

7225/2023

7243/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AP 275412

8. No. 2001524967/2023.

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.

(Signature)

Addl. District Sub-Registrar
Behala, South 24 Parganas

4 JUN 2023

12:16 P.M
14/6

SUPPLIMENTARY DEVELOPMENT AGREEMENT

THIS SUPPLIMENTARY DEVELOPMENT AGREEMENT made this 14th day of June, Two Thousand and Twenty Three (2023)

BETWEEN

22502

19 MAY 2023

No.....Rs.100/- Date.....

Name : Avra Sengupta

Address : Advocate
Alipur Police Court

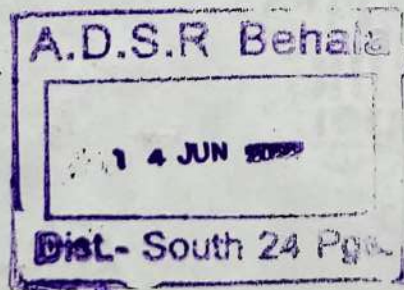
Vendor : Kolkata-27

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27



Major Information of the Deed

Deed No :	I-1607-07243/2023	Date of Registration	14/06/2023
Query No / Year	1607-2001524967/2023	Office where deed is registered	
Query Date	13/06/2023 10:47:02 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Avra Sengupta Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9874187490, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 30,37,498/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,121/- (Article:48(g))	Rs. 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:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kailash Ghosh Road, , Premises No: 36, , Ward No: 123 Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 12 Chatak	1/-	20,24,998/-	Property is on Road
Grand Total :				6.1875Dec	1 /-	20,24,998 /-	

Structure Details :



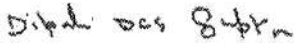
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	10,12,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1500 sq ft	1 /-	10,12,500 /-	

Land Lord Details :

Sl No	Name, Address, Phone
1	Mrs Dipali Wife of Dasg Exe E






Land Lord Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Dipali Dasgupta Wife of Late Biplab Dasgupta Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office			
		14/06/2023	LTI 14/06/2023	14/06/2023
42/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: bbxxxxxx8p, Aadhaar No: 70xxxxxxxx3447, Status :Individual, Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office				

Developer Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	R R DEVELOPERS 1/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 , PAN No.: aaxxxxx5r,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
	Mr Narayan Chandra Sen (Presentant) Son of Mr Ramendra Mohan Sen Date of Execution - 14/06/2023, , Admitted by: Self, Date of Admission: 14/06/2023, Place of Admission of Execution: Office			
		Jun 14 2023 12:33PM	LTI 14/06/2023	14/06/2023
1/1, Kailash Ghosh Road, City:- , P.O:-Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: avxxxxx7a, Aadhaar No: 43xxxxxxxx5955 Status : Representative, Representative of : R R DEVELOPERS (as partner)				

2 Name	Photo	Finger Print	Signature
Mrs Anjana Sen Wife of Mr Narayan Chandra Sen Date of Execution - 14/06/2023, , Admitted by: Self, Date of Admission: 14/06/2023, Place of Admission of Execution: Office	 Jun 14 2023 12:33PM	 LTI 14/06/2023	 14/06/2023
1/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: csxxxxxx4m, Aadhaar No: 67xxxxxxxx6640 Status : Representative, Representative of : R R DEVELOPERS (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Avra Sengupta Son of Late Amitava Sengupta Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 14/06/2023	 14/06/2023	 14/06/2023
Identifier Of Mrs Dipali Dasgupta, Mr Narayan Chandra Sen, Mrs Anjana Sen			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Dipali Dasgupta	R R DEVELOPERS-6.1875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Dipali Dasgupta	R R DEVELOPERS-1500.00000000 Sq Ft

On 13-06-2023

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 30,37,498/-



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

On 14-06-2023

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 12:16 hrs on 14-06-2023, at the Office of the A.D.S.R. BEHALA by Mr Narayan Chandra Sen ..

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

Execution is admitted on 14/06/2023 by Mrs Dipali Dasgupta, Wife of Late Biplab Dasgupta, 42/1, Kailash Ghosh Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife

Identified by Mr Avra Sengupta, , , Son of Late Amitava Sengupta, Alipore Police Court, 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 14-06-2023 by Mr Narayan Chandra Sen, partner, R R DEVELOPERS (Partnership Firm), 1/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Identified by Mr Avra Sengupta, , , Son of Late Amitava Sengupta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 14-06-2023 by Mrs Anjana Sen, partner, R R DEVELOPERS (Partnership Firm), 1/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Identified by Mr Avra Sengupta, , , Son of Late Amitava Sengupta, Alipore Police Court, 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 521.00/- (B = Rs 500.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/06/2023 10:50AM with Govt. Ref. No: 192023240096934301 on 14-06-2023, Amount Rs: 521/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX1733919 on 14-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 7,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 275412, Amount: Rs.100.00/-, Date of Purchase: 19/05/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/06/2023 10:50AM with Govt. Ref. No: 192023240096934301 on 14-06-2023, Amount Rs: 7,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX1733919 on 14-06-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2023, Page from 213167 to 213186
being No 160707243 for the year 2023.



Sourav

Digitally signed by SOURAV
CHAKRABORTY
Date: 2023.06.14 16:48:28 +05:30
Reason: Digital Signing of Deed.

(Sourav Chakrobarty) 2023/06/14 04:48:28 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

MRS. DIPALI DASGUPTA (PAN No. BBDPD8948P and AADHAAR No. 7090 4727 3447), wife of Late Biplab Dasgupta, by Religion : Hindu, by occupation : Housewife, residing at 42/1, Kailash Ghosh Road, P.S. : Haridevpur, P.O. : Barisha, Pin : 700008,, hereinafter jointly called and referred to as the OWNERS (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include their heirs, successors, administrators, legal representatives and/or assigns) of the ONE PART.

AND

R R DEVELOPERS (PAN- AASFR0735R) a registered Partnership Firm having its registered Office at 1/1, Kailash Ghosh Road, House No. 79, Post Office - Barisha, Police Station - Haridevpur, Kolkata-700008, represented by its Partner Namely (1) **NARAYAN CHANDRA SEN** (PAN-AVEPS4497A) (Aadhar No. 4315 9751 5955) son of Sri Ramendra Mohan Sen, (2) **ANJANA SEN** (PAN-CSFPS5884M) (Aadhaar no.- 677505866640) wife of Sri Narayan Chandra Sen, both by Occupation- Business, by faith Hindu, by Nationality- Indian, residing at 1/1 Kailash Ghosh Road, Parama Abasan, House No. 79, Post Office- Barisha, Police Station - Haridevpur, Kolkata - 700008, District - South 24 Parganas, hereinafter called and referred to as the DEVELOPER (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its Successors-in-Office and assigns) of the OTHER PART.

WHEREAS one Sri Nirmal Chandra Ghosh and his wife Smt. Sudha Rani Ghosh as his benamdar was seized and possessed of or otherwise well end sufficiently entitled to the message, tenements and hereditaments comprised in vacant land measuring about Eight Cottahs a little more or less in the District of 24-Parganas, Police Station Behala, Pargana Khaspur, Sub-Registry office at Alipore, in Touji No. 239, R.S. No. 43, J.L.No. 23, Mouja Purba Barisha, Khatian NO. 1595, Dag. No. 904, Revisional Settlement Khatian No.2168, by purchase from one Sarada Prasad Pal and his, wife Dayamoyee Dassi by a Registered Deed of Conveyance registered in Book No. 1, Volume No. 18, Pages 253 to 258, Being No. 1155 of 1943 of sub-Registrar Office at Behala.

AND WHEREAS upon death of Smt. Sudharani Ghosh and Shri Nirmal Chandra Ghosh because of legal and family necessities sold and transferred on November 29, 1947 by two separate Deed of Conveyance the said land measuring about Eight Cottahs little more or less to one Shri Bibhuti Bhusan Ghosh of 14/5, Kalitara Bose Lane, P.S. Beliaghata, District 24-Parganas.

AND WHEREAS the said two deeds of conveyance have been registered with the Sub-Registrar at Behala, in Book No. 1, Volume No. 21, Pages 167 to 172, Being No. 1543 of 1947 and Book No. 1, Volume No. 23, Pages 30 to 36, Being No. 1544 of 1947 respectively.

AND WHEREAS Sri Bibhuti Bhusan Ghosh being thus seized and possessed of the said land here-ditaments and tenements measuring about Eight Cottahs a little more or less having mutated his name in the Revisional Settlement Khatian No. 2168, Dag No. 904 under the Government of West Bengal paying therefore an annual rent of 1-1-3 pies to the Government of West Bengal and also with South Suburban Municipality.

AND WHEREAS the said Bibhuti Bhusan Ghosh converted the said land measuring about Eight Cottahs a Little more or less into two separate Plots of land after making a 6, ft. wide common passage linking to the said two plots with the Municipal Road named Kailash Ghosh Road, on the southern side running from south to the North.

AND WHEREAS by a Deed of Conveyance registered with the Sub-Registrar at Alipore at Behala in Book No. 1, Volume No. 24, Pages 121 to 127, Being No. 1322 of 1963 the Surjadeb Gupta purchased plot No. 2 of the said plotting plan or the southern side measuring about 3 (three) Cottahs 12(twelve) Chittacks a little more or less being numbered as Municipal Premises No. 42/1, Kailash Ghosh Road, Calcutta-700008, Behala, within the Municipal Limits of South Suburban Municipality.

AND WHEREAS the Surjadeb Gupta being thus seized and possessed of the said plot of land being a portion of formerly Municipal Premises No. 20/1, renumbered an 42/1, Kailash Ghosh Road, Behala, had built up building on the said plot of land and had been paying the due Municipal and other taxes in respect hereof.

AND WHEREAS the Surjadeb Gupta being in need of cash money, agreed with Subrata Sengupta for the absolute sale to him of the said messuage land and hereditaments being premises No. 42/1, Kailash Ghosh Road, Behala, within the South Suburban Municipality, free from all encumbrances by and under Deed of Sale dated 3.8.1981 which was registered in the District Sub-Registrar at Alipore, in Book No. 1, Volume No. 303, Pages No. 149 to 155, Being No. 9119 in the year 1981.

AND WHEREAS the Subrata Sengupta constructed further structure of two storied incomplete and unfinished building.

AND WHEREAS the said Subrata Sengupta mutated his name in the Calcutta Municipal Corporation in premises No. 42/1, Kailash Ghosh Road, Calcutta-700008, in respect of said property and thereafter the premises no. is renumbered as 36, Kailash Ghosh Road.

AND WHEREAS the said Sri Subrata Sengupta, felling inconvenience to look after the property intends to sell the said property and knowing the said intention Jitendra Nath Dasgupta agreed to purchase the said property and on 24th September, 1993 executed and registered a Deed of Conveyance in the office of the District registrar Alipore, recorded in Book No. 1, Deed No. 13177 for the year 1993.

AND WHEREAS while enjoying the said property Jitendra Nath Dasgupta died intestate on 26.03.2003 leaving behind his two daughters namely Krishna Dasgupta and Subhra Gupta and three sons namely Prasanta Dasgupta, Biplab Dasgupta and Pralaya Dasgupta, who jointly inherited the said property.

AND WHEREAS Jitendra Nath Dasgupta's wife Kalyani Dasgupta predeceased him and out of the above legal heirs Krishna Dasgupta died intestate as unmarried on 11.09.2009 and her 1/5th share devolved upon the other brothers and sister.

AND WHEREAS the other legal heir Biplab Dasgupta died intestate on 17.01.2018 leaving behind his wife Dipali Dasgupta and only son Rahul Dasgupta who jointly inherited his 1/4th share of the property equally.

AND WHEREAS the other legal heir Prasanta Dasgupta @ Prasanto Dasgupta died intestate as unmarried on 01.11.2021, leaving behind Pralaya Dasgupta (brother), Subhra Dasgupta (sister), Dipali Dasgupta (sister-in-law) and Rahul Dasgupta (nephew), who jointly inherited the total property.

AND WHEREAS at present Pralaya Dasgupta became owner of 1/3rd share, Subhra Gupta became owner of 1/3rd share and Dipali Dasgupta and Rahul Dasgupta jointly inherited 1/3rd share of the total property measuring about 3 (three) Cottahs 12(twelve) Chittacks a little more or less being numbered as Municipal Premises No. 36, Kailash Ghosh Road, Kolkata-700008.

AND WHEREAS the said **Sri Pralaya Dasgupta, Smt. Subhra Gupta and Sri Rahul Dasgupta**, while in joint ownership of ALL THAT 3 (three) Cottahs 12(twelve) Chittacks of land together with a two storied building measuring 1500 square feet more or less under Mouza – Purba Barisha, J.L. No.23, R.S. No. 43, Touzi No. 239, under R.S. Khatian No.2168, comprised with R.S. Dag No. 904, Police Station Behala then Thakurpukur, presently Haridevpur within the District of South 24-Parganas, within the limits of the then Calcutta Municipal Corporation now Kolkata Municipal Corporation, in its Ward No.123, being premises no. 36, Kailash Ghosh Road, Kolkata – 700008, District Registry Office Alipore, District : 24-Parganas (South) gifted their share to SMT DIPALI DASGUPTA and executed a Deed of Gift dated 12.08.2022 and registered the same in the Office of A.D.S.R. Behala South 24 Parganas recorded in Book I, Volume No. 1607-2022, being No 11270 for the year 2022.

AND WHEREAS after the above gift the said SMT. DIPALI DASGUPTA became owner of 3 cottahs 12 chittaks of land more or less.

AND WHEREAS with a view to develop the Schedule property and to erect multistoried building therein the Owner herein invited the developer to undertake the charge of such development and/or instructional work over the land as described in the Schedule below, free from all encumbrances.

AND WHEREAS the Developer herein, who has earned sufficient goodwill in the field of development of the land and construction of the building, being agreed

with the said proposal constructional work and/or development works of the land as described in the Schedule below.

AND WHEREAS on 12.08.2022 the Owner herein already entered into a registered Development Agreement with M/s. R. R. Developers the Second Part herein of this agreement duly registered in the office of A.D.S.R. Behala and recorded in Book No. I, Volume No. 1607-2022, being Deed No. 11274 for the year 2022 and on the same day also executed a Development Power of Attorney in the office of the A.D.S.R. Behala, South 24 Parganas and recorded in Book I, Volume No. 1607-2022, pages from 333384 to 333404, being No. 160711280 for the year 2022 dated 16.08.2022.

AND WHEREAS it has been settled now that owner will get **ALL THAT** the one shop measuring about 137 sq.ft more or less carpet area on the **Ground Floor being shop no. 4 and entire Third floor** of the proposed **multi-storied Building** as Landowners' Allocation.

AND WHEREAS in terms of the development agreement along with development power dated 16.08.2022 it was settled on account of allotment of owners allocation all that 2 car parking space and the entire third floor.

AND WHEREAS for the purpose of construction of G+III Building at the aforesaid property the Developer applied for the sanction of the building plan and got it sanctioned on 10.05.2023 vide B.P. No. 2023160054 thereafter also arranged shifting on and from 10.03.2023 to the Owner herein and hereby due to the owner, Dipali Dasgupta's negligence and also due to a title suit filed by Mita Dasgupta, (which will be withdrawn herewith and further she will not make any objection) the daughter-in-law of the owner herein, the work is stopped and the said 18 month time as completion time of the building, now will be counted from the date of the commencement of the work of erection of the building and as lawful owner as per the registered Deed of Development Agreement and for the purpose of the selling of 2nos. of car parking space the developer will have every right to sell the said car parking space to any third party and the owner will now own a shop room being No. 4 instead of the 2 nos of car parking space.

AND WHEREAS the OWNER hereby become entitled to one shoproom being no. 4 On the ground floor and the entire third floor of the building to be constructed.

SCHEDULE-A ABOVE REFERRED TO:

(Description of the Entire property)

ALL THAT piece and parcel of land measuring about 3 (three) Cottahs 12(twelve) Chittacks of land together with a two storied building measuring 1500 square feet more or less under Mouza – Purba Barisha, J.L. No.23, R.S. No. 43, Touzi No. 239, under R.S. Khatian No.2168, comprised with R.S. Dag No. 904, Police Station Behala then Thakurpukur, presently Haridevpur within the District of South 24-Parganas, within the limits of the then Calcutta Municipal Corporation now Kolkata Municipal Corporation, in its Ward No.123, being premises no. 36, Kailash Ghosh Road, Kolkata – 700008, District Registry Office Alipore, District : 24-Parganas (South),, butted and bounded as follows:-

ON THE NORTH : By House of Ashoke Chatterjee;

ON THE SOUTH : By Kailash Ghosh Road;

ON THE EAST : By Tinkari Paul;

ON THE WEST : By 6' ft. wide Road.

SCHEDULE-B ABOVE REFERRED TO:

(The owners' allocation as hereby revised)

ALL THAT one shop room being no. 4, measuring about 137 sqft carpet area on the ground floor and the entire third floor TOGETHER WITH impartible proportionate share in the land TOGETHER WITH the right to use and enjoy all common areas and facilities of the land and the building.

Provided :

- a. The developer paid a sum of Rs. 5,00,000/- (Rupees Five Lakh) only as adjustable advance which is to be adjusted with the owner's allocation, out of which Rs. 4,00,000/- (Rupees Four Lakhs) only already paid at the time of execution of the Development Agreement and Rs. 50,000/- (Rupees fifty thousand) only paid to Smt. Mita Dasgupta on behalf of Dipali Dasgupta and balance Rs. 50,000/- (Rupees Fifty Thousand) only will be paid to Dipali Dasgupta as her requirement.

- b. The developer further will pay a sum of Rs. 7,00,000/- (Rupee Seven Lakh) only out of which Rs. 50,000/- (Rupees Fifty Thousand) to be paid to Mita Dasgupta on behalf of Dipali Dasgupta and rest as expenses for execution of Deed of Gift in favour of the owner herein alongwith all other documentation, taxes, khajnas of K.M.C and B.L. and L.R.O and all other charges for the proper title of the land owner herein which is also to be adjusted with the owner's allocations after the completion of the building.

This Deed should be treated as a part and parcel of the Deed which has been previously executed.

IN WITNESS WHEREOF We have executed these presents at Kolkata on the 14th day of June, 2023.

Signed and delivered at Kolkata

in presence of:

WITNESS:

1. Rahul Devs Gupta
42/1, Kailash Ghosh Road
Behala Sakher Bazar
KOL - 700008

Dipali Das Gupta
OWNERS

2. [Signature]
117, K. G. Road,
KOL - 8.

R R DEVELOPERS
[Signature] Anjan Sen
Partners

DEVELOPER

DRAFTED BY












Anura Sen Gupta
F/1458/2008

Advocate
Alipore Police Court
Kolkata - 700027

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












Name

Signature

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





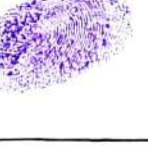






Name

Signature *Dipak Das gupta*

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

Name *NARAYAN CHANDRA SEN*

Signature *[Handwritten Signature]*

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

Name *ANJANA SEN*

Signature *[Handwritten Signature]*



A.D.S.R. Behala
11 4 JUN 2022
Dist- South 24 Pga.



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	2001524967/2023	Office where deed will be registered
Query Date	13/06/2023 10:47:02 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Avra Sengupta Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9874187490, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 30,37,498/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,021/- (Article:48(g))	Rs. 521/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kailash Ghosh Road, , Premises No: 36, , Ward No: 123 Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 12 Chatak	1/-	20,24,998/-	Property is on Road
Grand Total :				6.1875Dec	1/-	20,24,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	10,12,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	1/-	10,12,500 /-	

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mrs Dipali Dasgupta Wife of Late Biplab Dasgupta, 42/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. bbxxxxxx8p, Aadhaar No.: 70xxxxxxx3447, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	R R DEVELOPERS (Partnership Firm) , 1/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 PAN No. aaxxxxxx5r, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Narayan Chandra Sen Son of Mr Ramendra Mohan Sen 1/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. avxxxxx7a , Aadhaar No.: 43xxxxxxx5955	R R DEVELOPERS (as partner)
2	Mrs Anjana Sen Wife of Mr Narayan Chandra Sen 1/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. csxxxxx4m , Aadhaar No.: 67xxxxxxx6640	R R DEVELOPERS (as partner)

Identifier Details :

Name & address
Mr Avra Sengupta Son of Late Amitava Sengupta Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mrs Dipali Dasgupta, Mr Narayan Chandra Sen, Mrs Anjana Sen

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Dipali Dasgupta	R R DEVELOPERS-6.1875 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs Dipali Dasgupta	R R DEVELOPERS-1500 Sq Ft



Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411230900363 Premises No. : 36 Ward No. : 123 Street Name : KAILASH GHOSH ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SURJADEV GUPTA. Owner Address : 31/1 KAILASH GHOSH ROAD, , CALCUTTA-700008. Pin No. :	Character of Premises: Total Area of Land:

- Note:**
- If the given information are found incorrect, then the assessment made stands invalid.
 - Query is valid for 30 days (i.e. upto 13-07-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 13-07-2023)
 - Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
 - e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
 - 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.
 - Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
 - 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
 - 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.
 - 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.
 - 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. - I I 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





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



192023240096934301

GRN Details

GRN:	192023240096934301	Payment Mode:	Online Payment
GRN Date:	14/06/2023 10:49:34	Bank/Gateway:	State Bank of India
BRN :	CKX1733919	BRN Date:	14/06/2023 10:50:30
GRIPS Payment ID:	140620232009693429	Payment Init. Date:	14/06/2023 10:49:34
Payment Status:	Successful	Payment Ref. No:	2001524967/4/2023 [Query No*/Query Year]

Depositor Details

Depositor's Name:	NARAYAN CHANDRA SEN
Address:	1/1, KAILASH GHOSH ROAD, 9831155352
Mobile:	9831155352
Depositor Status:	Buyer/Claimants
Query No:	2001524967
Applicant's Name:	Mr Avra Sengupta
Identification No:	2001524967/4/2023
Remarks:	Sale, Development Agreement or Construction agreement Payment No 4
Period From (dd/mm/yyyy):	14/06/2023
Period To (dd/mm/yyyy):	14/06/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001524967/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	7021
2	2001524967/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	521
			Total	7542

IN WORDS: SEVEN THOUSAND FIVE HUNDRED FORTY TWO ONLY.



भारत सरकार
Government of India



Issue Date: 03/03/2014



दिपाली दाशगुप्त
Dipali Dasgupta
जन्मतिथि / DOB: 22/02/1964
महिला / Female



7090 4727 3447

मेरा आधार, मेरी पहचान



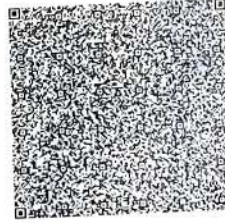
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



ठिकाना: 42/1, कैलास घोष रोड, पूर्व बड़िशा, दक्षिण
२४ पुरगना, पश्चिम बंग, 700008

Print Date: 06/03/2022

Address: 42/1, KAILASH GHOSH ROAD,
Purba Barisha, South 24 Parganas, West
Bengal, 700008



7090 4727 3447



1947




help@uidai.gov.in



www.uidai.gov.in

भारत सरकार
Government of India

Issue Date : 25/02/2017



Narayan Chandra Sen
DOB : 02/11/1976
Male

4315 9751 5955

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Print Date : 14/12/2022

Address: S/O: Ramendra Mohan Sen, 79, 1/1 KAILASH GHOSH ROAD, PARAMA ABASAN, WARD-123, Purba Barisha, South 24 Parganas, West Bengal, 700008



4315 9751 5955

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



भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 1213/30020/08497

To
Anjana Sen

12/03/2013

79 NO.
1/1 KAILASH GHOSH ROAD
Purba Barisha
Barisha, South Twenty Four Parganas,
West Bengal - 700008
9836653629



KA469953682FH

46995368



आपका आधार क्रमांक / Your Aadhaar No. :

6775 0586 6640

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Anjana Sen
Father : NAREN MONDAL

DOB: 08/01/1978

Female

6775 0586 6640



मेरा आधार, मेरी पहचान