

2406/23

P - 2325/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AN 330987

01/08/23

18-00 hrs

SUPPLEMENTARY DEVELOPMENT AGREEMENT

AND

POWER OF ATTORNEY

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT AND POWER OF ATTORNEY is made on this 1st day of August, Two Thousand and Twenty-~~Three~~ (2023).

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

District Sub-Registrar-V
Alipore, South 24 Parganas

02 AUG 2023

1(a) SMT. TRIPTI BANERJEE, (PAN: BDAPB8077J) (Aadhaar No. 4959 2190 4991), **1(b) ARINDAM BANERJEE**, (PAN: BDAPB8083Q) (Aadhaar No. 4982 7792 3628), **1(c) SMT. ANINDITA BHATTACHARJEE**, (PAN: BDAPB8075L) (Aadhaar No. 9144 9930 7883), all heirs of Late Anil Kumar Banerjee, **2) SWAPAN KUMAR BANERJEE** (PAN: AJMPB5678A) (Aadhaar No. 7667 7812 0777), son of Late Santidhan Banerjee, **3) AMITAVA BANERJEE** (PAN: EBSPB7330H) (Aadhaar No. 8032 0291 1869) and **4) SMT. BAISHAKHI BHOWMICK** (PAN: CHAPB2228N) (Aadhaar No. 2139 9179 6548), both 3 & 4 are heirs of Late Sudhamoy Banerjee, all residing at 77, Beni Banerjee Avenue, P.S. Kasba now Garfa, Kolkata - 700031, hereinafter called and referred to as the **FIRST PARTY/OWNERS/CO-SHARERS** (which terms or expression shall unless excluded by or repugnant to the context shall be deemed to mean and include their and each of their respective heirs, executors, administrators, successor, legal representatives and assigns) of the **FIRST PART.**

AND

AAMAR BARI, (PAN: ABLFA6754B) a Partnership Firm having its office at 64B, Tanupukur Road, P.O. Dhakuria, P.S. Kasba now Garfa, Kolkata - 700031 represented by its Partners (1) **SUBRATA BOSE** (PAN: AHRPB1107D) (Aadhaar No. 8884 1103 3734) son of Late Subhash Chandra Bose, by faith-Hindu, by occupation- Business, by

Nationality-Indian, residing at 64B, Tanupukur Road, P.O. Dhakuria, P.S. Kasba now Garfa, Kolkata - 700031 and (2) **JAGONNATH HALDER**, (PAN: ABIPH8699H) (Aadhaar No. 8339 8245 6923) son of Sri Shiboram Halder, by faith-Hindu, by occupation- Business, by Nationality-Indian, residing at 15R, Telipara Lane, P.O. Dhakuria, P.S. Kasba now Garfa, Kolkata - 700031, hereinafter called and referred to as the **SECOND PARTY/DEVELOPER** (which terms shall unless excluded by or repugnant to the context be deemed to include it's respective executors, administrators, representatives and assigns) of the **SECOND PART**.

AND WHEREAS with a view to develop the aforesaid property measuring about 03 cottahs 10 chittacks 17 sq. ft. a little more or less together with structure standing, thereon measuring approximately 1200 sq. ft. formed out of a premises in Tanupukur Road, Thana previously Tollyguuge there after Kasba Now Garfa, Mouza -Dhakuria, Holding No. 276 of Smart's Survey and comprised in Touzi No. 230/2 and 233, District-South 24 Parganas, and now within the Kolkata Municipal Corporation and being Premises No. 77, Beni Banerjee Avenue, P.S. Kasba now Garfa, P.O.- Dhakuria, Kolkata-700031, Ward No. 92 of Kolkata Municipal Corporation by raising construction of a three storied building, the then Co-sharers/landholders entered into a Development Agreement dated 02.02.2022 with the Developer, namely M/S. AAMAR BARI herein under some terms and conditions mentioned

therein and subsequently the Co-sharers/landholders executed one registered Development Agreement cum Power of Attorney duly registered in the office of D.S.R.- V recorded in Book No. I, CD Volume No. 1630-2022, Pages 30548 to 30613, Deed No. 163001097 of 2022 in favour of the Developer empowering themselves to sell, convey and transfer their allocation/portion to other at any consideration or under any terms and conditions as they will think fit and proper.

AND WHEREAS by obtaining the building sanction Permit being No. 2022100042 dated 03.06.2022 from Kolkata Municipal Corporation in the names of the then Co-sharers/landholders therein the developer commenced construction on the land mentioned in the Schedule hereinafter written.

AND WHEREAS very recently one of the said erstwhile Co-sharer/landholder namely Anil Kumar Banerjee have recently expired intestate on 18.10.2022 leaving behind his wife Smt. Tripti Banerjee, his son Arindam Banerjee and his daughter, Smt. Anindita Bhattacharjee as his only legal heirs and successors and none else.

WHEREAS after registration of Development Agreement and Power of Attorney on 02.02.2022 which was registered in the office of D.S.R.- V recorded in Book No. I, CD Volume No. 1630-2022, Pages 30548 to 30613, Deed No. 163001097 of 2022, one of the erstwhile Co-sharer/landholder no. 1 namely Anil Kumar Banerjee have recently

expired intestate on 18.10.2022 leaving behind his wife Smt. Tripti Banerjee, his son Arindam Banerjee and his daughter, Smt. Anindita Bhattacharjee as his only legal heirs and successors and none else.

AND WHEREAS the said Development Agreement is still in existence and the conditions of the said agreement still continue.

AND WHEREAS the present Owners and Developer are desirous to execute and register this Supplementary Deed of Development Agreement and Power of Attorney.

AND WHEREAS the Owners and Developer mutually agree that the terms and conditions contained herein are a modification and addition to the Development Agreement dated 02.02.2022 which is more fully written hereinbelow.

AND WHEREAS as mutually agreed by both parties the project will complete on or before 24 months from sanction of the building plan.

AND WHEREAS all the terms and conditions contained in the previous Development Agreement dated 02.02.2022 shall be binding on the parties.

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We, **1(a) SMT. TRIPTI BANERJEE**, (PAN: BDAPB8077J) (Aadhaar No. 4959 2190 4991), **1(b) ARINDAM BANERJEE**, (PAN: BDAPB8083Q) (Aadhaar No. 4982 7792 3628), **1(c) SMT. ANINDITA BHATTACHARJEE**, (PAN: BDAPB8075L) (Aadhaar No. 9144 9930 7883), all heirs of Late Anil Kumar Banerjee, **2) SWAPAN KUMAR BANERJEE** (PAN: AJMPB5678A) (Aadhaar No. 7667 7812 0777), son of Late Santidhan Banerjee, **3) AMITAVA BANERJEE** (PAN: EBSPB7330H) (Aadhaar No. 8032 0291 1869) and **4) SMT. BAISHAKHI BHOWMICK** (PAN: CHAPB2228N) (Aadhaar No. 2139 9179 6548), both 3 & 4 are heirs of Late Sudhamoy Banerjee, all residing at 77, Beni Banerjee Avenue, P.S. Kasba now Garfa, Kolkata - 700031 **SEND GREETINGS.**

WHEREAS the principals now being the present owners/co-sharers in respect of the Premises No. 77, Beni Banerjee Avenue, P.S. Kasba now Garfa, Kolkata 700 031, under Ward No. 92 of Kolkata Municipal Corporation, District South 24 Parganas more fully described in the Schedule below and absolute seized and possessed of or otherwise well and sufficiently entitled to the said property.

AND WHEREAS on account of our engagements WE are unable to look after the schedule property and for the better and efficient management of the said schedule property required to appoint men and agents as our constituted attorneys.

NOW KNOW ALL MEN THAT WE, all do hereby nominate, constitute and appoint (1) **SUBRATA BOSE** (PAN: AHRPB1107D) (Aadhaar No. 8884 1103 3734) son of Late Subhash Chandra Bose, by faith-Hindu, by occupation- Business, by Nationality-Indian, residing at 64B, Tanupukur Road, P.O. Dhakuria, P.S. Kasba now Garfa, Kolkata - 700031 and (2) **JAGONNATH HALDER**, (PAN: ABIPH8699H) (Aadhaar No. 8339 8245 6923) son of Sri Shiboram Halder, by faith-Hindu, by occupation- Business, by Nationality-Indian, residing at 15R, Telipara Lane, P.O. Dhakuria, P.S. Kasba now Garfa, Kolkata - 700031 (Partners of "**AAMAR BARI**", (a Development concern having it's office 64B, Tanupukur Road, P.O. Dhakuria, P.S. Kasba now Garfa, Kolkata - 700031) as our true and Lawful Attorneys for us in our names and on our behalf to do and execute and perform or cause to be done executed and performed all or any act to demolish, development, construction, sale of the flats, settlement, registration of Deed of Conveyance in respect of our premises being No. Premises No. 77, Beni Banerjee Avenue, P.S. Kasba now Garfa, Kolkata 700 031, Ward No. 92, District South 24 Parganas, hereinafter referred to as the **SAID PROPERTY** fully described in the Schedule below.

AND WHEREAS referencing the above Registered Agreement for Development, and for smooth development work, we, the Principals/Landowners do hereby appoint the said attorney holders as our true authorized and lawful attorneys in our name and on our

behaves to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

1. To appear and represent before the authorities of Kolkata Municipal Corporation, CESC Ltd., Income Tax Department Authorities, under the Town and Country Planning Act, Registrar of Assurances, Kolkata, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in the aforesaid registered Agreement for Development for allotment/registration and sale of flats, shops, garage spaces of Developer's Allocation.
2. To apply, obtain electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.
3. To manage and maintain the said premises including the building/s to be constructed thereon.
4. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents, and papers in respect of our said project before

Kolkata Municipal Corporation or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.

5. To pay all Municipal/Corporation and other statutory Taxes, Rates and charges in respect of the said land and premises on our behalves and in our names as and when the same will become due and payable.
6. To enter into any Agreement for Sale, Memorandum of Understanding and/or to execute deed of amalgamation with neighbour's plot of land of the schedule property and/or any other instruments and deeds and documents in respect of sale of flat/s, units and/or car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said registered Agreement for Development. To take finance/loan in their name or in the name of intending purchaser/s from any nationalized financial institution by depositing and mortgaging flat/flats/shop/s/garage/s from Developer's Allocation and to sign in the papers and documents for the said for Sale, Memorandum of understanding and/or Deed of Conveyance, and/or any other instrument and document in respect of sale of flat/s, shop/s, units and/or car parking spaces in the said new building/s in

- favour of the intending purchaser/s relating to Developer's Allocation as per said registered Agreement for Development.
7. To receive the consideration money in cash or by cheque/draft from the intending purchaser or purchasers for booking of flat/s shops/garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as our lawful representatives.
 8. To do all the needful according to the collection mentioned in the said Registered Agreement for Development regarding negotiation, agreement/contact for sale of flats, garages, covered spaces and car parking spaces within the Developer's Allocation.
 9. To instruct the Advocate/lawyer for preparing and/or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Agreement for Development, as may be necessary for the purpose for sale of the flats/units and car parking spaces in the said building/s relating to Developer's Allocation in our said premises.
 10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning our said premises or any part or portion thereof.
 11. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vokatnama, warrant of attorney,

Memo of Appeal or any other documents or papers in any proceedings relating to our said premises or in any way connected therewith, arising out of the agreements and relating to the construction to be made in the premises.

12. That our Attorneys shall take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreement for Sale/Deeds of Conveyance in favour of any intending purchasers according to the condition mentioned in the aforesaid registered Development Agreement on behalf of the Developer's allocation only.
13. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises as per the condition mentioned in the said registered Development Agreement.
14. The Attorneys will do the aforesaid acts, deeds, and things regarding development of the aforesaid and mentioned in the schedule of the said registered Agreement for Development, and for all or any of the purposes arising out of the said registered Agreement for Development and hereinbefore stated and to appear and represent me before all concerned authorities having jurisdiction over our said premises and to sign, execute and submit papers and documents relating thereto.
15. Be it specifically stated that the schedule mentioned property is not situated within the Notified Area, Cantonment area

Leasehold property and Thika Tenancy Property and no embargo and/or restriction has been imposed by the local Authority/Competent Authority/ Govt. Authority for transferring the land/flat in question no. violation of the Section 22(A) of Indian Registration Act, 1908 and if restriction prevails, in that event principal will be held responsible for that.

16. The attorneys does obtain special power by this indenture to develop the said schedule property by any means.

AND GENERALLY to act as our Attorneys in relation to all matters touching and concerning our said property and on our behalf to do all instruments, acts, natures, deeds and things as full and effectually as we could do and personally present.

AND we hereby say that we shall ratify and confirm and agree or undertake the act whatsoever our said Attorneys appointed under this Power shall lawfully do and/or causes to be done in the right of or by virtue of these presents including such confirmation and other works till the completion of the whole deal/transaction as per the said registered Agreement for Development.

This Supplementary Development Agreement and Power of Attorney will be made part and parcel of earlier Development Agreement and Power of Attorney dated 02.02.2022.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land being Plot No. 8 by ad-measuring containing an area of 03 cottahs 10 chittacks 17 sq. ft. a little more or less together with structure standing, thereon measuring approximately 1200 sq. ft. formed out of a premises in Tanupukur Road, Thana previously Tollyguuge there after Kasba Now Garfa, Mouza -Dhakuria, Holding No. 276 of Smart's Survey and comprised in Touzi No. 230/2 and 233, District-South 24 Parganas, and now within the Kolkata Municipal Corporation and being Premises No. 77, Beni Banerjee Avenue, P.S. Kasba now Garfa, P.O.- Dhakuria, Kolkata-700031, Ward No. 92, and butted and bounded in the manner as follows:-

ON THE NORTH : By premises No. 80, B.B. Avenue, Kolkata.

ON THE SOUTH : By premises No. 76, B.B. Avenue, Kolkata.

ON THE EAST : 20'-0 KMC Road.


ON THE WEST : By premises No. 64, B.B. Avenue, Kolkata

SIGNED SEALED AND DELIVERED

by the Owners in the presence of:

1. Jahar Ghosemick
163 Sarat Chatterjee Road
Ked. 60

2. Rahul Dhor
Noy Noy
Ked-75

1(a). Tripti Banerjee
1(b).  L.T.I of Anindam Banerjee
By the pen of Rahul Dhor.
1(c). Anindita Ghattacharyee

2. Swapan Kumar Banerjee

3. Anitaa Banerjee,

4. Baishakhi Bhowmik.

Signature of the Owners

SIGNED SEALED AND DELIVERED by the

DEVELOPER in the presence of:

1. Jahar Ghosemick

2. Rahul Dhor.

AARMA BARI

Subrata Bose Partner Jayramath Halder Partner

Signature of the Developer

Drafted & prepared by me












Debjayan De

Advocate

High Court, Calcutta












Mobile: 9880854842

Enrolment No. WB/1776/2003

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












Name

Signature *Tripti Banerjee*

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












Name

Signature *L.T.I of Arindam Banerjee*
By the pen of Rahul Dhor

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

Name

Signature *Anindita Bhattacharjee*

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

Name

Signature *Swapan Kumar Banerjee*



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

Name

Signature *Amitara Banerjee*



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

Name

Signature *Baishakhi Bhosmik*



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

Name

Signature *Subrata Bose*



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

Name

Signature *Jogannath Halder*









Government of West Bengal







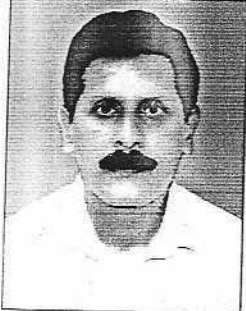

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16302001796123/2023





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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Tripti Banerjee 77, Beni Banerjee Avenue, City:-, P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031	Land Lord			Tripti Banerjee 01/08/23
2	Arindam Banerjee 77, Beni Banerjee Avenue, City:-, P.O:- Dhakuria, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700031	Land Lord			L. T. I of Arindam Banerjee. By My pen of RLW Dhor. 01/08/23
3	Anindita Bhattacharjee 77, Beni Banerjee Avenue, City:-, P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031	Land Lord			Anindita Bhattacharjee 01/08/23

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Swapan Kumar Banerjee 77, Beni Banerjee Avenue, City:- , P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031	Land Lord			Swapan Kumar Banerjee 01/08/23
5	Amitava Banerjee 77, Beni Banerjee Avenue, City:- , P.O:- Dhakuria, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700031	Land Lord			Amitava Banerjee 01/08/23
6	Baishakhi Bhowmick 77, Beni Banerjee Avenue, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031	Land Lord			Baishakhi Bhowmick 01/08/23
7	Subrata Bose 64B, Tanupukur Road, City:- , P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031	Representative of Developer [AAMAR BARI]			Subrata Bose 01/08/23

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Jagonnath Halder 15R, Telipara Lane, City:-, P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031	Representative of Developer [AAMAR BARI]			Jagonnath Halder 01/08/23
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Rahul Dhar Son of Late Ranajit Dhar Ajoy Nagar, City:-, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Tripti Banerjee, Arindam Banerjee, Anindita Bhattacharjee, Swapan Kumar Banerjee, Amitava Banerjee, Baishakhi Bhowmick, Subrata Bose, Jagonnath Halder			Rahul Dhar 01/08/23

(Jaideb Pal)

DISTRICT SUB-
REGISTRAR

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

South 24-Parganas, West
Bengal



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



192023240129884251

GRN Details

GRN: 192023240129884251 **Payment Mode:** Online Payment
GRN Date: 16/07/2023 20:46:08 **Bank/Gateway:** UCO Bank
BRN : 46523592 **BRN Date:** 16/07/2023 20:48:03
GRIPS Payment ID: 160720232012988424 **Payment Init. Date:** 16/07/2023 20:46:08
Payment Status: Successful **Payment Ref. No:** 2001796123/1/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: RAHUL DHAR
Address: AJAY NAGAR
Mobile: 7980071947
Depositor Status: Others
Query No: 2001796123
Applicant's Name: Mr Rahul Dhar
Identification No: 2001796123/1/2023
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 16/07/2023
Period To (dd/mm/yyyy): 16/07/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001796123/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	10070
2	2001796123/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	28
			Total	10098

IN WORDS: TEN THOUSAND NINETY EIGHT ONLY.

Major Information of the Deed

Deed No :	I-1630-02325/2023	Date of Registration	02/08/2023
Query No / Year	1630-2001796123/2023	Office where deed is registered	
Query Date	16/07/2023 8:41:09 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 9836926280, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 89,43,844/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,170/- (Article:48(g))	Rs. 60/- (Article:E, E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Beni Banerjee Avenue, , Premises No: 77, , Ward No: 092 Pin Code : 700031

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 10 Chatak 17 Sq Ft	1/-	86,19,844/-	Width of Approach Road: 20 Ft.,
Grand Total :				6.0202Dec	1/-	86,19,844 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	1/-	3,24,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1200 sq ft	1/-	3,24,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Tripti Banerjee (Presentant) Daughter of Late Anil Kumar Banerjee 77, Beni Banerjee Avenue, City:- , P.O:- Dhakuria, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: bdxxxxxx7j, Aadhaar No: 49xxxxxxxx4991, Status :Individual, Executed by: Self, Date of Execution: 01/08/2023 , Admitted by: Self, Date of Admission: 01/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/08/2023 , Admitted by: Self, Date of Admission: 01/08/2023 ,Place : Pvt. Residence
2	Arindam Banerjee Son of Late Anil Kumar Banerjee 77, Beni Banerjee Avenue, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: bdxxxxxx3q, Aadhaar No: 49xxxxxxxx3628, Status :Individual, Executed by: Self, Date of Execution: 01/08/2023 , Admitted by: Self, Date of Admission: 01/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/08/2023 , Admitted by: Self, Date of Admission: 01/08/2023 ,Place : Pvt. Residence
3	Anindita Bhattacharjee Daughter of Late Anil Kumar Banerjee 77, Beni Banerjee Avenue, City:- , P.O:- Dhakuria, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: bdxxxxxx5l, Aadhaar No: 91xxxxxxxx7883, Status :Individual, Executed by: Self, Date of Execution: 01/08/2023 , Admitted by: Self, Date of Admission: 01/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/08/2023 , Admitted by: Self, Date of Admission: 01/08/2023 ,Place : Pvt. Residence
4	Swapan Kumar Banerjee Son of Late Santidhan Banerjee 77, Beni Banerjee Avenue, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ajxxxxxx8a, Aadhaar No: 76xxxxxxxx0777, Status :Individual, Executed by: Self, Date of Execution: 01/08/2023 , Admitted by: Self, Date of Admission: 01/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/08/2023 , Admitted by: Self, Date of Admission: 01/08/2023 ,Place : Pvt. Residence
5	Amitava Banerjee Son of Late Sudhamoy Banerjee 77, Beni Banerjee Avenue, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: EBxxxxxx0H, Aadhaar No: 80xxxxxxxx1869, Status :Individual, Executed by: Self, Date of Execution: 01/08/2023 , Admitted by: Self, Date of Admission: 01/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/08/2023 , Admitted by: Self, Date of Admission: 01/08/2023 ,Place : Pvt. Residence
6	Baishakhi Bhowmick Daughter of Late Sudhamoy Banerjee 77, Beni Banerjee Avenue, City:- , P.O:- Dhakuria, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: chxxxxxx8n, Aadhaar No: 21xxxxxxxx6548, Status :Individual, Executed by: Self, Date of Execution: 01/08/2023 , Admitted by: Self, Date of Admission: 01/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/08/2023 , Admitted by: Self, Date of Admission: 01/08/2023 ,Place : Pvt. Residence

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	AAMAR BARI 64B, TANUPUKUR ROAD, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 , PAN No.:: ABxxxxxx4B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Subrata Bose Son of Late Subhash Chandra Bose 64B, Tanupukur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ahxxxxxx7d, Aadhaar No: 88xxxxxxxx3734 Status : Representative, Representative of : AAMAR BARI (as partner)
2	Jagonnath Halder Son of Shiboram Halder 15R, Telipara Lane, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: abxxxxxx9h, Aadhaar No: 83xxxxxxxx6923 Status : Representative, Representative of : AAMAR BARI (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Rahul Dhar Son of Late Ranajit Dhar Ajoy Nagar, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700075			

Identifier Of Tripti Banerjee, Arindam Banerjee, Anindita Bhattacharjee, Swapan Kumar Banerjee, Amitava Banerjee, Baishakhi Bhowmick, Subrata Bose, Jagonnath Halder

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Tripti Banerjee	AAMAR BARI-1.00337 Dec
2	Arindam Banerjee	AAMAR BARI-1.00337 Dec
3	Anindita Bhattacharjee	AAMAR BARI-1.00337 Dec
4	Swapan Kumar Banerjee	AAMAR BARI-1.00337 Dec
5	Amitava Banerjee	AAMAR BARI-1.00337 Dec
6	Baishakhi Bhowmick	AAMAR BARI-1.00337 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Tripti Banerjee	AAMAR BARI-200.00000000 Sq Ft
2	Arindam Banerjee	AAMAR BARI-200.00000000 Sq Ft
3	Anindita Bhattacharjee	AAMAR BARI-200.00000000 Sq Ft
4	Swapan Kumar Banerjee	AAMAR BARI-200.00000000 Sq Ft
5	Amitava Banerjee	AAMAR BARI-200.00000000 Sq Ft
6	Baishakhi Bhowmick	AAMAR BARI-200.00000000 Sq Ft

On 01-08-2023

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

Presented for registration at 18:00 hrs on 01-08-2023, at the Private residence by Tripti Banerjee , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 89,43,844/-

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

Execution is admitted on 01/08/2023 by 1. Tripti Banerjee, Daughter of Late Anil Kumar Banerjee, 77, Beni Banerjee Avenue, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Others, 2. Arindam Banerjee, Son of Late Anil Kumar Banerjee, 77, Beni Banerjee Avenue, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Others, 3. Anindita Bhattacharjee, Daughter of Late Anil Kumar Banerjee, 77, Beni Banerjee Avenue, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Others, 4. Swapan Kumar Banerjee, Son of Late Santidhan Banerjee, 77, Beni Banerjee Avenue, P.O: Dhakuria, Thana: Kasba, , South 24 -Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Others, 5. Amitava Banerjee, Son of Late Sudhamoy Banerjee, 77, Beni Banerjee Avenue, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Others, 6. Baishakhi Bhowmick, Daughter of Late Sudhamoy Banerjee, 77, Beni Banerjee Avenue, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Others

Identified by Rahul Dhar, , Son of Late Ranajit Dhar, Ajoy Nagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24 Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

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

Execution is admitted on 01-08-2023 by Subrata Bose, partner, AAMAR BARI, 64B, TANUPUKUR ROAD, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Identified by Rahul Dhar, , Son of Late Ranajit Dhar, Ajoy Nagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24 Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Execution is admitted on 01-08-2023 by Jagonnath Halder, partner, AAMAR BARI, 64B, TANUPUKUR ROAD, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Identified by Rahul Dhar, , Son of Late Ranajit Dhar, Ajoy Nagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24 Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others



Jaideb Pal

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 02-08-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60.00/- (E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/07/2023 8:48PM with Govt. Ref. No: 192023240129884251 on 16-07-2023, Amount Rs: 28/-, Bank: UCO Bank (UCBA0000190), Ref. No. 46523592 on 16-07-2023, Head of Account 0030-03-104-001-16

ayment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,070/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 10,070/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 72860, Amount: Rs.100.00/-, Date of Purchase: 22/06/2023, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/07/2023 8:48PM with Govt. Ref. No: 192023240129884251 on 16-07-2023, Amount Rs: 10,070/-, Bank: UCO Bank (UCBA0000190), Ref. No. 46523592 on 16-07-2023, Head of Account 0030-02-103-003-02



Jaideb Pal

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal