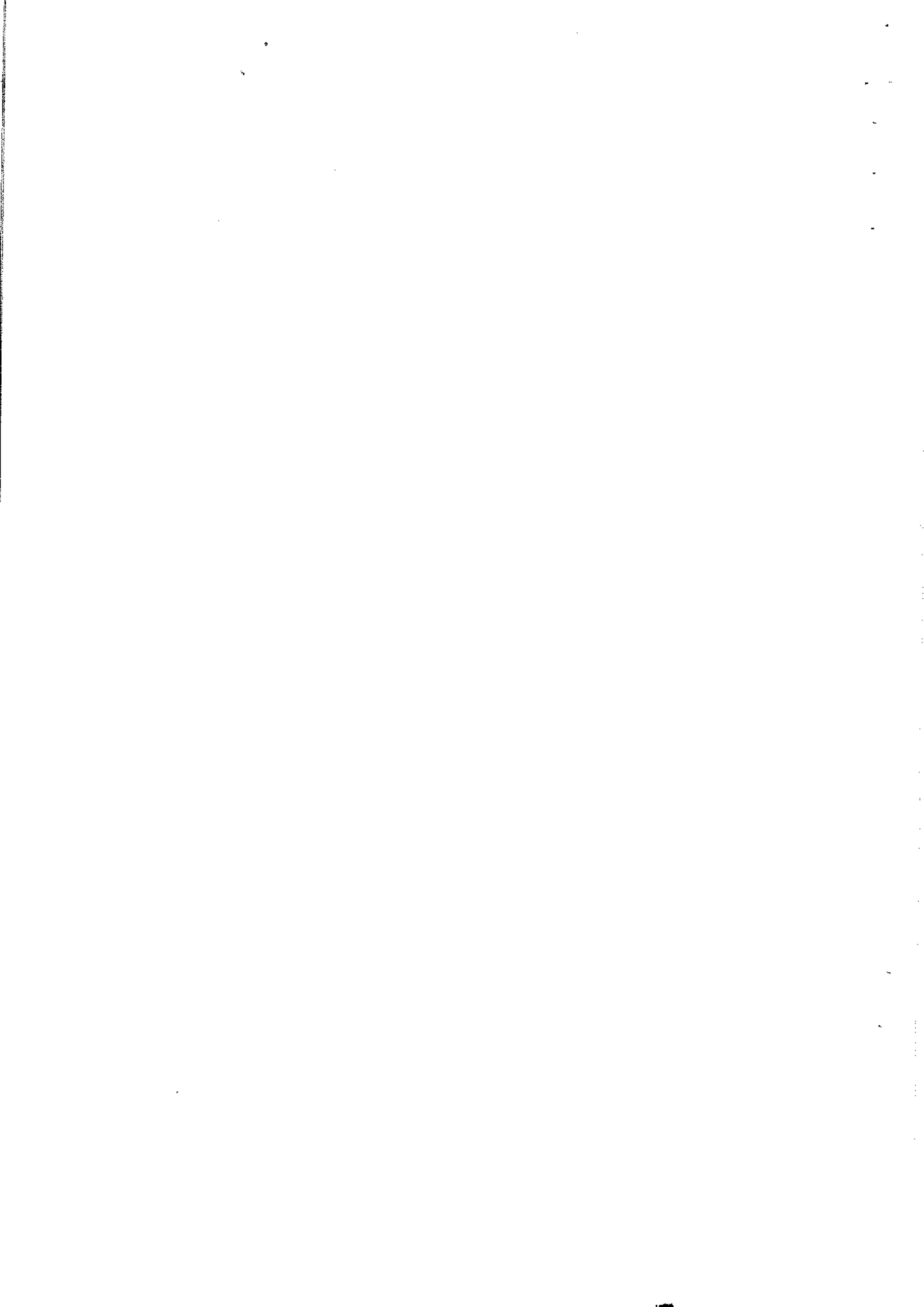
Depositor's Name: Mr Tamopaha Bulcon LLP  
Mobile: 9903354693

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240312876058	Directorate of Registration & Stamp Revenue	1300021
<b>Total</b>			<b>1300021</b>

IN WORDS: THIRTEEN LAKH TWENTY 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



192023240312876058

**GRN Details**

GRN: 192023240312876058 Payment Mode: SBI Epay  
GRN Date: 08/12/2023 18:43:50 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 2182214668339 BRN Date: 08/12/2023 18:44:21  
Gateway Ref ID: 0765260433 Method: ICICI Bank - Corporate NB  
GRIPS Payment ID: 081220232031287604 Payment Init. Date: 08/12/2023 18:43:50  
Payment Status: Successful Payment Ref. No: 2003000273/3/2023  
[Query No\*/Query Year]

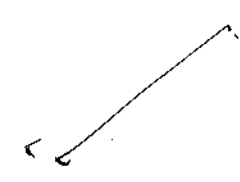
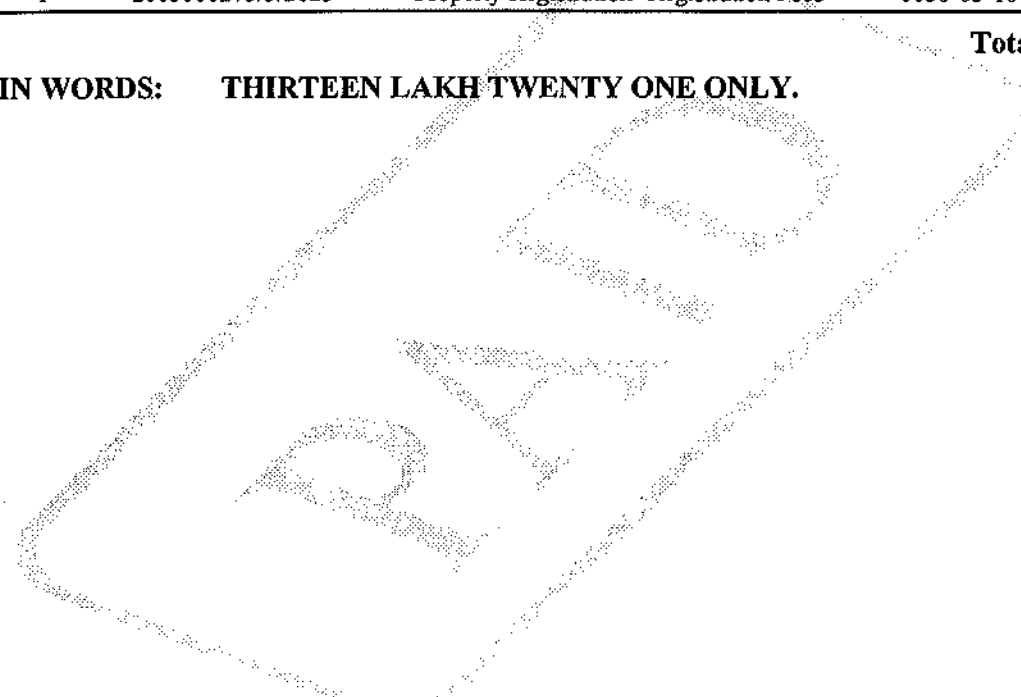
**Depositor Details**

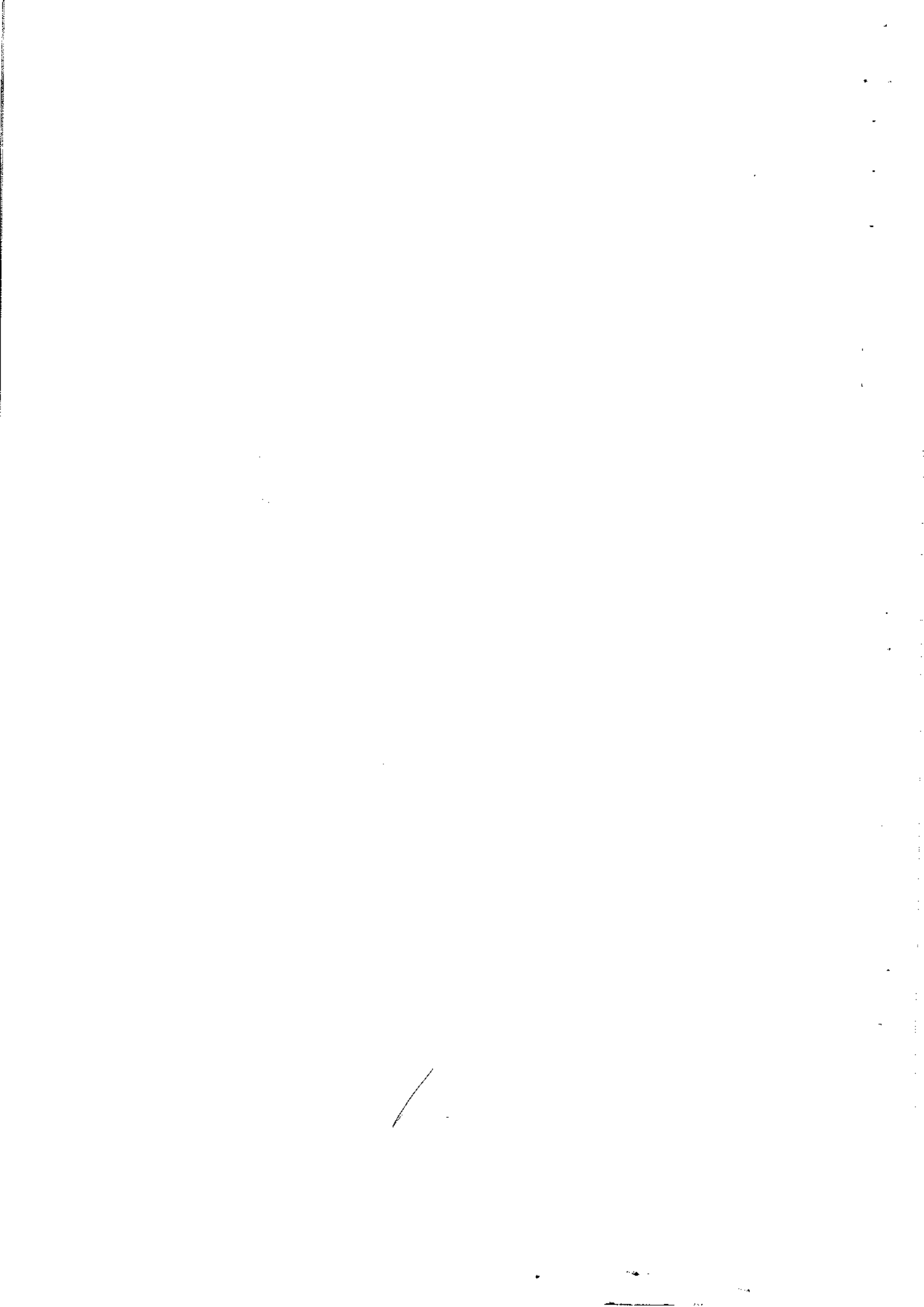
Depositor's Name: Mr Tamopaha Bulcon LLP  
Address: 1 Lu Shun Sarani, Todi Mansion, 9th Floor  
Mobile: 9903354693  
Period From (dd/mm/yyyy): 08/12/2023  
Period To (dd/mm/yyyy): 08/12/2023  
Payment Ref ID: 2003000273/3/2023  
Dept Ref ID/DRN: 2003000273/3/2023

**Payment Details**

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003000273/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	1300021
<b>Total</b>				<b>1300021</b>

IN WORDS: THIRTEEN LAKH TWENTY ONE ONLY.









Government of West Bengal

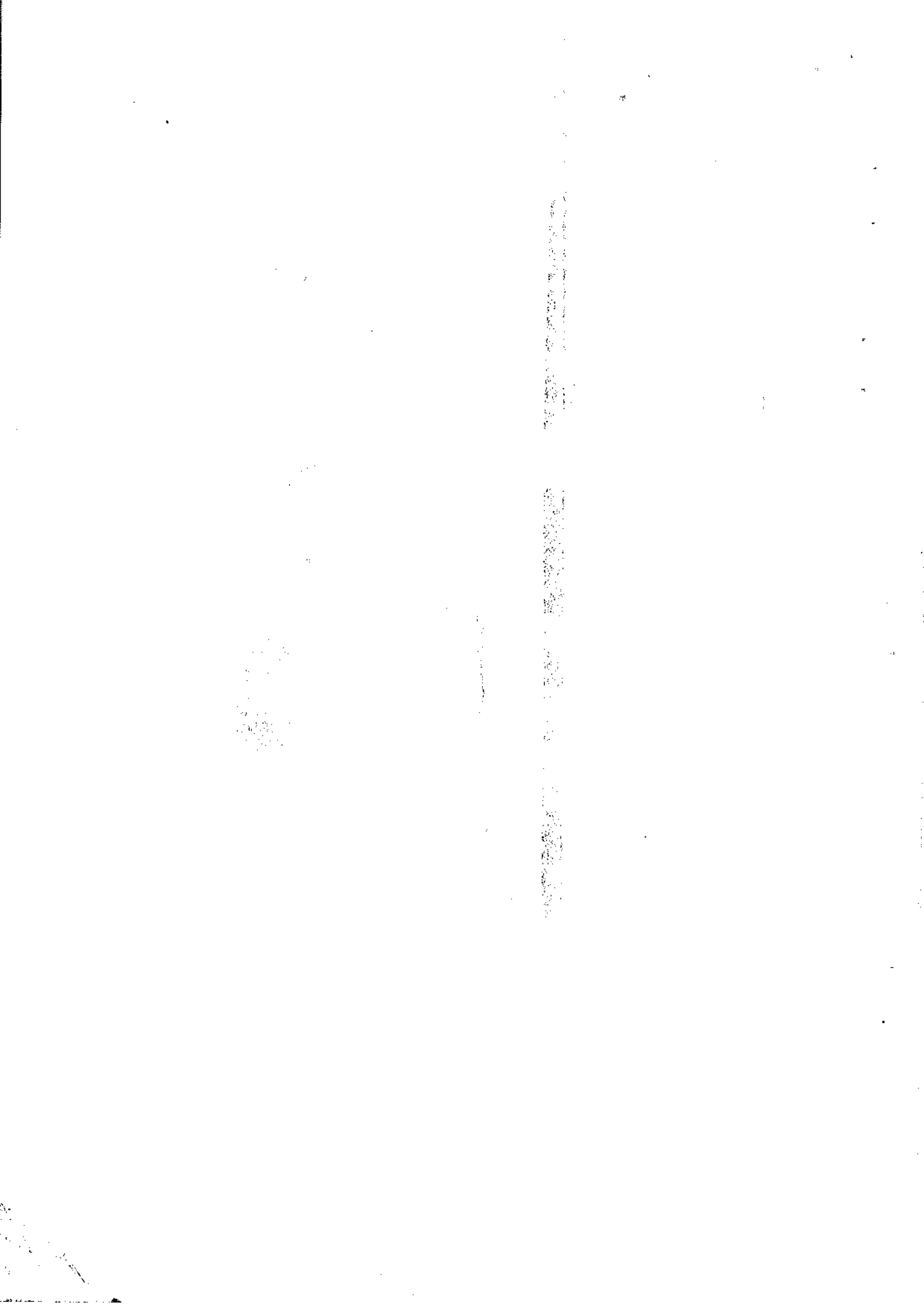
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata









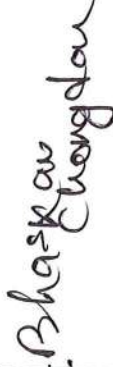
Signature / LTI Sheet of Query No/Year 19022003000273/2023

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	Mrs Sarla Tantia 96, Narkeldanga Main Road, City:- Not Specified, P.O:- Phoolbagan, P.S:- Phool Bagan, District:- South 24-Parganas, West Bengal, India, PIN:- 700054	Land Lord		12337 	Sarla Tantia 11.12.2023
2	Mrs Anita Tantia 96, Narkeldanga Main Road, City:- Not Specified, P.O:- Phoolbagan, P.S:- Phool Bagan, District:- South 24-Parganas, West Bengal, India, PIN:- 700054	Land Lord		12335 	Anita Tantia 11.12.2023
3	Mrs Laxmi Tantia 96, Narkeldanga Main Road, City:- Not Specified, P.O:- Phoolbagan, P.S:- Phool Bagan, District:- South 24-Parganas, West Bengal, India, PIN:- 700054	Land Lord		12336 	Laxmi Tantia 11.12.2023

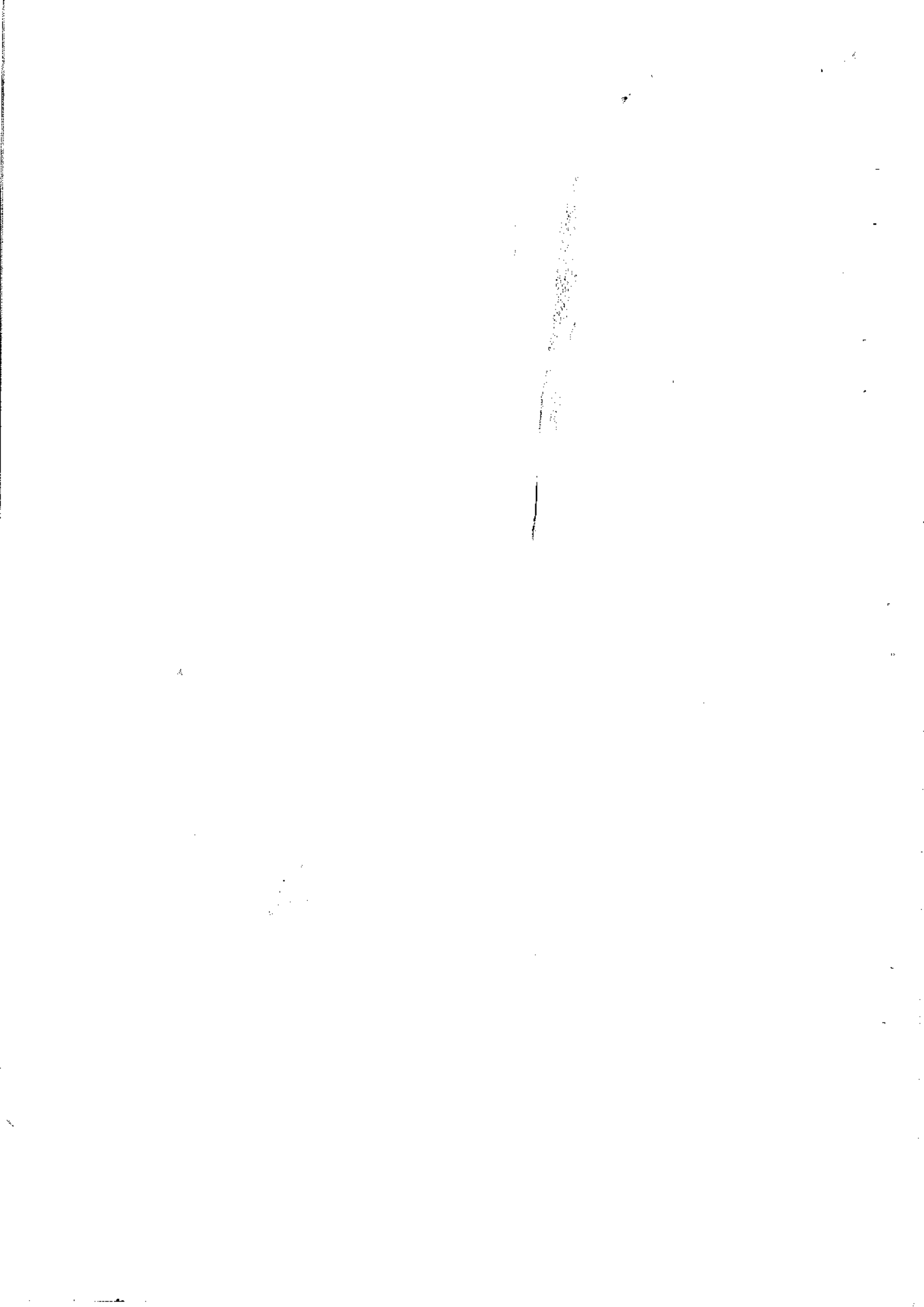


I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Harshvardhan Tantia 96, Narkeldanga Main Road, City:- Not Specified, P.O:- Phoolbagan, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054	Land Lord		12334 	 11.12.2023
5	Mr ANANT NATHANY 1, LU SHUN SARANI, City:- , P.O:- CIRCUS AVENUE, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700073	Representative of Developer [TAMOPA HA BUILCON LLP]		12333 	 11.12.2023
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Bhaskar Chongdar Son of Mr Amal Chongdar Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mrs Sarla Tantia, Mrs Anita Tantia, Mrs Laxmi Tantia, Mr Harshvardhan Tantia, Mr ANANT NATHANY		12338 	 11.12.2023

(Satyajit Biswas)

ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. -  
II KOLKATA  
Kolkata, West Bengal



Kolkata - 700054, hereinafter, collectively, called and referred to as the "**OWNERS**" (which term or expression shall, unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, and/or assigns) of the **ONE PART**.

**A N D**

**Tamopaha Bulcon LLP, (PAN AAPFT7257F)** a limited liability partnership, incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its office at 1, Lu Shun Sarani, 9<sup>th</sup> Floor, , P.O. C.R. Avenue, P.S. Hare Street, Kolkata - 700073, represented by its Designated Partner **Mr. Anant Nathany (PAN: ACRPN7067R) (Aadhaar No. 832523219317)** son of Mr. Rajesh Nathany, by faith Hindu, by occupation business, working for gain at 1, Lu Shun Sarani, 9<sup>th</sup> Floor, P.O. C.R. Avenue, P.S. Hare Street, Kolkata - 700073 hereinafter referred to as "**DEVELOPER**" (which term or expression shall, unless excluded by or repugnant to the context be deemed to mean and include its administrators, legal representatives, successors and assigns) of the **OTHER PART**.

(the expression "**Owners**" and "**Developer**" are hereinafter collectively referred to as "**Parties**" and individually as "**Party**")

**WHEREAS:**

I. The Parties have entered into an agreement dated the 9<sup>th</sup> day of June 2022 which was registered in the office of Additional registrar of Assurances I and recorded in Book No. I, volume number-1901 - 2022, Page from 274158 to 274225, Being no. 190105220 for the year 2022, ("**SAID AGREEMENT**") for construction and development of buildings and/or building complex on the Said Premises as morefully described in the **SCHEDULE** hereunder written as also morefully described in the First Schedule to the Said Agreement under certain



MINISTRY OF LABOUR AND EMPLOYMENT  
GOVERNMENT OF WEST BENGAL, KOLKATA

11 DEC 2023



and conditions and/or for the consideration mentioned in the Said Agreement.

II. Due to certain developments subsequent to the registration of the Said Agreement, the Parties have now decided to execute this supplementary development agreement on the terms and conditions mentioned below.

**Now this supplementary agreement records as follows:**

1. The Said Premises (as defined in the First Schedule to the Said Agreement) are jointly owned by the Owners herein each of them having an equal undivided 1/4<sup>th</sup> (25%) share and/or ownership in the Said Premises. The Parties, for the sake of clarity hereby agree and confirm that each of the Owners herein shall be paid 1/4<sup>th</sup> (25%) of the "Owner's Entitlement" as defined under the Said Agreement and/or all receivables to be made to each of the Owners herein under the Said Agreement.

2. The Parties hereby further agree and confirm that the liabilities (of whatsoever nature, whether joint liability of all Owners or relatable to any one or more of the Owners under the Said Agreement and/or this Agreement including liability, if any, arising out of the Developer enforcing the indemnity clause as morefully mentioned in clause 21 to the Said Agreement shall be and shall always be deemed to be the joint and/or several (individual) liability of the Owners and each of them giving recourse to the Developer herein against any one or more or all the Owners herein for meeting such liabilities either jointly and/or severally, as the case may be.

3. Under the Said Agreement, the Developer has paid a sum of Rs. 50,00,000/- (Rupees Fifty lakhs) only to each of the Owners herein aggregating to a total sum of Rs. 2,00,00,000/- (Rupees Two Crores only) as and by way of



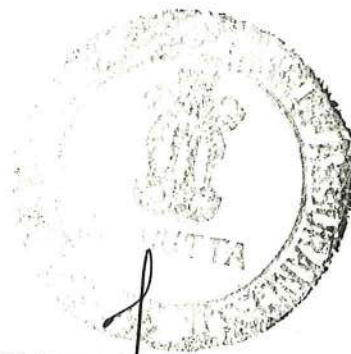
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REGISTRAR  
KOLKATA  
DEC 2023

interest free refundable security deposit (refundable by each of the Owners herein individually and/or separately to the Developer herein upon the Developer obtaining the completion certificate of the project (**IFSD**) )which the Owners and each of them, under the Said Agreement has already acknowledged to have received..

4. The Owners, after the Said Agreement was registered, for various commercial and business reasons, requested the Developer to pay a further sum of Rs. 3,25,00,000/- (Three Crore Twenty Five Lakhs only) to each of the Owners herein aggregating to a total sum of Rs. 13,00,00,000/- (Rupees Thirteen Crores only) as and by way of additional interest free security deposit (**AIFSD**) which the Owners and each of them, have already separately acknowledged to have received and the Owners and each of them are also individually and separately are hereby respectively acknowledging the receipt of their respective 1/4<sup>th</sup> share of the said AIFSD pursuant to the request made by the Owners and each of them to the Developer herein.

5. The Owners and each of them hereby agree that the Developer shall be entitled to and is hereby accordingly being unconditionally and unequivocally permitted to adjust the said AIFSD @ 40% (forty percent) from the "Owner's Entitlement" of each of the Owners herein under the Said Agreement till such time the entirety of the amount paid to each of the Owners herein towards their respective 25% (twenty five percent) share of the said AIFSD is fully adjusted and/or received back by the Developer under the terms of the Said Agreement read with this supplementary agreement. It is further agreed and confirmed by and between the Parties hereto that in case the Developer herein, (for any reason whatsoever, including any embargo, attachment and/or statutory action of any authority or for any other reason whatsoever, as the case may be) is not in a

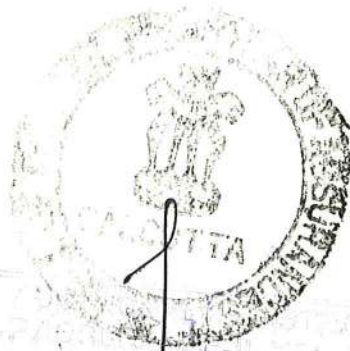


ADDITIONAL SECRETARY  
OF ASSURANCE-II  
11 DEC 2023

position and/or cannot adjust, (either fully or partly as the case may be) from any one or more of the Owners herein, the amount paid by the Developer to such Owner towards AIFSD then, and in such event, the Developer shall be entitled to recover the said amount from out of the "Owner's Entitlement" under the Said Agreement of the remaining Owners without any demur or protest from the said remaining Owners. It is clarified and confirmed by the Owners herein that the liability of refunding the AIFSD to the Developer herein by way of the Developer adjusting the "Owner's Entitlement" under the Said Agreement shall be and shall always be deemed to the joint liability of the Owners and each of them herein.

6. To clarify, in case the amount receivable by any one or more of the Owners herein as and by way of "Owner's Entitlement" under the Said Agreement is attached and/or is directed by any authority or any financial entity (ies) whatsoever to be blocked and/or not payable to the concerned owner or any one or more of them and in case as a consequence thereof the amount receivable by the Developer herein as and by way of "Developer's Entitlement" under the Said Agreement is blocked and/or the Developer is not in a position to receive the same then, and in such event, such the amount which the Developer then would not be in a position to receive shall be and shall always be deemed to be the joint liability of the remaining Owners from out of all the four Owners and such amounts shall be deducted by the Developer from out of the "Owner's Entitlement" of each of such remaining Owners from out of the four Owners without any demur or protest from the Owners and each of them.

7. It is mutually agreed by and between the Parties hereto that the time for the Developer causing the concerned authorities to sanction the plan of the project, including



11 DEC 2023



grace period, on the Said Premises has been extended (without payment of any damages) and now shall be the actual date of sanction, which is expected within 30-45 days from the date of signing of this agreement. In this respect neither party will claim any damages from the other. It is however agreed that the Developer shall pay the KMC Property tax fees from 1st July 2023 onwards.

8. The Owners and each of them hereby jointly and/or severally agree and confirm that, the parties will agree and cover the operation modalities of the locker in a separate document, after which all the title deeds and other title documents whatsoever of the Said Premises shall be kept in a bank locker under the joint signature of the Parties herein during the subsistence of the Said Agreement and/or this agreement and/or till the completion of the Project on the Said Premises in terms of the Said Agreement and/or this agreement.

9. It is, agreed and confirmed by the Owners and each of them, jointly and/or severally that the Developer shall be entitled to take construction loan of upto Rs. 15 Crore from bank and/or financial institutions (as per the Developers discretion) and to mortgage the "Developer's Entitlement" for the same under the Said Agreement, wholly or partly, or to create charge thereon as the Developer may deem fit and proper in order to facilitate the development and construction of the project on the Said Premises as defined in the Said Agreement. The Owners and each of them, either jointly and or severally, however, shall render all possible cooperation as per standard protocols laid down by the bank and/or financial institutions and as may be reasonably required by the Developer and shall also sign all papers and documents as may be so required to enable the Developer to obtain such loans and also to complete formalities as may be required to be completed in relation thereto. The Owners



NATIONAL REGISTRAR  
OF INSURANCE-II, KOLKATA

13 DEC 2023

will deposit/mortgage the original title deeds of the Said Premises with the bank and/or financial institutions, but will neither be a co-borrower nor a guarantor to the loan. There will be no encumbrance on the Land owner's entitlement with respect to the said construction loan. With regard to the said mortgage of the Developer's Entitlement, it is agreed and being confirmed by the Developer that the Owners and each of them shall not, under any circumstances be called upon to pay and/or refund and/or to be liable to pay, in full or in part, the loan, if any, taken by the Developer including the interest thereon and to that extent the Developer shall keep the Owners and each of them indemnified in all respect. The Developer shall endeavor to repay the loan along with interest before the completion of the project and obtaining Completion Certificate. The Developer and its designated partners in personal capacity shall issue indemnity bond and personal guarantee in favour of the Owners at the time of obtaining Construction Loan. The Developer, in case the Developer obtains finance from any financial entity/bank in terms of this agreement then, and in such event, shall provide to the Owners, on a monthly basis, a statement showing the utilization of the funds provided to the Developer by such financial entities/bank along with copies of the bank statements, if so required by the Owners and shall also provide copy(ies) of certificate (s) from the Developer's Chartered Accountant which are to be provided to the financial entity/ bank for disbursement of funds to the Developer.

10. It is agreed by and between the Parties hereto that the mandate to be given to the bank in which the escrow accounts and "Free proceeds account" of the Project is to be maintained shall be modified from time to time based on the commercial understanding as recorded in the Said Agreement only and only by issuing joint instructions based on the adjustment of the IFSD, AIFSD & Deposit for



DEC 2023

Purchase of additional FAR on account of Metro from time to time and also based on the quantum of amounts refunded under the agreed revenue sharing from time to time of the Owner's Entitlement under the Said Agreement read with this Agreement. It is agreed that neither of the parties can issue instructions to the bank individually to change the fund distribution ratio.

11. The Owners and each of them herein shall indemnify and keep the Developer saved, harmless and indemnified, at all times as morefully mentioned in clause 21 to the Said Agreement. In this respect the Owners will issue an Indemnity Bond immediately after the plan is sanctioned. Similarly the Developer herein shall indemnify and keep the Owners and each of them saved, harmless and indemnified, at all times as morefully mentioned in clause 21 to the Said Agreement. In this respect the Owners and Developer will issue an Indemnity Bond immediately after the plan is sanctioned.

12. It has been agreed that the second paragraph of clause 10.12 of the Said Agreement which provides for delay exceeding a period of 12 (twelve) months shall be and shall always be deemed to have been extended to 18 (eighteen) months.

13. Save and except the aforesaid modification as stated in this Agreement, the Said Agreement dated the 9<sup>th</sup> day of June 2022 shall remain valid and in force.

14. The capitalized words as used in this agreement shall have the same meaning as ascribed to such words and each of them in the Said Agreement dated the 9<sup>th</sup> day of June 2022.



GOVERNMENT REGISTRAR  
OF ASSURANCE - KOLKATA  
14 DEC 2023



15. This Agreement shall be treated as part of the Said Agreement dated the 9<sup>th</sup> day of June 2022.

**THE SCHEDULE ABOVE REFERRED TO**

**(SAID PREMISES)**

**ALL THAT** the land measuring 3, (three) Bighas, 19 (nineteen) *cottahs*, more or less **together with** several dwelling units consisting of an old main building and outhouses standing thereon, aggregating to a total area of 9535, sq.ft, more or less, situate, lying at and being Municipal Premises No. 96, Moulana Abul Kalam Azad Sarani (formerly known as Narkeldanga Main Road), Police Station Phoolbagan, P.O. Phoolbagan, Kolkata – 700054 within the limits of Ward No. 31 of the Kolkata Municipal Corporation, Sub-Registry Office Sealdah with in District 24 Parganas North and butted and bounded as follows:

<b>On the North</b>	:	By Premises No 95/4, Shiv Krishna Daw Lane.
<b>On the East</b>	:	By Partly by Premises no 95, Moulana Abul Kalam Azad Sarani and partly by premises no 96B, Moulana Abul Kalam Azad Sarani.
<b>On the South</b>	:	By 18.69 meter wide Moulana Abul Kalam Azad Sarani
<b>On the West</b>	:	By Shiv Krishna Daw Lane



ADDITIONAL REGISTRAR  
OF ASSURANCE - H.L. COUNTY

1

11 DEC 2023

**IN WITNESS WHEREOF** the parties herein at Kolkata have put signature of their respective hands and seal on the day, month and year first above written.

**SIGNED, SEALED & DELIVERED**

By the Parties In the presence of.

**WITNESSES:-**

1. Anshay Kaurania  
10, 102 Post office Street  
Kolkata - 700001

2. RAHUL TANTIA  
CD-43, SALT LAKE  
KOL-64.

Sarla Tandia

Amita Tandia

Laxmi Tandia

*(Handwritten signatures of Sarla, Amita, and Laxmi Tandia)*

**Signature of the  
Owners**

TAMOPAHA BUILCON LLP

*(Handwritten signature of Karpanan)*  
Designated Partner

**Signature of the  
Developer**

**Drafted by**

*(Handwritten signature of C.P. Kakarania)*

**C.P. Kakarania  
Advocate  
High Court at Calcutta  
WB/572/1987**



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

19 DEC 2023

**RECEIPT AND MEMO OF CONSIDERATION**

Received from the within named Developer a sum of **Rs. 3,25,00,000/- (Rupees Three Crore Twenty Five Lakhs) only** as per the memo given below;

Date	Name	Cheque No	Amount
9-Jun-22	Anita Tantia	198219	1,37,50,000.00
19-Oct-22	Anita Tantia	198270	62,50,000.00
8-Dec-22	Anita Tantia	198304	31,25,000.00
17-Dec-22	Anita Tantia	233781	6,25,000.00
30-Jan-22	Anita Tantia	233806	25,00,000.00
30-May-23	Anita Tantia	223322	7,59,842.50
27-Jun-23	Anita Tantia	223339	5,00,000.00
27-Jun-23	Anita Tantia	223342	7,50,000.00
3-Jul-23	Anita Tantia	223347	21,87,500.00
4-Jul-23	Anita Tantia	223354	9,27,658.00
14-Jul-23	Anita Tantia	223360	11,25,000.00
<b>Total</b>			<b>3,25,00,000.00</b>

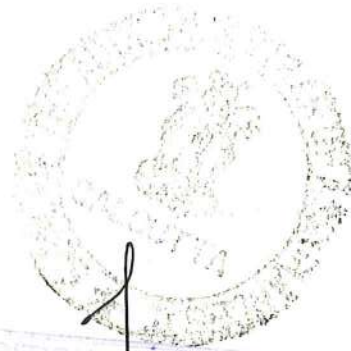
Anita Tantia

**(ANITA TANTIA)**

**Witnesses**

1. Akshay Kaurania

2. RAMUL TANTIA  
CD-63, SALT LAKE  
KOL-66.



ADDITIONAL REGISTRAR  
OF ASSURANCE - K. KOLLITTA  
11 DEC 2023



Received from the within named Developer a sum of **Rs. 3,25,00,000/- (Rupees Three Crore Twenty Five Lakhs) only** as per the memo given below;

Date	Name	Cheque No	Amount
9-Jun-22	Harshvardhan Tantia	198220	1,37,50,000.00
19-Oct-22	Harshvardhan Tantia	198272	62,50,000.00
8-Dec-22	Harshvardhan Tantia	198306	31,25,000.00
17-Dec-22	Harshvardhan Tantia	233783	6,25,000.00
30-Jan-22	Harshvardhan Tantia	233804	25,00,000.00
30-May-23	Harshvardhan Tantia	223322	7,59,842.50
27-Jun-23	Harshvardhan Tantia	223338	5,00,000.00
27-Jun-23	Harshvardhan Tantia	223443	7,50,000.00
3-Jul-23	Harshvardhan Tantia	223351	21,87,500.00
4-Jul-23	Harshvardhan Tantia	223353	9,27,658.00
14-Jul-23	Harshvardhan Tantia	223361	11,25,000.00
<b>Total</b>			<b>3,25,00,000.00</b>

**(HARSHVARDHAN TANTIA)**

**Witnesses**

1. *Akshay kaurania*

2. *[Handwritten signature]*



REGISTRAR  
WEST BENGAL, KOLKATA

11 DEC 2023

Received from the within named Developer a sum of **Rs. 3,25,00,000/- (Rupees Three Crore Twenty Five Lakhs) only** as per the memo given below;

Date	Name	Cheque No	Amount
9-Jun-22	Laxmi Tantia	198222	1,37,50,000.00
19-Oct-22	Laxmi Tantia	198271	62,50,000.00
8-Dec-22	Laxmi Tantia	198305	31,25,000.00
17-Dec-22	Laxmi Tantia	233782	6,25,000.00
30-Jan-22	Laxmi Tantia	233803	25,00,000.00
30-May-23	Laxmi Tantia	223322	7,59,842.50
27-Jun-23	Laxmi Tantia	223322	5,00,000.00
27-Jun-23	Laxmi Tantia	223340	7,50,000.00
3-Jul-23	Laxmi Tantia	223348	21,87,500.00
4-Jul-23	Laxmi Tantia	223356	9,27,658.00
14-Jul-23	Laxmi Tantia	223362	11,25,000.00
<b>Total</b>			<b>3,25,00,000.00</b>

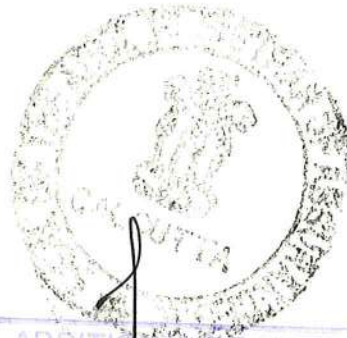
*Laxmi Tantia*

**(LAXMI TANTIA)**

**Witnesses**

1. *Anshay Kaurasi*

2. *[Signature]*



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
19 DEC 2023

Received from the within named Developer a sum of **Rs. 3,25,00,000/- (Rupees Three Crore Twenty Five Lakhs) only** as per the memo given below;

Date	Name	Cheque No	Amount
9-Jun-22	Sarla Tantia	198221	1,37,50,000.00
19-Oct-22	Sarla Tantia	198269	62,50,000.00
8-Dec-22	Sarla Tantia	198303	31,25,000.00
17-Dec-22	Sarla Tantia	233784	6,25,000.00
30-Jan-22	Sarla Tantia	233807	25,00,000.00
30-Mar-22	Sarla Tantia	233844	45,00,000.00
30-May-23	Sarla Tantia	223322	7,59,842.50
27-Jun-23	Sarla Tantia	223341	5,00,000.00
27-Jun-23	Sarla Tantia	223337	7,50,000.00
3-Jul-23	Sarla Tantia	223350	21,87,500.00
4-Jul-23	Sarla Tantia	223355	9,27,658.00
14-Jul-23	Refund from Sarla Tantia	rtgs	(-33,75,000.00)
<b>Total</b>			<b>3,25,00,000.00</b>

Sarla Tantia  
(SARLA TANTIA)

**Witnesses**

1. *Akshay Kaurava*

2. *[Signature]*














ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
11 DEC 2023














## FORM FOR EXECUTION & FINGER PRINTS












NAME: \_\_\_\_\_

EXECUTION & SIGNATURE Sarla Tendle	EXECUTION & SIGNATURE		 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFT HAND)		 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)							

NAME: \_\_\_\_\_

EXECUTION & SIGNATURE Anita Tantia	EXECUTION & SIGNATURE	 PHOTOGRAPH	 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFT HAND)		 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)							

NAME: \_\_\_\_\_

EXECUTION & SIGNATURE Latika Tantia	EXECUTION & SIGNATURE		 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFT HAND)		 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)							



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

11 DEC 2023



## FORM FOR EXECUTION & FINGER PRINTS

NAME :

EXECUTION & SIGNATURE  	PHOTOGRAPH  	Description :-  Status :-	 Little	 Ring	 Middle	 Fore	 Thumb	
	( LEFT HAND )			 Thumb	 Fore	 Middle	 Ring	 Little
	( RIGHT HAND )							

NAME :

EXECUTION & SIGNATURE  	PHOTOGRAPH  	Description :-  Status :-	 Little	 Ring	 Middle	 Fore	 Thumb	
	( LEFT HAND )			 Thumb	 Fore	 Middle	 Ring	 Little
	( RIGHT HAND )							

NAME :

EXECUTION & SIGNATURE	PHOTOGRAPH	Description :-  Status :-	 Little	 Ring	 Middle	 Fore	 Thumb	
	( LEFT HAND )			 Thumb	 Fore	 Middle	 Ring	 Little
	( RIGHT HAND )							



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

11 DEC 2023

=====  
**DATED THIS 9<sup>TH</sup> DAY OF DECEMBER**  
**2023**  
=====

**BETWEEN**

**MRS. SARLA TANTIA & ORS**

**...OWNERS**

**TAMOPAHA BUILCON LLP**

**...DEVELOPER**

**SUPPLEMENTARY DEVELOPMENT AGREEMENT**



**CPK LEGAL**

**C.P. KAKARANIA**  
**ADVOCATE,**  
**10, OLD POST OFFICE STREET**  
**ROOM NO. 96, 3<sup>RD</sup> FLOOR**  
**KOLKATA - 700 001**



### Major Information of the Deed

Deed No :	I-1902-17859/2023	Date of Registration	20/12/2023
Query No / Year	1902-2003000273/2023	Office where deed is registered	
Query Date	06/12/2023 11:16:55 AM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Akshay Kakrania 10, Old Post Office Street, 3rd Floor, Room No. 96, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831482473, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 13,00,00,000/-]		
Set Forth value	Market Value		
	Rs. 47,40,66,745/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 13,00,105/- (Article:E, E, B,)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Phool Bagan, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Narkeldanga Main Road, Road Zone : (Adjacent To E M By Pass -- Adjacent To E M By Pass) , , Premises No: 96, , Ward No: 031 Pin Code : 700054

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	3 Bigha 19 Katha		46,80,08,655/-	Property is on Road
<b>Grand Total :</b>				<b>130.35Dec</b>	<b>0 /-</b>	<b>4680,08,655 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	932 Sq Ft.	0/-	5,81,917/-	Structure Type: Structure
Gr. Floor, Area of floor : 932 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
S10	On Land L1	862 Sq Ft.	0/-	5,38,211/-	Structure Type: Structure
Gr. Floor, Area of floor : 862 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					



S2	On Land L1	4160 Sq Ft.	0/-	27,02,700/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2080 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2080 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
S3	On Land L1	221 Sq Ft.	0/-	1,37,987/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 221 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S4	On Land L1	531 Sq Ft.	0/-	3,31,543/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 531 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S5	On Land L1	689 Sq Ft.	0/-	4,29,570/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 344.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 344.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S6	On Land L1	585 Sq Ft.	0/-	3,65,260/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 585 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S7	On Land L1	110 Sq Ft.	0/-	68,681/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 110 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S8	On Land L1	750 Sq Ft.	0/-	4,68,281/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 750 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S9	On Land L1	695 Sq Ft.	0/-	4,33,940/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 695 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>9535 sq ft</b>	<b>0 /-</b>	<b>60,58,090 /-</b>	





**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mrs Sarla Tantia</b>  Wife of Mr Iswari Prasad Tantia 96, Narkeldanga Main Road, City:- Not Specified, P.O:- Phoolbagan, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxx5M, Aadhaar No: 80xxxxxxxx5833, Status :Individual, Executed by: Self, Date of Execution: 11/12/2023  , Admitted by: Self, Date of Admission: 11/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/12/2023  , Admitted by: Self, Date of Admission: 11/12/2023 ,Place : Pvt. Residence</p>
2	<p><b>Mrs Anita Tantia</b>  Wife of Mr Rahul Tantia 96, Narkeldanga Main Road, City:- Not Specified, P.O:- Phoolbagan, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxx8G, Aadhaar No: 58xxxxxxxx5099, Status :Individual, Executed by: Self, Date of Execution: 11/12/2023  , Admitted by: Self, Date of Admission: 11/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/12/2023  , Admitted by: Self, Date of Admission: 11/12/2023 ,Place : Pvt. Residence</p>
3	<p><b>Mrs Laxmi Tantia</b>  Wife of Mr Siddhartha Tantia 96, Narkeldanga Main Road, City:- Not Specified, P.O:- Phoolbagan, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxx1H, Aadhaar No: 62xxxxxxxx2188, Status :Individual, Executed by: Self, Date of Execution: 11/12/2023  , Admitted by: Self, Date of Admission: 11/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/12/2023  , Admitted by: Self, Date of Admission: 11/12/2023 ,Place : Pvt. Residence</p>
4	<p><b>Mr Harshvardhan Tantia</b>  Son of Mr Iswari Prasad Tantia 96, Narkeldanga Main Road, City:- Not Specified, P.O:- Phoolbagan, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxx6G, Aadhaar No: 26xxxxxxxx6828, Status :Individual, Executed by: Self, Date of Execution: 11/12/2023  , Admitted by: Self, Date of Admission: 11/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/12/2023  , Admitted by: Self, Date of Admission: 11/12/2023 ,Place : Pvt. Residence</p>

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>TAMOPAHA BUILCON LLP</b>  , 1, LU SHUN SARANI, City:- , P.O:- CIRCUSA AVENUE, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr ANANT NATHANY (Presentant)</b>  Son of Mr RAJESH NATHANY 1, LU SHUN SARANI, City:- , P.O:- CIRCUS AVENUE, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700073, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxx7R, Aadhaar No: 83xxxxxxxx9317 Status : Representative, Representative of : TAMOPAHA BUILCON LLP (as Partner)</p>



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Bhaskar Chongdar</b> Son of Mr Amal Chongdar Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mrs Sarla Tantia, Mrs Anita Tantia, Mrs Laxmi Tantia, Mr Harshvardhan Tantia, Mr ANANT NATHANY			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mrs Sarla Tantia	TAMOPAHA BUILCON LLP-32.5875 Dec
2	Mrs Anita Tantia	TAMOPAHA BUILCON LLP-32.5875 Dec
3	Mrs Laxmi Tantia	TAMOPAHA BUILCON LLP-32.5875 Dec
4	Mr Harshvardhan Tantia	TAMOPAHA BUILCON LLP-32.5875 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mrs Sarla Tantia	TAMOPAHA BUILCON LLP-233.00000000 Sq Ft
2	Mrs Anita Tantia	TAMOPAHA BUILCON LLP-233.00000000 Sq Ft
3	Mrs Laxmi Tantia	TAMOPAHA BUILCON LLP-233.00000000 Sq Ft
4	Mr Harshvardhan Tantia	TAMOPAHA BUILCON LLP-233.00000000 Sq Ft

**Transfer of property for S10**

SI.No	From	To. with area (Name-Area)
1	Mrs Sarla Tantia	TAMOPAHA BUILCON LLP-215.50000000 Sq Ft
2	Mrs Anita Tantia	TAMOPAHA BUILCON LLP-215.50000000 Sq Ft
3	Mrs Laxmi Tantia	TAMOPAHA BUILCON LLP-215.50000000 Sq Ft
4	Mr Harshvardhan Tantia	TAMOPAHA BUILCON LLP-215.50000000 Sq Ft

**Transfer of property for S2**

SI.No	From	To. with area (Name-Area)
1	Mrs Sarla Tantia	TAMOPAHA BUILCON LLP-1040.00000000 Sq Ft
2	Mrs Anita Tantia	TAMOPAHA BUILCON LLP-1040.00000000 Sq Ft
3	Mrs Laxmi Tantia	TAMOPAHA BUILCON LLP-1040.00000000 Sq Ft
4	Mr Harshvardhan Tantia	TAMOPAHA BUILCON LLP-1040.00000000 Sq Ft

**Transfer of property for S3**

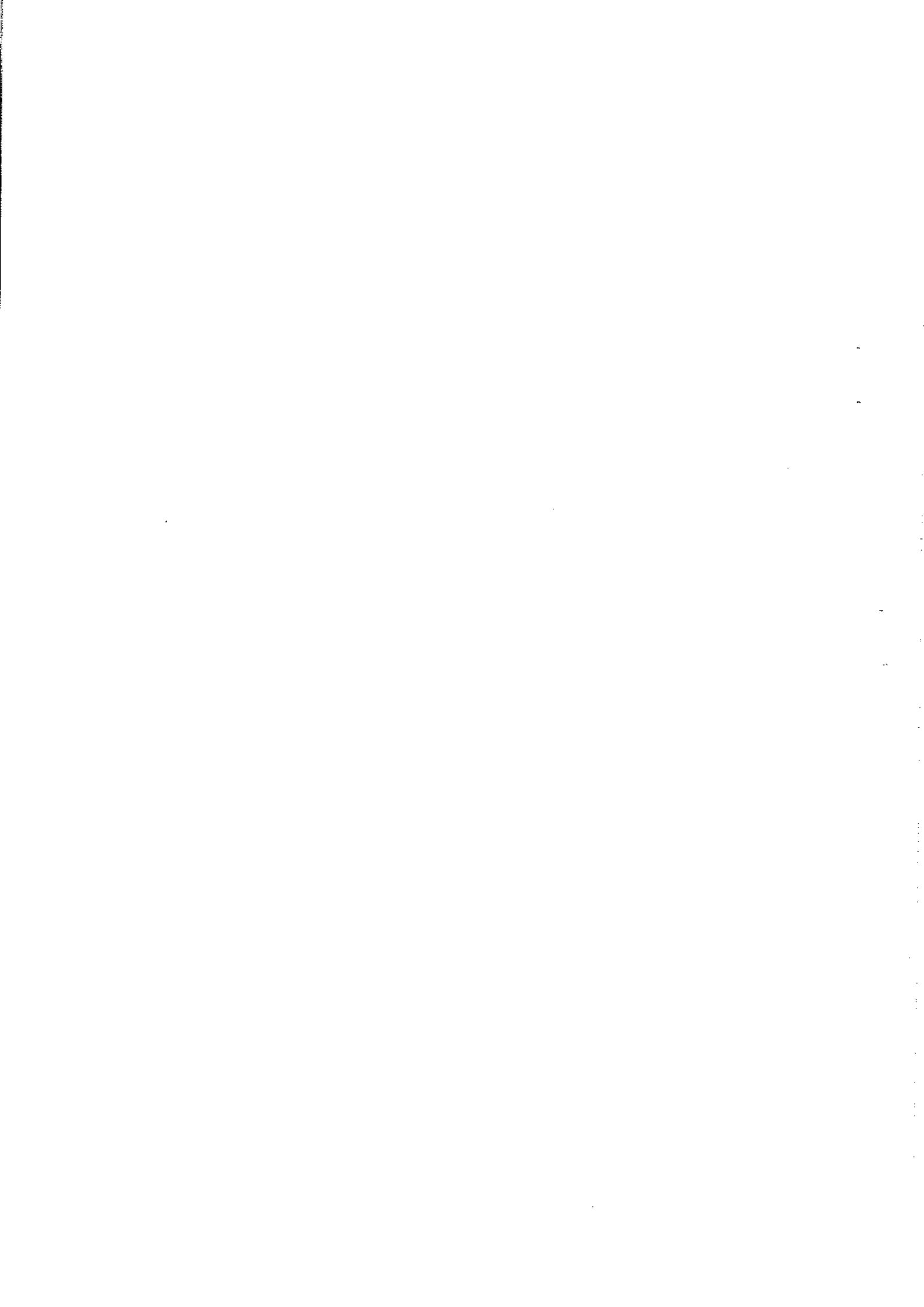
SI.No	From	To. with area (Name-Area)
1	Mrs Sarla Tantia	TAMOPAHA BUILCON LLP-55.25000000 Sq Ft
2	Mrs Anita Tantia	TAMOPAHA BUILCON LLP-55.25000000 Sq Ft
3	Mrs Laxmi Tantia	TAMOPAHA BUILCON LLP-55.25000000 Sq Ft
4	Mr Harshvardhan Tantia	TAMOPAHA BUILCON LLP-55.25000000 Sq Ft

**Transfer of property for S4**

SI.No	From	To. with area (Name-Area)
1	Mrs Sarla Tantia	TAMOPAHA BUILCON LLP-132.75000000 Sq Ft
2	Mrs Anita Tantia	TAMOPAHA BUILCON LLP-132.75000000 Sq Ft
3	Mrs Laxmi Tantia	TAMOPAHA BUILCON LLP-132.75000000 Sq Ft
4	Mr Harshvardhan Tantia	TAMOPAHA BUILCON LLP-132.75000000 Sq Ft



<b>Transfer of property for S5</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mrs Sarla Tantia	TAMOPAHA BUILCON LLP-172.25000000 Sq Ft
2	Mrs Anita Tantia	TAMOPAHA BUILCON LLP-172.25000000 Sq Ft
3	Mrs Laxmi Tantia	TAMOPAHA BUILCON LLP-172.25000000 Sq Ft
4	Mr Harshvardhan Tantia	TAMOPAHA BUILCON LLP-172.25000000 Sq Ft
<b>Transfer of property for S6</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mrs Sarla Tantia	TAMOPAHA BUILCON LLP-146.25000000 Sq Ft
2	Mrs Anita Tantia	TAMOPAHA BUILCON LLP-146.25000000 Sq Ft
3	Mrs Laxmi Tantia	TAMOPAHA BUILCON LLP-146.25000000 Sq Ft
4	Mr Harshvardhan Tantia	TAMOPAHA BUILCON LLP-146.25000000 Sq Ft
<b>Transfer of property for S7</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mrs Sarla Tantia	TAMOPAHA BUILCON LLP-27.50000000 Sq Ft
2	Mrs Anita Tantia	TAMOPAHA BUILCON LLP-27.50000000 Sq Ft
3	Mrs Laxmi Tantia	TAMOPAHA BUILCON LLP-27.50000000 Sq Ft
4	Mr Harshvardhan Tantia	TAMOPAHA BUILCON LLP-27.50000000 Sq Ft
<b>Transfer of property for S8</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mrs Sarla Tantia	TAMOPAHA BUILCON LLP-187.50000000 Sq Ft
2	Mrs Anita Tantia	TAMOPAHA BUILCON LLP-187.50000000 Sq Ft
3	Mrs Laxmi Tantia	TAMOPAHA BUILCON LLP-187.50000000 Sq Ft
4	Mr Harshvardhan Tantia	TAMOPAHA BUILCON LLP-187.50000000 Sq Ft
<b>Transfer of property for S9</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mrs Sarla Tantia	TAMOPAHA BUILCON LLP-173.75000000 Sq Ft
2	Mrs Anita Tantia	TAMOPAHA BUILCON LLP-173.75000000 Sq Ft
3	Mrs Laxmi Tantia	TAMOPAHA BUILCON LLP-173.75000000 Sq Ft
4	Mr Harshvardhan Tantia	TAMOPAHA BUILCON LLP-173.75000000 Sq Ft



**Endorsement For Deed Number : I - 190217859 / 2023**

**On 11-12-2023**

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

Presented for registration at 18:20 hrs on 11-12-2023, at the Private residence by Mr ANANT NATHANY ,

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

Execution is admitted on 11/12/2023 by 1. Mrs Sarla Tantia, Wife of Mr Iswari Prasad Tantia, 96, Narkeldanga Main Road, P.O: Phoolbagan, Thana: Phool Bagan, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business, 2. Mrs Anita Tantia, Wife of Mr Rahul Tantia, 96, Narkeldanga Main Road, P.O: Phoolbagan, Thana: Phool Bagan, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business, 3. Mrs Laxmi Tantia, Wife of Mr Siddhartha Tantia, 96, Narkeldanga Main Road, P.O: Phoolbagan, Thana: Phool Bagan, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business, 4. Mr Harshvardhan Tantia, Son of Mr Iswari Prasad Tantia, 96, Narkeldanga Main Road, P.O: Phoolbagan, Thana: Phool Bagan, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business

Indetified by Mr Bhaskar Chongdar, , , Son of Mr Amal Chongdar, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 11-12-2023 by Mr ANANT NATHANY, Partner, TAMOPAHA BUILCON LLP, , 1, LU SHUN SARANI, City:- , P.O:- CIRCUSA AVENUE, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700073

Indetified by Mr Bhaskar Chongdar, , , Son of Mr Amal Chongdar, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

*fmz*

**Satyajit Biswas**

**ADDITIONAL REGISTRAR OF ASSURANCE**

**OFFICE OF THE A.R.A. - II KOLKATA**

**Kolkata, West Bengal**

**On 14-12-2023**

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 47,40,66,745/-

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 13,00,105.00/- ( B = Rs 13,00,000.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by by online = Rs 13,00,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/12/2023 6:44PM with Govt. Ref. No: 192023240312876058 on 08-12-2023, Amount Rs: 13,00,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 2182214668339 on 08-12-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by by online = Rs 0/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/12/2023 6:44PM with Govt. Ref. No: 192023240312876058 on 08-12-2023, Amount Rs: 0/-, Bank: SBI EPay ( SBlePay), Ref. No. 2182214668339 on 08-12-2023, Head of Account

*fmz*

**Satyajit Biswas**

**ADDITIONAL REGISTRAR OF ASSURANCE**

**OFFICE OF THE A.R.A. - II KOLKATA**

**Kolkata, West Bengal**





**On 20-12-2023**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 13,00,105.00/- ( B = Rs 13,00,000.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 84/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 11/12/2023 4:32PM with Govt. Ref. No: 192023240314493598 on 11-12-2023, Amount Rs: 84/-, Bank: SBI EPay ( SBlePay), Ref. No. 3861962033533 on 11-12-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 20.00/-, by online = Rs 75,001/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 185268, Amount: Rs.20.00/-, Date of Purchase: 24/11/2023, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 11/12/2023 4:32PM with Govt. Ref. No: 192023240314493598 on 11-12-2023, Amount Rs: 75,001/-, Bank: SBI EPay ( SBlePay), Ref. No. 3861962033533 on 11-12-2023, Head of Account 0030-02-103-003-02

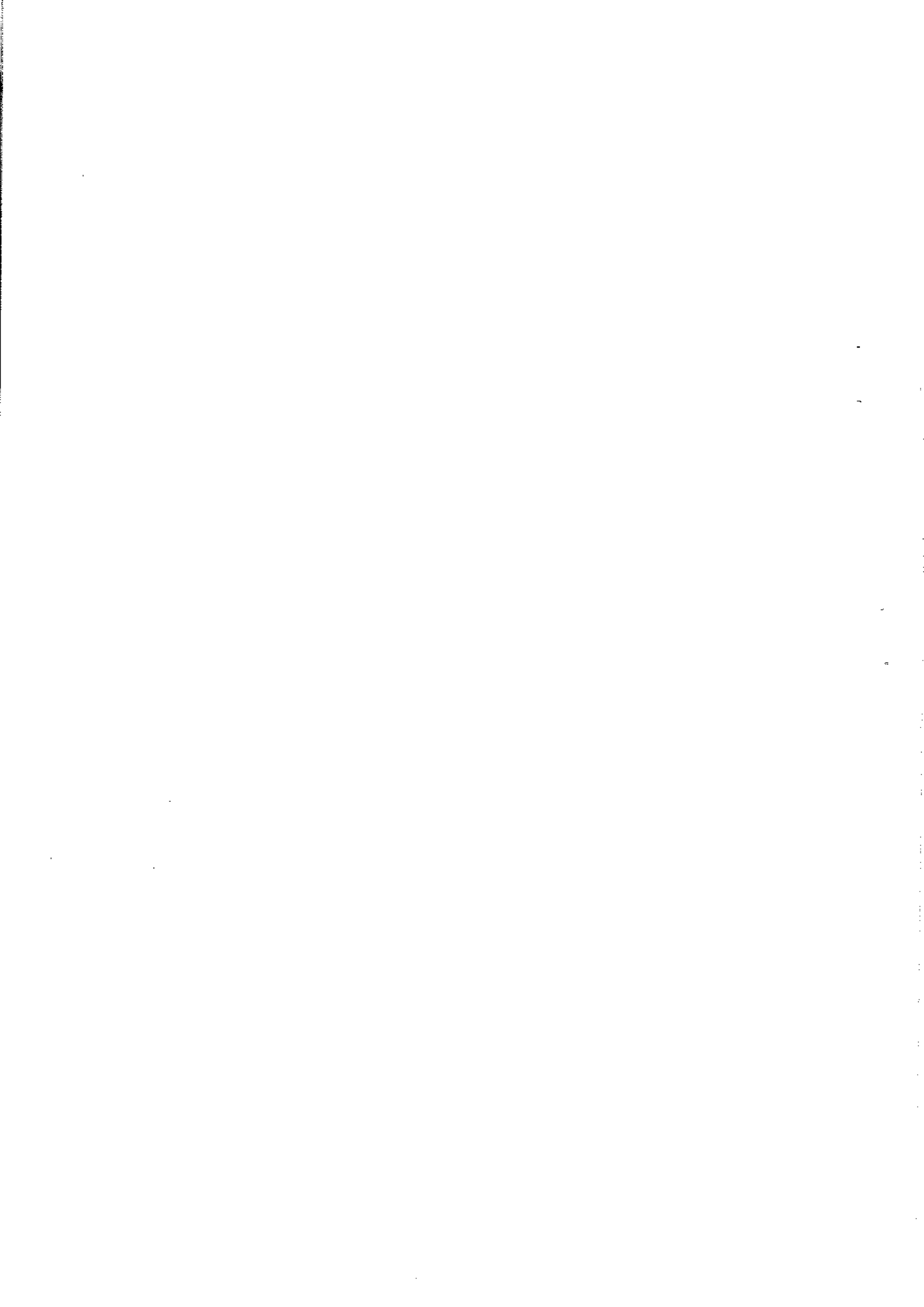


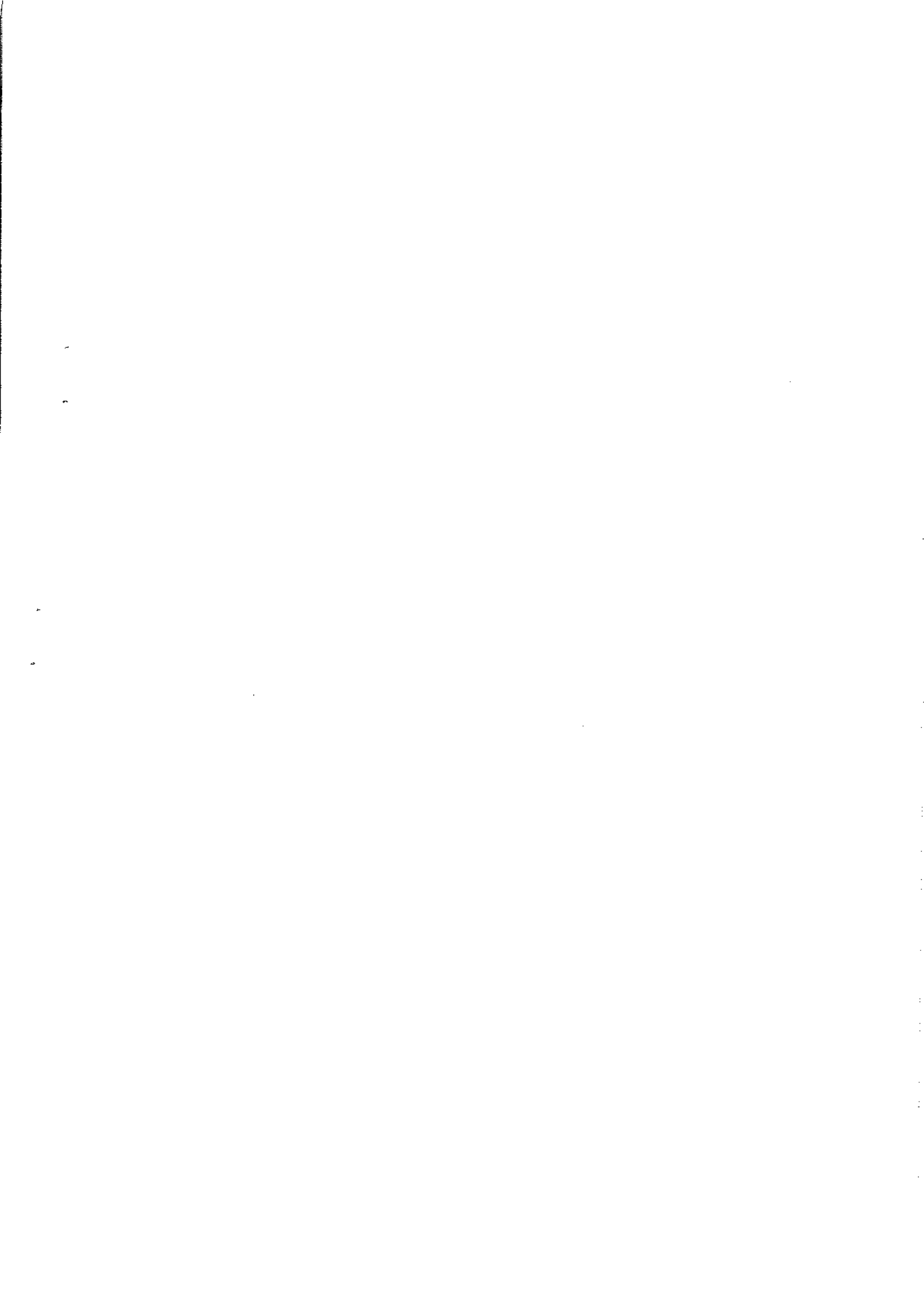
**Satyajit Biswas**

**ADDITIONAL REGISTRAR OF ASSURANCE**

**OFFICE OF THE A.R.A. - II KOLKATA**

**Kolkata, West Bengal**





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 636976 to 637004

being No 190217859 for the year 2023.



Digitally signed by SATYAJIT BISWAS  
Date: 2023.12.28 15:07:27 +05:30  
Reason: Digital Signing of Deed.

(Satyajit Biswas) 28/12/2023

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.