

# SUPPLEMENTARY AGREEMENT

DATED

05<sup>TH</sup> DAY OF JUNE, 2024.

REGISTERED AT

THE OFFICE OF THE ADDITIONAL DISTRICT SUB – REGISTRAR, AT GARIA.

RECORDED IN

BOOK NO. I

VOLUME NO. 1629 – 2024

PAGES FROM 63510 TO 63537

BEING NO. 162902754 FOR THE YEAR 2024.

BY

SRI SUBRATA SAHA AND OTHERS.

... LAND OWNERS.

TO AND IN FAVOUR OF

M/S. NARAYANI CONSTRUCTION.

... DEVELOPER.

2776/24

2754/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

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*(Signature)*  
 A.D.S.R. Garla  
 South 24 Parganas

5 JUN 2024

SUPPLEMENTARY AGREEMENT

THIS SUPPLEMENTARY AGREEMENT IS MADE  
 ON THIS THE 05<sup>TH</sup> DAY OF JUNE, 2024  
 (TWO THOUSAND AND TWENTY FOUR) A.D.

57451

31 MAY 2024

Sl. No. .... Date .....

Rs. .... 1500

Name..... *Tapajit Roy*

Address..... Alipore Judges Court, Kol-27

**SMRITI BIKASH DAS**  
 Govt. Licence Stamp Vender  
 Alipore Police Court  
 Kol-27



*[Handwritten signature]*

A.D.S.R. Garia  
 South 24 Parganas

10 5 JUN 2024

*Identified by me,  
 Subhojit Halder  
 510 Marku ram Halder  
 Alipore Judges' Court  
 Kolkata- 700027*

BY AND BETWEEN

(1) SRI SUBRATA SAHA (PAN: GNDPS 0783 J), son of Late Madan Mohan Saha, by occupation Business, by religion Hindu, by Nationality - Indian, residing at Ration Shop Boral, Rajpur Sonarpur (M), Post Office Boral, Police Station Narendrapur (previously Sonarpur), Kolkata 700154, District South 24 Parganas, AND (2) SRI SUJAY SADHUKHAN ALIAS SUJOY SADHUKHAN (PAN: BKUPS 0771 F), son of Late Sudhangshu Sadhukhan, by occupation Business, by religion Hindu, by nationality Indian, residing at Sadhukhan Para, Boral, Rajpur Sonarpur (M), Post Office Boral, Police Station Narendrapur (previously Sonarpur), Kolkata 700154, District South 24 Parganas, AND (3) SRI BIJOY GHOSH (PAN ADYPG 4183 B), son of Late Lalmohan Ghosh, by religion Hindu, by nationality Indian, by occupation Business and residing at C/9, Rajnarayan Park, Post Office Boral, Police Station Narendrapur (previously Sonarpur), Kolkata - 700154, District South 24 Parganas, hereinafter jointly called and referred to as the PRINCIPALS (which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include their respective heirs, successors, executors, administrators, legal representatives, assignees) of the FIRST PART.

AND

M/S. NARAYANI CONSTRUCTION a Sole Proprietorship Concern, having its Office at 468, Boral Main Road, Post Office Boral, Police Station Narendrapur (previously Sonarpur), Kolkata 700154, District South 24 Parganas, represented by its Sole Proprietor namely SRI BIJOY GHOSH, son of Late Lal Mohan Ghosh, by religion Hindu, by Nationality Indian, by occupation- Business and residing at C/9, Rajnarayan Park, Boral, Post Office Boral, Police Station Narendrapur (previously Sonarpur), Kolkata - 700154, District South 24 Parganas, hereinafter called and referred to as the DEVELOPER (which term or expression unless excluded by or repugnant to the context



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**A.D.S.R. Garia**  
**South 24 Parganas**

**05 JUN 2024**

shall mean and include the successors-in-office, legal representatives, administrators, executors and assignees etc.) of the SECOND PART.

WHEREAS the Land Owners herein – named became the sole and absolute Owner and Possessor of ALL THAT the piece or parcel of Land measuring or containing more or less 10 (Ten) Cottahs, 13 (Thirteen) Chittacks and 16 (Sixteen) Sq. Ft., along with a temporary shed structure measuring about 500 (Five Hundred) Sq. Ft., standing thereon, {out of which a portion of land measuring about 06 (Six) Cottahs is lying under R.S. Khatian No. 231, corresponding to L.R. Khatian No. 1982 and 1983 (previously 220+), comprised under R.S. Dag No. 660, corresponding to L.R. Dag No. 873 and 874, and a portion of Land measuring about 03 (Three) Cottahs and 04 (Four) Chittacks is lying under R.S. Khatian No. 231, corresponding to L.R. Khatian No. 1982 and 1983 (previously 220 & others), comprised under R.S. Dag No. 659, corresponding to L.R. Dag No. 873 and a portion of Land measuring about 01 (One) Cottah 09 (Nine) Chittack and 16 (Sixteen) Sq.Ft., is lying under R.S. Khatian No. 231, corresponding to L.R. Khatian No. 2606 and 2607, comprised under R.S. Dag No. 660, corresponding to L.R. Dag No. 872}, lying and situate within the District : South 24-Parganas, Police Station – Narendrapur (previously Sonarpur), Additional District Sub – Registrar Office at Garia (previously Sonarpur), Pargana Magura, Touzi No.142, J.L. No. 61, R.S. No. 119, Mouza - Boral, appertaining to the R.S. Khatian No. 231, corresponding to L.R. Khatian No. 1982, 1983, 2606 and 2607 (previously 220 & others), comprising R.S. Dag No. 659 & 660 corresponding to L.R. Dag No. 872, 873 & 874, within the limits of the Rajpur Sonarpur Municipality under Ward No.34, being known and numbered as the Holding No.10, Boral –A, Post Office Boral, Kolkata – 700154 and assessed under the Assessment No. 1104302054979.

During their such joint, absolute and peaceful possession and enjoyment of the said property, the said Subrata Saha, Sujoy Sadhukhan alias Sujay Sadhukhan and Bijoy Ghosh, for the purpose of better utilization of the property and to gain something more out of their property, have mutually decided to raise a multi – storied building there on their Schedule mentioned land property, but not having so much fund, man power and set-up,



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A.D.S.R. Gupta  
South 24 Parganas

05 JUN 2024

time to endeavor, as also with the intention to materialize their desire through a Developer, they have decided to entrust the above-named NARAYANI CONSTRUCTION, a Sole Proprietorship Firm, being represented by its Sole Proprietor namely SRI BIJOY GHOSH to raise a multi storied building there on their Schedule mentioned land property, under some specific terms and conditions.

AND WHEREAS the Developer Concern NARAYANI CONSTRUCTION, a Sole Proprietorship Firm, being represented by its Sole Proprietor namely SRI BIJOY GHOSH have entered into a Development Agreement with the above mentioned Land Owners on 08.12.2023, with some settled terms and conditions as laid down in the said Development Agreement which was duly registered at the Office of the Additional District Sub Registrar at Garia and recorded in Book No. I, Volume No. 1629-2023, from 157218 to 157260 Pages and being Deed No. 162905618 for the year 2023.

Subsequently, the said Subrata Saha, Sujoy Sadhukhan alias Sujoy Sadhkhan and Bijoy Ghosh have also executed a Power of Attorney (after registration of the Development Agreement) on the same date i.e. on 08.12.2023, appointing and/or nominating and/or constituting the above-named SRI BIJOY GHOSH, being the Sole Proprietor of NARAYANI CONSTRUCTION as their true & lawful Constituted Attorney. The said Deed has been registered at the Office of the Additional District Sub – Registrar at Garia and recorded in Book No. I, Volume No. 1629 -2023, from 157195 to 157217 Pages and Being Deed No. 162905626 for the year 2023.

AND WHEREAS due to various of reasons, the said Subrata Saha, Sujoy Sadhukhan alias Sujoy Sadhkhan and Bijoy Ghosh have revoked and / or cancelled the Power and authority entrusted to him in respect of the Schedule mentioned property, by virtue of execution and registration of the cancellation and / or revocation of Power of Attorney dated 17.05.2022, duly executed on 05.06.2024, which was duly registered at the Office of the Additional District Sub Registrar at Garia and recorded in Book No. I, and being Deed No. 162902753 = for the year 2024.

Subrata Saha

Sujoy Sadhukhan







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**A.D.S.R. Garla**  
**South 24 Parganas**

**5 JUN 2024**

AND WHEREAS out of the various of TERMS and CONDITIONS as set forth there in the said Agreement for Development dated 08.12.2023, it has been agreed by and between the Parties therein (being the Land Owners and the Developer) that owing to involvement of land by the Land Owners and investment of fund, engagement of set up, energy and involvement of endeavour by the Developer Concern, the Land Owners and the Developer will be provided with the following Allocation:

➤ THE OWNER'S ALLOCATION WILL CONSIST OF :

It has been agreed by & between the Parties that owing to involvement of land, investment of fund, engagement of set up, energy and involvement of endeavor the Land Owner will be provided of the Total Floor Area Ratio (FAR) of the constructed area, out of the proposed building, which will be constructed, as per the Building Plan, to be sanctioned by the Rajpur Sonarpur Municipality, which will consist of:

◆ RESIDENTIAL AREA:

a) 01 (One) Self Sufficient Residential Flat being 2D, at the Northern Side, on the Second Floor, measuring about 807 (Eight Hundred and Seven) Sq. Ft., Built Up Area, which is equivalent to 1009 (One Thousand and Nine) Sq. Ft., Super Built Up Area,

◆ COMMERCIAL AREA:

a) 01 (One) Shop Rooms being No. 3, measuring more or less 138 (One Hundred and Thirty Eight) Sq. Ft., Built Up Area i.e., 173 (One Hundred and Seventy Three) Sq. Ft., Super Built Up area, at the Eastern (Front) side, on the Ground Floor; and

b) 01 (One) Shop Room being No. 4, measuring about 170 (One Hundred and Seventy) Sq. Ft., Built Up Area, i.e., 219 (Two Hundred and Nineteen) Sq. Ft., Super Built Up area, at the Eastern (Front) side, on the Ground Floor;

◆ RESIDENTIAL AREA:

a) 01 (One) Self Sufficient Residential Flat being 3D, at the Northern Side, on the Third Floor, measuring about 807 (Eight Hundred and Seven) Sq. Ft., Built Up Area, which is equivalent to 1009 (One Thousand and Nine) Sq. Ft., Super Built Up Area,



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**A.D.S.R. Geria**  
South 24 Parganas

**18 5 JUN 2021**

◆ COMMERCIAL AREA:

a) 01 (One) Shop Room being No. 2, measuring more or less 326 (Three Hundred and Twenty Six) Sq. Ft., Built Up Area which is equivalent to 407 (Four Hundred and Seven) Sq. Ft., Super Built Up area, at the Eastern (Front) side, on the Ground Floor; and

b) 01 (One) Shop Room being No. 6, at the Northern side, on the Ground Floor measuring about 83 (Eighty Three) Sq. Ft., Built Up Area, which is equivalent to 104 (One Hundred and Four) Sq. Ft., Super Built Up Area;

◆ CAR PARKING SPACE AREA:

01 (One) Roof Covered Car Parking Space at the South West Side of the Ground Floor, measuring about 135 (One Hundred and Thirty Five) Sq. Ft. -- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at his own cost or at the cost of his nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

AND

A lump sum amount of Rs.12,50,000/- (Rupees Twelve Lakh and Fifty Thousand) only shall be payable by the Developer to the Land Owner No.1 herein named within 06 (Six) months from the date of execution of Development Agreement.

The Allocations are being coupled with the proportionate share & interest in the Land within the Premises together with all the common rights, facilities, amenities & liabilities along with the duties to be performed and liabilities to be carried out.

The roof and the stair case portion of the Building will remain common to both the Parts herein and their subsequent transferees.

AND

➤ THE DEVELOPER'S ALLOCATION WILL CONSIST OF :

The Developer will be provided with the remaining construction area of the constructed area, to be constructed out of the proposed building, which will be constructed, as per the Building Plan, to be sanctioned by the Rajpur Sonarpur Municipality, -- TOGETHER



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**A.D.S.R. Garla**  
South 24 Parganas

**10 5 JUN 2024**

WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at his own cost or at the cost of his nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

The roof of the building will remain common to both the parts herein.

Subsequently, it has been found that some error and / or mistakes cropped up in the said Development Agreement dated 08.12.2023 regarding specific allocation of the Land Owners herein named.

Now, the Land Owners and the Developer have decided to demarcate their specific and respective Allocation by executing this document. The Land Owners and the Developer will be provided with the following Allocation:

➤ THE OWNER'S ALLOCATION WILL CONSIST OF :

◆ RESIDENTIAL AREA:

a) 01 (One) Self Sufficient Residential Flat being 2C, at the Northern Side, on the Second Floor, measuring about 807 (Eight Hundred and Seven) Sq. Ft., Built Up Area, which is equivalent to 1009 (One Thousand and Nine) Sq. Ft., Super Built Up Area,

◆ COMMERCIAL AREA:

a) 01 (One) Shop Rooms being No. 3, measuring more or less 138 (One Hundred and Thirty Eight) Sq. Ft., Built Up Area i.e., 173 (One Hundred and Seventy Three) Sq. Ft., Super Built Up area, at the Eastern (Front) side, on the Ground Floor; and

b) 01 (One) Shop Room being No. 4, measuring about 170 (One Hundred and Seventy) Sq. Ft., Built Up Area, i.e., 219 (Two Hundred and Nineteen) Sq. Ft., Super Built Up area, at the Eastern (Front) side, on the Ground Floor;

◆ RESIDENTIAL AREA:



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A. D. S. S. Ghosh  
District In-charge Engineer

15 JUN 2021

a) 01 (One) Self Sufficient Residential Flat being 3C, at the Northern Side, on the Third Floor, measuring about 807 (Eight Hundred and Seven) Sq. Ft., Built Up Area, which is equivalent to 1009 (One Thousand and Nine) Sq. Ft., Super Built Up Area,

◆ COMMERCIAL AREA:

a) 01 (One) Shop Room being No. 2, measuring more or less 326 (Three Hundred and Twenty Six) Sq. Ft., Built Up Area which is equivalent to 407 (Four Hundred and Seven) Sq. Ft., Super Built Up area, at the Eastern (Front) side, on the Ground Floor; and

b) 01 (One) Shop Room being No. 6, at the Northern side, on the Ground Floor measuring about 83 (Eighty Three) Sq. Ft., Built Up Area, which is equivalent to 104 (One Hundred and Four) Sq. Ft., Super Built Up Area;

◆ CAR PARKING SPACE AREA:

01 (One) Roof Covered Car Parking Space at the South West Side of the Ground Floor, measuring about 135 (One Hundred and Thirty Five) Sq. Ft. -- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at his own cost or at the cost of his nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

AND

A lump sum amount of Rs.12,50,000/- (Rupees Twelve Lakh and Fifty Thousand) only shall be payable by the Developer to the Land Owner No.1 herein named within 06 (Six) months from the date of execution of Development Agreement.

➤ THE DEVELOPER'S ALLOCATION WILL CONSIST OF :

The "DEVELOPER'S ALLOCATION" shall mean the remaining construction area to be constructed on the basis of the Building Plan, as may be sanctioned by the Competent Authority of the Rajpur Sonarpur Municipality -- TOGETHER WITH the undivided, indivisible and common areas and facilities to be constructed will be of the Developer's Allocation.





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A.D.S.R. Garia  
South 24 Parganas

19 5 JUN 2024

The roof of the building will remain common to both the parts herein.

This Supplementary Agreement is made for the purpose of proper demarcation of the Developer and the Land Owners' Allocation and it will be treated as the part & parcel of the said Development Agreement dated 08.12.2023 executed by & between the Parties herein.

THE FIRST SCHEDULE ABOVE REFERRED TO  
(THE LAND PROPERTY)

ALL THAT the piece or parcel of Land measuring or containing more or less 10 (Ten) Cottahs, 13 (Thirteen) Chittacks and 16 (Sixteen) Sq. Ft., along with a temporary shed structure measuring about 500 (Five Hundred) Sq. Ft., standing thereon, {out of which a portion of land measuring about 06 (Six) Cottahs is lying under R.S. Khatian No. 231, corresponding to L.R. Khatian No. 1982 and 1983 (previously 220+), comprised under R.S. Dag No. 660, corresponding to L.R. Dag No. 873 and 874, and a portion of Land measuring about 03 (Three) Cottahs and 04 (Four) Chittacks is lying under R.S. Khatian No. 231, corresponding to L.R. Khatian No. 1982 and 1983 (previously 220 & others), comprised under R.S. Dag No. 659, corresponding to L.R. Dag No. 873 and a portion of Land measuring about 01 (One) Cottah 09 (Nine) Chittack and 16 (Sixteen) Sq.Ft., is lying under R.S. Khatian No. 231, corresponding to L.R. Khatian No. 2606 and 2607, comprised under R.S. Dag No. 660, corresponding to L.R. Dag No. 872}, lying and situate within the District : South 24-Parganas, Police Station – Narendrapur (previously Sonarpur), Additional District Sub – Registrar Office at Garia (previously Sonarpur), Pargana Magura, Touzi No.142, J.L. No. 61, R.S. No. 119, Mouza - Boral, appertaining to the R.S. Khatian No. 231, corresponding to L.R. Khatian No. 1982, 1983, 2606 and 2607 (previously 220 & others), comprising R.S. Dag No. 659 & 660 corresponding to L.R. Dag No. 872, 873 & 874, within the limits of the Rajpur Sonarpur Municipality under Ward No.34, being known and numbered as the Holding No.10, Boral –A, Post Office Boral, Kolkata – 700154 and assessed under the Assessment No. 1104302054979.



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A.D.S.R. Garia  
South 24 Parganas

5 JUN 2024

The property is butted and bounded by:

ON THE NORTH	:	12'-00" wide Municipal Road;
ON THE SOUTH	:	05'-00" wide Common Passage and Part of Land under R.S. Dag No. 659 & 660;
ON THE EAST	:	34'-00" wide Boral Main Road;
ON THE WEST	:	Part of the Land under R.S. Dag No. 660.

THE SECOND SCHEDULE ABOVE REFERRED TO:  
(PARTICULARS OF THE LAND OWNER' ALLOCATION)

The LAND OWNERS' ALLOCATION shall mean the Land Owners / First Parties will be provided of the constructed area, out of the proposed building, which will be constructed, as per the Building Plan, to be sanctioned by the Rajpur Sonarpur Municipality, i.e.,

◆ RESIDENTIAL AREA:

a) 01 (One) Self Sufficient Residential Flat being 2C, at the Northern Side, on the Second Floor, measuring about 807 (Eight Hundred and Seven) Sq. Ft., Built Up Area, which is equivalent to 1009 (One Thousand and Nine) Sq. Ft., Super Built Up Area,

◆ COMMERCIAL AREA:

a) 01 (One) Shop Rooms being No. 3, measuring more or less 138 (One Hundred and Thirty Eight) Sq. Ft., Built Up Area i.e., 173 (One Hundred and Seventy Three) Sq. Ft., Super Built Up area, at the Eastern (Front) side, on the Ground Floor; and

b) 01 (One) Shop Room being No. 4, measuring about 170 (One Hundred and Seventy) Sq. Ft., Built Up Area, i.e., 219 (Two Hundred and Nineteen) Sq. Ft., Super Built Up area, at the Eastern (Front) side, on the Ground Floor;

◆ RESIDENTIAL AREA:



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**A.D.S.R. Garia**  
**South 24 Parganas**

**10 5 JUN 2021**

a) 01 (One) Self Sufficient Residential Flat being 3C, at the Northern Side, on the Third Floor, measuring about 807 (Eight Hundred and Seven) Sq. Ft., Built Up Area, which is equivalent to 1009 (One Thousand and Nine) Sq. Ft., Super Built Up Area,

◆ COMMERCIAL AREA:

a) 01 (One) Shop Room being No. 2, measuring more or less 326 (Three Hundred and Twenty Six) Sq. Ft., Built Up Area which is equivalent to 407 (Four Hundred and Seven) Sq. Ft., Super Built Up area, at the Eastern (Front) side, on the Ground Floor; and

b) 01 (One) Shop Room being No. 6, at the Northern side, on the Ground Floor measuring about 83 (Eighty Three) Sq. Ft., Built Up Area, which is equivalent to 104 (One Hundred and Four) Sq. Ft., Super Built Up Area;

◆ CAR PARKING SPACE AREA:

01 (One) Roof Covered Car Parking Space at the South West Side of the Ground Floor, measuring about 135 (One Hundred and Thirty Five) Sq. Ft., -- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at his own cost or at the cost of his nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

AND

A lump sum amount of Rs.12,50,000/- (Rupees Twelve Lakh and Fifty Thousand) only shall be payable by the Developer to the Land Owner No.1 herein named within 06 (Six) months from the date of execution of Development Agreement.

THE THIRD SCHEDULE ABOVE REFERRED TO:  
(PARTICULARS OF THE DEVELOPER'S ALLOCATION)

The "DEVELOPER'S ALLOCATION" shall mean the remaining construction area of the constructed area, to be constructed out of the proposed building, which will be



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A.D.S.R. Garia  
Sein 24 Parganas

5 JUN 2021

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constructed, as per the Building Plan, to be sanctioned by the Rajpur Sonarpur Municipality,

-- TOGETHER WITH the undivided, indivisible and common areas and facilities to be constructed will be of the Developer's Allocation.

THE FOURTH SCHEDULE ABOVE REFERRED TO:  
(PARTICULARS OF THE COMMON AREAS)

1. The foundation, columns, shear walls, beams, support, corridors, lobbies, stairs, stairways, landings, entrances, exits and pathways.
2. Drains and sewers from the premises to the Municipal Duct.
3. Water sewerage and drainage connection pipes from the Units to drains and sewers common to the premises.
4. Toilets and bathrooms for use of durwans, drivers, maintenance staff of the premises.
5. The durwans & maintenance staff rest room with electrical wiring switches and points fittings and fixtures.
6. Boundary walls including outer side of the walls of the new building Project and main gates.
7. Water pump and motor with installation and room therefore.
8. Water pump overhead tanks and underground water reservoirs, water pipes, water unit, sewage treatment plant and other common plumbing installations and spaces required thereto.
9. Electrical wiring meters, common DB, electrical panels, fittings and fixtures for lighting the staircase lobby and other common areas, street, landscape area (excluding those as are installed for any particular Unit) and spaces required therefore.
10. Windows/doors/grills and other fittings of the common area of the premises.
11. Lifts and their accessories installations and spaces required therefor.





*[Handwritten signature]*

A.D.S.R. Garia  
South 24 Parganas

5 JUN 2021

12. Certain areas shall be earmarked as Excluded and Reserved areas and shall not be open for common use such as

(I) the top roof of the building including the roof of the overhead water tanks and lift machine rooms, the parapet walls of and all constructions on the top roof,

(II) the Parking spaces of the building,

(III) the elevation and the exterior of the building, and

(IV) Such other open and covered spaces which are herein expressed.

THE FIFTH SCHEDULE ABOVE REFERRED TO:  
(PARTICULARS OF THE DEPOSITS/ EXTRA CHARGES/TAXES)

1. Common Expenses/Maintenance Charges/Deposits: proportionate share of the common expenses/maintenance charges as may be levied by both the Land owners and Developer Concern.

2. Transformer and allied installation: Obtaining HT/LT electricity supply from the supply agency through transformers and allied equipments and the expenses to be borne by both the Land owners and Developer Concern.

3. Formation of Association/Holding Organization to be done by the Land Owners and the Developer Concern.

4. Taxes: deposits towards Municipal rates and taxes, etc. Service Tax, Works Contract Tax, Value Added Tax or any other tax and imposition levied by the State Government, Central Government or any other authority or body payable on the transfer of the share out of unsold salable spaces by the Developer to the Owners shall be paid by the Owners.

5. Electricity Meter: Security deposit and all other billed charges of the supply agency for providing electricity meter to the Said Project, at actual, to be borne by both the Land owners and Developer Concern.



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A.D.S.R. Garin  
Soulu ze Karpunan

10 5 JUN 2021

IN WITNESS WHEREOF the Parties herein have set and subscribed their respective hands and signatures on the day, month and year above mentioned after going through the contents herein, understanding the meaning of the same and realizing the results thereof.

IN THE PRESENCE OF:

(1)

Kuntal Bose  
Baral  
Kol-700154.

Subrata Saha  
Sujoy Sashukhan



SIGNATURE OF THE LAND OWNERS

(2) SURMID BANK  
LASKARPUR  
KOL-700153

NARAYANI CONSTRUCTION



Proprietor

SIGNATURE OF THE DEVELOPER

DRAFTED & PREPARED BY:



Alipore Judges' Court,  
Kolkata- 700027.

G-1180/1550/2009.



NARAYAN CHAKRABORTY

Proprietor

A.D.S.R. Garla  
Souto 24 Parganas

195 JUN 2024



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME - BIJOY GHOSH

SIGNATURE.....





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**A.D.S.R. Garla**  
**South 24 Parganas**

**5 JUN 2021**



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

NAME - SUBRATA SAHA

SIGNATURE.....*Subrata Saha*.....



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

NAME - SUJAY SADHUKHAN ALIAS SUJOY SADHUKHAN

SIGNATURE.....*Sujay Sadhukhan*.....





*[Handwritten signature]*

**A.D.S.R. Garla**  
**South 24 Parganas**

**05 JUN 2024**



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



192024250067183168

GRN Details

GRN:	192024250067183168	Payment Mode:	SBI Epay
GRN Date:	04/06/2024 18:29:04	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	9664857019740	BRN Date:	04/06/2024 18:29:25
Gateway Ref ID:	2907611658	Method:	IDBI Bank-Retail NB
GRIPS Payment ID:	040620242006718313	Payment Init. Date:	04/06/2024 18:29:04
Payment Status:	Successful	Payment Ref. No:	2001354560/3/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr TAPAJIT ROY
Address:	ALIPORE JUDGES COURT, KOLKATA - 700027
Mobile:	9830882206
Period From (dd/mm/yyyy):	04/06/2024
Period To (dd/mm/yyyy):	04/06/2024
Payment Ref ID:	2001354560/3/2024
Dept Ref ID/DRN:	2001354560/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001354560/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	19021
2	2001354560/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	12521
<b>Total</b>				<b>31542</b>

IN WORDS: THIRTY ONE THOUSAND FIVE HUNDRED FORTY TWO ONLY.

PAID





## IDENTITY CARD

# ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE : CIVIL : 2479-9335/7330, CRIMINAL : 2479-1477

Card No. : **I/C/3308**

Name **SUBHRAJIT HALDER, Advocate**

Father's/husband's Name **Mantu Ram Halder**

W.B. Bar Council Enrollment No.: **F/2522/2321/2023**



*Sudip Bhannick*

(SUDIP BHAUMICK)

Secretary

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

BIJOY GHOSH

LAL MOHAN GHOSH

01/04/1957

Permanent Account Number

ADYPG4183B

*Bijoy Ghosh*  
Signature



09112012

*Bijoy Ghosh*

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाने :  
आयकर पैन सेवा इकाई, एन एस डी यू एल  
तीसरी मंजील, सफ़ायर चेंबर्स,  
बानेर टेलिफोन एक्सचेंज के मजदीक,  
बानेर, पुना - 411 045

If this card is lost / someone's lost card is found,  
please inform / return to :  
Income Tax PAN Services Unit, NSDI,  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045  
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdi.co.in



*Sujay Sadhukhan*

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 SUBRATA SAHA  
 MADANMOHAN SAHA  
 20/1/1989  
 Permanent Account Number  
 GNDPS0783J  
 Serial No. 1  
 Signature

भारत सरकार  
 GOVT OF INDIA



This card is valid for use only for the purpose of...  
 It is not valid for...  
 Valid till...  
 Issue No. 12345  
 Serial No. 67890  
 Date of Issue: 10/10/2018  
 Validity: 12 months  
 Issued at: New Delhi  
 Signature: Subzeli Saha

Subzeli Saha



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

### INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতের নিম্নলিখিত অঙ্গরাজ্যে প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
S/O: লালমোহন ঘোষ, পি/৯,  
রাজনারায়ণ পার্ক, রাজপুর  
সোনাপুর (ম), বোরাল, দক্ষিণ  
২৪ পরগনা, পশ্চিম বঙ্গ, ৭০০১৫৪ Parganas, West Bengal, 700154

Address:  
S/O: Lalmohan Ghosh, C/9,  
RAJNARAYAN PARK, Rajpur  
Sonarpur(m), Boral, South 24  
Parganas, West Bengal, 700154

4079 8352 1391



ভারত সরকার

Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2010/17527/25633

To

বিজয় ঘোষ

Bijoy Ghosh

S/O: Lalmohan Ghosh

C/9 RAJNARAYAN PARK

Rajpur Sonarpur(m)

Boral

Boral South 24 Parganas

West Bengal 700154

18/06/2014

150412360



ML504123600FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4079 8352 1391**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



বিজয় ঘোষ

Bijoy Ghosh

পিতা : লালমোহন ঘোষ

Father : Lalmohan Ghosh

জন্মতারিখ / DOB : 01/04/1957

পুরুষ / Male



4079 8352 1391

আধার - সাধারণ মানুষের অধিকার



1800 300 7047

help@uidai.gov.in

www.uidai.gov.in





Government of India



নাম / Name  
Subrata Saha  
পিতা : মদন মোহন সাহা  
Father : MADANMOHAN SAHA

তারিখ / DOB: 23/11/1980  
লিঙ্গ / Male



4369 6510 4929

সংস্করণ - সাধারণ মানুষের অধিকার



Unique Identification Authority of India

ঠিকানা: ১, জগদীশ চন্দ্র সেন স্ট্রাট  
কেন্দ্রীয় শাখা, কলকাতা, ভারতীয় সরকার (সিআই)  
কেন্দ্রীয়, পশ্চিম বঙ্গ সরকার, পশ্চিম বঙ্গ

Address: S/O. Madan Mohan  
Saha, RESHON SHOP,  
BORAL, Rajpur Gonsarpur  
(m) Boral, South 24  
Parganas, West Bengal,  
700154

4369 6510 4929



Subrata Saha



भारत सरकार  
विशेष विधि से जारी किया गया है

**भारत सरकार**  
Unique Identification Authority of India  
Government of India

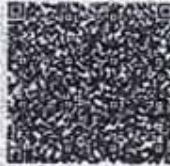
Enrollment No.: 1119/61888/03728

To  
Sujoy Sadhukhan  
S/O: Sudhangshu S. dhukhan  
SADHUKHAN PA/A  
Rajpur Sonarpur(m)  
Boral  
Boral South 24 Pa. gr. ras  
West Bengal 700154  
9674000707

01/07/2014  
87443274



MD874432742F



आपका आधार क्रमांक / Your Aadhaar No. :

**9533 8180 4236**

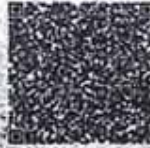
**मेरा आधार, मेरी पहचान**



भारत सरकार

Government of India

Sujoy Sadhukhan  
Father : Sudhangshu Sadhukhan  
DOB : 12/12/1970  
Male



**9533 8180 4236**

**मेरा आधार, मेरी पहचान**

*Sujoy Sadhukhan*

### Major Information of the Deed

Deed No :	I-1629-02754/2024	Date of Registration	05/06/2024
Query No / Year	1629-2001354560/2024	Office where deed is registered	
Query Date	02/06/2024 12:10:29 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	TAPAJIT ROY ALIPORE JUDGES COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830882206, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 12,50,000/-]		
Set Forth value	Market Value		
Rs. 2,20,000/-	Rs. 1,47,61,880/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 12,521/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Main Road, Mouza: Boral, , Ward No: 034, Holding No:10 JI No: 61, Pin Code : 700154




Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-872 (RS :-)	LR-2606	Bastu	Bastu	570.5 Sq Ft	50,000/-	10,69,690/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L3	LR-872 (RS :-)	LR-2607	Bastu	Bastu	570.5 Sq Ft	1,00,000/-	10,69,690/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L4	LR-873 (RS :-)	LR-1982	Bastu	Bastu	1 Katha 10 Chatak	10,000/-	21,93,750/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L5	LR-873 (RS :-)	LR-1983	Bastu	Bastu	1 Katha 10 Chatak	10,000/-	21,93,750/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L6	LR-873 (RS :-)	LR-1982	Bastu	Bastu	1 Katha 8 Chatak	10,000/-	20,25,000/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L7	LR-873 (RS :-)	LR-1983	Bastu	Bastu	1 Katha 8 Chatak	10,000/-	20,25,000/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,



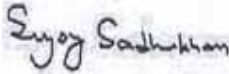



L8	LR-874 (RS :-)	LR-1982	Bastu	Bastu	1 Katha 8 Chatak	10,000/-	20,25,000/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L9	LR-874 (RS :-)	LR-1983	Bastu	Bastu	1 Katha 8 Chatak	10,000/-	20,25,000/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>					<b>17.8773Dec</b>	<b>2,10,000 /-</b>	<b>146,26,880 /-</b>	
<b>Grand Total :</b>					<b>17.8773Dec</b>	<b>2,10,000 /-</b>	<b>146,26,880 /-</b>	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L3, L4, L5, L6, L7, L8, L9	500 Sq Ft.	10,000/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>500 sq ft</b>	<b>10,000 /-</b>	<b>1,35,000 /-</b>	

**Land Lord Details :**




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr SUBRATA SAHA</b> Son of Late MADAN MOHAN SAHA Executed by: Self, Date of Execution: 05/06/2024 , Admitted by: Self, Date of Admission: 05/06/2024 ,Place : Office	 05/06/2024	 LTI 05/06/2024	 05/06/2024
ROATION SHOP BORAL, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: GNxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/06/2024 , Admitted by: Self, Date of Admission: 05/06/2024 ,Place : Office				

2	Name	Photo	Finger Print	Signature
	<b>Mr SUJOY SADHUKHAN,</b> <b>(Alias: Mr SUJAY SADHUKHAN)</b> Son of Late SUDHANGSHU SADHUKHAN Executed by: Self, Date of Execution: 05/06/2024 , Admitted by: Self, Date of Admission: 05/06/2024 ,Place : Office		 Captured	
	05/06/2024	LTI 05/06/2024	05/06/2024	
SADHUKHAN PARA BORAL, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: BKxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/06/2024 , Admitted by: Self, Date of Admission: 05/06/2024 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	<b>Mr BIJOY GHOSH</b> Son of Late LALMOHAN GHOSH Executed by: Self, Date of Execution: 05/06/2024 , Admitted by: Self, Date of Admission: 05/06/2024 ,Place : Office		 Captured	
	05/06/2024	LTI 05/06/2024	05/06/2024	
C/9 RAJNARAYAN PARK, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: ADxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/06/2024 , Admitted by: Self, Date of Admission: 05/06/2024 ,Place : Office				

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>NARAYANI CONSTRUCTION</b> 468 BORAL MAIN ROAD, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 , PAN No.:: AYxxxxxx3B,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
	<b>Mr BIJOY GHOSH</b> <b>(Presentant)</b> Son of Late LAL MOHAN GHOSH Date of Execution - 05/06/2024, , Admitted by: Self, Date of Admission: 05/06/2024, Place of Admission of Execution: Office	 <small>Jun 5 2024 11:12AM</small>	 Captured <small>LTI 05/06/2024</small>	 <small>05/06/2024</small>
C/9 RAJNARAYAN PARK, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: ADxxxxxx3B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NARAYANI CONSTRUCTION (as SOLE PROPRIETOR)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUBHRAJIT HALDER</b> Daughter of Mr MANTU RAM HALDER ALIPORE JUDGES COURT, KOLKATA, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 <small>05/06/2024</small>	 Captured <small>05/06/2024</small>	 <small>05/06/2024</small>
Identifier Of Mr SUBRATA SAHA, Mr SUJOY SADHUKHAN, Mr BIJOY GHOSH, Mr BIJOY GHOSH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA SAHA	NARAYANI CONSTRUCTION-0.653699 Dec
2	Mr SUJOY SADHUKHAN	NARAYANI CONSTRUCTION-0.653699 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA SAHA	NARAYANI CONSTRUCTION-0.653699 Dec
2	Mr SUJOY SADHUKHAN	NARAYANI CONSTRUCTION-0.653699 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA SAHA	NARAYANI CONSTRUCTION-0.89375 Dec
2	Mr SUJOY SADHUKHAN	NARAYANI CONSTRUCTION-0.89375 Dec
3	Mr BIJOY GHOSH	NARAYANI CONSTRUCTION-0.89375 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA SAHA	NARAYANI CONSTRUCTION-0.89375 Dec
2	Mr SUJOY SADHUKHAN	NARAYANI CONSTRUCTION-0.89375 Dec
3	Mr BIJOY GHOSH	NARAYANI CONSTRUCTION-0.89375 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA SAHA	NARAYANI CONSTRUCTION-0.825 Dec
2	Mr SUJOY SADHUKHAN	NARAYANI CONSTRUCTION-0.825 Dec
3	Mr BIJOY GHOSH	NARAYANI CONSTRUCTION-0.825 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA SAHA	NARAYANI CONSTRUCTION-0.825 Dec
2	Mr SUJOY SADHUKHAN	NARAYANI CONSTRUCTION-0.825 Dec
3	Mr BIJOY GHOSH	NARAYANI CONSTRUCTION-0.825 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA SAHA	NARAYANI CONSTRUCTION-0.825 Dec
2	Mr SUJOY SADHUKHAN	NARAYANI CONSTRUCTION-0.825 Dec
3	Mr BIJOY GHOSH	NARAYANI CONSTRUCTION-0.825 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA SAHA	NARAYANI CONSTRUCTION-0.825 Dec
2	Mr SUJOY SADHUKHAN	NARAYANI CONSTRUCTION-0.825 Dec
3	Mr BIJOY GHOSH	NARAYANI CONSTRUCTION-0.825 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA SAHA	NARAYANI CONSTRUCTION-166.66666700 Sq Ft
2	Mr SUJOY SADHUKHAN	NARAYANI CONSTRUCTION-166.66666700 Sq Ft
3	Mr BIJOY GHOSH	NARAYANI CONSTRUCTION-166.66666700 Sq Ft

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Main Road, Mouza: Boral, , Ward No: 034, Holding No:10 JI No: 61, Pin Code : 700154

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 872, LR Khatian No:- 2606	Owner:সুব্রত সায়, Gurdian:মদন , Address:সিঙ্গা , Classification:বাড়ি, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 872, LR Khatian No:- 2607	Owner:সুব্রত সায়, Gurdian:সুব্রত , Address:সিঙ্গা , Classification:বাড়ি, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 873, LR Khatian No:- 1982	Owner:আবুল কালাম, Gurdian:বিক্রম মিত্র, Address:সিঙ্গা , Classification:বাড়ি, Area:0.04000000 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 873, LR Khatian No:- 1983	Owner:বিক্রম মিত্র, Gurdian:শ্যাম মিত্র, Address:সিঙ্গা , Classification:বাড়ি, Area:0.01000000 Acre,	Mr BIJOY GHOSH
L6	LR Plot No:- 873, LR Khatian No:- 1982	Owner:আবুল কালাম, Gurdian:বিক্রম মিত্র, Address:সিঙ্গা , Classification:বাড়ি, Area:0.04000000 Acre,	Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 873, LR Khatian No:- 1983	Owner:বিক্রম মিত্র, Gurdian:শ্যাম মিত্র, Address:সিঙ্গা , Classification:বাড়ি, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 874, LR Khatian No:- 1982	Owner:আবুল কালাম, Gurdian:বিক্রম মিত্র, Address:সিঙ্গা , Classification:বাড়ি, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 874, LR Khatian No:- 1983	Owner:বিক্রম মিত্র, Gurdian:শ্যাম মিত্র, Address:সিঙ্গা , Classification:বাড়ি, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.



Endorsement For Deed Number : I - 162902754 / 2024

On 05-06-2024

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 11:06 hrs on 05-06-2024, at the Office of the A.D.S.R. GARIA by Mr BIJOY GHOSH ,.

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 1,47,61,880/-

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

Execution is admitted on 05/06/2024 by 1. Mr SUBRATA SAHA, Son of Late MADAN MOHAN SAHA, ROATION SHOP BORAL, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Business, 2. Mr SUJOY SADHUKHAN, Alias Mr SUJAY SADHUKHAN, Son of Late SUDHANGSHU SADHUKHAN, SADHUKHAN PARA BORAL, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Business, 3. Mr BIJOY GHOSH, Son of Late LALMOHAN GHOSH, C/9 RAJNARAYAN PARK, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Business

Indetified by Mr SUBHRAJIT HALDER, , , Daughter of Mr MANTU RAM HALDER, ALIPORE JUDGES COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 05-06-2024 by Mr BIJOY GHOSH, SOLE PROPRIETOR, NARAYANI CONSTRUCTION (Sole Proprietorship), 468 BORAL MAIN ROAD, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154

Indetified by Mr SUBHRAJIT HALDER, , , Daughter of Mr MANTU RAM HALDER, ALIPORE JUDGES COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,521.00/- ( B = Rs 12,500.00/- ,E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 12,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/06/2024 6:29PM with Govt. Ref. No: 192024250067183168 on 04-06-2024, Amount Rs: 12,521/-, Bank: SBI EPay ( SBlePay), Ref. No. 9664857019740 on 04-06-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 19,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 57451, Amount: Rs.1,000.00/-, Date of Purchase: 31/05/2024, Vendor name: Smriti Bikash Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/06/2024 6:29PM with Govt. Ref. No: 192024250067183168 on 04-06-2024, Amount Rs: 19,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 9664857019740 on 04-06-2024, Head of Account 0030-02-103-003-02

Krishnendu Talukdar  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2024, Page from 63510 to 63537

being No 162902754 for the year 2024.



*(Handwritten signature)*

Digitally signed by KRISHNENDU TALUKDAR  
Date: 2024.06.05 12:23:08 +05:30  
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 05/06/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
West Bengal.