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District Sub-Registrar-  
 Registrar U/S 7 (2) of  
 Registration 1908  
 Alipore, South 24 Parganas  
 21 JUL 2023

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**SUPPLEMENTARY DEVELOPMENT AGREEMENT**

**THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT** is made on 21<sup>st</sup> day of July, in the year Two Thousand Twenty Three (2023)

**BETWEEN**

Contd....., P/2

1965

20 JUL 2023

Sl. No. .... Alipore - 50/-

Address .....

P.O. .... P.S. ....

Ventlor .....

**C. BANERJEE (Advocate)**  
**Alipore Police Court**  
**Kolkata-700 027**

*Jyoti Dey*  
ALIPORE POLICE COURT  
Kolkata-27

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*Rahul Dhor*  
*90, Lake B. Dhor*  
*40p Nayar*  
*Kol- 75*

District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas  
**21 JUL 2023**

**SRI DIPANKAR JAISWAL**, (PAN - ADRPJ9936G) (Aadhaar - 9863 6034 8241), son of Pradip Kumar Jaiswal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 432, James Long Sarani, Naba Pally, Post Office - Joka, Police Station Haridevpur, Kolkata - 700104, hereinafter called and referred to as the "**OWNER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representative and/or assigns etc.) of the **ONE PART**.

**AND**

**DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED**, (PAN - AAICD7411M), a Private Limited Company, registered under the Companies Act, 2013, having its registered office at New Alipore Residency, Genia-4D, 45A, Buroshibtala Main Road, Post Office - Sahapur, Police Station - Behala, Kolkata - 700038, District South 24

Parganas, represented by its Authorized representatives (1) **MR. PIYUSH KUMAR DHANDHANIA**, (PAN - AJYPD2049R) (Aadhaar - 8954 0055 6211), son of Binod Kumar Dhandhanian, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at New Alipore Residency Genia-4D, 45A, Buroshibtala Main Road, Post

*Dipankar Jaiswal*





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Office - Sahapur, Police Station - Behala, Kolkata - 700038, District - South 24-Parganas and Director (2) **MRS. PRIYANKA TARAFDER**, (PAN - ATPPT6763R) (Aadhaar - 6220 9579 4571), wife of Rajesh Tarafder, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 24, Roy Bahadur Road, Post Office and Police Station - Behala, Kolkata - 700034, hereinafter called and referred to as the "**DEVELOPERS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, administrators and assigns) of the **OTHER PART.**

**WHEREAS** Mr. Dipankar Jaiswal purchased from Smt. Maya Shikdar wife of Sri Susanta Sikdar ALL THAT piece and parcel of demarcated Bastu land measuring an area of 04 Cottahs more or less, along with tile shaded structure, in the portion of R.S Dag No. 2550 under R.S. Khatian No. 400, of Mouza - Purba Barisha Gram, J.L. No. 23, R.S. No. 43, Touzi Nos. 1-6, 8-10 & 12-16, within the limits of the then Joka - II Anichal Panchayet now Kolkata Municipal Corporation through one Registered Deed of Conveyance written in Bengali, duly registered on 10/09/2001 in the office of the Addl. District Sub Registrar at Behala, District South 24 - Paraganas and recorded in

Dipankar Jaiswal



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Book No. I, Volume No. 81, Pages 85 to 94, Being No. 3380 for the year 2001.

**AND WHEREAS** one Mr. Dipak Jaiswal, son of Sri Pradip Kumar Jaiswal purchased from one Sri Susanta Sikdar son of Late Sashi Sikdar ALL THAT piece and parcel of demarcated Bastu land measuring an area of 04 Cottahs more or less, with tile shaded structure, in the portion of R.S. Khatian No. 400, R.S Dag No. 2550 under R.S. Khatlan No. 43, of Mouza - Purba Barisha Gram, J.L. No. 23, R.S. No. 43, Touzi Nos. 1-6, 8-10 & 12- 16, within the limits of the then Joka II Anchal Panchayet now Kolkata Municipal Corporation through one Registered Deed of Conveyance written in Bengali, duly registered on 10/09/2001 in the office of the Addl. District Sub Registrar at Bchala, District South 24 -Paraganas and recorded in Book No. I, Volume No. 80, Pages 131 to 140, Being No. 3381 for the year 2001.

**AND WHEREAS** during peaceful enjoyment over the schedule property by Mr. Dipankar Jaiswal and Mr. Dipak Jaiswal both of them mutated their name in the records of the Kolkata Municipal Corporation and the property owned by Dipankar Jaiswal was numbered as Premises No. 31, Nabapally Main Road, having corresponding mailing address 31, Nabapally Main Road, Post Office -

*Dipankar Jaiswal*



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Joka, Police Station - Haridevpur, Kolkata - 700104, under Municipal Ward No. 143, District South 24 - Paraganas and the property owned by Dipak Jaiswal was numbered as Premises No. 31/1, Nabapally Main Road and having corresponding mailing address 31/1, Nabapally Main Road, Post Office - Joka, Police Station - Haridevpur, Kolkata - 700104, under Municipal Ward No. 143, District South 24 - Paraganas, the said Sri Dipak Jaiswal executed a Decd of Gift registered on 17/03/2015 in the office of the A.R.A - I, at Kolkata and recorded in Book No. 1, C.D. Volume No. 6, Pages 6442 to 6451, being No. 02198 for the year 2015, in favour of Mr. Dipankar Jaiswal and thus said Dipankar Jaiswal became the absolute sole Owner of bastu land measuring an area of 08 Cottahs more or less, in the portion of R.S Dag No. 2550, under R.S. Khatian No. 400, of Mouza - Purba Barisha Gram, J.L. No. 23, R.S. No. 43, Touzi Nos. 1-6, 8-10 & 12-16, being Premises No. 31 and 31/1, Nabapally Main Road, having corresponding mailing address 31 and 31/1, Nabapally Main Road, Post Office - Joka, Police Station - Haridevpur, Kolkata - 700104, under Municipal Ward No. 143, District South 24 - Paraganas.

**AND WHEREAS** during his stay over the premises the Dipankar Jaiswal herein applied for amalgamation of Premises No. 31 and 31/1, Nabapally Main Road, Post Office - Joka, Police Station - Haridevpur, Kolkata - 700104, under Municipal Ward No. 143, District South 24 -

Dipankar Jaiswal



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Paraganas, into a single property and single Assessee Number as such the two separate premises was amalgamated into one single property and was recorded in his name and the same plot of land measuring an area of 08 Cottahs more or less, along with tile shaded structure, in the portion of R.S. Dag No. 2550 under R.S. Khatian No. 400, of Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi Nos. 1-6, 8-10 & 12-16, was renumbered as K.M.C. Premises No. 31, Nabapally Main Road, Post Office - Joka, Police Station - Haridevpur, Kolkata - 700104, under Municipal Ward No. 143, District South 24 - Paraganas and paying the relevant rates and taxes to the concerned authority under Assessee No. 711431701101 regularly.

**AND WHEREAS** the Dipankar Jaiswal is the absolute owner of ALL THAT the piece and parcel of land measuring an area of 08 Cottahs more or less, along with tile shaded structure, in the portion of R.S. Dag No. 2550 under R.S. Khatian No. 400, of Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi Nos. 1-6, 8-10 & 12-16, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 31, Nabapally Main Road, under Ward No. 143, Post Office - Joka, Police Station - Haridevpur, Kolkata - 700104, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Paraganas.

Dipankar Jaiswal



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**AND WHEREAS** the said Dipankar Jaiswal transferred of ALL THAT the piece and parcel of 09 Chittacks land, out of 08 Cottahs with 100 Square Feet of tile shaded structure, in the portion of R.S. Dag No. 2550, under R.S. Khatian No. 400, of Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi Nos. 1-6, 8-10 & 12-16, being K.M.C. Premises No. 31, Nabapally Main Road, under Ward No. 143, Post Office - Joka, Police Station - Haridevpur, Kolkata - 700104, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Paraganas, in favour of Sri Raj Kumar Shaw, son of Sri Lalji Shaw. By way of Deed of Gift, dated 18/06/2016 in the Office of A.R.A. - I, Kolkata and recorded in Book No. I, Volume No. 1901-2016, Page from 158773 to 158793, Being No. 190104687 for the year 2016.

**AND WHEREAS** thus the said Dipankar Jaiswal has become the absolute sole Owner of ALL THAT the piece and parcel of 07 Cottahs, 07 Chittacks & 00 Square Feet more or less, along with 100 Square Feet of tile shaded structure, in the portion of R.S. Dag No. 2550, under R.S. Khatian No. 400, of Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi Nos. 1-6, 8-10 & 12-16, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 31, Nabapally Main Road, under Ward No. 143, Post Office - Joka, Police Station - Haridevpur, Kolkata - 700104, under Municipal Ward No. 143, within the jurisdiction of District Sub-Registrar at Alipore, in the

Dipankar Jaiswal





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District South 24 – Paraganas. The said Dipankar Jaiswal prepared and produce one plan before Kolkata Municipal Corporation and got sanctioned G+IV building plan vide B.S. Plan No.2017160193 dated 30.08.2017 from Borough No. XVI approved by the Kolkata Municipal Corporation, which was valid up-to 29/08/2022 and it could not be further renewed by the Kolkata Municipal Corporation.

**AND WHEREAS** during peaceful enjoyment over the said ALL THAT the piece and parcel of land measuring an area of 07 Cottahs, 07 Chittacks & 00 Square Feet more or less, along with 100 Square Feet of tile shaded structure, in the portion of R.S. Dag No. 2550, under R.S. Khatian No. 400, of Mouza - Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi Nos. 1-6, 8-10 & 12-16, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 31, Nabapally Main Road, under Ward No. 143, Post Office - Joka, Police Station - Haridevpur, Kolkata - 700104, under Municipal Ward No. 143, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Paraganas, by Mr. Dipankar Jaiswal (the Owner herein), being desired to exploit the said property, by way of developing G+IV storied building, hereinafter for the sake of brevity referred to as the “**said Property**” more fully and particularly described in the **FIRST SCHEDULE** hereunder written.





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**AND WHEREAS** the said Dipankar Jaiswal (the Owner herein) in search of a Developer/s having sufficient funds and lot of experience who would be capable land interested to promote and develop the said property by constructing a new building after demolishing the structure by investing necessary funds required for the purpose of construction and other incidental purposes.

**AND WHEREAS** the said Developers namely DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED, a Private Limited Company, registered under the Companies Act, 2013, represented by its Authorized representatives (1) MR. PIYUSH KUMAR DHANDHANIA, son of Binod Kumar Dhandhanian and Director (2) MRS. PRIYANKA TARAFDER, wife of Rajesh Tarafder therein approached the aforesaid Dipankar Jaiswal with the proposal that they would construct a new building upon the said land, consisting of several flats, car parking space as per sanctioned building plan from the Kolkata Municipal Corporation, with their own funds and resources on the terms and conditions as hereinafter mentioned.

**AND WHEREAS** accordingly the said Dipankar Jaiswal (the Owner herein) and the aforesaid DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED, a Private Limited Company, registered under the

*Dipankar Jaiswal*



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Companies Act, 2013, represented by its Authorized representatives (1) MR. PIYUSH KUMAR DHANDHANIA, son of Binod Kumar Dhandhanian and Director (2) MRS. PRIYANKA TARAFDER, wife of Rajesh Tarafder (the Developers herein), jointly entered into a registered Development Agreement dated 17<sup>th</sup> day of August, 2022 to construct, erect new residential building on the said property under certain share of ratio in between them and other terms and conditions mentioned therein, which was duly registered in the office of the D.S.R. – III, at Alipore and recorded in Book No. I, Volume No. 1603-2022, Page From 447507 to 447548, Being No. 160312825 for the year 2022.

**AND WHEREAS** the said Dipankar Jaiswal (the Owner herein) duly execute a registered Development Power of Attorney dated 17<sup>th</sup> day of August, 2022 unto and in favour of DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED, a Private Limited Company, registered under the Companies Act, 2013, represented by its Authorized representatives (1) MR. PIYUSH KUMAR DHANDHANIA, son of Binod Kumar Dhandhanian and Director (2) MRS. PRIYANKA TARAFDER, wife of Rajesh Tarafder (the Developers herein), to sale and transfer the Developer's Allocated portion with right to sign by

Dipankar Jaiswal



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attending any registration office of offices for the purpose to transfer the Developer's Allocation to the intending buyer or buyers, along with receiving the construction cost from the intending buyer or buyers as per their own choice and accord, which was duly registered in the office of the D.S.R. – III, at Alipore and recorded in Book No. I, Volume No. 1603-2022, Page from 468717 to 468737, Being No. 160312829, for the year 2022.

**AND WHEREAS** during the promotion work on the said property, some typographical mistakes were found in the said Development Agreement, accordingly the said Owners and the aforesaid Developers decided to execute a Supplementary Development Agreement and a supplementary development Power of Attorney, without violation of the said registered Development Agreement and development Power of Attorney dated 17th day of August, 2022.

**AND WHEREAS** the meantime the sanctioned building plan has been already expired on 29/08/2022, subsequently the said DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED, a Private Limited Company, registered under the Companies Act, 2013, represented by its Authorized representatives (1) MR. PIYUSH KUMAR DHANDHANIA, son of Binod Kumar Dhandhanian and Director (2)

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MRS. PRIYANKA TARAFDER, wife of Rajesh Tarafder, (the Developers herein), have decided to apply for new sanctioned plan to be obtained from the Kolkata Municipal Corporation.

**AND WHEREAS** the said Dipankar Jaiswal (the Owner herein), have agreed and/or allow the DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED, a Private Limited Company, registered under the Companies Act, 2013, represented by its Authorized representatives (1) MR. PIYUSH KUMAR DHANDHANIA, son of Binod Kumar Dhandhanian and Director (2) MRS. PRIYANKA TARAFDER, wife of Rajesh Tarafder, (the Developers herein), to develop the said property as per the said registered Development Agreement, accordingly entered into this Supplementary Agreement for the smooth and perfect construction on the said property with right to sale and transfer the Developer Allocated Portion as mentioned above.

**AND WHEREAS** both the parties i.e. the Owner and the Developers herein entered into this Supplementary Agreement and **IT IS WITNESSETH IN THE MANNER FOLLOWINGS:-**

- (1) That the Owner shall enjoy its allocated portion as per his own choice and accord, -after adjustment of the refundable amount and shall enjoy sale proceeds thereto on which the Developers





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will never establish any claim and/or demand whatsoever, from the Owner herein, which is mentioned in the **SECOND SCHEDULE** hereunder written.

- (2) That the Developers shall get its allocation as mentioned in the **THIRD SCHEDULE** hereunder written on which the Developers shall have full right to deal with its allocation shall enjoy sale proceeds thereto on which the Owners shall never establish any claim, demand and/or interest.
- (3) That the Owner shall give full co-operation to the Developers for such promotion work as and when necessary for the interest of the said project.
- (4) The Owner and Developers shall strictly follow the distribution of flat's and other covered space etc., as mentioned in this Supplementary Agreement and it shall be the essence of this indenture which shall be treated as part and parcel of the said registered Development Agreement dated 17/08/2022.
- (5) To complete the construction as per sanction plan from the Kolkata Municipal Corporation, in the said premises and also the date of delivery of possession whichever is later. It is noted that due to unforeseen circumstances or act of God such as

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carthquake, flood, riot, lock down, any prevailing rule, cyclone or tempest if the such construction work is hampered the such dclay shall not be counted and the Developers shall have liberty to extend the time as per its requirement with mutual consent of Owner.

**BE IT NOTED HERE** that all other terms and conditions of the said registered Development Agreement dated 17/08/2022 shall remain unchanged and both and the parties herein shall have to abide by the same and this Supplementary Agreement is the Part and Parcel of the said registered Development Agreement 17/08/2022.

That all the partics abide by the terms and conditions of this Supplementary Agreement and accept and without violation of the said registered Devlopment dated 17/08/2022.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**(DESCRIPTION OF THE SAID PROPERTY)**

**ALL THAT** piece and parcel of Bastu Land measuring an area of **07** Cottahs, **07** Chittacks and **00** Square Feet be the same a little more or less, along with 100 Square Feet of tile shedded structure thereon, lying and situated at Mouza – Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi Nos. 1-6, 8-10 & 12-16, comprised in R.S. Dag No. 2550 (Portion), appertaining to R.S. Khatian No. 400, within the limits of

Signature of Owner



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the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 31, Nabapally Main Road, under Ward No. 143, Post Office - Joka, Police Station - Haridevpur, Kolkata - 700104, under Municipal Ward No. 143, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Paraganas, having Assessee No. 711431701101, along with all rights, paths, passages, ways, easement right and interest thereon and the said premises, being butted and bounded in the following manner:

- ON THE NORTH** : 8' Feet Wide Common Passage;  
**ON THE SOUTH** : 25' Feet Wide Nabapally Road;  
**ON THE EAST** : Land of Raj Kumar Shaw;  
**ON THE WEST** : Land of Sudhir Lal Patra.

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(OWNER'S ALLOCATION)**

**ALL THAT** the Owners will be entitled get 38% (Thirty Eight Percent) of Total Sanction of Building Plan among which it constitutes 38% (Thirty Eight Percent) of flat area, 38% (Thirty Eight Percent) of Shops and 38% (Thirty Eight Percent) of Car Parking Space of Total Sanction of Building Plan. Be it mentioned here that amongst this 38% (Thirty Eight Percent) of Total Sanction of Building Plan the Owner will be

Dipankar Sanyal



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entitled to the Flats of Entire Second Floor and One Flat at the Front Side and the rest from Back Side on the Top Floor and 38% (Thirty Eight Percent) of the Shops and 38% (Thirty Eight Percent) of Car Parking Spaces proportionate to his portion of Land, along with common facilities and amenities in the said Premises, together with undivided impartial proportionate share in the Land appertaining thereto, along with roof right with other Co-Owners. The Developers have paid refundable amount of 24,50,000/ (Rupees Twenty Four Lakh Fifty Thousand) only which is Adjustable with Super Buildup Area / Saleable Area @ Rs 2700 Per Square Feet from the Back Side of Top Floor from Owner's Allocation and any difference, if remain, should be payable or receivable by Owner or Developers vice-versa as the case may be in respect of monetary consideration or in term of square feet from the parking portion on ground floor with mutual consent of both the parties herein. Also a non-refundable amount of Rs.12,50,000/ (Rupees Twelve Lakh Fifty Thousand) only has been paid to the Owner amounting to a total consideration of Rs.37,00,000/- (Rupees Thirty Seven Lakh) only paid to the Owner herein, as part of Owner's Allocation.

*Signature*





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**OWNER'S ALLOCATED FLATS:**

- 1) All four flats of entire 2<sup>nd</sup> floor i.e. flat on the north east side, flat on the north west side, flat on the south east side and flat on the south west side of the premises.
- 2) 2 Flats of 2 BHK each at the 4<sup>th</sup> Floor of the premises: i.e. 2 BHK Flat at south west side and another 2 BHK Flat at north east side of the premises, it should be noted that out of total sanction of flat area in proposed building plan, the Owner's Allocation of flat area should be and not less than 38% of total sanction of flat area in the building plan as a part of Owner's Allocation herein.
- 3) Be it mentioned here that in case any extra flat area delivered to the Owner in excess of Owner's Allocation of 38% of total sanction flat area in building plan, the Owner shall be liable to pay the extra cost @Rs.2700/- per square feet and similarly in the event of any shortfall of flat area in the Owner's Allocation of 38% of total sanction flat area in the building plan, the Developers shall pay to the Owner the cost therefore @Rs.2700/- per square feet.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(DEVELOPER'S ALLOCATION)**

**ALL THAT** the Developers will be entitled to get the remaining portion of 62% (Sixty Two Percent) of sanctioned floor area, in the proposed

S. Srinivasan  
S. Srinivasan



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building, after providing Owner's Allocation as aforesaid along with 62% (Sixty Two Percent) of Shops and Car Parking Space, including proportionate share of land of schedule landed property and in the common facilities and amenities on pro-rata basis, to be sold to the intending Purchaser from Developer's Allocation.

**DEVELOPER'S ALLOCATED FLATS:**

- 1) All four flats of 1st floor i.e. flat on the north east side, flat on the north west side, flat on the south east side and flat on the south west side of the premises.
- 2) All four flats of 3rd floor i.e. flat on the north east side, flat on the north west side, flat on the south east side and flat on the south west side of the premises.
- 3) 2 Flats at the 4th Floor of the premises: i.e. 3 BHK Flat at south cast side and another 2 BHK Flat at north west side of the premises

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**(DESCRIPTION OF THE PROPOSED BUILDING)**

**ALL THAT** a proposed G+4 storied residential building to be constructed upon the Land mentioned in the **FIRST SCHEDULE**

*Amir Khan*



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hereinabove written, in accordance with the sanctioned plan approved by the Kolkata Municipal Corporation, having all the common amenities and facilities as described in the **FIFTH SCHEDULE** hereunder written.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**  
**(DESCRIPTION OF THE COMMON AMENITIES AND FACILITIES)**

1. Entrance and Exit.
2. Boundary walls, main gate, other gates, if any, of the said premises.
3. Staircase on all the floors of the building.
4. Staircase landing on all the floors of the said building.
5. Entrance, entrance passage, lobbies, common space surrounding the building walls including outer portion, foundation, columns, beams, supporters etc. underground reservoir, overhead water tank, septic tank, electric room, pump room and the office room to be used by the Association and/or Society.

Sd/-  
Municipal Corporation  
Kolkata



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6. Water pump and its room, if any and water tank, underground reservoir, overhead tank and water supply line.
7. Drainage, rain water pipes and sewerage lines/systems and other installations for the same (except those areas of any flat and/or exclusively for its use).
8. Electrical wiring including meter and main switches and other fittings and fixtures (excluding those as are installed within the exclusive area of any flat).
9. Such other common parts, equipments, installations, fixtures, fittings and spaces for occupancy of the respective portions in the said building.

**BE IT NOTED** here that the Specification of Owner's Allocation and Developer's Allocation have been unchanged and the said Developers and Owner have been provided the same Specification which has been already mentioned in the registered Development Agreement dated 17/08/2022.

Signature of Developer





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**IN WITNESSES WHEREOF** the parties have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED, SEALED & DELIVERED**

In the presence of

**WITNESSES:-**

1) *Rahul Dhar*  
*14/07 Nagpur*  
*Kot-75c*

2) *14/07 Dhar*  
*14/07*  
*Kot-75c*

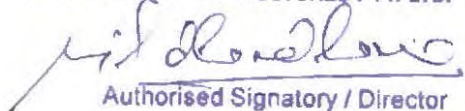


**SIGNATURE OF THE  
OWNER**

DHANDHANIA INFRASTRUCTURES PVT. LTD.

*Brijamta Sarabder*  
Authorised Signatory / Director

DHANDHANIA INFRASTRUCTURES PVT. LTD.



Authorised Signatory / Director

**SIGNATURE OF THE  
DEVELOPERS**

Drafted by me:

*Sarfaraz Ahmed*  
*17/06/23*

Printed In:

**PRINT ZONE**

Alipore Police Court,

*Sarfaraz Ahmed*  
Sarfaraz Ahmed



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Registration 1908  
Alipore, South 24 Parganas

21 JUL 2023

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

Name .....

Signature .....



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

Name .....

Signature *Dipankar Das*



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

Name .....

Signature *Prithviraj Das*



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

Name .....

Signature *Priyanka Sarabder*



District Sub-Registrar-1  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

21 JUL 2023





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



192023240136545921

GRN Details

GRN:	192023240136545921	Payment Mode:	Online Payment
GRN Date:	20/07/2023 20:36:04	Bank/Gateway:	UCO Bank
BRN :	46577363	BRN Date:	20/07/2023 20:38:08
GRIPS Payment ID:	200720232013654591	Payment Init. Date:	20/07/2023 20:36:04
Payment Status:	Successful	Payment Ref. No:	2001855377/3/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	RAHUL DHAR
Address:	AJAY NAGAR
Mobile:	7980071947
Depositor Status:	Others
Query No:	2001855377
Applicant's Name:	Mr Sk Sabir Ali
Identification No:	2001855377/3/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	20/07/2023
Period To (dd/mm/yyyy):	20/07/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001855377/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	7020
2	2001855377/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>7041</b>

IN WORDS: SEVEN THOUSAND FORTY ONE ONLY.



सत्यमेव जयते

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

Query No / Year	2001855377/2023	Office where deed will be registered
Query Date	20/07/2023 5:38:56 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Sk Sabir Ali 6 Bose Pukur Road, Thana : Kasba, District : South 24-Parganas, WEST BENGAL, PIN - 700042, Mobile No. : 8910968145, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 37,00,000/-	Rs. 48,35,155/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nabapally, , Premises No: 31, , Ward No: 143, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land UserOR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	7 Katha 7 Chatak	36,00,000/-	47,35,155/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
Grand Total :				12.2719Dec	36,00,000 /-	47,35,155 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1,00,000/-	1,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1,00,000 /-	1,00,000 /-	



Query No: 2001855377 of 2023, Printed On : Jul 20 2023 5:41PM, Generated from wbregristration.gov.in



**Land Lord Details :**

SI No	Name & address	Status	Execution Admision Details :
1	Mr DIPANKAR JAISWAL Son of Mr PRADIP KUMAR JAISWAL,432 JAMES LONG SARANI NABA PALLY, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADxxxxxx6G, Aadhaar No.: 98xxxxxxxx8241,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Developer Details :**

SI No	Name & address	Status	Execution Admision Details :
1	DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED ,NEW ALIPORE RESIDENCY GENIA 4D 45A BUROSHIBTALA MAIN ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700038 PAN No. AAxxxxxx1M, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr PIYUSH KUMAR DHANDHANIA Son of Mr BINOD KUMAR DHANDHANIANEW ALIPORE RESIDENCY GENIA 4D 45A BUROSHIBTALA MAIN ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJxxxxxx9R , Aadhaar No.: 89xxxxxxxx6211	DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED (as AUTHORIZED REPRESENTATIVE)
2	Mrs PRIYANKA TARAFDER Wife of Mr RAJESH TARAFDER24 ROY BAHADUR ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ATxxxxxx3R , Aadhaar No.: 62xxxxxxxx4571	DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED (as AUTHORIZED REPRESENTATIVE)

**Identifier Details :**

Name & address
Mr RAHUL DHAR Son of Late R DHAR AJJOY NAGAR, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr DIPANKAR JAISWAL, Mr PIYUSH KUMAR DHANDHANIA, Mrs PRIYANKA TARAFDER

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr DIPANKAR JAISWAL	DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED-12.2719 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mr DIPANKAR JAISWAL	DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED-100 Sq Ft





**Owner and Land or Building Details as received from KMC :**

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 711431701101 Premises No. : 31 Ward No. : 143 Street Name : NABAPALLY MAIN ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : DIPANKAR JAISWAL Owner Address : 432, JAMES LONG SARANI,JAISWAL BHAWAN, , KOLKATA Pin No. : 700104	Character of Premises: Vacant Land Total Area of Land: 07 Cottah, 07 Chatak,

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 19-08-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 19-08-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) 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. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, 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

<b>Deed No :</b>	<b>I-1604-09129/2023</b>	<b>Date of Registration</b>	<b>21/07/2023</b>
<b>Query No / Year</b>	<b>1604-2001855377/2023</b>	<b>Office where deed is registered</b>	
<b>Query Date</b>	<b>20/07/2023 5:38:56 PM</b>	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
<b>Applicant Name, Address &amp; Other Details</b>	Sk Sabir Ali 6 Bose Pukur Road,Thana : Kasba, District : South 24-Parganas, WEST BENGAL, PIN - 700042, Mobile No. : 8910968145, Status :Advocate		
<b>Transaction</b>		<b>Additional Transaction</b>	
<b>[0110] Sale, Development Agreement or Construction agreement</b>		<b>[4305] Other than Immovable Property, Declaration [No of Declaration : 2]</b>	
<b>Set Forth value</b>		<b>Market Value</b>	
Rs. 37,00,000/-		Rs. 48,35,155/-	
<b>Stampduty Paid(SD)</b>		<b>Registration Fee Paid</b>	
Rs. 7,070/- (Article:48(g))		Rs. 53/- (Article:E, E)	
<b>Remarks</b>	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :



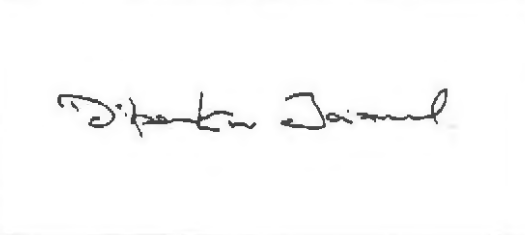
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nabapally, , Premises No: 31, , Ward No: 143 Pin Code : 700104

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	7 Katha 7 Chatak	36,00,000/-	47,35,155/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>				<b>12.2719Dec</b>	<b>36,00,000 /-</b>	<b>47,35,155 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1,00,000/-	1,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>1,00,000 /-</b>	<b>1,00,000 /-</b>	



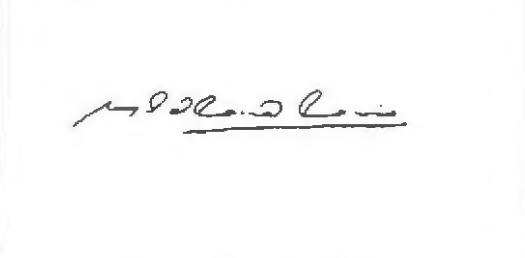
**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr DIPANKAR JAISWAL</b> Son of Mr PRADIP KUMAR JAISWAL Executed by: Self, Date of Execution: 21/07/2023 , Admitted by: Self, Date of Admission: 21/07/2023 ,Place : Office	 21/07/2023	 LTI 21/07/2023	 21/07/2023
432 JAMES LONG SARANI NABA PALLY, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx6G, Aadhaar No: 98xxxxxxxx8241, Status :Individual, Executed by: Self, Date of Execution: 21/07/2023 , Admitted by: Self, Date of Admission: 21/07/2023 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED</b> NEW ALIPORE RESIDENCY GENIA 4D 45A BUROSHIBTALA MAIN ROAD, City:- , P.O:- SAHAPUR, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 , PAN No.:: AAxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr PIYUSH KUMAR DHANDHANIA</b> Son of Mr BINOD KUMAR DHANDHANIA Date of Execution - 21/07/2023, , Admitted by: Self, Date of Admission: 21/07/2023, Place of Admission of Execution: Office	 Jul 21 2023 12:15PM	 LTI 21/07/2023	 21/07/2023
NEW ALIPORE RESIDENCY GENIA 4D 45A BUROSHIBTALA MAIN ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx9R, Aadhaar No: 89xxxxxxxx6211 Status : Representative, Representative of : DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED (as AUTHORIZED REPRESENTATIVE)				



2	Name	Photo	Finger Print	Signature
	<b>Mrs PRIYANKA TARAFDER</b> <b>(Presentant)</b> Wife of Mr RAJESH TARAFDER Date of Execution - 21/07/2023, , Admitted by: Self, Date of Admission: 21/07/2023, Place of Admission of Execution: Office	 <small>Jul 21 2023 12:18PM</small>	 <small>LTI 21/07/2023</small>	 <small>21/07/2023</small>
24 ROY BAHADUR ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx3R, Aadhaar No: 62xxxxxxxx4571 Status : Representative, Representative of : DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED (as AUTHORIZED REPRESENTATIVE)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RAHUL DHAR</b> Son of Late R DHAR AJAY NAGAR, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	 <small>21/07/2023</small>	 <small>21/07/2023</small>	 <small>21/07/2023</small>
Identifier Of Mr DIPANKAR JAISWAL, Mr PIYUSH KUMAR DHANDHANIA, Mrs PRIYANKA TARAFDER			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr DIPANKAR JAISWAL	DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED-12.2719 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mr DIPANKAR JAISWAL	DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED-100.00000000 Sq Ft

On 21-07-2023

**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.

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

Presented for registration at 12:03 hrs on 21-07-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mrs PRIYANKA TARAFDER ,.

**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 48,35,155/-

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

Execution is admitted on 21/07/2023 by Mr DIPANKAR JAISWAL, Son of Mr PRADIP KUMAR JAISWAL, 432 JAMES LONG SARANI NABA PALLY, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business

Identified by Mr RAHUL DHAR, , , Son of Late R DHAR, AJOY NAGAR, P.O: SANTOSH PUR, 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 21-07-2023 by Mr PIYUSH KUMAR DHANDHANIA, AUTHORIZED REPRESENTATIVE, DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED, NEW ALIPORE RESIDENCY GENIA 4D 45A BUROSHIBTALA MAIN ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038

Identified by Mr RAHUL DHAR, , , Son of Late R DHAR, AJOY NAGAR, P.O: SANTOSH PUR, Thana: Purba Jadabpur, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Execution is admitted on 21-07-2023 by Mrs PRIYANKA TARAFDER, AUTHORIZED REPRESENTATIVE, DHANDHANIA INFRASTRUCTURES PRIVATE LIMITED, NEW ALIPORE RESIDENCY GENIA 4D 45A BUROSHIBTALA MAIN ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038

Identified by Mr RAHUL DHAR, , , Son of Late R DHAR, AJOY NAGAR, P.O: SANTOSH PUR, Thana: Purba Jadabpur, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/07/2023 8:38PM with Govt. Ref. No: 192023240136545921 on 20-07-2023, Amount Rs: 21/-, Bank: UCO Bank ( UCBA0000190), Ref. No. 46577363 on 20-07-2023, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

- Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 50.00/- by online = Rs 7,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1965, Amount: Rs.50.00/-, Date of Purchase: 20/07/2023, Vendor name: JAYANTA DEY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 20/07/2023 8:38PM with Govt. Ref. No: 192023240136545921 on 20-07-2023, Amount Rs: 7,020/-, Bank: UCO Bank ( UCBA0000190), Ref. No. 46577363 on 20-07-2023, Head of Account 0030-02-103-003-02

*(Handwritten 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 1604-2023, Page from 283897 to 283929

being No 160409129 for the year 2023.



Digitally signed by Anupam Halder  
Date: 2023.07.21 13:42:11 +05:30  
Reason: Digital Signing of Deed.

*Anupam*

(Anupam Halder) 2023/07/21 01:42:11 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)