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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AD 297694

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5168010/2020

[Signature]
Additional Registrar of
Assurances-IV, Kolkata

certifies that the Document is admitted to
Registration. The Signature Sheet and the
endorsement sheet attached to the document
are the part thereof.

[Signature]

Additional Registrar
of Assurances-IV, Kolkata

20 MAR 2020

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT

Made this the 20th day of March, 2020

[Two Thousand Twenty]

BETWEEN

STRE
REGR
KOLK
2020
MAR
20

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

N: 192019200220446921

Payment Mode Online Payment

N Date: 19/03/2020 20:46:57

Bank : ICICI Bank

N : 47298900

BRN Date: 19/03/2020 20:49:57

VISITOR'S DETAILS

Id No. : 2000516010/1/2020

[Query No./Query Year]

Name : CHANDAN SAHA

Contact No. :

Mobile No. : +91 9830283333

Email : in_chandan2003@yahoo.co.in

Address : 276 Block B Bangur Avenue Kolkata 700055

Applicant Name : Shri Niranjana Kumar Pahari

Agent Name :

Agent Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

ITEM DETAILS

S. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	2000516010/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	9920
2	2000516010/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	46

Total

9966

Words : Rupees, Nine Thousand Nine Hundred Sixty Six only

[1] SRIMATI SANDHYA MONDAL [PAN AFTPM0600A] [AADHAAR 7461 0074 3768], wife of Late Krishna Pada Mondal, by occupation - Housewife and [2] SRI KRISHNENDU MONDAL [PAN AUSPM3588R] [AADHAR 7642 8333 0220], son of Late Krishna Pada Mondal, by occupation - Business, both by religion - Hindu, by nationality - Indian, residing at P-239, Bangur Avenue, Block - A, Post Office - Bangur Avenue, under Police Station - Lake Town, District North 24-Parganas, PIN - 700 055, State - West Bengal, hereinafter referred to and called as the OWNERS [which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include their heirs, executors, administrators, legal representatives and assigns] of the ONE PART;

AND

M/S. MAA TARA CONSTRUCTION, a Proprietorship Firm, having its Office at GC-18/2, Narayantala Road [West], Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, represented by its sole Proprietor namely SRI CHANDAN SAHA [PAN ANMPS2027A] [AADHAR 7965 0863 5601], son of Late Chittaranjan Saha, by faith - Hindu, by occupation - Business, residing at DC-103, Narayantala Road [West], Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, hereinafter referred to and called as the DEVELOPER [which terms and expression shall unless excluded by or repugnant to the context be deemed to mean include its successors-in-office and assigns] of the OTHER PART;

WHEREAS:

A. That, [1] SRI HARIKESH PRASAD GUPTA, son of Sri Ramraj Gupta, [2A] TAIMUL BEGUM, daughter of Abdul Sattar and widow of Late Nurul Hoda, [2B] MD. NAZMUL HODA, son of Late Mohammed Nurul Hoda alias Late Nurul Hoda, [2C] PARVEZ AHMED, son of Mohammad Nurul Hoda alias Late Nurul Hoda, [2D] SHAYARA BEGUM, wife of Md. Akhtar Ali and daughter of Late Mohammad Noorul Hoda alias Nurul Huda and [2E] SHABNAM JAHAN, wife of Zahid Ali and daughter of Late Mohammad Noorul Hoda alias Late Nurul Hoda, [3] MOHAMMAD MURTOOZA alias MOHAMMAD MURTUZA, son of Late Abdul Rashid,

[4] SRI KRISHNA PADA MONDAL, son of Late Nitya Gopal Mondal, absolutely seized and possessed of and otherwise well and sufficiently entitled to ALL THAT piece or parcel of measuring about 4 [four] Cottahs 3 [three] Chittacks 5 [five] Square Feet be the same little more or less TOGETHER WITH Constructed portion of an one storied pucca structure measuring about 385 [three hundred eighty five] Square Feet be the same a little more or less which is the undivided un-demarcated 55% [fifty five percent] of total plot of Bastu land measuring about 7 [seven] Cottahs 10 [ten] Chittacks 0 [zero] Square Feet be the same little more or less TOGETHER WITH an one storied pucca structure measuring about 700 [seven hundred] Square Feet be the same a little more or less standing thereon, lying and situated under Mouza - KRISHNAPUR now under Mouza - SHYAMNAGAR, J. L. No. 17, R. S. No. 180, Touzi No. 228 and 229, comprised in C. S. Dag Nos. 236 and 237 corresponding to R. S. Dag Nos. 188 and 189 appertaining to C. S. Khatian No. 204 corresponding to R. S. Khatian No. 750, within the local limits of Ward No. 20 of the South DumDum Municipality, having Municipal Holding No. 901 [old] 1051/1 [new], Jessore Road, Premises No. 512, Jessore Road, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar [Salt Lake City], under Police Station - Lake Town, District North 24-Parganas, PIN - 700 055, referred to as the ENTIRE PREMISES.

B. That, said [1] SRI HARIKESH PRASAD GUPTA, son of Sri Ramraj Gupta, [2A] TAIMUL BEGUM, daughter of Abdul Sattar and widow of Late Nurul Hoda, [2B] MD. NAZMUL HODA, son of Late Mohammed Nurul Hoda alias Late Nurul Hoda, [2C] PARVEZ AHMED, son of Mohammad Nurul Hoda alias Late Nurul Hoda, [2D] SHAYARA BEGUM, wife of Md. Akhtar Ali and daughter of Late Mohammad Noorul Hoda alias Nurul Huda and [2E] SHABNAM JAHAN, wife of Zahid Ali and daughter of Late Mohammad Noorul Hoda alias Late Nurul Hoda, [3] MOHAMMAD MURTOOZA alias MOHAMMAD MURTUZA, son of Late Abdul Rashid, [4] SRI KRISHNA PADA MONDAL, son of Late Nitya Gopal Mondal, by a Development Agreement dated the 7th day of April, 2018 with one reputed Developer M/S. MAA TARA CONSTRUCTION, a Proprietorship Firm, having its Office at GC-18/2, Narayantala Road [West], Post Office -

Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, Kolkata - 700 059, State - West Bengal, represented by its sole Proprietor namely **SRI CHANDAN SAHA**, son of Late Chittaranjan Saha, by faith - Hindu, by occupation - Business, residing at DC-103, Narayantala Road [West], Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, Kolkata - 700 059, State - West Bengal to develop their aforesaid property under some terms, conditions and allocation mentioned therein which was duly registered with the Office of the Additional Registrar of Assurances - IV at Kolkata and recorded into Book No. I, Volume No. 1904-2018, Pages from 161434 to 161495, Being No. 190403690 for the 2018 and said [1] **SRI HARIKESH PRASAD GUPTA**, son of Sri Ramraj Gupta, [2A] **TAIMUL BEGUM**, daughter of Abdul Sattar and widow of Late Nurul Hoda, [2B] **MD. NAZMUL HODA**, son of Late Mohammed Nurul Hoda alias Late Nurul Hoda, [2C] **PARVEZ AHMED**, son of Mohammad Nurul Hoda alias Late Nurul Hoda, [2D] **SHAYARA BEGUM**, wife of Md. Akhtar Ali and daughter of Late Mohammad Noorul Hoda alias Nurul Huda and [2E] **SHABNAM JAHAN**, wife of Zahid Ali and daughter of Late Mohammad Noorul Hoda alias Late Nurul Hoda, [3] **MOHAMMAD MURTOOZA** alias **MOHAMMAD MURTUZA**, son of Late Abdul Rashid, [4] **SRI KRISHNA PADA MONDAL**, son of Late Nitya Gopal Mondal jointly executed a Development Power of Attorney after Registered Power of Attorney on 7th day of April, 2018 in favour said M/S. **MAA TARA CONSTRUCTION**, a Proprietorship Firm, having its Office at GC-18/2, Narayantala Road [West], Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, Kolkata - 700 059, State - West Bengal, represented by its sole Proprietor namely **SRI CHANDAN SAHA**, son of Late Chittaranjan Saha, by faith - Hindu, by occupation - Business, residing at DC-103, Narayantala Road [West], Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, Kolkata - 700 059, State - West Bengal, as their Constituted Attorney which was duly registered with the Office of the Additional Registrar of Assurances - III at Kolkata and recorded into Book No. IV, Volume No. 1903-2018, Pages from 63164 to 63208, Being No. 190302123 for the 2018;

- C. That, as according to the said Development Agreement, said [1] SRI HARIKESH PRASAD GUPTA, son of Sri Ramraj Gupta, [2A] TAIMUL BEGUM, daughter of Abdul Sattar and widow of Late Nurul Hoda, [2B] MD. NAZMUL HODA, son of Late Mohammed Nurul Hoda alias Late Nurul Hoda, [2C] PARVEZ AHMED, son of Mohammad Nurul Hoda alias Late Nurul Hoda, [2D] SHAYARA BEGUM, wife of Md. Akhtar Ali and daughter of Late Mohammad Noorul Hoda alias Nurul Huda and [2E] SHABNAM JAHAN, wife of Zahid Ali and daughter of Late Mohammad Noorul Hoda alias Late Nurul Hoda, [3] MOHAMMAD MURTOOZA alias MOHAMMAD MURTUZA, son of Late Abdul Rashid, [4] SRI KRISHNA PADA MONDAL, son of Late Nitya Gopal Mondal, jointly entitled to get 2 [two] self contained separate Residential Flats on the Front side of Fourth Floor, each Flat measuring about 800 [eight hundred] Square Feet more or less including 25% Super Built-up Area, 1 [one] self contained separate Residential Flat on the Front side of Third Floor measuring about 800 [eight hundred] Square Feet more or less including 25% Super Built-up Area, 2 [two] Commercial Spaces on the Front side of Ground Floor, each Commercial Space measuring about 150 [one hundred fifty] Square Feet more or less including 25% Super Built-up Area, 1 [one] Commercial Space on the back portion of Front side Shop Room on the Ground Floor, measuring about 150 [one hundred fifty] Square Feet more or less including 25% Super Built-up Area and another 1 [one] Commercial Space on the Front side of Ground Floor, measuring about 125 [one hundred twenty five] Square Feet more or less including 25% Super Built-up Area of the proposed G + 5 [five] storied building in habitable condition for undivided un-demarcated 55% [fifty five percent] of total plot of land and structure;
- D. That, after execution and registration of Development Agreement and Development Power of Attorney after Registered Power of Attorney said M/S. MAA TARA CONSTRUCTION, started the process of construction work and during the course of process of construction work said KRISHNA PADA MONDAL died intestate on 16th day of March, 2019 leaving behind him, his wife namely SRIMATI SANDHYA MONDAL and 2 [two] sons namely [1] SRI KRISHNENDU MONDAL and [2] SRI

DIBYENDU MONDAL, as the only legal heiress, heirs, successors and representatives towards the estate of deceased KRISHNA PADA MONDAL, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date;

- E. That, after the demise of said KRISHNA PADA MONDAL, said [1] SRIMATI SANDHYA MONDAL, wife of Late Krishna Pada Mondal, [2] SRI KRISHNENDU MONDAL and [3] SRI DIBYENDU MONDAL, No. 2 and 3 both are sons of Late Krishna Pada Mondal, became the absolute joint owners of ALL THAT piece or parcel of a plot of land measuring about 1 [one] Cottah 3 [three] Chittacks 37.125 [thirty seven point one two five] Square Feet more or less TOGETHER WITH Constructed portion of an one storied pucca structure measuring about 113.75 [one hundred thirteen point seven five] Square Feet more or less which is the undivided un-demarcated 16.25% [sixteen point two five percent] of total plot of Bastu land measuring about 7 [seven] Cottahs 10 [ten] Chittacks 0 [zero] Square Feet be the same little more or less TOGETHER WITH an one storied pucca structure measuring about 700 [seven hundred] Square Feet more or less standing thereon, lying and situated under Mouza - KRISHNAPUR now under Mouza - SHYAMNAGAR, J. L. No. 17, R. S. No. 180, Touzi No. 228 and 229, comprised in C. S. Dag Nos. 236 and 237 corresponding to R. S. Dag Nos. 188 and 189 appertaining to C. S. Khatian No. 204 corresponding to R. S. Khatian No. 750, within the local limits of Ward No. 20 of the South DumDum Municipality, having Municipal Holding No. 901 [old] 1051/1 [new], Jessore Road, Premises No. 512, Jessore Road, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar [Salt Lake City], under Police Station - Lake Town, District North 24-Parganas, PIN - 700 055, each of them became the sole owner of land measuring about 0 [zero] Cottah 6 [six] Chittacks 27.375 [twenty seven point three seven five] Square Feet more or less TOGETHER WITH Constructed portion of an one storied pucca structure measuring about 37.92 [thirty seven point nine two] Square Feet more or less which is the undivided un-demarcated 5.4167% [five point four one six seven] of total plot of Bastu land measuring about 7 [seven] Cottahs 10 [ten] Chittacks 0 [zero] Square Feet be the same little more or less TOGETHER WITH an

one storied pucca structure measuring about 700 [seven hundred] Square Feet be the same a little more or less standing thereon;

- F. That, during the course of enjoyment, out love and affection by a Deed of Gift dated the 4th day of April, 2009 said SRI DIBYENDU MONDAL, No. 2 and 3 both are sons of Late Krishna Pada Mondal, therein referred to and called as the Donor of the One Part voluntarily gifted, granted, transferred, assigned and assured ALL THAT piece and parcel of plot of land measuring about 0 [zero] Cottah 6 [six] Chittacks 27.375 [twenty seven point three seven five] Square Feet more or less TOGETHER WITH Constructed portion of an one storied pucca structure measuring about 37.92 [thirty seven point nine two] Square Feet more or less which is the undivided un-demarcated 5.4167% [five point four one six seven] of total plot of Bastu land measuring about 7 [seven] Cottahs 10 [ten] Chittacks 0 [zero] Square Feet be the same little more or less TOGETHER WITH an one storied pucca structure measuring about 700 [seven hundred] Square Feet more or less standing thereon, lying and situated under Mouza - KRISHNAPUR now under Mouza - SHYAMNAGAR, J. L. No. 17, R. S. No. 180, Touzi No. 228 and 229, comprised in C. S. Dag Nos. 236 and 237 corresponding to R. S. and L. R. Dag Nos. 188 and 189 appertaining to C. S. Khatian No. 204 corresponding to R. S. Khatian No. 750, within the local limits of Ward No. 20 of the South DumDum Municipality, having Municipal Holding No. 901 [old] 1051/1 [new], Jessore Road, Premises No. 512, Jessore Road, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar [Salt Lake City], under Police Station - Lake Town, District North 24-Parganas, PIN - 700 055, towards his mother and brother as well as co-owners said [1] SRIMATI SANDHYA MONDAL, wife of Late Krishna Pada Mondal and [2] SRI KRISHNENDU MONDAL, son of Late Krishna Pada Mondal, therein referred to and called as the Donees of the Other Part which was duly registered with the Office of the Additional Registrar of Assurances - IV at Kolkata and recorded into Book No. I, Volume No. 1904-2019, Pages from 168505 to 168539, Being No. 190403538 for the year 2019 and thus handed over the vacant and peaceful possession of his undivided un-demarcated share of land and building absolutely and forever;

G. That, by virtue of law of inheritance and aforesaid Deed of Gift as well, said [1] SRIMATI SANDHYA MONDAL, wife of Late Krishna Pada Mondal and [2] SRI KRISHNENDU MONDAL, son of Late Krishna Pada Mondal, the Landowners herein hereto absolutely seized and possessed of and otherwise well and sufficiently entitled to ALL THAT piece or parcel of a plot of land measuring about 1 [one] Cottah 3 [three] Chittacks 37.125 [thirty seven point one two five] Square Feet more or less TOGETHER WITH Constructed portion of an one storied pucca structure measuring about 113.75 [one hundred thirteen point seven five] Square Feet more or less which is the undivided un-demarcated 16.25% [sixteen point two five percent] of total plot of Bastu land measuring about 7 [seven] Cottahs 10 [ten] Chittacks 0 [zero] Square Feet be the same little more or less TOGETHER WITH an one storied pucca structure measuring about 700 [seven hundred] Square Feet more or less standing thereon, lying and situated under Mouza - KRISHNAPUR now under Mouza - SHYAMNAGAR, J. L. No. 17, R. S. No. 180, Touzi No. 228 and 229, comprised in C. S. Dag Nos. 236 and 237 corresponding to R. S. Dag Nos. 188 and 189 appertaining to C. S. Khatian No. 204 corresponding to R. S. Khatian No. 750, within the local limits of Ward No. 20 of the South DumDum Municipality, having Municipal Holding No. 901 [old] 1051/1 [new], Jessore Road, Premises No. 512, Jessore Road, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar [Salt Lake City], under Police Station - Lake Town, District North 24-Parganas, PIN - 700 055, hereinafter referred to as the PORTION OF ENTIRE PREMISES;

H. That, said [1] SRIMATI SANDHYA MONDAL, wife of Late Krishna Pada Mondal and [2] SRI KRISHNENDU MONDAL, son of Late Krishna Pada Mondal, the Landowners herein on request of said M/S. MAA TARA CONSTRUCTION, the Developer, the Landowners herein intend to execute a fresh Agreement and Development Power of Attorney by inclusion some new terms, conditions and allocation as specifically mentioned in the Principal Development Agreement dated the 7th day of April, 2018, duly registered with the Office of the Additional Registrar of

Assurances - IV at Kolkata and recorded into Book No. I, Volume No. 1904-2018, Pages from 161434 to 161495, Being No. 190403690 for the 2018;

- I. That, the area of said separate Residential Flat on the Front side of Third Floor measuring about 800 [eight hundred] Square Feet Built-up Area more or less i.e. 975 [nine hundred seventy five] Square Feet more or less Super Built-up Area;
- J. In addition to the said flat, said [1] SRIMATI SANDHYA MONDAL, wife of Late Krishna Pada Mondal and [2] SRI KRISHNENDU MONDAL, son of Late Krishna Pada Mondal, the Landowners herein, shall get an area measuring 150 [one hundred fifty] Square Feet Super Built-up Area more or less Back Side of the Front Shop as commercial space in the ground floor of the building of the said premises towards their allocation.
- K. The owners shall get delivery of possession in respect of their allotted portion.

NOW THIS INDENTURE WITNESSETH as follows:

1. That, the Landowners herein shall be liable to co-operate with the Developer herein and shall be liable to put their signature in the relevant documents as when required by the Developer for and valid reason to commence the construction work of the proposed multi-storied building complete the same in habitable condition;
2. That, this Agreement will be treated as Supplementary Agreement of Principal Development Agreement dated the 7th day of April, 2018, duly registered with the Office of the Additional Registrar of Assurances - IV at Kolkata and recorded into Book No. I, Volume No. 1904-2018, Pages from 161434 to 161495, Being No. 190403690 for the 2018 shall remain in full force and effect and the terms, conditions and allocation shall be changed as stated above it is mentioned here that the Clause No. 9 of the development agreement dated 07.04.2018 shall be altered in terms of Clause I, J & K of the supplementary agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO
[DESCRIPTION OF PLOT OF LAND]

ALL THAT piece or parcel of a plot of land measuring about 1 [one] Cottah 3 [three] Chittacks 37.125 [thirty seven point one two five] Square Feet more or less TOGETHER WITH Constructed portion of an one storied pucca structure measuring about 113.75 [one hundred thirteen point seven five] Square Feet more or less which is the undivided un-demarcated 16.25% [sixteen point two five percent] of total plot of Bastu land measuring about 7 [seven] Cottahs 10 [ten] Chittacks 0 [zero] Square Feet be the same little more or less TOGETHER WITH an one storied pucca structure measuring about 700 [seven hundred] Square Feet more or less standing thereon, Floor Type: Cemented, Age of the building: 48 years, lying and situated under Mouza - KRISHNAPUR now under Mouza - SHYAMNAGAR, J. L. No. 17, R. S. No. 180, Touzi No. 228 and 229, comprised in C. S. Dag Nos. 236 and 237 corresponding to R. S. Dag Nos. 188 and 189 appertaining to C. S. Khatian No. 204 corresponding to R. S. Khatian No. 750, within the local limits of Ward No. 20 of the South DumDum Municipality, having Municipal Holding No. 901 [old] 1051/1 [new], Jessore Road, Premises No. 512, Jessore Road, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar [Salt Lake City], under Police Station - Lake Town, District North 24-Parganas, PIN - 700 055, which is butted and bounded as follows:

ON THE NORTH : TUNI VALCANISING AND MOULDING CO. PVT. LTD.;

ON THE SOUTH : CALCUTTA JESSORE ROAD;

ON THE EAST : HINDUSTHAN PETROLEUM;

ON THE WEST : COMMON PASSAGE;

THE SECOND SCHEDULE ABOVE REFERRED TO
[OWNERS' ALLOCATION]

ALL THAT the Landowners herein entitled to get one self contained separate Residential Flat on the Front side of Third Floor measuring about 800 [eight

hundred] Square Feet Built-up Area more or less equivalent to 975 [nine hundred seventy five] Square Feet more or less Super Built-up Area together with an area measuring 150 [one hundred fifty] Square Feet Super Built-up Area more or less on the Back Side of the Front Shop as Commercial Space in the Ground Floor of the proposed multi-storied building in habitable condition TOGETHER WITH an undivided proportionate share in the land of the premises and common areas of the said building AND accordance with the terms and conditions of these presents save and except installation of the personal electric meter of the said building to be allotted to the Owner as Owners' allocation in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the area to be allocated to the Owners save and except installation of the personal electric meter;

**THE THIRD SCHEDULE ABOVE REFERRED TO
[DEVELOPER'S ALLOCATION]**

ALL THAT remaining portion of the constructed area in the proposed multi-storied building after providing the Owners' allocation to the Owners as stated in the Second Schedule written hereinabove is to be allotted to the Developer as Developer's allocation in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the area to be allocated to the Developer;

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

SIGNED, SEALED AND DELIVERED
by the LANDOWNERS and the
DEVELOPER in the presence of:

1. *Aminda Dutta*
507/25A, Jessore Rd.
Kol-74

Sandhya Mondal.

2. *Tarun Kanti Choudhury,*
BB-2/2, Deshbandhu Nagar,
Baguhati, Kolkata: 700059.

Itanishmendu Mondal.

SIGNATURE OF LANDOWNERS

Drafted and explained by me:

Niranjan Kumar Bahari
Advocate

[Niranjan Kumar Bahari],
Advocate,

High Court, Calcutta.

Enrollment No. WB64/1999.

MAA TARA CONSTRUCTION

Charan Saha
Proprietor

SIGNATURE OF DEVELOPER

SPECIMEN FOR TEN FINGER PRINTS

SIGNATURE OF THE EXECUTANT/PRESENTANT



Sandhya Mondal

LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				



Jyoti Menchi Mondal

LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				



Chandan Saha

LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFTPM0600A



नाम /NAME
SANDHYA MONDAL

पिता का नाम /FATHER'S NAME
GURUDAS MONDAL

जन्म तिथि /DATE OF BIRTH
11-05-1967

हस्ताक्षर /SIGNATURE

Sandhya Mondal.

आयकर आदेश, प.प.-111

COMMISSIONER OF INCOME-TAX, W.B. - III

✓ Sandhya Mondal.

इस कार्ड के खो / मिला जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी),
पी-7,
चौरिंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta-700 069.



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 1408/77607/08221

To
Sandhya Mondal
W/O Krishna Pada Mondal
P-239 Bangur Avenue Block-A
Kolkata
Bangur Avenue
Bangur Avenue
Jessore Road North 24 Parganas
West Bengal 700055
8583999906

23/12/2014
84030807



MD840308074FH



आपका आधार क्रमांक / Your Aadhaar No. :

7461 0074 3768

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Sandhya Mondal
Father: GURU DAS MANDAL
DOB: 11/05/1967
Female



7461 0074 3768

मेरा आधार, मेरी पहचान

✓ Sandhya Mondal



ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি / Enrolment No.: 1149/10012/01500

To
কৃষ্ণেন্দু মন্ডল
Krishnendu Mondal
S/O Krishna Pada Mondal
239 Bangur Avenue Block-A
Bangur Avenue Post Office Bangur Avenue
Bangur Avenue S.O
Bangur Avenue Kolkata
West Bengal 700055
9051172444

15/01/2012



আপনার Aadhaar সংখ্যা: Your Aadhaar No. :

7642 8333 0220

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



কৃষ্ণেন্দু মন্ডল
Krishnendu Mondal
পিতা / Father : কৃষ্ণ পদা মন্ডল
জন্ম সাল / Year of Birth : 1956
লিঙ্গ / Male



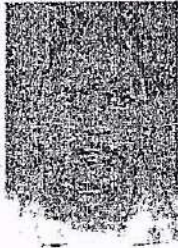
7642 8333 0220

আধার - সাধারণ মানুষের অধিকার

✓ Krishnendu Mondal

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ANMPS2027A



नाम / NAME

CHANDAN SAHA

पिता का नाम / FATHER'S NAME

CHITTARANJAN SAHA

जन्म तिथि / DATE OF BIRTH

08-01-1967

हस्ताक्षर / SIGNATURE

Chandan Saha

K. Das

आयकर अधिकारी, प. सं. - 111

COMMISSIONER OF INCOME-TAX, W.B. - III

Chandan Saha



भारत सरकार

भारत सरकार

Government of India

Enrollment No.: 1178/43065/04007

To
Chandan Saha
S/O. Chittaranjan Saha
DC 103 NARAYANTALA WEST
SBI ATM
Rajarhat Gopalpur (m)
Desh Bandhu Nagar
North 24 Paraganas North 24 Parganas
West Bengal 700059
9830283333
392861906
27/03/2016
MA928619062FT



आपका आधार क्रमांक / Your Aadhaar No. :

7965 0863 5601

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Chandan Saha
DOB : 08/01/1967
Male



7965 0863 5601

मेरा आधार, मेरी पहचान

Chandan Saha

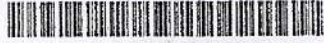


भारतीय विश्वव्यापी पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No.: 1485/00611/35358

To,
 Niranjan Kumar Pahari
 S/O: Late Purna Chandra Pahari
 Manorama Apartment, Flat No-C, 3rd Floor
 EB-1/1 Deshbandhu Nagar
 Baguiati
 Kolkata
 Desh Bandhu Nagar North 24 Paraganas North 24 Parganas
 West Bengal 700059
 9830537765

Ref: 4226 / 10P / 123234 / 123275 / P



SB254774772FH



आपका आधार क्रमांक / Your Aadhaar No. :

9000 1384 5900

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



Niranjan Kumar Pahari
 DOB : 05/05/1961
 Male



9000 1384 5900

मेरा आधार, मेरी पहचान

Major Information of the Deed

No.	I-1904-02546/2020	Date of Registration	20/03/2020
No./Year	1904-2000516010/2020	Office where deed is registered	
Date	18/03/2020 12:10:20 PM	1904-2000516010/2020	
Grant Name, Address Grant Details	Niranjan Kumar Pahari EB-1/1, Deshbandhu Nagar, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9830537765, Status : Advocate		
Action	Additional Transaction		
Document Type	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Market Value	Market Value		
	Rs. 62,54,735/-		
Stamp Duty Paid (SD)	Registration Fee Paid		
10,020/- (Article:48(g))	Rs. 101/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Details :

Plot: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: InNagar, Premises No: 512, , Ward No: 020 JI No: 32, Pin Code : 700055



Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Selforth Value (In Rs.)	Market Value (In Rs.)	Other Details
R-188 (RS -)	LR-750	Bastu	Bastu	1 Katha 3 Chatak 37.125 Sq Ft		61,95,313/-	Property is on Road
Grand Total :				2.0445Dec	0/-	61,95,313 /-	

Structure Details :

Structure Details	Area of Structure	Selforth Value (In Rs.)	Market value (In Rs.)	Other Details
On Land L1	113.75 Sq Ft.	0/-	59,422/-	Structure Type: Structure
Gr. Floor, Area of floor : 113.75 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 48 Years, Roof Type: Pucca, Extent of Completion: Complete				
Total :	113.75 sq ft	0/-	59,422 /-	

Lord Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Smt Sandhya Mondal Wife of Late Krishna Pada Mondal Executed by: Self, Date of Execution: 20/03/2020 Admitted by: Self, Date of Admission: 20/03/2020 ,Place : Office			<i>Sandhya Mondal</i>
20/03/2020	LTI 20/03/2020	20/03/2020	

P-239, Bangur Avenue, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFTPM0600A, Aadhaar No: 74xxxxxxxx3768, Status :Individual, Executed by: Self, Date of Execution: 20/03/2020
 Admitted by: Self, Date of Admission: 20/03/2020 ,Place : Office

Name	Photo	Finger Print	Signature
Smt Krishnendu Mondal Son of Late Krishna Pada Mondal Executed by: Self, Date of Execution: 20/03/2020 Admitted by: Self, Date of Admission: 20/03/2020 ,Place : Office			<i>Krishnendu Mondal</i>
20/03/2020	LTI 20/03/2020	20/03/2020	

P-239, Bangur Avenue, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUSPM3588R, Aadhaar No: 76xxxxxxxx0220, Status :Individual, Executed by: Self, Date of Execution: 20/03/2020
 Admitted by: Self, Date of Admission: 20/03/2020 ,Place : Office



Developer Details :

Name, Address, Photo, Finger print and Signature

Maa Tara Construction GC-18/2, NARAYANTALA ROAD, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 , PAN No.:: ANMPS2027A, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
--



Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Shri Chandan Saha (Presentant) Son of Late Chittaranjan Saha Date of Execution - 20/03/2020, , Admitted by: Self, Date of Admission: 20/03/2020, Place of Admission of Execution: Office			Chandan Saha. 20/03/2020
	Mar 20 2020 1:05PM	LTI 20/03/2020	

DC-103, Narayantala Road, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANMPS2027A, Aadhaar No: 79xxxxxxx5601 Status : Representative, Representative of : Maa Tara Construction (as Proprietor)

Officer Details :

Name	Photo	Finger Print	Signature
Pranjan Kumar Pahari Late Purna Chandra Pahari D.B. Nagar, P.O:- Baguiati, P.S:- Baguiati, District:-North 24-Parganas, Bengal, India, PIN - 700059			Pranjan K. Pahari 20/03/2020
	20/03/2020	20/03/2020	20/03/2020

Officer Of Smt Sandhya Mondal, Shri Krishnendu Mondal, Shri Chandan Saha

Transfer of property for L1

No	From	To. with area (Name-Area)
	Smt Sandhya Mondal	Maa Tara Construction-1.02223 Dec
	Shri Krishnendu Mondal	Maa Tara Construction-1.02223 Dec

Transfer of property for Sq Ft

No	From	To. with area (Name-Area)
	Smt Sandhya Mondal	Maa Tara Construction-56.87500000 Sq Ft
	Shri Krishnendu Mondal	Maa Tara Construction-56.87500000 Sq Ft

Land Details as per Land Record

Plot: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Anand Nagar, Premises No: 512, , Ward No: 020 JI No: 32, Pin Code : 700055

No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
	LR Plot No:- 188, LR Khatian No:- 750	Owner: হারাল চন্দ্র সাধুখাঁ, Gurdian: সুখময় , Address: নিজ , Classification: বিল, Area: 0.37500000 Acre,	Smt Sandhya Mondal

Endorsement For Deed Number : I - 190402546 / 2020

20-03-2020

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 of Indian Stamp Act 1899.

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

Presented for registration at 12:52 hrs on 20-03-2020, at the Office of the A.R.A. - IV KOLKATA by Shri Chandan Saha.

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 54,735/-

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

Execution is admitted on 20/03/2020 by 1. Smt Sandhya Mondal, Wife of Late Krishna Pada Mondal, P-239, Bangur Avenue, P.O. Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by profession House wife, 2. Shri Krishnendu Mondal, Son of Late Krishna Pada Mondal, P-239, Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by profession Business

and 3. Niranjan Kumar Pahari, , Son of Late Purna Chandra Pahari, EB1/1, D.B. Nagar, P.O: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Advocate

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

Admitted on 20-03-2020 by Shri Chandan Saha, Proprietor, Maa Tara Construction, GC-18/2, TARA ROAD, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN 700059

Certified by Mr Niranjan Kumar Pahari, , Son of Late Purna Chandra Pahari, EB1/1, D.B. Nagar, P.O: Baguiati, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- , I = Rs 55/- , M(a) = Rs 21/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 55/-, by online = Rs 46/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/03/2020 8:49PM with Govt. Ref. No: 192019200220446921 on 19-03-2020, Amount Rs: 46/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 47298900 on 19-03-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 9,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 177809, Amount: Rs.100/-, Date of Purchase: 27/01/2020, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/03/2020 8:49PM with Govt. Ref. No: 192019200220446921 on 19-03-2020, Amount Rs: 9,920/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 47298900 on 19-03-2020, Head of Account 0030-02-103-003-02



Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2020, Page from 156380 to 156411

being No 190402546 for the year 2020.



Digitally signed by TRIDIP MISRA
Date: 2020.06.02 12:47:34 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 2020/06/02 12:47:34 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)