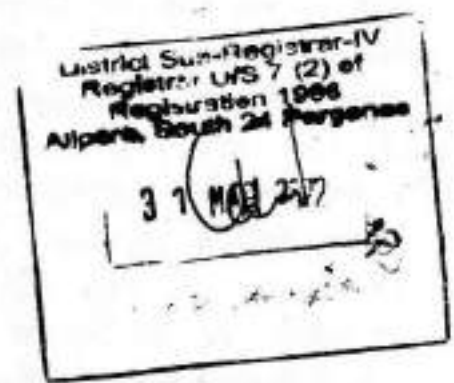




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 727744

31/03/2022  
Q-200100353/2022



THIS SUPPLEMENTARY AGREEMENT ALONGWITH POWER OF ATTORNEY is made this the 31<sup>st</sup> day of March, Two Thousand and Twenty-two (2022) ARISING OUT OF PRINCIPAL REGISTERED DEVELOPMENT AGREEMENT DATED 14.03.2019

BETWEEN

*[Signature]*  
Attorney to

(1) SMT. SAYANTANI GHOSH, (PAN - BOBPG3399Q), (Aadhaar No. 7562 6878 6387), wife of Sri Debasish Mondal, and daughter of Sri Sudhir Kumar Ghosh, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 941, Kalikapur Road, P.O. Mukundapur, P.S. Garfa, Kolkata - 700 099 and (2) SMT. DOLAN CHAMPA PAL, (PAN - AWKPP0122G), (Aadhaar No. 4003 1635 5091), daughter of Sukhamay Das, wife of Anil Chandra Pal, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 28B/1A, Rahim Ostagar Road, P.O. Lake Gardens, P.S. Lake, Kolkata - 700 045, hereinafter called and referred to as the "OWNERS/FIRST PARTIES" (which expression unless repugnant to the context shall mean and include their heir/heirs, executor/executors, assign/assigns, administrator/ administrators and representative/ representatives) of the ONE PART

AND

"ABASAN KOLKATA", (PAN - AAMFA4040Q), a Partnership firm, having its present registered office at 9, Rupanjali Park (979, Kalikapur Road), Kalikapur, P.O. Mukundapur, P.S. Garfa, Kolkata - 700099, represented by its partners namely (1) SRI PRADIP KUMAR DEY, (PAN - AEAPD7576A), (Aadhaar No. 7786 5656 5918), son of Late Harendra Lal Dey, by faith Hindu, by Occupation : Business, by Nationality : Indian, residing at 3, North Purbachal Garden Road, Post Office - Haltu, Police Station - Garfa, Kolkata - 700 078 and (2) SRI SANJEET KUMAR ROY, (PAN - AFPPR0028F), (Aadhaar No. 6944 8719 1024), son of Sri Rabindra Prasad Roy, by faith - Hindu, by Occupation - Business, by Nationality - Indian, presently residing at 7, Rupanjali Park, Kalikapur, Post Office - Mukundapur, Police Station - Garfa, Kolkata - 700 099, District - South 24-Parganas, herein after referred to and called as the "DEVELOPER/SECOND PARTY" (which expression unless repugnant to the context shall mean and include its heir/ heirs, executor/ executors, administrator/ administrators, assign/ assigns, representative/ representatives, successors-in-office and successors-in-interest) of the OTHER PART.

WHEREAS by virtue of a registered Deed of Conveyance dated 14.03.2019, registered in the Office of D.S.R. V, Alipore, and recorded into Book No. 1, Volume No. 1630-2019, Pages from 25743 25768, Being No. 163000662 for the



year 2019, the Parties of the **FIRST PART** i.e. the **OWNERS** herein jointly, purchased one demarcated plot of land measuring land area of 5 (Five) Cottahs 2 (Two) Chittacks 20 (Twenty) Sq.ft. more or less corresponding to 344.663 Sq.Mtr. situated in Mouza – Nayabad, J.L. No. 25, comprising in R.S. Dag No. 195, under R.S. Khatian No. 145, and the property is situated within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No. 3618, Nayabad, having Assessee No.31-109-08-7641-0, within at present Police Station - Panchasayar, formerly Police Station – Purba Jadavpur, Kolkata – 700 099 from the previous Owner namely Smt. Sunita Paul, wife of Mr. Ashoke Paul, residing at 98, Naba Nagar, Jadavpur, P.O. Jadavpur University, Police Station – Jadavpur, Kolkata – 700 032 for a valuable consideration as mentioned therein.

**AND WHEREAS** after purchase the **OWNERS/VENDORS** herein have mutated their names in the record of Learned B.L. and L.R.O. in respect of their aforesaid purchased plot of land measuring net land area of 5 (Five) Cottahs 2 (Two) Chittacks 20 (Twenty) Sq.ft. more or less vide Mutation Reference Case No. 487/2019 and Memo No. 18/Mut/4357/B.L.&L.R.O./A.T.M./Kasba/19 dated 12.09.2019 and Mutation Reference Case No. 488/2019 and Memo No. 18/Mut/4352/B.L.&L.R.O./A.T.M./Kasba/19 dated 12.09.2019 under Addl. Block Land and Land Reforms Officer, ATM-Kasba and also recorded the said plot of land have got mutate their names in respect of their entire purchased property known as K.M.C. Premises No. 3618, Nayabad, having Assessee No.31-109-08-7641-0, within Ward No.109, presently P.S. Panchasayar, Kolkata – 700 099, District – South 24-Parganas. It is noted that at the time of purchase the Western side road was 30 ft. wide but as the Western side edge of the pond has been broken now the width of Western side Road becomes 16 ft. wide.

**AND WHEREAS** thereafter the present **OWNERS** have taken necessary conversion from the Learned B.L. & L.R.O. Officer, Additional Thakurpukur Metiaburuz, South 24-Parganas in respect of their aforesaid purchased land for change of character of land from 'Shali' to 'Bastu' vide Conversion Reference Case No. 457/2019 and Memo No. 17/1435/Con Certificate/BLLRO/S 24-Pgs. /KOL/2020 dated 10.08.2020 and Case No. 456/2019 and Memo No. 17/1436/Con Certificate/BLLRO/S 24-Pgs. /KOL/2020 dated 10.08.2020.

AND WHEREAS while enjoying the aforesaid property peacefully the OWNERS herein being desirous to develop the said property known as K.M.C. Premises No. 3618, Nayabad, having Assessee No.31-109-08-7641-0, within K.M.C. Ward No.109, under presently Police Station : Panchasayar, (formerly P.S. Purba Jadavpur), Kolkata - 700 099, District - South 24-Parganas by erecting a new Ground Plus Four storied building with lift facility thereon as per sanction building plan to be sanctioned by The Kolkata Municipal Corporation, entered into a registered Development Agreement dated 14.03.2019, registered in the Office of D.S.R. - V, Alipore, South 24-Parganas and entered into Book No. I, Volume No. 1630-2019, Pages from 26908 to 26937, Being No. 163000663 for the year 2019, with the DEVELOPER, the Party of the SECOND PART herein and the OWNER has also given separate registered Development Power of Attorney dated 14.03.2019, registered in the Office of D.S.R. - V, Alipore, South 24-Parganas and entered into Book No. I, Volume No. 1630-2019, Pages from 26570 to 26592, Being No. 163000673 for the year 2019, to the said DEVELOPER in respect of the above mentioned Premises for construction work of the said new Ground Plus Four storied building with lift facility.

AND WHEREAS subsequently the DEVELOPER has applied before the K.M.C. for necessary sanction of the building plan and as per the prevailing Rule of K.M.C. the DEVELOPER has got the sanction of the building plan as Ground plus Three Storied with Lift facility vide sanctioned building Permit No. 2021120461 dated 25.03.2022 from the K.M.C. Borough Office - XII.

AND WHEREAS now the DEVELOPER is going to erect the proposed building as Ground plus Three storied Building with lift facility instead of Ground Plus Four storied building as per aforesaid sanctioned building plan and thus by virtue of mutual discussion between both the parties, the Allocation of both the parties herein have been altered and changed.

AND WHEREAS as per the fresh OWNERS, ALLOCATION the OWNERS shall jointly get Entire complete Third Floor consisting of 2 Nos. of 3BHK residential flats being Flat No. A-3, on the Third Floor, North-East-West side, measuring super built-up area of 1357 (One Thousand Three hundred and



Fifty-seven) Sq.ft. more or less and Flat No. B-3, on the Third Floor, South-East-West side, measuring super built-up area of 1386 (One Thousand Three hundred and Eighty-six) Sq.ft. more or less and the flat area measuring 917 (Nine hundred and Seventeen) Sq.ft. out of total super built-up area of 1357 (One Thousand Three hundred and Fifty-seven) Sq.ft. more or less from the Flat No. A-2, on the Second Floor, North-East-West side of the proposed building which shall be jointly sold by the **OWNERS** and the **DEVELOPER** in favour of intending purchaser/s along with the **OWNER** shall get one Shop being No. 01 on the Ground Floor, North-West side, measuring super built-up area of 228 (Two hundred and Twenty-eight) Sq.ft. more or less and 2 Nos. of Car Parking Space being No. 01 & 02 on the Ground Floor, each measuring an area of 150 (One hundred and Fifty) Sq.ft. more or less and also the Car Parking area measuring 105 (One hundred and Five) Sq.ft. out of total Car Parking area 150 (One hundred and Fifty) Sq.ft. more or less from the another Car Parking Space being No. 05 on the Ground floor of the proposed building which shall be jointly sold by the **OWNERS** and the **DEVELOPER** in favour of intending purchaser/s. The fresh **OWNERS' ALLOCATION** has been mentioned in the **SCHEDULE - B** below. The **OWNERS** shall also enjoy undivided proportionate share of land and also common rights and facilities of the building as mentioned in the **SCHEDULE 'A'** and **'C'** below.

**AND WHEREAS** the **DEVELOPER** shall get the rest construction of the proposed Ground plus Three storied building i.e. Entire complete First Floor consisting of 2 Nos. of 3BHK residential flats being Flat No. A-1, on the First Floor, North-East-West side, measuring super built-up area of 1357 (One Thousand Three hundred and Fifty-seven) Sq.ft. more or less and Flat No. B-1, on the First Floor, South-East-West side, measuring super built-up area of 1386 (One Thousand Three hundred and Eighty-six) Sq.ft. more or less, one 3BHK residential flat being Flat No. B-2, on the Second Floor, South-East-West side, measuring super built-up area of 1386 (One Thousand Three hundred and Eighty-six) Sq.ft. more or less and the remaining flat area measuring 440 (Four hundred and Forty) Sq.ft. out of total super built-up area of 1357 (One Thousand Three hundred and Fifty-seven) Sq.ft. more or less from the Flat No. A-2, on

the Second Floor, North-East-West side of the proposed building which shall be jointly sold by the **OWNERS** and the **DEVELOPER** in favour of intending purchaser/s along with the **DEVELOPER** shall get one Shop being No. 02 on the Ground Floor, South-West side, measuring super built-up area of 228 (Two hundred and Twenty-eight) Sq.ft. more or less and 3 Nos. of Car Parking Space being No. 03, 04 & 06 on the Ground Floor, each measuring an area of 150 (One hundred and Fifty) Sq.ft. more or less and also the remaining Car Parking area measuring 45 (Forty-five) Sq.ft. out of total Car Parking area 150 (One hundred and Fifty) Sq.ft. more or less from the another Car Parking Space being No. 05 on the Ground floor of the proposed building which shall be jointly sold by the **OWNERS** and the **DEVELOPER** in favour of intending purchaser/s (excluding Owners' portion). The **DEVELOPER** shall also enjoy undivided proportionate share of land and also common rights and facilities of the building as mentioned in the **SCHEDULE 'A'** and **'C'** below and its sale proceeds of the proposed building excluding the fresh **OWNERS' ALLOCATION** as fresh Developers' Allocation as mentioned in the **SCHEDULE - D** below.

To fix up the fresh **OWNERS' ALLOCATION** as well as the fresh **DEVELOPER'S ALLOCATION** both the parties i.e. the **OWNERS** and the **DEVELOPER** herein entered into this Supplementary Agreement and **IT IS WITNESSETH IN THE MANNER FOLLOWINGS :-**

(a) That the **OWNERS** shall enjoy their Fresh **OWNERS' ALLOCATION** as mentioned in the **SCHEDULE 'B'** hereunder below and the **DEVELOPER** shall enjoy the rest construction of the proposed building excluding the **OWNERS' ALLOCATION** and the Fresh **DEVELOPER'S ALLOCATION** has been mentioned in the **SCHEDULE - 'D'** hereunder written. The **OWNERS** and the **DEVELOPER** shall also enjoy the proportionate share of land as described in the **SCHEDULE - A** hereunder written and also other common rights thereto as mentioned in the **SCHEDULE - C** of the said registered Development Agreement dated 14.03.2019.

(b) That the **OWNERS** shall give full co-operation to the **DEVELOPER** herein



for selling their Fresh **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE - 'D'** hereunder written along with Development Project as mentioned herein.

- (c) That this distribution of flats shall strictly be followed by the Parties herein and it is the essence of this Agreement which shall be treated as part and parcel of the principal Development Agreement dated 14.03.2019 and the **OWNERS** shall not establish any claim and demand upon the **DEVELOPER** save and except their Fresh Owner's Allocation as mentioned in the **SCHEDULE - 'B'** hereunder written in respect of this development project.
- (d) That the **OWNERS** shall not do any acts, deed or thing whereby the **DEVELOPER** is prevented from enjoy, rent, transferring, selling, assigning and / or for disposing of any of the Fresh **DEVELOPER'S ALLOCATION** in the said building as mentioned in the **SCHEDULE - 'D'** hereunder written.
- (e) That the **DEVELOPER** shall complete the proposed building within 24 (Twenty four) months from the date of execution and registration of this Supplementary Development Agreement.
- (f) That the **DEVELOPER**-Power of Attorney which has been executed and registered by the **OWNERS** in favour of the **DEVELOPER**, the **DEVELOPER** shall have liberty to do all acts, deeds and sell/transfer its allocation as mentioned in the **SCHEDULE - D** of the said principal Development Agreement dated 14.03.2019 and by virtue of this registered Supplementary Agreement along with Power of Attorney the **DEVELOPER** is hereby empowered by the **OWNERS** to do all acts, deeds and things as their Lawful Constituted Attorney on their behalf and on their names in the manner followings :
- i. To look after and manage the property on behalf of the **OWNERS**.
  - ii. To appear and act in all the Courts such as Civil or Criminals, Originals, Revisional or Appellate Courts and also in the Registration Offices and in any other Office of Government, in the Office of The Kolkata Municipal Corporation or any other Municipality,



Improvement Trust, The Kolkata Metropolitan Development Authority, Commissioner of any Division or District Board, Panchayat or any other office or Local Authority on behalf of us and for such purpose our said Attorney may accept service of any summons or any notice issued by any authority, shall be received by our said Lawful Attorney.

- iii. To sign and verify and plaint, written, statements, petition of claim and objection, memorandum of Appeal and petition and application of all kinds and to file them relating to the aforesaid properties as mentioned in the SCHEDULE - A hereunder written in any such Court or Office.
- iv. To appoint, engage on our behalf any Advocate, Pleader, Solicitors, Revenue Agent or any other legal practitioner whenever our said Attorney shall think proper to do so and to discharge and/or terminate his appointments.
- v. To cause mutation of our said Property where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation and also in the record of Ld. B.L. & L.R.O. within the jurisdiction and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof and pay necessary taxes to The Kolkata Municipal Corporation as and when necessary on our behalf.
- vi. To demarcate or delineate our said property that be necessary for the said purpose by virtue of a Deed of Boundary Declaration or any other Declaration or Deed of Rectification to be registered before the concerned registering authority and/or to sewer any affidavit related thereto.
- vii. To deposit the revenue for our said property in The Kolkata Municipal Corporation or in any Government Department and to pay all charges and the local taxes for the properties.





- viii. To sign all the plans to be submitted before the concerned authority/authorities for the sanction of the building plan, revised building Plan, addition and/or alteration Plan and/or modified Plan and/or regularised Plan and/or completion Building Plan for our said property and sign all the papers related thereto and to sign the same on our behalf the addition and/or alteration Plan and/or modified or revised or regularized Plan and submit the same before The Kolkata Municipal Corporation for sanction and then to get delivery the same along with the Completion Certificate and also Completion Plan of the building on our behalf from The Kolkata Municipal Corporation and execute any affidavit related thereto and also sign, execute and register any Deed of Declaration to be required for the same related to our said property.
- ix. To sign drainage and sewerage Plan of the property and submit the same before the Kolkata Municipal Corporation in respect of the Premises and to sign all other papers related thereto.
- x. To sign the Plan for taking water connection from The Kolkata Municipal Corporation in respect of the said Premises as mentioned in the SCHEDULE - A below and also to sign all the papers related thereto.
- xi. To look after and to control all the affairs for the development of the said land and construction of a new building which is being erected as per sanctioned building Plan duly sanctioned by The Kolkata Municipal Corporation or other approval of the Government Authority at the cost of the DEVELOPER and the DEVELOPER shall sign, execute and register on behalf of the owners all the Declaration Deed or any other Declaration as mentioned in the SCHEDULE - A below related thereto and registrar the such document as per requirement for the interest of the proposed project.
- xii. To sign, execute and submit all Development Plans, Documents, Statements, Papers, Undertakings, Declarations, may be required for necessary sanction, modification, revised and/or addition and/or



alteration of sanctioned plans by the appropriate authority and other appropriate authorities after signing from the landowner.

- xiii. To appear and represent on behalf of the **PRINCIPALS** i.e. **LAND OWNERS** herein on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, West Bengal Police, necessary Departments of Government of West Bengal, in connection with the modification and/or addition and/or alteration of Development plans horizontally or vertically for the above mentioned property and also for the interest of the proposed project.
- xiv. To pay fees for obtaining the addition, alteration, modification and/or revised Plan and such other orders and permissions from the necessary authorities on behalf of the landowners as required for sanction, modification, addition and/or alteration of the Development Plan and also to submit and take delivery of title, deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as our Attorney shall think fit and proper.
- xv. To receive the excess amount of fees, if any, paid for the purpose of modification, addition, alteration, revised and/or completion building plan to be sanctioned from the authority or authorities.
- xvi. To develop the said property by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper.
- xvii. To apply for obtaining electricity gas, water sewerage, drainage, lift, telephone or other connections or obtaining electric meter or any other utility to the said property and /or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans related thereto on behalf of the **OWNERS** and submit the same before the concerned authority/ authorities for such connection of electric, drainage and sewerage, water, telephone, gas, connection etc. and to





execute and sign all papers and plan for sanction drainage and sewerage connection of the said entire property and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney on our behalf.

- xviii. To apply for and obtain building materials from the concerned authorities for consumption of the building on the said property as aforesaid.
- xix. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.
- xx. To appear and represent us before all authorities for fixation and/or finalization of the annual valuation of the said property and for that purpose to sign execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
- xxi. To negotiate with others for giving possession of the flats, Car Parking Spaces, commercial Spaces etc. in lieu of proper considerations sum against the fresh DEVELOPER'S ALLOCATION as mentioned in the SCHEDULE - D of this registered Supplementary Agreement below and the DEVELOPER shall do all the acts in the Premises and the DEVELOPER shall get the fresh DEVELOPER'S ALLOCATION as within mentioned.
- xxii. To collect advance or part payment or full consideration money from the intending purchasers of the fresh DEVELOPER'S ALLOCATION as mentioned in the SCHEDULE - D of this registered Supplementary Agreement alongwith the proportionate share of land and grant receipt in favour of the interested persons/persons who are interested to take possession of the flat/flats, Car Parking Space/s, commercial Space/s etc. in lieu of satisfactory consideration.
- xxiii. To advertise in different news papers and display, hoarding in different places and also to engage agency or agencies for giving



possession of the fresh Developer's Allocation alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the fresh Developer's Allocation as mentioned in this registered Supplementary Agreement to any Third Party or parties at any consideration price to be fixed up only by the **DEVELOPER.**

- xxiv. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/ Car Parking Spaces, commercial Spaces including proportionate land share of the fresh **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE - D** below alongwith the proportionate share of land at our said premises or any part thereof and for that purpose to sign and execute all deeds, as our said Attorney shall think fit and proper as per this registered Supplementary Agreement.
- xxv. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
- xxvi. To receive part or full consideration sum against the fresh Developer's Allocation as mentioned in the **SCHEDULE - D** of this registered Supplementary Agreement from the intending purchasers and acknowledges the receipt of the same.
- xxvii. To appear and represent us before any Notary Public, office of the Additional District Sub-Registrar, Sealdah, District Sub-Registrar offices at Alipore, Addl. Registrar of Assurance/s at Kolkata, Metropolitan Magistrate and Other Office or Offices or Authority or Authorities having jurisdiction and to execute and register any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Boundary Declaration and or any kind of instrument writing executed and signed by the said Attorney in any manner concerning the said property as per this registered Supplementary Agreement in connection with the fresh **DEVELOPER'S ALLOCATION** only and present the same before the Registrar for registration.



- xxviii. To take necessary steps for registration of the fresh Developer's Allocation as mentioned in the **SCHEDULE - D** of this registered Supplementary Agreement or any part alongwith the proportionate share of land by the Developer i.e. the Attorney herein.
- xxix. To convey, prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.
- xxx. To file and defend suits, cases, appeals and applications of whatsoever nature for and on our behalf or to be institute preferred by or any person or persons in respect of the said property.
- xxxi. To compromise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof in respect of the entire Premises.
- xxxii. To sign, declare and/or affirm any plaints, written statements petitions, affidavits, verifications, vokalatnamas, warrant of Attorney Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
- xxxiii. To deposit and withdraw free, documents and moneys in and from any Court or courts and/or other person or persons or authority and give valid receipts and discharged thereof.

**AND GENERALLY TO** act as our Attorney in relation to all matters touching our said property and on our behalf to do all instruments, acts, nature, deeds except sale of fresh Owners' Allocation and things as fully and effectually as we would do if we would personally present in connection with the construction of the building.

**AND** we hereby ratify and confirm and agree or undertake and whatsoever our said Attorney appointed under this Power herein above contained shall lawfully do or cause to be done in the right of or by virtue of these presents including such confirming and other works for the purpose of Development.

(f) All other terms and conditions of the said registered Development Agreement dated 14.03.2019 shall remain unchanged. This Supplementary



Agreement shall be treated as the part and parcel of the said registered Development Agreement dated 14.03.2019.

**SCHEDULE OF THE ABOVE REFERRED TO**  
**(DESCRIPTION OF THE ENTIRE PROPERTY)**  
**SCHEDULE - 'A'**

ALL THAT piece and parcel of Bastu land measuring an area of 5 (Five) Cottahs 2 (Two) Chittacks 20 (Twenty) Sq.ft. more or less whereon a new Ground Plus Three Storied building with Lift facility shall be erected as per sanctioned building Permit No. 2021120461 dated 25.03.2022 duly sanctioned by The Kolkata Municipal Corporation, Borough Office - XII, situated in Mouza - Nayabad, J.L. No.25, comprising in R.S. Dag No.195, under R.S. Khatian No.145 known as K.M.C. Premises No.3618, Nayabad, under Ward No.109, having Assessee No.31-109-08-7641-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700 099, District : South 24-Parganas, and the entire property is butted and bounded by:

ON THE NORTH BY : By Maa Anandamoyee Kalibari (Nayabad D.P.K. Housing Complex), Kolkata;

ON THE SOUTH BY : By three storied building, Kolkata;

ON THE EAST BY : By Premises No 830/1, Nayabad, and Vacant land, Kolkata;

ON THE WEST BY : 16'-0" wide Black Top Road.

**SCHEDULE - 'B' ABOVE REFERRED TO**  
**( FRESH OWNERS' ALLOCATION )**  
**TO BE OBTAINED FROM THE DEVELOPER AGAINST THIS PREMISES**

The OWNERS shall jointly get Entire complete Third Floor consisting of 2 Nos. of 3BHK residential flats being Flat No. A-3, on the Third Floor, North-East-West side, measuring super built-up area of 1357 (One Thousand Three hundred and Fifty-seven) Sq.ft. more or less and Flat No. B-3, on the Third Floor, South-East-West side, measuring super built-up area of 1386 (One





Thousand Three hundred and Eighty-six) Sq.ft. more or less and the flat area measuring 917 (Nine hundred and Seventeen) Sq.ft. out of total super built-up area of 1357 (One Thousand Three hundred and Fifty-seven) Sq.ft. more or less from the Flat No. A-2, on the Second Floor, North-East-West side of the proposed building which shall be jointly sold by the OWNERS and the DEVELOPER in favour of intending purchaser/s along with the OWNER shall get one Shop being No. 01 on the Ground Floor, North-West side, measuring super built-up area of 228 (Two hundred and Twenty-eight) Sq.ft. more or less and 2 Nos. of Car Parking Space being No. 01 & 02 on the Ground Floor, each measuring an area of 150 (One hundred and Fifty) Sq.ft. more or less and also the Car Parking area measuring 105 (One hundred and Five) Sq.ft. out of total Car Parking area 150 (One hundred and Fifty) Sq.ft. more or less from the another Car Parking Space being No. 05 on the Ground floor of the proposed building which shall be jointly sold by the OWNERS and the DEVELOPER in favour of intending purchaser/s. The OWNERS shall also enjoy undivided proportionate share of land and also common rights and facilities of the building as mentioned in the SCHEDULE "A" above and SCHEDULE "C" herein below. This is the called the Fresh OWNERS' ALLOCATION.

**SCHEDULE - 'C' ABOVE REFERRED TO**  
**(COMMON RIGHTS AND FACILITIES)**

1. All stair-cases and stair landings on all the floors of the said building.
2. Stair-case of the building leading towards the vacant roof.
3. Common passages including main entrances on the ground floor leading to the top floor vacant roof of the building.
4. All common services and upon common spaces and undivided proportionate share of land and rights, liberties, easement and privileges and appendages and appurtenances to be enjoyed by the Co-owners.
5. Roof, Mounted Room, if any, Parapet wall of the building are for the purpose of common services and right.

6. Water pump, overhead water tank and all water supply line and plumbing lines.
7. Common Electric meter space, electric meter board, Electricity service and electricity main line wirings and lighting.
8. Drainages and sewerages including man-hole, junction pits etc. and drive way.
9. Boundary walls, main gate and/or side gates if any.
10. Vacant space, Care Taker room and common Toilet if any on the Ground Floor.
11. Lift and lift machine room of the building
12. Right of egress and ingress of car from the Car Parking Space to the outside road through common vacant space situated in front of the Car Parking Space.
13. Such other common parts, areas, equipments and installations, fixtures, fittings and spaces in or about the said building as are necessary for passage to other user and occupier of the Unit in common and as are specified by the Developer expressly to be the common parts after construction of the building.

**SCHEDULE - 'D' ABOVE REFERRED TO**  
**(FRESH DEVELOPER'S ALLOCATION)**

The DEVELOPER herein shall get the rest construction of the proposed Ground plus Three storied building i.e. Entire complete First Floor consisting of 2 Nos. of 3BHK residential flats being Flat No. A-1, on the First Floor, North-East-West side, measuring super built-up area of 1357 (One Thousand Three hundred and Fifty-seven) Sq.ft. more or less and Flat No. B-1, on the First Floor, South-East-West side, measuring super built-up area of 1386 (One Thousand, Three hundred and Eighty-six) Sq.ft. more or less, one 3BHK





residential flat being Flat No. B-2, on the Second Floor, South-East-West side, measuring super built-up area of 1386 (One Thousand Three hundred and Eighty-six) Sq.ft. more or less and the remaining flat area measuring 440 (Four hundred and Forty) Sq.ft. out of total super built-up area of 1357 (One Thousand Three hundred and Fifty-seven) Sq.ft. more or less from the Flat No. A-2, on the Second Floor, North-East-West side of the proposed building which shall be jointly sold by the **OWNERS** and the **DEVELOPER** in favour of intending purchaser/s along with the **DEVELOPER** shall get one Shop being No. 02 on the Ground Floor, South-West side, measuring super built-up area of 228 (Two hundred and Twenty-eight) Sq.ft. more or less and 3 Nos. of Car Parking Space being No. 01, 02 & 06 on the Ground Floor, each measuring an area of 150 (One hundred and Fifty) Sq.ft. more or less and also the remaining Car Parking area measuring 45 (Forty-five) Sq.ft. out of total Car Parking area 150 (One hundred and Fifty) Sq.ft. more or less from the another Car Parking Space being No. 05 on the Ground floor of the proposed building which shall be jointly sold by the **OWNERS** and the **DEVELOPER** in favour of intending purchaser/s and its sale proceeds of the proposed building excluding the fresh **OWNERS ALLOCATION**, as fresh Developers' Allocation. The **DEVELOPER** shall also enjoy undivided proportionate share of land and also common rights and facilities of the building as mentioned in the **SCHEDULE 'A'** above and **'C'** herein below. The Party of the **SECOND PART/ DEVELOPER** shall erect the entire proposed Ground plus Three storied building with lift facility at its cost and its supervision and labour to be erected as per the Specification annexed in the said registered Development Agreement dated 14.03.2019 and also as per the sanction building plan duly sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the **DEVELOPER** shall collect the entire money from the sale of the Fresh **DEVELOPER'S ALLOCATION** which shall be sold to the interested parties from whom the **DEVELOPER** shall collect the entire cost of construction as well as cost of land in connection with the said flats, Car Parking Spaces, commercial Spaces etc. The **DEVELOPER** shall enjoy the common rights alongwith undivided proportionate land share out of total land as mentioned in the **SCHEDULE - "A"** hereinabove and all the common facilities as mentioned in the **SCHEDULE - 'C'** above.

\* . .

IN WITNESS WHEREOF the Parties herein have put their respective signature hereto on this the day, month and year first above written.

WITNESS:

1. Debasish Mondal  
114/20 P.H. Road.  
KOL - 700078.

1. Gayatri Ghosh  
2. Daksh Chandra Pal.

2. Tapesh Mishra  
Advocate  
High Court, Calcutta

SIGNATURE OF THE FIRST PART/  
OWNERS/VENDORS

For ABASAN KOLKATA

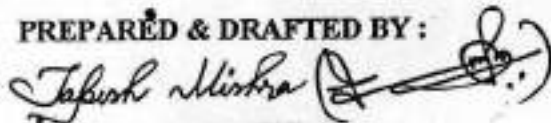
Pradip Kumar Roy  
Partner

For ABASAN KOLKATA

Anuj Kumar Roy  
Partner

SIGNATURE OF THE SECOND PART/  
DEVELOPER

PREPARED & DRAFTED BY :



(MR. TAPESH MISHRA)

ADVOCATE [ ENROL. NO. F/1224/07 ]

HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin Place,  
Kolkata-700086

PH-9830236148(D.K.M.),

Email:debeskumarmisra@gmail.com

9051446430(Somesh),

Email:mishrasomesh08@gmail.com

9836115120(Tapesh),

Email:tapesh.mishra85@gmail.com





Sayantani Ghosh

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name SAYANTANI GHOSH

Signature Sayantani Ghosh



Dolan Champa Pal

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name DOLAN CHAMPA PAL

Signature Dolan Champa Pal



Pradeep Kumar De

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name PRADEEP KUMAR DE

Signature Pradeep Kumar De



Sanjeet Kumar Roy

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name SANJEET KUMAR ROY

Signature Sanjeet Kumar Roy



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

GRN Details

GRN: 192021220214751981 Payment Mode: Online Payment  
GRN Date: 30/03/2022 19:50:25 Bank/Gateway: HDFC Bank  
BRN : 1751623755 BRN Date: 30/03/2022 19:03:28  
Payment Status: Successful Payment Ref. No: 2001003537/1/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: ABASAN KOLKATA  
Address: 9 Rupanjali Park Kalikapur  
Mobile: 9830065692  
Depositor Status: Others  
Query No: 2001003537  
Applicant's Name: Mr Tapes Mishra  
Identification No: 2001003537/1/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Description	Head of A/C	Amount (₹)
1	2001003537/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	9970
2	2001003537/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	28
			<b>Total</b>	<b>9998</b>

IN WORDS: NINE THOUSAND NINE HUNDRED NINETY EIGHT ONLY.






आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

DOLAN CHAMPA PAL  
SUKHAMAY DAS  
2/10/1957  
Permanent Account Number  
AWKPP0122G

Signature





Dolan Champa Pal.

Dolan Champa Pal.

आयकर विभाग  
INCOME TAX DEPARTMENT  
SAYANTANI GHOSH  
SUOHIR KOMAR GHOSH  
09/09/1987  
PAN Card of Account Holder  
BOBPG1300Q  
  


*Sayantani Ghosh*







Sayantani Ghosh  
 Sayantani Ghosh  
 পিতা : সুধীর কুমার ঘোষ  
 Father : Sudhir Kumar Ghosh  
 জন্মতারিখ / DOB : 09/09/1987  
 মহিলা / Female

7562 6878 6387




আমার আধার, আমার পরিচয়

*Sayantani Ghosh*

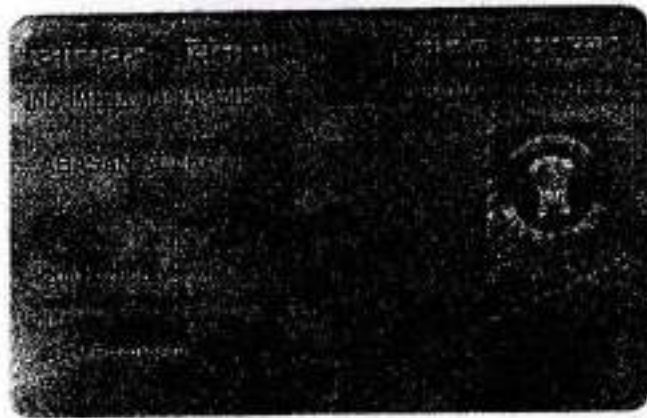


Address:  
 D/O: Sudhir Kumar Ghosh, 941,  
 KALIKAPUR ROAD, NEAR  
 ANANDA SANGHA CLUB,  
 Mukundapur, South 24 Parganas,  
 Mukundapur, West Bengal,  
 700099

7562 6878 6387

 1947  
 help@uidai.gov.in  
 www.uidai.gov.in

*Sayantani Ghosh*



For ABASAN KOLKATA

*Pradip Kumar Das*  
Partner

For ABASAN KOLKATA

*Soumitra Kumar Roy*  
Partner





ভারত সরকার  
Unique Identification Authority of India  
Government of India

এনক্রিপশন আইডি / Enrollment No. : 1040/20350/44013

01/02/2014

To  
Dolan Champa Pal  
দোল চম্পা পাল  
28B/1A  
RAHIM OSTAGAR ROAD  
Lake Gardens  
Lake Gardens, Kolkata  
West Bengal - 700045



KL757836744FT

75783674



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4003 1635 5091**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India  
দোল চম্পা পাল  
Dolan Champa Pal  
পিতা : সুকনয় দাস  
Father : Sukhenay Das  
জন্ম তারিখ/DOB: 12/10/1967  
লিঙ্গ / Female

4003 1635 5091



আধার - সাধারণ মানুষের অধিকার

*Dolan Champa Pal.*



*Pradip Kumar Dey*





ভারত সরকার  
 Unique Identification Authority of India

Enrollment No. : 121560002/02989

To  
 Pradip Kumar Das  
 প্ৰদীপ কুমাৰ দাস  
 22/06/2018  
 S  
 NORTH PURSACHAL GARDEN ROAD  
 Phase  
 Haldia, Kolkata  
 West Bengal - 750078  
 8432070050



101423423403PT  
 42340345



আপনার অধার সংখ্যা / Your Aadhaar No. :  
**7786 5656 5918**

অধার - সাধারণ মানুষের অধিকার



প্ৰদীপ কুমাৰ দাস  
 Pradip Kumar Das  
 পিতা : হরেন্দ্র কুমাৰ দাস  
 Father : Narendra Lal Das

স্বকীয়তা / DOB: 10/10/1987  
 পুং / Male

7786 5656 5918



অধার - সাধারণ মানুষের অধিকার

*Pradip Kumar Das*



Sanjeet Kumar Roy





সঞ্জীত কুমার রায়  
 Sanjeet Kumar Roy  
 পিতা - রবিন্দ্র প্রসাদ রায়  
 Father RABINDRA PRASAD ROY  
 জন্মতারিখ / DOB 10/01/1977  
 পুরুষ / Male



6944 8719 1024

আমার আধার, আমার পরিচয়



আধার

ভারত সরকার  
 Government of India

ঠিকানা:  
 7, . রূপঞ্জলি পার্ক, কালিকাপুর,  
 আনন্দা সাংঘা ক্লাবের নিকটে,  
 মুকুন্দপুর, মুকুন্দপুর, দক্ষিণ ২৪  
 পরগনা, পশ্চিম বঙ্গ, 700099

Address:  
 C/O. . 7 . Rupanjali Park,  
 Kalikapur, Near Ananda Sangha  
 Club, Mukundapur, Mukundapur,  
 South 24 Parganas, West Bengal,  
 700099

6944 8719 1024



1947



help@uidai.gov.in



www.uidai.gov.in

Sanjeet Kumar Roy



**Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip**

Query No / Year:	2001003537/2022	Office where deed will be registered:
Query Date:	30/03/2022 11:52:14 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Tapeshe Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120. Status : Advocate	
Transaction:	Additional Particulars	
[0110] Sale, Development Agreement or Construction agreement	[4002] General Power of Attorney [Rs : 100/-], [4305] Declaration [No of Declaration : 2]	
Set Forth value:	Market Value	
Rs. 1/-	Rs. 92,27,697/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non-Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, . Premises No: 3618, . Ward No: 109, Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	Set Forth Value (In Rs)	Market Value (In Rs)	Other Details
L1	(RS -)		Bastu	5 Katha 2 Chatak 20 Sq Ft	1/-	92,27,697/-	Width of Approach Road: 16 Ft.,
<b>Grand Total :</b>				<b>8.5021Dec</b>	<b>1 /-</b>	<b>92,27,697 /-</b>	

**Land Lord Details :**

Sl No	Name & address	Status	Execution/Admission Details
1	Smt Sayantani Ghosh Wife of Shri Debasish Mondal, 941, Kalikapur Road, City:- , P.O:- Mukundapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. xxxxxxx9q, Aadhaar No.: 75xxxxxxxx6387, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2001003537 of 2022, Printed On : Mar 30 2022 11:52AM, Generated from wtregistration.gov.in



Organization

<p>Son of Late Harendra Lal Dey, North Purbachal-10          11.11.1945          Son of Late Harendra Lal Dey, North Purbachal Garden Road, City:-, P.O:-          Haltu, P.S.-Kasba, District-South 24 Parganas, West Bengal, India, PIN:-          Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.          AExxxxxx6A, Aadhaar No.: 77xxxxxxx5918</p>	<p>Abasan Kolkata (as Partner)</p>
<p>2 Mr Sanjeet Kumar Roy          Son of Mr Rabintra Prasad Roy 7, Rupanjali Park, Kalkapur, City:-, P.O:-          Mukundapur, P.S.-Kasba, District-South 24-Parganas, West Bengal, India, PIN:-          700099          Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.          AFxxxxxx8F, Aadhaar No.: 69xxxxxxx1024</p>	<p>Abasan Kolkata (as Partner)</p>

Identifier Details :

<p>Mr Tapesh Mishra          Son of Mr D.K Misra          High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001,          Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mr Pradip Kumar Dey, Mr Sanjeet          Kumar Roy, Smt Sayantani Ghosh, Smt Dolan Champa Pal</p>
---

Transfer of property on

Sl.No	From	To. with area (Name-Area)
1	Smt Sayantani Ghosh	Abasan Kolkata-4.25104 Dec
2	Smt Dolan Champa Pal	Abasan Kolkata-4.25104 Dec

Note:



2	Smt Dolan Champa Pal Wife of Shri Anil Chandra Pal, 28B/1A, Rahim Ostagar Road, City:- , P.O:- Lake Gardens, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700045 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. awwxxxxx2g, Aadhaar No.: 40xxxxxxx5091, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
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**Developer Details :**

Sl No	Name & address	Status	Execution / Admission Detail
1	Abasan Kolkata ( Partnership Firm ) ,9, Rupanjali Park, Kalikapur, City:- , P.O:- Mukundapur, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 PAN No. AAxxxxxx0Q, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

Sl No	Name & Address	Representative of
1	Mr Pradip Kumar Dey Son of Late Harendra Lal Dey 3, North Purbachal Garden Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AExxxxxx6A, Aadhaar No.: 77xxxxxxx5918	Abasan Kolkata (as Partner)
2	Mr Sanjeet Kumar Roy Son of Mr Rabindra Prasad Roy 7, Rupanjali Park, Kalikapur, City:- , P.O:- Mukundapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFxxxxxx8F, Aadhaar No.: 69xxxxxxx1024	Abasan Kolkata (as Partner)

**Identifier Details :**

Name & address
Mr Tapesh Mishra Son of Mr D.K Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Pradip Kumar Dey, Mr Sanjeet Kumar Roy, Smt Sayantani Ghosh, Smt Dolan Champa Pal

**Transfer of property (or) LI**

Sl.No	From	To. with area (Name-Area)
1	Smt Sayantani Ghosh	Abasan Kolkata-4.25104 Dec
2	Smt Dolan Champa Pal	Abasan Kolkata-4.25104 Dec

Note:



Query No: 2001003537 of 2022, Printed On : Mar 30 2022 11:52AM, Generated from wroregistration.gov.in



1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 29-04-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 29-04-2022)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



### Major Information of the Deed

Deed No :	I-1604-03340/2022	Date of Registration:	31/03/2022
Query No / Year	1604-2001003537/2022	Office where deed is registered:	
Query Date	30/03/2022 11:52:14 AM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Tapeshe Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate		
Transaction	Additional Transaction:		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 100/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value:	Rs. 92,27,697/-		
Rs. 1/-	Registration Fee Paid		
Stamp duty Paid (SD)	Rs. 60/- (Article: E, E, E)		
Rs. 10,070/- (Article: 48(g))			
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (Urban area)		





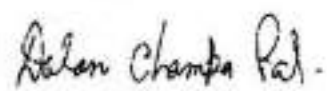
### Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, Premises No: 3618, Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth value (INR)	Market value (INR)	Other Details
L1	(RS :-)		Bastu	5 Katha 2 Chatak 20 Sq Ft	1/-	92,27,697/-	Width of Approach Road: 16 Ft.,
Grand Total :				8,5021Dec	1/-	92,27,697/-	





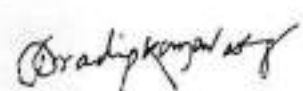



**Land Lord Details :**

Sl No	Name/Address	Photo	Finger print	Signature
1	<p><b>Smt Sayantani Ghosh</b>                      Wife of Shri Debasish Mondal                      Executed by: Self, Date of Execution: 31/03/2022                      , Admitted by: Self, Date of Admission: 31/03/2022 ,Place : Office</p>			
		31/03/2022	LTI 31/03/2022	31/03/2022
<p>941, Kalkapur Road, City:- , P.O:- Mukundapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: boxxxxxx9q, Aadhaar No: 75xxxxxxxx6387, Status :Individual, Executed by: Self, Date of Execution: 31/03/2022                      , Admitted by: Self, Date of Admission: 31/03/2022 ,Place : Office</p>				
2	<p><b>Smt Dolan Champa Pal</b>                      Wife of Shri Anil Chandra Pal                      Executed by: Self, Date of Execution: 31/03/2022                      , Admitted by: Self, Date of Admission: 31/03/2022 ,Place : Office</p>			
		31/03/2022	LTI 31/03/2022	31/03/2022
<p>28B/1A, Rahim Ostagar Road, City:- , P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: awxxxxxx2g, Aadhaar No: 40xxxxxxxx5091, Status :Individual, Executed by: Self, Date of Execution: 31/03/2022                      , Admitted by: Self, Date of Admission: 31/03/2022 ,Place : Office</p>				

**Developer Details :**

Sl No	Name/Address	Photo	Finger print	Signature
1	<p><b>Abasan Kolkata</b>                      9, Rupanjali Park, Kalikapur, City:- , P.O:- Mukundapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: AAxxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>			

**Representative Details :**

Sl No	Name/Address/Photo/Finger print and signature	Photo	Finger Print	Signature
1	<p><b>Mr Pradip Kumar Dey (Presentant)</b>                      Son of Late Harendra Lal Dey                      Date of Execution - 31/03/2022, , Admitted by: Self, Date of Admission: 31/03/2022, Place of Admission of Execution: Office</p>			
	<p>3, North Purbachal Garden Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx6A, Aadhaar No: 77xxxxxxxx5918 Status : Representative, Representative of : Abasan Kolkata (as Partner)</p>	Mar 31 2022 1:32PM	L1 31/03/2022	31/03/2022
2	<p><b>Mr Sanjeet Kumar Roy</b>                      Son of Mr Rabindra Prasad Roy                      Date of Execution - 31/03/2022, , Admitted by: Self, Date of Admission: 31/03/2022, Place of Admission of Execution: Office</p>			
	<p>7, Rupanjali Park, Kalikapur, City:- , P.O:- Mukundapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8F, Aadhaar No: 69xxxxxxxx1024 Status : Representative, Representative of : Abasan Kolkata (as Partner)</p>	Mar 31 2022 1:33PM	L1 31/03/2022	31/03/2022

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr Tapesh Mishra</b>                      Son of Mr D K Misra                      High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001</p>			
	31/03/2022	31/03/2022	31/03/2022

Identifier Of Mr Pradip Kumar Dey, Mr Sanjeet Kumar Roy, Smt Sayantani Ghosh, Smt Dolan Champa Pal

**Transfer of property on**

Sl.No	From	To. with area (Name-Area)
1	Smt Sayantani Ghosh	Abasan Kolkata-4.25104 Dec
2	Smt Dolan Champa Pal	Abasan Kolkata-4.25104 Dec



Endorsement For Deed Number : I - 160403340 / 2022

On 31-03-2022

Certificate of Admissibility (Rule 43, WB 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.

Presentation (Under Section 52 & Rule 22, WB Registration Rules, 1962)

Presented for registration at 13:15 hrs on 31-03-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Pradip Kumar Dey .

Certificate of Market Value (WBPUV Rules, 2003)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 92,27,697/-

Admission of Execution (Under Section 50, Registration Rules, 1962)

Execution is admitted on 31/03/2022 by 1. Smt Sayantani Ghosh, Wife of Shri Debasish Mondal, 941, Kalikapur Road, P.O: Mukundapur, Thana: Kasba, , South 24-Parganes, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business, 2. Smt Dolan Champa Pal, Wife of Shri Anil Chandra Pal, 28B/1A, Rahim Ostagar Road, P.O: Lake Gardens, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Business

Indetified by Mr Tapes Mishra, , Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Admission of Execution (Under Section 50, Registration Rules, 1962) (Representative)

Execution is admitted on 31-03-2022 by Mr Pradip Kumar Dey, Partner, Abasan Kolkata (Partnership Firm), 9, Rupanjali Park, Kalikapur, City:- , P.O:- Mukundapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Tapes Mishra, , Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 31-03-2022 by Mr Sanjeet Kumar Roy, Partner, Abasan Kolkata (Partnership Firm), 9, Rupanjali Park, Kalikapur, City:- , P.O:- Mukundapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Tapes Mishra, , Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60/- ( E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/- and Registration Fees paid by Cash Rs 32/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/03/2022 7:52PM with Govt. Ref. No: 192021220214751981 on 30-03-2022, Amount Rs: 28/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1751623755 on 30-03-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,070/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 9,970/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 18833, Amount: Rs.100/-, Date of Purchase: 24/03/2022, Vendor name: T K Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/03/2022 7:52PM with Govt. Ref. No: 192021220214751981 on 30-03-2022, Amount Rs: 9,970/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1751623755 on 30-03-2022, Head of Account 0030-02-103-003-02

*(Signature)*

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



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1604-2022, Page from 129829 to 129855  
being No 160403340 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.04.11 11:14:13 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 2022/04/11 11:14:13 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)