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T-9856/2021



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AG 321475

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7
23/8/21
2001552730

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

↓

Add. District Sub-Registrar
Behala, South 24 Parganas

23 AUG 2021

SUPPLEMENTARY DEVELOPMENT AGREEMENT
WITH DEVELOPMENT POWER OF ATTORNEY

THIS INDENTURE is made on this the 23rd day of August, Two Thousand and Twenty One (2021) A.D.

BETWEEN

21 AUG 2021

Sl. No. 1079 Rs. 10/-
Name: S. C. Haldar
Address: Alipore Judges Court
Vendor Sign: S. C. Haldar

S. C. Haldar
Licenced Stamp Vendor
Alipore Judges Court
Kolkata-700027



A.D.S.R. Behala
23 AUG 2021
Dist.- South 24 Pgs.

WHEREAS the Owner and the Developer executed and registered Agreement for Development of a Real Estate Project dated 30.08.2019 in respect of **ALL THAT** piece and parcel of Bastu land measuring 21 (twenty one) Cottahs, be the same or a little more or less, whereupon 500 square feet brick wall tiles roofing structure standing thereupon, from the front portion out of land measuring 57.5 decimals, lying and situate in R.S. & L.R. Dag No.314 under R.S. Khatian No.415 corresponding to L.R. Khatian No.34 of Mouza-Chak Jote Shibrampur, J.L. No.25, at and being part of Municipal Holding No.B4-18/257, Ho-Chi-Minh Sarani previously known as Biren Roy Road (West), Police Station-Maheshtala, Kolkata-700141, within the limits of Maheshtala Municipality, in its Ward No. 14. District Sub-Registration office at Alipore and Additional District Sub-Registration office at Behala, District-South 24 Parganas, together with all right of easements, facilities and amenities annexed thereto. The said Development Agreement was registered at the office of Additional District Sub-Registrar at Behala and entered in Book No.I, Volume No.1607-2019; Page Nos.297947 to 298004, Being No.160709373 for the year 2019 (hereinafter referred to as the "**Development Agreement**").

AND WHEREAS the Owner and the Developer executed and registered Development Power of Attorney dated 30.08.2019 in respect of **ALL THAT** piece and parcel of Bastu land measuring 21 (twenty one) Cottahs, be the same or a little more or less, whereupon 500 square feet brick wall tiles roofing structure standing thereupon, from the front portion out of land measuring 57.5 decimals, lying and situate in R.S. & L.R. Dag No.314 under R.S. Khatian No.415 corresponding to L.R. Khatian No.34 of Mouza-Chak Jote Shibrampur, J.L. No.25, at and being part of Municipal Holding No.B4-18/257, Ho-Chi-Minh Sarani previously known as Biren Roy Road (West), Police Station-Maheshtala, Kolkata-700141, within the limits of Maheshtala Municipality, in its Ward No. 14, District Sub-Registration office at Alipore and Additional District Sub-Registration office at Behala, District-South 24 Parganas, together with all right of easements, facilities and amenities annexed thereto in favour of Samadul Ali Khan, one of the partners of the Developer. The said Development



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Power of Attorney was registered at the office of Additional District Sub-Registrar at Behala and entered in Book No.I, Volume No.1607-2019, Page Nos.298425 to 298448, Being No.160709387 for the year 2019 (hereinafter referred to as the "**Development Power of Attorney**").

AND WHEREAS after obtaining original Development Agreement it has been revealed that some statements in the recital of the Development Agreement has been wrongly typed and written and some facts have been changed after execution of the Development Agreement, which are required to be incorporated by adding new paragraphs.

AND WHEREAS during negotiation it was agreed by and between the parties that the Developer shall have liberty to sell and/or transfer the owner's allocation by way of Agreement for Sale(s) and Deed of Conveyance(s) to the intending buyer/s and sale proceeds shall be received by the Developer in its account and disburse 17% of the sale proceeds to the owner after adjustment of the refundable security and/or adjustable advance and that clause is missing in the Development Agreement as also in the Power of Attorney which is to be included therein.

AND WHEREAS some changes to be incorporated in the Development Agreement and Power of Attorney as under:-

1. In the existing Principal Development Agreement, Being No.160709373 for the year 2019 the name of the Owner to be spelt as "**SAUMEN MIDDEY**" in place of "**SOUMEN MIDDEY**".
2. In the existing Principal Development Agreement, Being No.160709373 for the year 2019 the existing Paragraph No.4 in Page No.3 be deleted and in its place a new paragraph would be written in the manner following:-

AND WHEREAS out of the aforesaid property, the said Atul Krishna Middey sold, transferred and conveyed land measuring 3 decimals out of 72 decimals and he retained **ALL THAT** piece and parcel of land measuring 69 decimals, lying and situate in R.S. Dag No. 314, under R.S. Khatian No. 415 of Mouza-Chak Jote



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Shibrampur, J.L. No.25, Police Station-Maheshtala, District-24 Parganas."

3. In the existing Principal Development Agreement, Being No.160709373 for the year 2019 in Page No.4 after Para No.3 a new paragraph be inserted in the manner following:-

***"AND WHEREAS** the Owner Saumen Middey got his name mutated in respect of **ALL THAT** piece and parcel of land measuring 57.5 decimals, lying and situate in R.S. & L.R. Dag No. 314, in the records of B.L. & L.R.O. under L.R. Khatian No.4228."*

4. In the Development Agreement, after Paragraph No.3 in Page No.4 where there is L.R. Khatian No.34, it should be read as "**L.R. Khatian No.4228**", which stands in the name of the Owner, Sri Saumen Middey.
5. In Page No.5, in the existing Principal Development Agreement in first paragraph in its second line the word "**ground plus three storied**" be deleted and in its place new word "**multi storied**" be inserted.
6. In Page No.7, in **Point No.5 the definition BUILDING** in the existing Principal Development Agreement in its first line the word "**ground plus three storied**" be deleted and in its place new word "**multi storied**" be inserted.
7. In Page No. 13, in the existing Principal Development Agreement in **ARTICLE-V: CONSIDERATION** after Para No.5.2, a new paragraph 5.2A be inserted in the manner following:-

*"5.2A. The Developer shall have full liberty and rights to sell the Owner's allocation as mentioned in the **SCHEDULE "B"** hereunder to the intending allottees/buyer/s by executing Agreement for Sale(s), Deed of Conveyance and to receive the sale consideration/ Advance amount in its account and disburse the 17% sale proceed to the Owner after deducting the refundable security and/or adjustable advances."*



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23 AUG 2021
Dist.- South 24 Pgs.

8. In the existing Development Power of Attorney dated 30.08.2019 Being No.160709387 for the year 2019 deleting Paragraph Nos.17 to 21, the new Paragraphs be inserted in the manner following:-

17. *To enter into agreement for sale, deed of conveyance, transfer or otherwise in respect of the Owners and the Developer's allocation mentioned in the Development Agreement together with undivided proportionate share of the land of the said premises at a settled price to be settled by the attorney and to collect money from the intending Purchaser(s) and to grant receipt and acknowledge the payment and disburse the 17% of the sale proceeds to the Principal in his account on grant of receipts.*
18. *To sign and execute any other deeds, documents, Agreements for Sale, Deed of Conveyance or Deed of Sale in respect of the Owner's and Developer's allocation mentioned in the Development Agreement together with undivided proportionate share of the land of the said premises and to present the same for registration before the registering authority and to admit the execution thereof.*
19. *To receive money or moneys whether in advance or booking from time to time or at a time from the intending Purchaser or Purchasers in respect of the Owners and Developer's Allocation in terms of the said Development Agreement and to grant proper receipt and discharge thereof.*
20. *To deliver khas and vacant possession of the Owner's and Developer's Allocation to the intending Purchaser or Purchasers.*
21. *To charge by way of equitable mortgage in respect of the Owner's and Developer's Allocation of the proposed building and to make the Principal free from all encumbrances and liabilities whatsoever.*

The Supplementary Development Agreement with Development Power of Attorney should be treated as part of the Development Agreement and Development Power of Attorney, both were registered at the office of Additional District Sub-Registrar at Behala and entered in Book No.1, Volume No.1607-2019, Page Nos 297947 to 298004, Being



A.D.S.R. Behala
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No.160709373 for the year 2019; and Book No.I, Volume No.1607-2019, Page Nos.298425 to 298448, Being No.160709387 for the year 2019 respectively.

IN WITNESS WHEREOF the PARTIES have put their respective signature on the day, month and year first above written.

WITNESSES :-

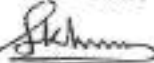
1.
Srimanta Ghosh
Wilt-sagra, P.O - Pamarhat
P.S. Ramnagar, Dist(S) 24 Paschim
Pin - 743504

2. Goutam Jana
Alipore Judges Court
Kolkata - 700027

Saumen Mridha

Signature of the OWNER

N S CONSTRUCTION



Partner

Samadul Ali Khan as
Constituted Attorney of Two
Partners namely Nargis Khan
and Suhana Khan

Signature of the DEVELOPER

Drafted by and prepared
in the office of:-

Subhankar Sarkar
Subhankar Sarkar

Advocate

Enrolment No.WB/205/1997 of
Bar Council of West Bengal,
Alipore Judges' Court, Kolkata : 700027.



A.D.S.P. Bhanuapuri
23 AUG 2021
Dist. - Sonit 24 Pgs.



Left Hand

Right Hand

	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME:- SRI SAUMEN MIDDEY

Signature : *Saumen Middey*

Photo



Left Hand

Right Hand

	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME:- SAMADUL ALI KHAN

Signature : *Skhan*



A.D.S.R. Behala
23 AUG 2021
Dist. - South 24 Pgs.

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

GRN Details

GRN: 192021220058067541 Payment Mode: Online Payment
GRN Date: 22/08/2021 12:48:32 Bank/Gateway: HDFC Bank
BRN : 1536101281 BRN Date: 22/08/2021 12:08:32
Payment Status: Successful Payment Ref. No: 2001552730/2/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: NS CONSTRUCTION
Address: 135, Subhayan Park, Biren Roy ROAD WEST, P.O.SARSUNA, KOL-61
Mobile: 9830132150
Email: samadul_khan@yahoo.com
Depositor Status: Buyer/Claimants
Query No: 2001552730
Applicant's Name: Mr Subhankar Sarkar
Identification No: 2001552730/2/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

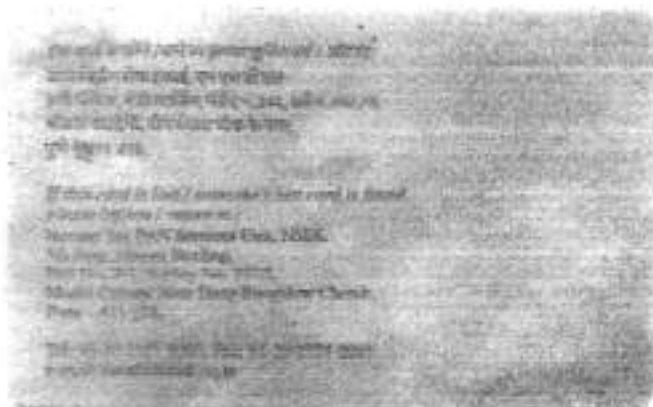
Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001552730/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	39920
2	2001552730/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	39941

IN WORDS: THIRTY NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.



N S CONSTRUCTION

Signature
Partner







आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AMFPM4719B



नाम / Name
SAUMEN MIDDEY

पिता का नाम / Father's Name
ATUL KRISHNA MIDDEY

बनने की तिथि / Date of Issue
02/01/1971

हस्ताक्षर / Signature



Saumen Middey

Saumen Middey

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTTISEL
Plot No. 3, Sector 11, CBD Belapur,
New Mumbai - 400 614.

इस कार्ड के खोने/पहने पर कृपया सूचित करें/वापस करें :

आयकर पैन सेवा यूनिट, UTTISEL

प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर

नई मुंबई - 400 614.

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

GRN Details

GRN:	192021220058642951	Payment Mode:	Online Payment
GRN Date:	23/08/2021 11:46:46	Bank/Gateway:	HDFC Bank
BRN :	1536598340	BRN Date:	23/08/2021 11:08:51
Payment Status:	Successful	Payment Ref. No:	2001552730/7/2021
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	N S CONSTRUCTION
Address:	135 SUBHAYAN PARK KOLKATA 700061
Mobile:	9830132150
Depositor Status:	Attorney of Claimant
Query No:	2001552730
Applicant's Name:	Mr Subhankar Sarkar
Address:	A.D.S.R. BEHALA
Office Name:	A.D.S.R. BEHALA
Identification No:	2001552730/7/2021
Remarks:	Sale, Development Power of Attorney Payment No 7

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001552730/7/2021	Property Registration- Stamp duty	0030-02-103-003-02	50
2	2001552730/7/2021	Property Registration- Registration Fees	0030-03-104-001-16	7
			Total	57

IN WORDS: FIFTY SEVEN ONLY.



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

Query No / Year	2001552730/2021	Office where deed will be registered
Query Date	21/08/2021 12:55:11 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Subhankar Sarkar Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8910647900, Status : Advocate	
Transaction	Additional Transaction	
[0139] Sale, Development Power of Attorney	[4002] General Power of Attorney [Rs : 0/-], [4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
	Rs. 1,89,87,763/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 40,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Maheshtala, Municipality: MAHESHTALA, Road: Biren Roy Road (Maheshtala), Road Zone : (Property Located On Road -) , Mouza: Chak-Jote Shibrampur, , Ward No: 014, Holding No:B4 18 257 JI No: 25, , Pin Code : 700141

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-314 (RS :-)	LR-4228	Bastu	Bastu	21 Katha		1,88,52,763/-	Property is on Road
Grand Total :					34.65Dec	0 /-	188,52,763 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	0/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		500 sq ft	0 /-	1,35,000 /-	



Query No: 2001552730 of 2021, Printed On : Aug 23 2021 10:07AM, Generated from sbreregistration.gov.in

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr SAUMEN MIDDEY Son of Late Atul Krishna Middey, Jote Shibrapur, City:- , P.O:- Jote Shibrapur, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AMxxxxxx9B, Aadhaar No.: 57xxxxxxxx2894, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	N S CONSTRUCTION (Partnership Firm) .135, Subhayan Park, Biren Roy Road (West),, City:- , P.O:- Sarsuna, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 PAN No. AAxxxxxx7H, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	SAMADUL ALI KHAN Son of Late Sultan Ali Khan 135, Subhayan Park, Biren Roy Road (West),, City:- , P.O:- Sarsuna, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx4L, Aadhaar No Not Provided by UIDAI	N S CONSTRUCTION (as partners)

Land Details as per Land Record

District: South 24-Parganas, Thana: Maheshtala, Municipality: MAHESHTALA, Road: Biren Roy Road (Maheshtala), Road Zone : (Property Located On Road --), Mouza: Chak-Jote Shibrapur, , Ward No: 014, Holding No:B4 18 257 JI No: 25, , Pin Code : 700141

Sc No	Plot & Khatian Number	Details Of Land	Owner Name in English as Selected by Applicant
L1	LR Plot No:- 314, LR Khatian No:- 4228	Owner: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Gurdian: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Address: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Classification: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Area: 0.57 Acre	Mr SAUMEN MIDDEY

Identifier Details :

Name & address
Mr Goutam Jana Son of Mr Mahitosh Jana Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India. PIN:- 700027. Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr SAUMEN MIDDEY, SAMADUL ALI KHAN

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.



Query No: 2001552730 of 2021, Printed On : Aug 23 2021 10:07AM, Generated from wbreistration.gov.in

Query is valid for 30 days (i.e. upto 20-09-2021) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 20-09-2021)

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

Deed No :	I-1607-09856/2021	Date of Registration	23/08/2021
Query No / Year	1607-2001552730/2021	Office where deed is registered	
Query Date	21/08/2021 12:55:11 AM	1607-2001552730/2021	
Applicant Name, Address & Other Details	Subhankar Sarkar Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8910647900, Status : Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[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		
Stampduty Paid(SD)	Rs. 1,89,87,763/-		
Rs. 40,070/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 28/- (Article:E, E, E)		
	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Biren Roy Road (Maheshtala), Road Zone : (Property Located On Road -) , Mouza: Chak-Jote Shibrapur, , Ward No: 014, Holding No:B4 18 257 JI No: 25, Pin Code : 700141

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-314 (RS -)	LR-4228	Bastu	Bastu	21 Katha		1,88,52,763/-	Property is on Road
Grand Total :					34.65Dec	0 /-	188,52,763 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	0/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		500 sq ft	0 /-	1,35,000 /-	

icipa
No
Nair






Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SAUMEN MIDDEY Son of Late Atul Krishna Middey Executed by: Self, Date of Execution: 23/08/2021 , Admitted by: Self, Date of Admission: 23/08/2021 ,Place : Office	 <small>23/08/2021</small>	 <small>LTI 23/08/2021</small>	 <small>23/08/2021</small>
Jote Shibrapur, City:- , P.O:- Jote Shibrapur, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx9B, Aadhaar No: 57xxxxxxx2894, Status :Individual, Executed by: Self, Date of Execution: 23/08/2021 , Admitted by: Self, Date of Admission: 23/08/2021 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	N S CONSTRUCTION 135, Subhayan Park, Biren Roy Road (West),, City:- , P.O:- Sarsuna, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 , PAN No.:: AAxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SAMADUL ALI KHAN (Presentant) Son of Late Sultan Ali Khan Date of Execution - 23/08/2021, , Admitted by: Self, Date of Admission: 23/08/2021, Place of Admission of Execution: Office	 <small>Aug 23 2021 11:21AM</small>	 <small>LTI 23/08/2021</small>	 <small>23/08/2021</small>
135, Subhayan Park, Biren Roy Road (West),, City:- , P.O:- Sarsuna, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx4L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : N S CONSTRUCTION (as partners)				

16
10
117 C



Applicant Details :

Photo	Finger Print	Signature
		
23/08/2021	23/08/2021	23/08/2021

Identifier Of Mr SAUMEN MIDDEY, SAMADUL ALI KHAN

Land Details as per Land Record

District: South 24-Parganas, P.S.- Maheshtala, Municipality: MAHESHTALA, Road: Biren Roy Road (Maheshtala),
 Road Zone : (Property Located On Road –) , Mouza: Chak-Jote Shibrapur , Ward No: 014, Holding No:B4 18 257 JI
 No: 25, Pin Code : 700141

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 314, LR Khatian No:- 4228	Owner:সৌমেন মিত্তে , Gurdian:অতুল মিত্তে, Address:নিজ , Classification:বাস্ত, Area:0.57000000 Acre,	Mr SAUMEN MIDDEY



23-08-2021

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 11:00 hrs on 23-08-2021, at the Office of the A.D.S.R. BEHALA by SAMADUL ALI KHAN

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 1,89,87,763/-

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

Execution is admitted on 23/08/2021 by Mr SAUMEN MIDDEY, Son of Late Atul Krishna Middey, Jote Shibrapur, P.O: Jote Shibrapur, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by Profession Business

Identified by Mr Goutam Jana, , Son of Mr Mahitosh Jana, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 23-08-2021 by SAMADUL ALI KHAN, partners, N S CONSTRUCTION (Partnership Firm), 135, Subhayan Park, Biren Roy Road (West),, City:- , P.O:- Sarsuna, P.S:-Maheshtala, District-South 24-Parganas, West Bengal, India, PIN:- 700061

Identified by Mr Goutam Jana, , Son of Mr Mahitosh Jana, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28/- (E = Rs 28/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 22/08/2021 12:51PM with Govt. Ref. No: 192021220058067541 on 22-08-2021, Amount Rs: 21/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1536101281 on 22-08-2021, Head of Account 0030-03-104-001-16

Online on 23/08/2021 11:47AM with Govt. Ref. No: 192021220058642951 on 23-08-2021, Amount Rs: 7/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1536598340 on 23-08-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,070/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 39,970/-

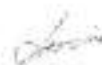
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1409, Amount: Rs.100/-, Date of Purchase: 21/08/2021, Vendor name: S C Halder

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 22/08/2021 12:51PM with Govt. Ref. No: 192021220058067541 on 22-08-2021, Amount Rs: 39,920/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1536101281 on 22-08-2021, Head of Account 0030-02-103-003-02

Online on 23/08/2021 11:47AM with Govt. Ref. No: 192021220058642951 on 23-08-2021, Amount Rs: 50/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1536598340 on 23-08-2021, Head of Account 0030-02-103-003-02



Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal



State of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2021, Page from 365144 to 365164

being No 160709856 for the year 2021.



Digitally signed by SANDIP BISWAS
Date: 2021.09.08 14:03:22 +05:30
Reason: Digital Signing of Deed.

(Sandip Biswas) 2021/09/08 02:03:22 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)



SRI SAUMEN MIDDEY, (PAN:AMFPM4719B, AADHAAR NO. 5700 0930 2894), son of Late Atul Krishna Middey, by faith Hindu, by occupation-Business, residing at Jote Shibrampur, Post Office-Jote Shibrampur, Police Station-Maheshtala, Kolkata-700141, 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 representatives and assigns) of the **ONE PART.**

A N D

M/S. N S CONSTRUCTION, (PAN: AAMFN8127H) a Partnership Firm, having its registered office at 135, Subhayan Park, Biren Roy Road (West), Post Office-Sarsuna, Police Station-Maheshtala, Kolkata-700061, represented by its Partners namely- (1) **NARGIS KHAN, (PAN:ATIPK3681Q, AADHAAR NO. 4307 1831 1981)**, wife of Samadul Ali Khan, by faith: Islam, by occupation: Business; (2) **SAMADUL ALI KHAN, (PAN:AGAPK4444L, AADHAAR NO. 5097 9248 2154)** son of Late Sultan Ali Khan, by faith: Islam, by occupation: Business; and (3) **SUHANA KHAN, (PAN: DXAPK1657R, AADHAAR NO. 2930 1095 2878)**, daughter of Samadul Ali Khan, by faith: Islam, by occupation: Business, all residing at 135, Subhayan Park, Biren Roy Road (West), Post Office-Sarsuna, Police Station: Maheshtala, Kolkata-700061; hereinafter called and referred to as the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors in office, executors, legal representatives and assigns) of the **OTHER PART.** **NARGIS KHAN** and **SUHANA KHAN**, the Partner Nos. 1 & 3 are being represented by the Partner No. 2 **SAMADUL ALI KHAN**, son of Late Sultan Ali Khan, by faith: Islam, by Nationality-Indian, by occupation: Business: residing at 135, Subhayan Park, Biren Roy Road (West), Post Office-Sarsuna, Police Station: Maheshtala, Kolkata - 700061, by virtue of Power of Attorney dated 28.09.2018, which was registered at the Office of Additional District Sub Registrar at Behala and entered in Book No. IV, Being No. 160700650 for the year 2018.



A.D.S.R Behaia
23 AUG 2021
Dist- South 24 Pgs.