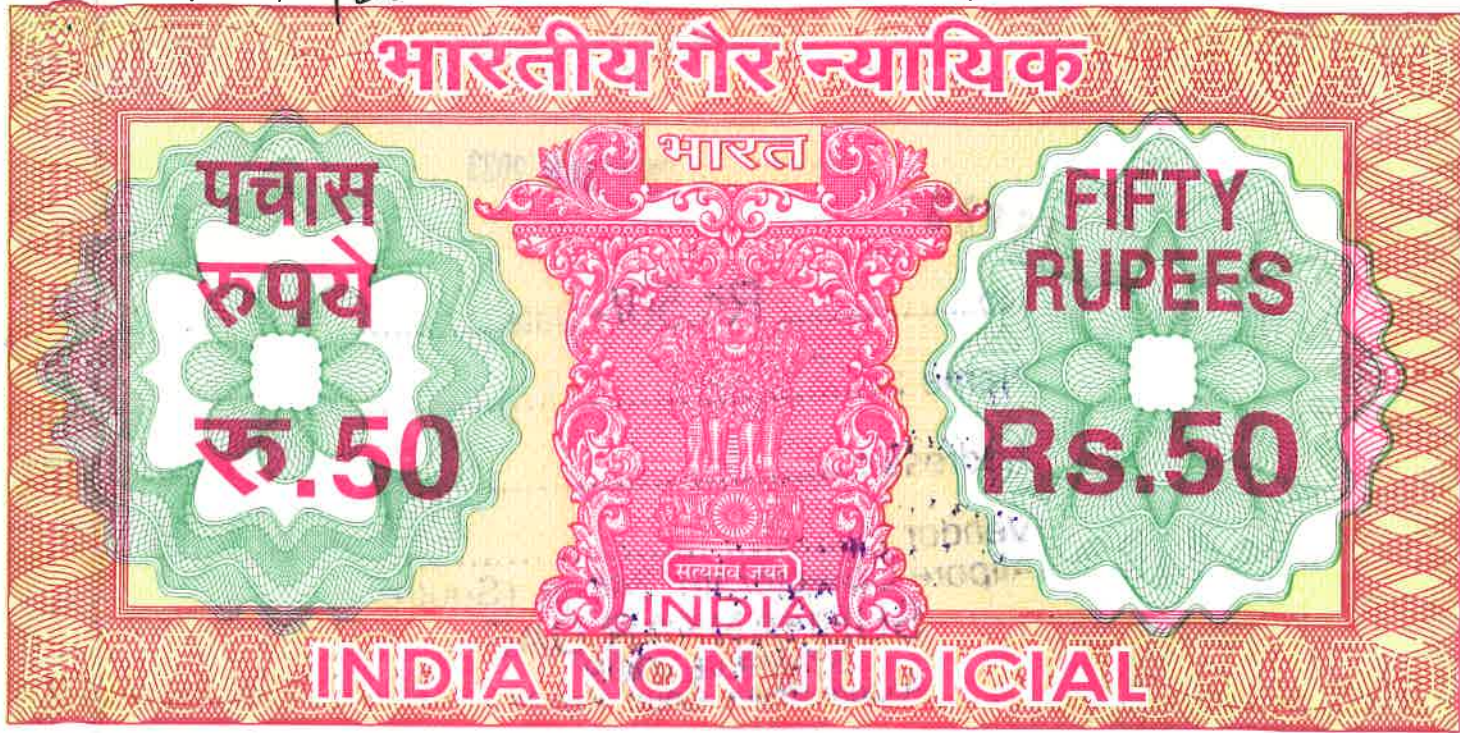


1299/23

L - 1296/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 893587

31.01.23
e-7223505

Certified that the document is admitted to
register. The signature sheets and
documents are also returned with the
documents and stamps of this document.

[Signature]
District Sub-Register-II
Alipore, South 24-parganas

31 JAN 2023

SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS SUPPLEMENTARY DEVELOPMENT is made and executed on this 31st Day of January
2023 (Two Thousand and Twenty-Three);

BETWEEN

46123

31 JAN 2023

NO..... Rs. 50/- Date.....

Name : *Rajib Ghosh* Advocate

Address : HIGH COURT
CALCUTTA

Vendor : Alipore Collectorate 24 Pgs (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court Kol-27

31 JAN 2023



Sumon Sen

(SUMON SEN)

S/o Lt. Bijay Kumar Sen

93/16 Baithakkhana Road

Kol - 700009

P.O + P.S Amherst Street

Occ - Law clerk

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
31 JAN 2023

SHRI GOPAL KUNDU son of Late Dasarath Kundu, having his Income Tax Permanent Account No. **(AFXPK 7428J)** and Aadhaar No. **(4611 9977 9796)**, by Faith-Hindu, by Nationality-Indian, by occupation Business, **AND 2) SMT. RUNA KUNDU** wife of Gopal Kundu, having her Income Tax Permanent Account No. **(AKYPK 5461F)** and Aadhaar No. **(3360 9007 8923)**, by Faith-Hindu, by Nationality-Indian, by occupation Business, both are residing at 8/1A, Baishnabghata Bye lane, Post Office-Naktala, Police Station-Netaji Nagar (erstwhile Patuli), Kolkata-700047, District-South 24 Parganas, West Bengal hereinafter jointly referred and called as the "**LAND OWNERS**" (which term or expression unless excluded by or repugnant to the context shall deem to mean and include their heirs, legal representative, successors and assigns), hereinafter referred as the **FIRST PART**.

AND

M/S. G.P. HOUSING PVT.LTD. having its Income Tax Permanent Account No. **(AAECG8061G)**, a Private Limited Company duly incorporated under the provision of the Companies Act. having its registered office at 19T, Baishnabghata Bye Lane, Post Office-Naktala, Police Station-Netaji Nagar (erstwhile Patuli), Kolkata-700047, District-South 24 Parganas, West Bengal represented by its Director **SHRI GOPAL KUNDU** son of Late Dasarath Kundu, having his Income Tax Permanent Account No. **(AFXPK 7428J)** and Aadhaar No. **(4611 9977 9796)**, by faith-Hindu, by Nationality-Indian, by occupation Business, residing at 8/1A, Baishnabghata Bye Lane Road, Post Office-Naktala, Police Station- Netaji Nagar, Kolkata-700047, District-South 24 Parganas, West Bengal. hereinafter referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office and assigns) of the **SECOND PART**.

The **LAND OWNERS** and **DEVELOPER** are conjointly for the sake of brevity hereinafter referred to as the "**PARTIES**" and they are individually hereinafter referred to as the "**PARTY**".



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
31 JAN 2023

OWNERSHIP OF THE PROPERTY

ALL THAT piece or parcel of Land measuring 8 Cottah 11 Chittak 36 Sq. Ft., more or less, being K.M.C. premises No. 364/23A, N.S.C Bose Road, Kolkata-700047, (being Assessee No.21-100-07-0404-4) under Police Station -Patuli, formerly Jadavpur, (Now Netaji Nagar) within the Jurisdiction of Ward No.100 of the Kolkata Municipal Corporation comprised in C.S Dag No. 470/486 under CS Khatian No.137 and C.S. Dag No.477 under C.S. Khatian No.281, 296, 297 and 298 of Mouza: Naktala, J.L. No. 32, Touzi No. 56 within the Jurisdiction of Additional District Sub Registrar at Alipore, District South 24 Parganas, in the State of West Bengal.

DEVOLUTION AND/OR BACKGROUND OF TITLE: the Title of ownership is flows as follows from time to time:

WHEREAS One Pratima Bakshi became seized and possessed of an area of Land at Mouza-Naktala, Police Station-Sadar Tollygunge, formerly Patuli now Netaji Nagar, within the Jurisdiction of Kolkata Municipal Corporation in her absolute and indefeasible right and title on the basis of diverse purchases from different owners and has Ryoti Sthitiban Right in the said area of land.

AND WHEREAS said Pratima Bakshi has already laid out a new 30 ft' wide road as also demarcated the various small plots in premises No. 364 N.S.C Bose Road, Kolkata 700 047, under Police Station-Patuli, formerly Jadavpur, (Now Netaji Nagar) within the Jurisdiction of Ward No.100 of the Kolkata Municipal Corporation, Mouza: Naktala, J.L. No. 32, Touzi No. 56 in the District 24-Parganas (South), under the Jurisdiction of Additional District Sub Registrar at Alipore, District South 24 Parganas, in the State of West Bengal.

AND WHEREAS Pratima Bakshi wife of Late Nagendra Bhushan Bakshi as



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
31 JAN 2023

owner while seized and possessed of an area of land measuring about 8 Cottah 11 Chittack 36 Sq. Ft. a little more or less along with other lands lying under Mouza-Naktala, Police Station- Sadar Tollygunge, District-24 Parganas, Tollygunge area in her absolute and indefeasible right and title on basis of diverse purchase deeds from different owners and developed the said area of land and prepared a development scheme and layout plan with a division of the said area of land in small plots in distinctive numbers for construction purposes of residential houses and also layout of new roads. Thereafter, Pratima Bakshi out of the total plots sold some plots to different purchasers and retained some for herself.

AND WHEREAS The said Pratima Bakshi out of her motherly love and affection towards her daughters settled three plots of land with her three daughters by executing a registered Deed of Settlement in the year 1960.

AND WHEREAS Thus, by virtue of the said Deed of Settlement dated 10.06.1960 Pratima Bakshi out of her own free will settled the aforesaid property in favour of her daughters. The Deed of Settlement was registered on 10.06.1960 and was recorded in Book No. I, Volume no. 99, Pages 41 to 46, Being no. 5341 for the year 1960 at the office of the Sub-Registrar at Alipore Sadar.

AND WHEREAS By virtue of the deed of settlement dated 10.06.1960 said Smt. Bharati Mullick has become the owner of ALL THAT piece or parcel of land measuring 5 Cottah 7 Chittak 8 Sq. Ft., more or less, being premises No.364/23A, N.S.C Bose Road, Kolkata 700 047, (Assessee No. 21-100-07-0404-4) under Police Station-Patuli, formerly Jadavpur, presently Netaji Nagar, under Ward No.100 of the Kolkata Municipal Corporation, comprised in C.S. Dag No. 477 under C.S. Khatian No. 281 , 296 , 297 and 298 of Mouza-Naktala, J.L. No. 32 , Touzi No. 56 in the District South 24-Parganas, Sub-Registration Office-Alipore, which is free from all encumbrances and liabilities whatsoever.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
31 JAN 2023

AND WHEREAS The said Smt. Bharati Mullick by virtue of said Deed of Settlement as owner of the aforesaid property while seized and possessed of the aforesaid property duly mutated her name in the records of the Kolkata Municipal Corporation and a new premises number i.e., Municipal Premises No. 364/23A, N.S.C. Bose Road, Kolkata-700 047 has been issued in her favour and had been started paying taxes regularly and after completion of mutation, she got a IV storied building plan sanctioned from Kolkata Municipal Corporation dated 07.01.1987 vide B.S. Plan No. 325 .

AND WHEREAS While said Smt. Bharati Mallick enjoying her ALL THAT piece or parcel of land measuring 05 Cottah 07 Chittak 08 sq. ft more or less being premises no 364/23A N.S.C. Bose Road Kolkata 700047 having Assessee no. 21-100-07-0404-4 under Police Station-Patuli, formally-Jadavpur presently Netaji Nagar within Jurisdiction of Ward No 100 of the Kolkata Municipal Corporation, comprised in C.S. Dag No.477 under C .S . Khatian No. 281, 296, 297 and 298 of Mauza-Naktala, J.L. No. 32, Touzi No.56 in the District South 24 Parganas sold conveyed transferred her all that aforesaid property to and in favour of the Land Owners herein by virtue of a deed of conveyance dated 15th December 2016 duly registered at the office of DSR-I, at Alipore, and duly recorded in Book No. I, Volume No. 1601-2016, pages from 112657 to "112676" being no. 03764 for the year 2016.

AND WHEREAS By virtue of the said deed of conveyance dated 15th December 2016 the land owners herein become the absolute owner of ALL THAT piece or parcel of land measuring 05 Cottah 07 Chittak 08 sq .ft more or less being premises no 364/23A N.S .C. Bose Road Kolkata 700047 having Assessee no 21-100-07-0404-4 under Police Station: Patuli, formally Jadavpur presently Netaji Nager under Ward No 100 of the Kolkata Municipal Corporation, comprised in C.S. Dag No.477 under C.S. Khatian No. 281, 296, 297 and 298 of Mauza-Naktala, J.L. No. 32, Touzi No.56 in the District South 24 Parganas, within the jurisdiction of Additional District



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
31 JAN 2023

Sub registrar at Alipore and duly recorded their name with the records of Kolkata Municipal Corporation and started enjoying the same by paying regular tax to the Municipal Authority.

AND WHEREAS By virtue of the aforesaid deed of settlement dated 10.06.1930 said Namita Ghosh herein become the owner of the ALL THAT piece or parcel of land measuring 03 Cottah 04 Chittak 28 sq. ft more or less being premises no 364/24A N.S .C. Bose Road Kolkata 700047 having Assessee No.21-100-07-0405-6 under Police Station-Patuli, formally Jadavpur, presently Netaji Nagar under Ward No 100 of the Kolkata Municipal Corporation, comprised in C.S. Dag No.470/486 under C.S Khatian no. 137 And C.S. Dag no. 477 under C.S . Khatian No. 281, 296, 297 and 298 of Mouza-Naktala, J.L. No. 32, Touzi No.56, District: South 24 Parganas and while absolutely sized and possessed of the aforesaid property she has mutated her name in the records of the Kolkata Municipal Corporation, Therefore, started paying tax to the municipal authority.

AND WHEREAS At the time of the execution and registration of the Deed of Settlement in the year 1960, it was not clearly mentioned whether Namita Ghosh nec Bakshi can Grant, sell, transfer, convey assign the aforesaid property in future to her heirs or anybody else. So in order to make her title clear to the aforesaid property more perfect, Pratima Bakshi granted, conveyed transferred and assured forever and absolutely the above-mentioned property which was once settled by her in favour of said Namita Ghosh by executing a deed of Gift which was duly registered duly registered at the office of Additional Registrar of Assurance on 2nd February 2012 and recorded in Book No. I, CD Volume No. 4, pages from 3212 to 3226 being no. 0157 for the year 2012.

AND WHEREAS While said Smt Nomita Ghosh enjoying her ALL THAT piece or parcel of land measuring 03 Cottah 04 Chittak 28 sq. ft more or less being premises no 364/24A N.S.C. Bose Road Kolkata 700047 having Assessee no.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

31 JAN 2023

21-100-07-0405-6 under Police Station-Patuli, formally Jadavpur, presently Netaji Nagar under Ward No 100 of the Kolkata Municipal Corporation, comprised in C.S. Dag No.470/486 under C.S Khatian no. 137 And C.S. Dag no. 477 under C.S. Khatian No. 281, 296, 297 and 298 of Mouza-Naktala, J.L. No. 32, Touzi No.56 sold conveyed transferred her all that aforesaid property to and in favour of the Land Owners herein by virtue of a deed of conveyance dated 21st day of January 2013 duly registered at the office of DSR-I, at Alipore, and duly recorded in Book No. I, CD Volume No. 2, pages from 1132 to 1148 being no. 0191 for the year 2016.

AND WHEREAS By virtue of the said deed of conveyance dated 21st January 2013 the land owners herein become the absolute owner of ALL THAT piece or parcel of land measuring 03 Cottah 04 Chittak 28 sq .ft more or less being premises no 364/24A N.S .C. Bose Road Kolkata 700047 having Assessee no 21-100-07-0405-6 under Police Station: Patuli, formally Jadavpur presently Netaji Nagar under Ward No 100 of the Kolkata Municipal Corporation, comprised in C.S. Dag No.470/486 under C.S Khatian no. 137 And CS Dag no. 477 under C.S. Khatian No. 281,296,297 and 298 of Mauza-Naktala, J.L. No. 32, Touzi No.56 in the District-South 24 Parganas and started enjoying the same by paying regular tax to the Municipal Authority.

AND WHEREAS the said Land Owners herein, while absolute enjoyed of ALL THAT piece or parcel of land measuring 8 Cottah 11 Chittak 36 Sq. Ft., more or less, being K.M.C. premises No. 364/23A, and 364/24A N.S.C Bose Road, Kolkata 700 047, under Police Station: Patuli, formerly Jadavpur, (Now Netaji Nagar) under Ward No.100 of the Kolkata Municipal Corporation, comprised in C.S Dag No. 470/486 under C.S. Khatian no. 137 and C.S. Dag No. 477 under C.S. Khatian No. 281, 296, 297 and 298 of Mouza: Naktala, J.L. No. 32, Touzi No. 56 under the Jurisdiction of Additional District Sub Registrar at Alipore, District South 24 Parganas, in the State of West Bengal have duly recorded their name by amalgamated both the premises in one premises i.e.,364/23A Netaji Subhas Chandra Bose



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

31 JAN 2023

Road being (Assessee No. 21-100-07-0404-4) and has been started enjoying the said property by paying K.M.C. taxes regularly.

AND WHEREAS the said Land Owners herein, are now the absolute owners of **ALL THAT** piece or parcel of Land measuring 8 Cottah 11 Chittak 36 Sq. Ft., more or less, being K.M.C. premises No. 364/23A, N.S.C Bose Road, Kolkata-700047, (being Assessee No.21-100-07-0404-4) under Police Station -Patuli, formerly Jadavpur, (Now Netaji Nagar) within the Jurisdiction of Ward No.100 of the Kolkata Municipal Corporation comprised in C.S Dag No. 470/486 under CS Khatian No.137 and C.S. Dag No.477 under C.S. Khatian No.281, 296, 297 and 298 of Mouza: Naktala, J.L. No. 32, Touzi No. 56 within the Jurisdiction of Additional District Sub Registrar at Alipore, District South 24 Parganas, in the State of West Bengal.

AND WHEREAS the Developer, proposed to enter into a promotional agreement with the owners herein to develop their **ALL THAT** piece or parcel of Land measuring 8 Cottah 11 Chittak 36 Sq. Ft., more or less, being K.M.C. premises No. 364/23A, N.S.C Bose Road, Kolkata-700047, (being Assessee No.21-100-07-0404-4) under Police Station -Patuli, formerly Jadavpur, (Now Netaji Nagar) within the Jurisdiction of Ward No. 100 of the Kolkata Municipal Corporation comprised in : C.S Dag No. 470/486 under CS Khatian No.137 and C.S. Dag No.477 under C.S. Khatian No.281, 296, 297 and 298 of Mouza: Naktala, J.L. No. 32, Touzi No. 56 within the Jurisdiction of Additional District Sub Registrar at Alipore, District South 24 Parganas, in the State of West Bengal, more fully mentioned and described in the **FIRST SCHEDULE** hereunder written on some terms and conditions appearing hereinafter for consideration of their land stipulated in this **DEVELOPMENT AGREEMENT** and based on sharing of total built up area between the developer and the owner of the proposed building to be constructed on the said premises by the developer.

AND WHEREAS the owners, after reviewing the aforesaid proposal by the Developer to develop their said property **ALL THAT** piece or parcel of Land



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

31 JAN 2023

measuring 8 Cottah 11 Chittak 36 Sq. Ft., more or less, being K.M.C. premises No. 364/23A, N.S.C Bose Road, Kolkata-700047, (being Assessee No.21-100-07-0404-4) under Police Station -Patuli, formerly Jadavpur, (Now Netaji Nagar) within the Jurisdiction of Ward No.100 of the Kolkata Municipal Corporation comprised in C.S Dag No. 470/486 under CS Khatian No.137 and C.S. Dag No.477 under C.S. Khatian No.281, 296, 297 and 298 of Mouza: Naktala, J.L. No. 32, Touzi No. 56 within the Jurisdiction of Additional District Sub Registrar at Alipore, District South 24 Parganas, in the State of West Bengal, more fully described in the **FIRST SCHEDULE** hereunder written and which is owned and possessed by the owners herein subject to the terms and conditions hereinafter contained, has agreed to permit the Developer to develop the said property on some terms and conditions and consideration of his land as stipulated in this **DEVELOPMENT AGREEMENT**.

AND WHEREAS accordingly the Land Owners and the Developer has entered into a Development Agreement on 02.12.2022, which was duly registered in the office District Sub Registrar -III at Alipore South 24 Parganas and recorded in Book No. I, Volume No.1603-2022 Pages from 594303 to 594345, being No. 160318427 for the year 2022. Subsequently, due to some change circumstances and inadvertence error in the development agreement, both parties have decided to rectify some terms of the Development Agreement and their respective allocation in the Development Agreement has intends to execute this Supplementary Development Agreement. That shall be treated as part and parcel of the original Development Agreement dated 02.12.2022 and all terms and conditions of the said agreement remain unchanged Construction is going on. The title of the property as mentioned here will be integral Part of the Development Agreement. The development power will remain in force even after execution of this agreement.

NOW THIS SUPPLEMENTARY AGREEMENT WITNESSETH AND IT MUTUALLY AGREED AS FOLLOWS:



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

31 JAN 2023

1. The parties herein have entered into the development agreement on 02.12.2022 in the said development agreement the owner allocation and developer allocation is mentioned as follows

a. OWNER'S ALLOCATION, the owners is entitled to get entire Ground Floor, First Floor, Second Floor, One 3BHK Flat on 4th Floor South West side and Eleven numbers of Car parking space of the Proposed Basement Plus Ground Plus Four (B+G+IV) storied building to be constructed including common areas and facilities together with undivided proportionate share of land of the premises. If upon submission of the proposed building plan with the Kolkata Municipal Corporation an additional floor sanctioned by the Municipal Corporation i.e. Fifth Floor then the land owner will entitled to get one 3BHK Flat on the 5th Floor south west side along with undivided share over the first schedule mentioned property.

b. DEVELOPER'S ALLOCATION the developer is entitled to get Three Numbers of 3BHK Flats on Third Floor, Two Numbers of 3BHK Flats on 4th Floor South East and North East together with 7 (seven) numbers of car parking spaces at the proposed Basement Plus Ground Plus Four (B+G+IV) storied residential CUM commercial building. If upon submission of the proposed building plan with the Kolkata Municipal Corporation an additional floor sanctioned by the Municipal Corporation i.e. Fifth Floor then the developer will entitled to get Two 3BHK Flats on the 5th Floor South East side along with undivided share over the first schedule mentioned property. Which contain certain error and need to rectify.

2. The parties herein both the land owners and the developer has decided to rectify the error through this Supplementary Agreement. The correct and actual allocation will be as follows



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

31 JAN 2023

a. **AMENDED OWNER'S ALLOCATION**, the owners are entitled to get the entire Ground Floor, First Floor, Second Floor, One 3 BHK Flat on the 4th Floor South East Side and 9 (Nine) numbers of Car parking spaces of the Proposed Basement Plus Ground Plus Four (B+G+IV) storied residential cum commercial building to be constructed including common areas and facilities together with an undivided proportionate share of land of the premises. If upon submission of the proposed building plan with the Kolkata Municipal Corporation additional floors sanctioned by the Municipal Corporation i.e. Fifth Floor and Sixth Floor then the land owners will be entitled to get one 3BHK Flat at South West Side of the Fifth Floor along with undivided share over the First schedule mentioned property (which is more fully described in the Second Schedule below).

b. **AMENDED DEVELOPER'S ALLOCATION** the developer is entitled to get Three Numbers of 3BHK Flats on Third Floor, Two Numbers of 3BHK Flats on 4th Floor South West and North East together with 10 (Ten) numbers of car parking spaces at the proposed Basement Plus Ground Plus Four (B+G+IV) storied residential cum Commercial building. If upon submission of the proposed building plan with the Kolkata Municipal Corporation additional floors sanctioned by the Municipal Corporation i.e. Fifth Floor and Sixth Floor then the developer will be entitled to get Two Flats at the South East and North West side of the Fifth Floor, and Entire Sixth Floor, along with undivided share over the first schedule mentioned property. (which is more fully described in the Second Schedule below).

3. That the parties hereby decided to remove/cancel the point number IX of page no. 27 of the Development Agreement Dated 02.12.2022 by mutual consent and therefore the same has been treated as removed/canceled.

4. It is specifically stated that in the development agreement where it is mentioned that " If upon submission of the proposed building plan with the



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
31 JAN 2023

Kolkata Municipal Corporation an additional floor sanctioned by the Municipal Corporation i.e. Fifth Floor" the same will be replaced with "If upon submission of the proposed building plan with the Kolkata Municipal Corporation additional floors sanctioned by the Municipal Corporation i.e. Fifth Floor and Sixth Floor.

5. All the other terms of the development agreement will remain same and unchanged.

FIRST SCHEDULE ABOVE REFERRED TO
(The said Premises)

ALL THAT piece or parcel of land measuring 8 Cottah 11 Chittak 36 Sq. Ft., more or less, being K.M.C. premises No. 364/23A, N.S.C Bose Road, Kolkata 700 047, (Assessee No. 21-100-07-0404-4) under Police Station-Patuli, formerly Jadavpur, (Now Netaji Nagar) within the Jurisdiction of Ward No.100 of the Kolkata Municipal Corporation comprised in C.S Dag No. 470/486 under CS Khatian no. 137 and C.S. Dag No. 477 under C.S. Khatian No. 281, 296, 297 and 298 of Mouza: Naktala, J.L. No. 32, Touzi No. 56 under the Jurisdiction of Additional District Sub Registrar at Alipore, District South 24 Parganas, in the State of West Bengal which is butted and bounded as follows.

On the North : 364/25 NSC Bose Road
On the South : NSC Bose Road
On the East : Plot No. 364/31
On the West : 30 Ft Wide KMC Road



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
31 JAN 2023

SECOND SCHEDULE ABOVE REFERRED TO**(Owner's Allocation)**

AMENDED OWNER'S ALLOCATION, the owners are entitled to get the entire Ground Floor, First Floor, Second Floor, One 3 BHK Flat on the 4th Floor South East Side and 9 (Nine) numbers of Car parking spaces of the Proposed Basement Plus Ground Plus Four (B+G+IV) storied residential cum commercial building to be constructed including common areas and facilities together with an undivided proportionate share of land of the premises. If upon submission of the proposed building plan with the Kolkata Municipal Corporation additional floors sanctioned by the Municipal Corporation i.e. Fifth Floor and Sixth Floor then the land owners will entitled to get one 3BHK Flat at South West Side of the Fifth Floor along with undivided share over the First schedule mentioned property (which is more fully described in the Second Schedule bellow).

THIRD SCHEDULE ABOVE REFERRED TO**(Developer's Allocation)**

AMENDED DEVELOPER'S ALLOCATION the developer is entitled to get Three Numbers of 3BHK Flats on Third Floor, Two Numbers of 3BHK Flats on 4th Floor South West and North East together with 10 (Ten) numbers of car parking spaces at the proposed Basement Plus Ground Plus Four (B+G+IV) storied residential cum Commercial building. If upon submission of the proposed building plan with the Kolkata Municipal Corporation additional floors sanctioned by the Municipal Corporation i.e. Fifth Floor and Sixth Floor then the developer will entitled to get Two Flats at the South East and North West side of the Fifth Floor, and Entire Sixth Floor, along with undivided share over the first schedule mentioned property.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

31 JAN 2023

IN WITNESS WHEREOF the **PARTIES** herein put their respective signatures on the day, month, and year first above written.

SIGNATURE OF THE LAND OWNERS

1. Gopal Kundu

2. Rame Kundu

SIGNED, SEALED & DELIVERED
by within named **ORIGINAL LAND OWNER AND DEVELOPER** in presence of **WITNESSES** at Kolkata.

SIGNATURE OF THE DEVELOPER

G. P. Housing Pvt. Ltd.

Gopal Kundu

Director

1) Suman Sen
93/16-B.K Road
Khet- 9.

2) Nilankam Banerjee
Addr. Atipose S. Secund

**DRAFTED BY ME AS PER INSTRUCTION
AND DOCUMENTS PROVIDED BY THE
CLIENT**

Rajib Ghosh

RAJIB GHOSH

Advocate

High Court Calcutta

6, Old Post Office Street, 5th Floor

Kolkata-700001.F/2190/2005/2019

... ..

...



—

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
31 JAN 2023

SPECIMEN FORM FOR TEN FINGERPRINTS



Gopal Kunder.

Left Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Gopal Kunder.



Renu Kunder

Left Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Renu Kunder



Left Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
31 JAN 2023


भारत सरकार
GOVERNMENT OF INDIA

Download Date: 23/11/2019



Sumon Sen
 DOB: 03/07/1982
 MALE
 Mobile No: 7003213528

6922 3296 5764
 VID : 9196 4587 7727 9378

Issue Date: 22/10/2019

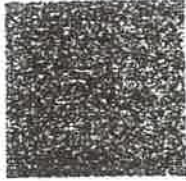
আমার আধার, আমার পরিচয়



P.O. Box No. 1947,
 Bengaluru-560 001

1947
 1800 300 1947
 help@uidai.gov.in www.uidai.gov.in

भारतीय विहित प्रदाता प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA



Address :
 S/O: Bijay Sen, MESHBARI, 93 1L
 BAITHAKKHANDA ROAD, Raja Ram
 Mohan Sarani, Kolkata,
 West Bengal - 700009

Major Information of the Deed



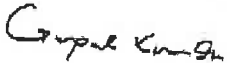


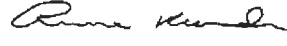
Deed No :	I-1603-01296/2023	Date of Registration	31/01/2023
Query No / Year	1603-2000223505/2023	Office where deed is registered	
Query Date	29/01/2023 12:58:02 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rajib Ghosh 6, Old Post Office Street, 5th Floor, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9073475197, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 1/-		Rs. 1,76,77,715/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 40,020/- (Article:48(g))		Rs. 53/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, Road Zone : (Ward No. 100 -- Ward No. 100) , , Premises No: 364/23A, , Ward No: 100 Pin Code : 700047

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	8 Katha 11 Chatak 36 Sq Ft	1/-	1,76,77,715/-	Property is on Road
Grand Total :				14.4169Dec	1 /-	176,77,715 /-	



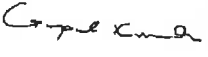
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Gopal Kundu (Presentant) Son of Late Dasarath Kundu Executed by: Self, Date of Execution: 31/01/2023 , Admitted by: Self, Date of Admission: 31/01/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	31/01/2023	LTI 31/01/2023	31/01/2023	
8/1A, City:- , P.O:- Naktala, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx8J, Aadhaar No: 46xxxxxxxx9796, Status :Individual, Executed by: Self, Date of Execution: 31/01/2023 , Admitted by: Self, Date of Admission: 31/01/2023 ,Place : Office				
2	Name Smt Runa Kundu Wife of Shri Gopal Kundu Executed by: Self, Date of Execution: 31/01/2023 , Admitted by: Self, Date of Admission: 31/01/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	31/01/2023	LTI 31/01/2023	31/01/2023	
8/1A, City:- , P.O:- Naktala, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx1F, Aadhaar No: 33xxxxxxxx8923, Status :Individual, Executed by: Self, Date of Execution: 31/01/2023 , Admitted by: Self, Date of Admission: 31/01/2023 ,Place : Office				




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	G.P.HOUSING PRIVATE LIMITED 19T,Baishnabghata Bye Lane, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: aaxxxxxx1g,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
	Shri Gopal Kundu Son of Late Dasarath Kundu Date of Execution - 31/01/2023, , Admitted by: Self, Date of Admission: 31/01/2023, Place of Admission of Execution: Office			
		Jan 31 2023 3:28PM	LTI 31/01/2023	31/01/2023
8/1A Baishnabghata Bye Lane, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8J, Aadhaar No: 46xxxxxxx9796 Status : Representative, Representative of : G.P.HOUSING PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sumon Sen Son of Late Bijay Kumar Sen 93/1L, Baithakkhana Road,, City:- Kolkata, P.O:- Raja Ram Mohan Sarani, P.S:-Amharst Street, District:-Kolkata, West Bengal, India, PIN:- 700009			
	31/01/2023	31/01/2023	31/01/2023
Identifier Of Shri Gopal Kundu, Smt Runa Kundu, Shri Gopal Kundu			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Gopal Kundu	G.P.HOUSING PRIVATE LIMITED-7.20844 Dec
2	Smt Runa Kundu	G.P.HOUSING PRIVATE LIMITED-7.20844 Dec

Endorsement For Deed Number : I - 160301296 / 2023

On 31-01-2023

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 12:31 hrs on 31-01-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Gopal Kundu , 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 1,76,77,715/-

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

Execution is admitted on 31/01/2023 by 1. Shri Gopal Kundu, Son of Late Dasarath Kundu, 8/1A, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 2. Smt Runa Kundu, Wife of Shri Gopal Kundu, 8/1A, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business

Identified by Mr Sumon Sen, , , Son of Late Bijay Kumar Sen, 93/1L, Baithakkhana Road,, P.O: Raja Ram Mohan Sarani, Thana: Amharst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 31-01-2023 by Shri Gopal Kundu, Director, G.P.HOUSING PRIVATE LIMITED (Private Limited Company), 19T,Baishnabghata Bye Lane, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Identified by Mr Sumon Sen, , , Son of Late Bijay Kumar Sen, 93/1L, Baithakkhana Road,, P.O: Raja Ram Mohan Sarani, Thana: Amharst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Law Clerk

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 30/01/2023 8:44PM with Govt. Ref. No: 192022230272934678 on 30-01-2023, Amount Rs: 21/-, Bank: SBI EPay (SBIEPay), Ref. No. 0428277368429 on 30-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 39,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 46123, Amount: Rs.50.00/-, Date of Purchase: 31/01/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/01/2023 8:44PM with Govt. Ref. No: 192022230272934678 on 30-01-2023, Amount Rs: 39,970/-, Bank: SBI EPay (SBIEPay), Ref. No. 0428277368429 on 30-01-2023, Head of Account 0030-02-103-003-02

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 46995 to 47016
being No 160301296 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.01.31 16:03:29 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/01/31 04:03:29 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)