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भारत INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 0226623242017 AD 569837

Certified that the document is admitted to registration. The signatory agent / sheet and the endorsement sheet / she its attested to this document are the part of this document.

[Signature]

Registrar / WS 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

12 SEP 2022

SUPPLEMENTARY DEVELOPMENT AGREEMENT CUM DEVELOPMENT POWER OF ATTORNEY.

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT CUM DEVELOPMENT POWER OF ATTORNEY is made on this 7th Day of September Two Thousand Twenty Two (2022)

1 *[Signature]*

3 *[Signature]*

1 Souven Sur

1 Santa Bose
Santa Bose

Relaxing Room

92508

Sitangsu Dasgupta
High Court, Calcutta

S.L. No. Sold To

Rs.

G.C. SAHA

(Govt.) LICENSED STAMP VENDOR

11A, Mirza Ghalib Street, Kol - 87

Issue Date

Sign

02 SEP 2021



- Debarshis Duan



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Sitangsu Dasgupta

Registrar US 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

07 SEP 2024

Sitangsu Dasgupta
Advocate (F/042/305/2013)
High Court, Calcutta
c/o Mr. Primate Ranjan Dasgupta
No. - 703123-5148

1. WA/20/139/564491

2. WA/20/139/564416

3. WA/20/139/564426 X042534402

4. WA/20/139/564425

BETWEEN

- 1) **MR SOUMITRA SUR (PAN NO- AKTPS7358G, ADHAR NO - 8645 1438 6655)** son of Late Chittaranjan Sur , by faith Hindu, by occupation Business, by Nationality Indian, residing at 63/1, Paikpara First Row, P.O. Belgachia, P.S. Chitpur, Kolkata - 700037, District - South 24 Parganas, 2) **MR SOUVEN SUR (PAN NO - AJPS7733H, ADHAR NO- 5075 0341 6901)**, son of Late Chittaranjan Sur, by faith Hindu, by occupation Business, by Nationality Indian, residing at 63/1, Paikpara First Row, P.S. Chitpur, P.O. Belgachia, Kolkata - 700037, District - South 24 Parganas 3) **MR SOUREN SUR (PAN NO - AKQPS6940R, ADHAR NO - 9712 3328 4504)** son of Late Chittaranjan Sur, by faith Hindu, by occupation Business, by Nationality Indian, residing at 106/2, Girish Chandra Ghosh Road, P.O. Sreebhum, P.S. Lake Town, Kolkata - 700048, District - North 24 Parganas, 4) **MRS SANTA BOSE (PAN NO - BHAPB4720N, ADHAR NO - 3979 8725 8736)** wife Mr Tanmoy Bose and daughter of Late Chittaranjan Sur , by faith Hindu, by occupation House Wife, by Nationality Indian residing at 125, Girish Chandra Ghosh Road, P.O. Sreebhum, P.S. Lake Town, Kolkata - 700048, District - North 24 Parganas, hereinafter referred to and called as the **LAND OWNERS** (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs/heireesses, representatives, administrators, executors, nominees and representatives and assigns) of the **FIRST PART**

AND

M/S DEVARSHI REALTY a proprietary Concern having its Office at 287/3, East Sinthee Road, Post Office - Ghughudanga, Police Station - Dum Dum, Kolkata - 700 030, in the District of North-24-Parganas, represented by its Proprietor **MR DEBASHIS DHAR** son of Late Mohini Mohan Dhar, having Income Tax Permanent Account No. (PAN) "**AGIPD1896M**", residing at 287/3, East Sinthee Road, Post Office - Ghughudanga, Police Station - Dum Dum, Kolkata - 700 030, in the District of North-24-Parganas,

Vol. I.D.
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Debashis Dhar

Santa Bose

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- Sitanjan Dasgupta
Identified by me


Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

Sitanjan Dasgupta
Advocate
(A/342/305/ds13)
High Court - Calcutta

07 SEP 2022

hereinafter referred to and called as the **DEVELOPER** (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its legal heirs/heiresses, representatives, administrators, executors, nominees and assign) of the **SECOND PART**.

WHEREAS One Mr Nirmalendu Sekhar Gangopadhyay became the owner of a piece and parcel of Bastu land and tank measuring about 1 Bigha 13 Katha 9 Chatak from his father Mr Hrisikesh Gangopadhyay by way of Deed of Gift as executed on 14/08/1957 and registered in the Office of A.D.S.R. Cossipore Dum Dum. District - 24 Parganas and recorded in Book No 1, Volume No 100, Pages from 182 to 184, Being No 6196 for the year 1957 under Kalidaha Mouza, Khatian No 11 and C.S. Plot Nos 739,610,609,740 & 611, J.L. No 23.

AND WHEREAS one Mr Chittaranjan Sur since deceased purchased during his life time, a piece and parcel of Bastu land in Plot No 1 measuring about 3 Katha 9 Chatak 30 Square Feet with partly two storied building and partly tiles shed standing thereon from One Mr Nirmalendu Sekhar Gangopadhyay under Mouza - Kalidaha, J.L. No 23 comprised and contained in R.S. Dag No 3404 Khatian No 11, within P.S. Lake Town under South Dum Dum Municipality, Kolkata - 700048, District North 24 Parganas, belonging to the Holding No 92, G.C. Ghosh Road under present Ward No -19 for valuable consideration through a clear sale Deed which was duly executed and registered at the office of Sub Registrar Alipore and recorded in Book No 1, Volume No 16, Page from 355 to 363, Being No 994 for the year 1985 and said Mr Chittaranjan Sur died intestate on 02/08/1987 leaving behind him his wife Smt Ila Sur, four sons namely 1) Sri Souven Sur, 2) Sri Souren Sur, 3) Sri Soumen Sur, 4) Sri Soumitra Sur, and one married daughter Smt Santa Bose wife of Mr Tanmoy Bose as his Class 1 heiresses/heirs as per Hindu Succession Act'1956.

AND WHEREAS the said Mr Chittaranjan Sur was governed by the Dayabhaga School of Hindu Law and thus after his demise his aforesaid property developed upon his named legal heirs/heiresses @1/6th share each.

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Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

07 SEP 2022

AND WHEREAS the said 1) Mr Souven Sur, 2) Mr Souren Sur, 3) Smt Santa Bose, 4) Mr Soumen Kumar Sur & 5) Smt Ila Sur jointly transferred their inherited undivided 5/6th portion of right, title and interest in the property at Plot No 1 measuring about 975 Square Feet of Bastu Land and 416.66 Sft R.C.C. structure in the Ground Floor & 416.66 Sqr Feet R.C.C. structure in the First Floor out of total land area of 1 Katha 10 Chatak & total structural area 500 Sqr Feet in the Ground Floor & 500 Sqr Feet in the First Floor, to Mr Soumitra Sur by way of Registered Deed of Gift as executed at the Office of D.S.R.II Barasat, North 24 Parganas and recorded in Book No 1, Volume No 1502-2018, Pages from 12310 to 12343, vide its Being No 150200488 for the year 2018 under Mouza Kalidaha, Plot No LR 3404, LR Khatian No 1754, J.L. No 23, Holding No 126, G.C.Ghosh Road, Ward No 19 of S.D.D.M. P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048.

Souven Sur

Santa Bose

AND WHEREAS by way of inheritance and by virtue of above said Registered Deed of Gift the said Mr Soumitra Sur became absolute owner of the demarcated portion of land measuring about 1 Katha 10 Chatak & 500 Sft area in Ground Floor & 500 Sft area in First Floor Building and in peaceful physical possession of the same.

AND WHEREAS the said 1) Souven Sur, 2) Mr Souren Sur, 3) Smt Santa Bose, 4) Mr Soumitra Sur & 5) Smt Ila Sur jointly transferred their undivided 5/6th portion of right, title and interest in the property at Plot No 1 measuring about 975 Square Feet of Bastu Land and 100 Sft R.T. Shed out of total land area of 1 Katha 10 Chatak & total R.T. Shed 100 Sft to Mr Soumen Kumar Sur by way of Registered Deed of Gift which was duly executed and registered at the Office of D.S.R.II Barasat, North 24 Parganas and recorded in Book No 1, Volume No 1502-2018, Being No 150200491 for the year 2018, under Mouza Kalidaha, Plot No LR 3404, LR Khatian No 1754, J.L. No 23, Holding No 126, G.C.Ghosh Road, Ward No 19 of S.D.D.M. P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048.

Soumitra Sur
Souven Sur

AND WHEREAS by way of inheritance and by virtue of the aforesaid Registered Deed of the said Mr Soumen Kumar Sur became absolute owner

Sreebhumi Sur

in respect of an area of land measuring about 1 Katha 10 Chatak along with 100 Sqf R.T. Shed standing thereon.

AND WHEREAS thereafter said Mr Soumen Kumar Sur transferred his aforesaid Bastu land with R.T. Shed measuring about 1 Katha 10 Chatak of land along with R.T. Shed of 100 Sqf to Mr Soumitra Sur through a clear Deed of Gift which was duly executed and registered at the Office of D.S.R.II, Barasat, North 24 Parganas and recorded in Book No.1, Volume No 1502-2018, Pages from 30402 to 30428, Being No 150201082 for the year 2018, under Mouza Kalidaha, Plot No LR 3404, LR Khatian No 1754, J.L. No 23, Holding No 126, G.C.Ghosh Road, Ward No 19 of S.D.D.M. P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048.

AND WHEREAS out of 3 Katha 9 Chatak 30 Square Feet of land Mr Soumitra Sur thus become owner of demarcated portion of land measuring about 3 Katha 4 Chatak of Bastu land and a Two storied cement flooring building having each floor measuring about 500 Sqr feet and 100 Sft R.T. Shed and thus 5 Chatak 30 Square Feet of appurtenant vacant land remains in the joint hands of 1) Smt Ila Sur, 2) Smt Santa Bose, 3) Mr Soumen Kumar Sur, 4) Mr Souven Sur, 5) Mr Souren Sur, 6) Mr Soumitra Sur, each party having undivided 1/6th share of right, title and interest in the property.

AND WHEREAS Mr Soumen Kumar Sur transferred his undivided 1/6th share of Vacant land measuring about 42.5 Square Feet to his younger brother Mr Soumitra Sur by way of Deed of Gift as executed in the Office of A.R.A.II Kolkata and recorded in Book No 1, Volume No 1902-2019, Pages from 81123 to 81145, Being No 190202200 for the year 2019 out of the remaining appurtenant vacant land area of 5 Chatak 30 Square Feet as referred to above under Mouza Kalidaha, Plot No LR 3404, LR Khatian No 1754, J.L. No 23, Holding No 126, G.C.Ghosh Road, Ward No 19 of S.D.D.M. P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048.

Soumitra Sur
Souven Sur

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AND WHEREAS Mr Soumitra Sur thus become owner of Bastu Land measuring 3 Katha 4 Chatak and 85 Square Feet with two storied structure & R.T. Shed standing on it in the same premises as referred to above mon the strength of Deed of Gift as referred to above and by way of law of inheritance.

AND WHEREAS said Mr Soumitra Sur duly mutated his name in the record of South Dum Dum Municipality against his Bastu land measuring about 3 Katha 4 Chatak and two storied 33 years old cement flooring building measuring about 500 Sqr Feet in each floor along with 6 years old cement flooring 100 Sft R.T. shed standing on it against Holding No 126 G.C. Ghosh Road under Ward No 19, against Mouza - Kalidaha, L.R..Dag No 3404 & L.R. Khatian No 1754, J.L. No 23, P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048, District - North 24 Parganas and he has not yet mutated his portion of undivided area of adjacent appurtenant land measuring about 85 Square Feet land against Mouza - Kalidaha, L.R..Dag No 3404 & L.R. Khatian No 1754, J.L. No 23, P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048, District - North 24 Parganas in Plot No 1.

AND WHEREAS said Mr Chittaranjan Sur also purchased a piece and parcel of Bastu Land measuring about 3 Katha 1 Chatak 26 Square Feet with 33 years old cement flooring two storied building having 1000 Square Feet covered area building standing thereon in Plot No 2 from said Mr Nirmalendu Sekhar Gangopadhyay by way of Deed of Conveyance as executed in the Office of Subregistrar Alipore and recorded in Book No 1, Volume No 59, Pages 161 to 168, Being No 1060 for the year 1985 against holding No 92, G.C.Ghosh Road under Mouza Kalidaha, Part of R.S. Dag No 3404 Khatian No 11, J.L. No 23, P.S. Lake Town under South Dum Dum Municipality, Kolkata - 700048, District North 24 Parganas, and said Mr Chittaranjan Sur died intestate on 02/08/1987 leaving him his wife 1) Smt Ila Sur, four sons namely 2) Sri Souven Sur, 3) Sri Souren Sur, 4) Sri Soumen Sur, 5) Sri Soumtra Sur, and one married daughter 6) Smt Santa Bose wife of Mr Tanmoy Bose as his legal heiresses/heirs in connection with his right, title and interest in the above referred Plot No 2, and thus each

Soumitra Sur
Souven Sur

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became owner of undivided 1/6th portion share of right, title and interest in the said property.

AND WHEREAS the co-owners 1) Mr Soumitra Sur, 2) Mr Souren Sur, 3) Smt Santa Bose, 4) Mr Soumen Kumar Sur & 5) Smt Ila Sur jointly transferred their undivided 5/6th portion of right, title and interest in the property at Plot No 2 measuring about 900 Square Feet of Bastu Land and 416 SR R.C.C. structure in the Ground Floor & 417 Sqr Feet R.C.C. structure in the First Floor out of total land area of 1 Katha 8 Chatak & total structural area 500 Sqr Feet in the Ground Floor & 500 Sqr Feet in the First Floor & Feet Land to Mr Souven Sur by way of Registered Deed of Gift as executed in the Office of D.S.R.II Barasat, North 24 Parganas and recorded in Book No 1, Volume No 1502-2018, Pages from 12499 to 12533, Being No 150200490 & Book No 1, Volume No for the year 2018 under Mouza Kalidaha, Plot No LR 3404, LR Khatian No 1754, J.L. No 23, Holding No 125, G.C.Ghosh Road, Ward No 19 of S.D.D.M. P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048, District - North 24 Parganas. Thus Mr Souven Sur considering his own undivided 1/6th share of right, title and interest in the same premises became owner of demarcated portion of Bastu land measuring about 1 Katha 8 Chatak 33.5 Sqr Feet & 500 Sft area in Ground Floor & 500 Sft area in First Floor Building.

AND WHEREAS Mr Souven Sur duly mutated his name in the record of South Dum Dum Municipality for his portion of land and two storied building, measuring about 1 Katha 8 Chatak 33.5 Sqr Feet & 500 Sft area in Ground Floor & 500 Sft area in First Floor Building as mentioned above under Mouza Kalidaha, Plot No LR 3404, LR Khatian No 1754, J.L. No 23, Holding No 125/1, G.C.Ghosh Road, Ward No 19 of S.D.D.M. P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048, District - North 24 Parganas,

Souven Sur

Souven Sur
Souven Sur

Santa Bose
Santa Bose

but he has not mutated his name with S.D.D.M. against his undivided 42.5 Sft appurtenant land in the same premises as referred to above in Plot-1.

AND WHEREAS the co-owners 1) Mr Soumitra Sur, 2) Mr Souven Sur, 3) Mr Souren Sur, 4) Mr Soumen Kumar Sur & 5) Smt Ila Sur jointly transferred their undivided 5/6th portion of right, title and interest in the property at Plot No 2 measuring about 900 Square Feet of Bastu Land and 416 Sft R.C.C. structure in the Ground Floor & 417 Sqr Feet R.C.C. structure in the First Floor out of total land area of 1 Katha 8 Chatak & total structural area 500 Sqr Feet in the Ground Floor & 500 Sqr Feet in the First Floor & Feet Land to Mrs Santa Bose by way of Registered Deed of Gift as executed in the Office of D.S.R.II Barasat, North 24 Parganas and recorded in Book No 1, Volume No 1502-2018, Pages from 12534 to 12568, Being No 150200493 for the year 2018 under Mouza Kalidaha, Plot No LR 3404, LR Khatian No 1754, J.L. No 23, Holding No 125, G.C.Ghosh Road, Ward No 19 of S.D.D.M. P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048, District - North 24 Parganas. Thus Mrs Santa Bose considering her own undivided 1/6th share of right, title and interest in the same premises became owner of demarcated portion of Bastu land measuring about 1 Katha 8 Chatak 33.5 Sqr Feet & 500 Sft area in Ground Floor & 500 Sft area in First Floor Building.

AND WHEREAS Mrs Santa Bose duly mutated her name in the record of South Dum Dum Municipality for her portion of land and two storied building, measuring about 1 Katha 8 Chatak 33.5 Sqr Feet & 500 Sft area in Ground Floor & 500 Sft area in First Floor Building as mentioned above under Mouza Kalidaha, Plot No LR 3404, LR Khatian No 1754, J.L. No 23,

Soumitra Sur
Souven Sur

Santa Bose
Santa Bose

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Holding No 125/2, G.C.Ghosh Road, Ward No 19 of S.D.D.M. P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048. District - North 24 Parganas, but she has not mutated her name with S.D.D.M. against her undivided 42.5 Sq appurtenant land in the same premises as referred to above in Plot No 1.

AND WHEREAS said Mr Chittaranjan Sur also purchased a piece and parcel of Bastu Land measuring about 3 Katha 4 Chatak 25 Square Feet with cement flooring one year old R.T.Shed measuring about 400 Sqr Feet standing thereon in Plot No 3 from said Mr Nirmalendu Sekhar Gangopadhyay by way of Deed of Conveyance as executed in the Office of Sub Registrar Alipore and recorded in Book No 1, Volume No 59, Pages 335 to 342, Being No 1215 for the year 1985 against holding No 92, G.C.Ghosh Road under Mouza Kalidaha, Part of R.S. Dag No 3404 Khatian No 11, J.L. No 23, P.S. Lake Town under South Dum Dum Municipality Kolkata - 700048, District North 24 Parganas, and said Mr Chittaranjan Sur died intestate on 02/08/1987 leaving him his wife 1) Smt Ila Sur, four sons namely 2) Sri Souven Sur, 3) Sri Souren Sur, 4) Sri Soumen Sur, 5) Sri Soumitra Sur, and one married daughter 6) Smt Santa Bose wife of Mr Tanmoy Bose as his legal heiresses/heirs in connection with his right, title and interest in the above referred Plot No 3, and thus each owner became owner of undivided 1/6th portion share of right, title and interest in the said property.

AND WHEREAS the co-owners 1) Mr Soumitra Sur, 2) Mr Souven Sur, 3) Smt Santa Bose, 4) Mr Soumen Kumar Sur & 5) Smt Ila Sur jointly transferred their undivided 5/6th portion of right, title and interest in the property at Plot No 3 measuring about 833.3 Square Feet of Bastu Land and 167 Sqr Feet R.T.Shed out of total land area of 1 Katha 6 Chatak 10 Sqr Feet & total R.T. Shed measuring about 200 Sqr Feet to Mr Souren Sur by way of Registered Deed of Gift as executed in the Office of D.S.R.II Barasat, North 24 Parganas and recorded in Book No 1, Volume No 1502-2018, Pages from 12569 to 12603, Being No 150200492 for the year 2018 under Mouza Kalidaha, Plot No LR 3404, LR Khatian No 1754, J.L. No 23, Holding

Soumen Sur
Santa Bose

Soumitra Sur
Souren Sur

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No 124, G.C.Ghosh Road, Ward No 19 of S.D.D.M. P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048 & also 3 Chatak 17.1 Sqr Feet of Bastu Land as executed in the Office of A.R.A.IV- Kolkata, and recorded in Book No 1, Volume No 1904-2018, Page from 248254 to 248277, Being No 190406093 for the year 2018 under Mouza Kalidaha, Plot No LR 3404, LR Khatian No 1754, J.L. No 23, Holding No 124, G.C.Ghosh Road, Ward No 19 of S.D.D.M. P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048, District - North 24 Parganas. Thus Mr Souven Sur considering his own undivided 1/6th share of right,title and interest in the same premises became owner of demarcated portion of Bastu land measuring about 1 Katha 8 Chatak 33.5 Sqr Feet & 200 Sqr Feet cement flooring R.T. Shed in the Ground Floor..

AND WHEREAS Mr Souren Sur duly mutated his name in the record of South Dum Dum Municipality for his portion of land and R.T.shed measuring about 1 Katha 10 Chatak 12.5 Sqr Feet of Bastu Land & 200 Sft R.T.Shed area in Ground Floor as mentioned above under Mouza Kalidaha, Plot No LR 3404, LR Khatian No 1754, J.L. No 23, Holding No 124/2, G.C.Ghosh Road, Ward No 19 of S.D.D.M. P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048, District - North 24 Parganas, but he has not mutated his name with S.D.D.M. against his undivided 42.5 Sft appurtenant land in the same premises as referred to above in Plot No 1.

AND WHEREAS the co-owners 1) Mr Soumitra Sur, 2) Mr Souven Sur , 3) Smt Santa Bose, 4) Mr Soumen Kumar Sur & 5) Mr Souren Sur jointly transferred their undivided 5/6th portion of right, title and interest in the property at Plot No 3 measuring about 833.3 Square Feet of Bastu Land and 167 Sqr Feet R.T.Shed out of total land area of 1 Katha 6 Chatak 10 Sqr Feet & total R.T. Shed measuring about 200 Sqr Feet to Mrs Ila Sur by way of Registered Deed of Gift as executed in the Office of D.S.R.II Barasat, North 24 Parganas and recorded in Book No 1, Volume No 1502-2018, Pages from 12344 to 12378, Being No 150200489 for the year 2018 under Mouza Kalidaha, Plot No LR 3404, LR Khatian No 1754, J.L. No 23, Holding No 124, G.C.Ghosh Road, Ward No 19 of S.D.D.M. P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048 & also 3 Chatak 17.1 Sqr Feet of Bastu Land

Soumitra Sur
Souren Sur

Soumen Sur
Santa Bose

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as executed in the Office of A.R.A.IV. Kolkata, and recorded in Book No 1, Volume No 1904-2018, Page from 248302 to 248325, Being No 190406095 for the year 2018 under Mouza Kalidaha, Plot No LR 3404, LR Khatian No 1754, J.L. No 23, Holding No 124, G.C.Ghosh Road, Ward No 19 of S.D.D.M. P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048, District - North 24 Parganas. Thus Mr Souven Sur considering his own undivided 1/6th share of right,title and interest in the same premises became owner of demarcated portion of Bastu land measuring about 1 Katha 10 Chatak 12.5 Sqr Feet & 200 Sqr Feet cement flooring R.T. Shed in the Ground Floor..

Souven Sur
Santa Bose

AND WHEREAS Mrs Ila Sur duly mutated her name in the record of South Dum Dum Municipality for her portion of land and R.T.shed measuring about 1 Katha 10 Chatak 12.5 Sqr Feet of Bastu Land & 200 Sft R.T.Shed area in Ground Floor as mentioned above under Mouza Kalidaha, Plot No LR 3404, LR Khatian No 1754, J.L. No 23, Holding No 124/1, G.C.Ghosh Road, Ward No 19 of S.D.D.M. P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048.District - North 24 Parganas, but she has not mutated her name with S.D.D.M. against her undivided 42.5 Sft appurtenant land in the same premises as referred to above in Plot No 1.

Soumitra Sur
Souven Sur

AND WHEREAS Mr Soumitra Sur, Mr Souven Sur, Mr Souren Sur, Mrs Santa Bose & Mrs Ila Sur being in khas possession of their allotted portion without any disturbance or encumbrances from any corner continued payment of S.D.D.M. Tax for their individual portion seperately.

AND WHEREAS for the purpose of better use and enjoyment of respective area of land the land owners intend to amalgamate their portion of land with structure for the purpose of redevelopment of their land after obtaining necessary Building Plan from South Dum Dum Municipality.

AND WHEREAS said Deed of Amalgamation was executed in the Office of D.S.R.II North 24 Parganas, Barasat and recorded in Book No 1, Volume No 1502-2019, Pages from 84007 to 84049, Being No 150202755 for the year 2019.

Souven Sur

AND WHEREAS while exercising all rights of ownerships and possessions in the aforesaid property 1) **Mr Soumitra Sur, 2) Mr Souven Sur, 3) Smt Santa Bose, 4) Smt Ila Sur & 5) Mr Souren Sur** intend to develop their amalgamated land for which they were in search of a reputed and resourceful Developer having sufficient experience and financial background to undertake the development work of their said land lying at Mouza Kalidaha, LR Dag No 3404, LR Khatian No 1754, J.L. No 23, Holding No 126 G.C. Ghosh Road, Ward No 19 of S.D.D.M. P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048, District - North 24 Parganas, Kolkata - 700048.

Souven Sur
Santa Bose

AND WHEREAS after execution of Deed of Amalgamation, the owners duly mutated their names in the record of South Dum Dum Municipality against Holding No 126, G.C. Ghosh Road, for an area of land measuring about 9 Katha 15 Chatak 36 Square Feet (more or less) with 34 years old Cement flooring Building measuring 1500 Sft in the Ground Floor and 1500 Sft in the First Floor & 34 years old cement flooring 500 Sft R.T. Shed in the Ground Floor, under Ward No 19 of South Dum Dum Municipality, under Mouza Laliedaha, L.R. Dag No 3404, L.R. Khatian No 1754, J.L. No 23, P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048, District - North 24 Parganas.

Soumitra Sur
Souren Sur

AND WHEREAS Development Agreement and Development Power of Attorney were executed between the Owners and the Developer in the Office of D.S.R.II, North 24 Parganas, Barasat and recorded in Book No 1, Volume No 1502-2019, Pages from 83913 to 83974, Being No 150202758 for the year 2019 and Book No 1, Volume No 1502-2019, Pages from 83975 to 84006, Being No 150202761 for the year 2019 respectively & Subsequent Development Agreement Cum Development Power of Attorney was executed in the Office of D.S.R.II, North 24 Parganas and recorded in Book No 1, Volume No 1502-2021, Pages from 107797 to 107854, Being No 150203233 for the year 2021.

Soumitra Sur

AND WHEREAS due to said demise of one of the recorded owners Smt Ila Sur on 04/01/2022, it has become necessary for execution of further Development Agreement Cum Development Power of Attorney between the Owners and the same Developer and incidentally existing recorded owners are the sons and daughter of deceased Ila Sur. In this connection this may be mentioned here that said Smt Ila Sur executed a Registered Will in the Office of A.D.S.R. Bidhannagar (Salt Lake City) which was recorded in Book No III Volume No 2, , Pages from 281 to 284, Being No 104 for the year 1999 and according to the terms of said Will daughter of deceased Ila Sur, named Smt Santa Bose will become the owner of undivided 1/6th portion of right, title and interest of the said property of deceased Ila Sur following usual legal procedure and grant of Probate in her favour, which will be in addition to her own existing undivided 1/6th portion of right, title and interest in the said property as detailed in Schedule 'A' of the property and her sons will have no right to the said undivided 1/6th portion of the property left by deceased Ila Sur obviously within Owners' Allocation and alternatively the share of deceased Ila Sur may be distributed to her sons and daughter following legal procedure subject to mutual consent of all sons and daughter as referred to above as per terms of Development Agreement. Developer's Allocation will remain unaltered as before and it will not be hampered by any means due to demise of Ila Sur and mode of distribution of Owners' Allocation.

AND WHEREAS it is agreed on mutual consent of the Owners and the Developer that the Developer will get 54% of the constructed area and the Owners will get 46% of the constructed area from Ground Floor level up to 4th Floor level.

AND WHEREAS previous condition of Owners' and Developer's allocation for construction of addition floor with the approval of S.D.D.M. beyond 4th Floor level as 35% (for owners) & 65% (for Developer) will remain unaltered.

Souven Sin

Smt Ila Sur
Souven Sur

Santa Bose
Santa Bose

AND WHEREAS the Development Power of Attorney which was given by the owners in favour of the Developer as executed in the Office of D.S.R.II, North 24 Parganas, Barrasat vide Being No 150202761 for the year 2019 and, Being No 150203233 for the year 2021 will also be considered as effective and operative in the proposed changed circumstances also.

AND WHEREAS all other terms and conditions as contained in the Development Agreement which was executed in the Office of D.S.R. II, North 24, Parganas, Barrasat vide Being No 150202758 for the year 2019 and Being No 150203233 for the year 2021, will remain effective and operative as before.

NOW THIS AGREEMENT WITNESSETH that in pursuance of this Agreement, the Developer has agreed to develop and for construct a Multi-storied building on the said plot of land and it is hereby agreed to and declared by and between the parties hereto as follows:

Santa Bose
Santa Bose

ARTICLE NO 1: DEFINITION:

Unless the context or subject otherwise requires words or expressions contained in this agreement shall have the following meaning.

Sourin Sur
Sourin Sur

OWNERS: Shall mean the owners named above including their legal heirs/heiresses, legal representatives, successors, executors, administrators and assigns.

DEVELOPER/BUILDER: Shall mean the Developer named above and it includes their successors, heirs, executors, administrators, legal representatives and assigns.

THE SAID PROPERTY/PREMISES: Shall mean **ALL THAT** piece and parcel of Bastu land measuring about 9 Katha 15 chatak 36 ^(as per recd 16'081 Dec) square feet with cement flooring 33 years old two storied R.C.C.structure standing thereon having each floor measuring about 1500 Square Feet in Ground Floor and 1500 Square Feet in First Floor and R.T.Shed measuring about 500 Square

Bhaskar Das

Feet in the Ground Floor, lying and situated at Mouza - Kaldaha, L.R.. Dag
 No 3404 under L.R. Khatian No 1754, A.L. No 23, P.O. Sreebhumi, P.S. Lake
 Town, Kolkata - 700048, District - North 24 Parganas under South Dum
 Dum Municipality, present Ward No -19, belonging Holding No
 126, G.C.Ghosh Road

THE NEW BUILDING: Shall mean and include the new proposed Multistoried building consisting of several self contained flats, Garage space, units and other structures to be constructed on the said property according to the Building Plan sanctioned by the South Dum Dum Municipality after demolition of existing structure.

SANCTIONED BUILDING PLAN: Shall mean and include the Building Plan sanctioned by South Dum Dum Municipality.

ARCHITECT: Shall mean any experienced and qualified person or persons, firm or firms or a limited company having the proper requisite and valid license as Building Architect from the South Dum Dum Municipality to be appointed and/ or nominated by the Developer as the Architect or Architects of the proposed building to be constructed on the said Premises.

OWNERS' (FIRST PARTY) ALLOCATION/ CONSIDERATION:

Shall mean and include 46% of the total Built up area in each floor from Ground Floor to 4th Floor level (considering A.D.C) on the Western portion of the proposed new construction which will be constructed after obtaining necessary sanctioned Building Plan from South Dum Dum Municipality, and if any additional Floor is constructed beyond 4th Floor with the approval of South Dum Dum Municipality in that case the Owners will get only 35 % share of the proposed additional constructed floor area and the **FIRST PARTY/OWNERS** will not have any objection to such allocation for additional construction. Extra if any constructed actually beyond sanctioned limit upto 4th floor that will be distributed in the same ration that is 46% (Owner) & 54% (Developer).

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 Santa Bose

Souven Sur
 Souven Sur

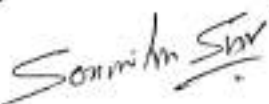
Bikasbis Das

In consideration the Developer having agreed to bear the cost of construction of the land owners' allocated portion as mentioned herein above, the landowners shall transfer to the Developer and/or their nominee /nominee's undivided proportionate share of land & The Developer will also pay the cost of rent for suitable accommodation of the First Party as well as the relocation cost/shifting charges of the owners in every aspects and until the owners Allocation is handed over to the owners by the Developer as per terms of agreement. Alternately the Developer shall arrange temporary accommodation of the land owners elsewhere at their own cost till delivery of owners allocated portion.



Souren Sur

DEVELOPER'S ALLOCATION: Shall mean and include **ALL THAT** the balance portion that is 54% of the total Built up sanctioned area in each floor from Ground Floor to 4th Floor level which will be sanctioned by the South Dum Dum Municipality, and if any additional Floor is constructed beyond 4th Floor level (Considering A.D.C.) with the approval of South Dum Dum Municipality in that case the Developer will get 65% of proposed additional constructed floor area, and the **FIRST PARTY/OWNERS** will not have any objection to such allocation for proposed additional Floor area.



Souren Sur

THE SCHEDULE 'A' REFERRED TO ABOVE

ALL THAT piece and parcel of Basra land measuring about **9** Katha 15 Chatak 32 Square Feet (More or Less) ^(as per record 160812ae) with two storied cement flooring 35 years old building standing thereon having each floor measuring about 1500 Square Feet in Ground Floor and 1500 Square Feet in First Floor and cement flooring 35 years R.T.Shed measuring about 500 Square Feet in the Ground Floor against Holding No 126, G.C. Ghosh Road under Ward No 19, of South Dum Dum Municipality, under Mouza - Kalidaha, L.R.Dag No 3404, ^{01d} L.R. Khatian No 1754, ^{(as per current record - L.R. Kh No - 2274, 2286, 2289, 2288, 2285.} P.O. Sreebhumii, P.S. Lake Town, Kolkata - 700048, District - North 24 Parganas in its amalgamated form .
Entire amalgamated land is butted and bounded as follows:-

Bhasini Das

ON THE NORTH : - By 16 feet wide Road & S.D.D.M. Drain.

ON THE SOUTH : By 12 Feet wide Road and thereafter 12 Feet wide Common Passage for exclusive use of the Party of the First Part to the Party of the Fifth Part. & the property of Mr Santiranjjan Das.

ON THE EAST: :By 8' Feet wide common passage and the Property of Nani Mazumder & others.

ON THE WEST : Plot No 4 of the mother premises.

Santa Bose
Santa Bose

SCHEDULE 'B' OF THE PROPERTY/ALLOCATION OF FIRST PARTY

OWNERS

Shall mean and include 46% of the total Built up area in each floor from Ground Floor to 4th Floor level (considering A.D.C) on the Western portion of the proposed new construction which will be constructed after obtaining necessary sanctioned Building Plan from South Dum Dum Municipality, and if any additional Floor is constructed beyond 4th Floor with the approval of South Dum Dum Municipality in that case the Owners will get only 35 % share of the proposed additional constructed floor area and the **FIRST PARTY/OWNERS** will not have any objection to such allocation for proposed additional floor area. Extra if any constructed actually beyond sanctioned limit upto 4th floor, that will be distributed in the same ration that is 46% (Owner) & 54% (Developer).

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Souren Suv

In consideration the Developer having agreed to bear the cost of construction of the land owners' allocated portion as mentioned herein above, the landowners shall transfer to the Developer and/or their nominee /nominee's undivided proportionate share of land & The Developer will also pay the cost of rent for suitable accommodation of the First Party as well as the relocation cost/shifting charges of the owners in every aspects and until the owners Allocation is handed over to the owners by the Developer as per terms of agreement. Alternately the Developer shall arrange

Allesha's TRAV

temporary accommodation of the land owners elsewhere at their own cost till delivery of owner's allocated portion.

DEVELOPER'S ALLOCATION: Shall mean and include **ALL THAT** the balance portion that is 54% of the total Built up sanctioned area in each floor from Ground Floor to 4th Floor level which will be sanctioned by the South Dum Dum Municipality, and if any additional Floor is constructed beyond 4th Floor level (Considering A.D.C.) with the approval of South Dum Dum Municipality in that case the Developer will get 65% of proposed additional constructed floor area, and the **FIRST PARTY/OWNERS** will not have any objection to such allocation for proposed additional Floor area.

Alastin Nuan

Soumen Sur
Santa Bose

Soumen Sur

Souren Sur

IN WITNESS WHEREOF the parties above hereunto set and subscribed their respective hands and seals on the day month and year first above written.
SIGNED SEALED AND DELIVERED.

In the presence of

Saurabh Sur

WITNESS:

1. *Tarun Del Sharma*
24/11, A. A. R. D
Dw Dwar Ke - 58
2. *Sitangsu Dasgupta*
Advocate

Souren Sur

Saurabh Sur

Sarita Noss

SIGNATURE OF OWNERS/FIRST PARTY.

Drafted by:-

Sitangsu Dasgupta

Sitangsu Dasgupta.

Advocate (F/342/305 of 2013).

High Court, Calcutta.

DEVARSHI REALTY



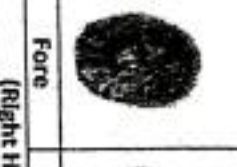
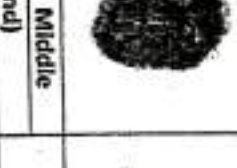



















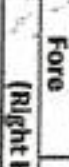
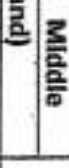
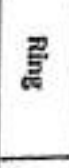
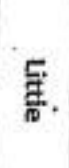

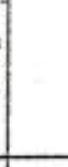


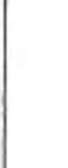
Devarshi Dewan

Proprietor

SIGNATURE OF DEVELOPER

[SECOND PARTY]

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants	Little		Ring (Left Hand)		Middle		Fore		Thumb	
	 Sanika Bose										
	 Shashin Das										
											



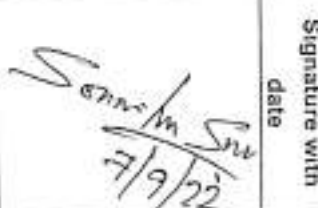
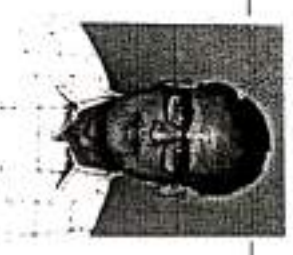

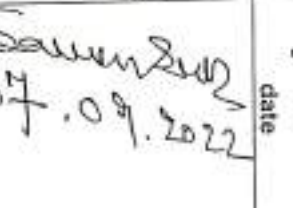


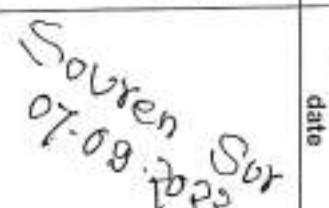


Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15022002668326/2022




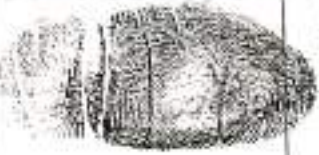


1. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SOUMITRA SUR 63/1, Paikpara First Row, City:-, P.O:- Belgachia, P.S.-Chitpur, District-South 24-Parganas, West Bengal, India, PIN:- 700037	Land Lord			 Soumitra Sur 7/9/22
2	Mr SOUVEN SUR 63/1, Paikpara First Row, City:-, P.O:- Belgachia, P.S.-Chitpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700037	Land Lord			 Souven Sur 22.09.2022
3	Mr SOUVREN SUR 106/2, Gish Chandra Ghosh Road, City:-, P.O:- Sreebhumi, P.S.-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700048	Land Lord			 Souvren Sur 22.09.2022



Query No:-15022002668326/2022, 07/09/2022 02:37:34 PM D.S.R. - II NORTH 24-PARGANAS

1. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs SANTA BOSE 125, Gresh Chandra Ghosh Road, City-. P.O.- Sreebhorni, P.S.-Lake Town, District-North 24-Parganas, West Bengal, India, PIN:- 700048	Land Lord			Santa Bose 7.9.2022
5	Mr DEBASHIS DHAR 287/3, East Srinhee Road, City-. P.O.- Ghughudanga, P.S.- Dum Dum, District-North 24-Parganas, West Bengal, India, PIN:- 700030	Representative of Developer [DEVARS HI REALTY]			Debashis Dhar 07.09.2022
1	Mr SITANGSU DASGUPTA Son of Late Pramode Ranjan Dasgupta 60, Rati Ahmed Kidawi Road, City-. P.O.- Bangur, P.S.- Dum Dum, District-North 24-Parganas, West Bengal, India, PIN:- 700055	Identifier of Mr SOUMITRA SUR, Mr SOUVEN SUR, Mr SOUREN SUR, Mrs SANTA BOSE, Mr DEBASHIS DHAR			Sitangsu Dasgupta 07/09/2022



(Anilava Dutta)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
II NORTH 24-PARGANAS
North 24-Parganas, West
Bengal

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



GRN Details

GRN: 192022230115798138 Payment Mode: Online Payment (SBI Epay)
GRN Date: 06/09/2022 18:37:50 Bank/Gateway: SBIePay Payment Gateway
BRN: 6127547211213 BRN Date: 06/09/2022 18:39:05
Gateway Ref ID: 202224965127160 Method: State Bank of India New PG
Payment Status: Successful Payment Ref. No: 2002668326/1/2022
[Query No* Query Year]

Depositor Details

Depositor's Name: Mr SITANGSU DASGUPTA
Address: 75/2, JUGIPARA ROAD
Mobile: 9831225148
Period From (dd/mm/yyyy): 06/09/2022
Period To (dd/mm/yyyy): 06/09/2022
Payment ID: 2002668326/1/2022
Dept Ref ID/DRN: 2002668326/1/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002668326/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	20070
2	2002668326/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	28
Total				20098

IN WORDS: TWENTY THOUSAND NINETY EIGHT ONLY.

Major Information of the Deed

Deed No. :	1-1502-05490/2022	Date of Registration	12/09/2022
Query No./Year	1502-2002668326/2022	Office where deed is registered	
Query Date	05/09/2022 8:08:32 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details		SITANGSU DASGUPTA 60, Rafi Ahmed Kidwai Road, Thana : Duan Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 9831225148, Status Advocate	
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth Value		Market Value	
Rs. 46,00,000/-		Rs. 1,18,86,538/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,120/- (Article:48(g))		Rs. 60/- (Article:E, E, E, M(b), H)	
Remarks		Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)	

Land Details :

District: North 24-Parganas, P.S.- Lake Town, Municipality: SOUTH DUM DUM, Road: G. C. Ghosh Road, Mouza: Kalidaha, Ward No: 019, Holding No:126 JI No: 23, Pin Code : 700048

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-3404 (RS :-)	LR-2274	Bastu	Bastu	1 Katha 8 Chatak 35.136 Sq Ft	5,00,000/-	16,09,978/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L3	LR-3404 (RS :-)	LR-2266	Bastu	Bastu	1 Katha 8 Chatak 35.136 Sq Ft	5,00,000/-	16,09,978/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L4	LR-3404 (RS :-)	LR-2267	Bastu	Bastu	1 Katha 10 Chatak 10.476 Sq Ft	8,00,000/-	17,04,312/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L5	LR-3404 (RS :-)	LR-2268	Bastu	Bastu	1 Katha 10 Chatak 10.476 Sq Ft	8,00,000/-	17,04,312/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
TOTAL :					10.5216Dec	26,00,000 /-	66,28,580 /-	
Grand Total :					16.0818Dec	41,00,000 /-	101,31,539 /-	

District: North 24-Parganas, P.S.- Lake Town, Municipality: SOUTH DUM DUM, Road: G. C. Ghosh Road, Mouza: Kalidaha, Premises No: 126, Ward No: 019 JI No: 23, Pin Code : 700048

Structure Details :

Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details	
On Land L1	750 Sq Ft.	1,00,000/-	4,11,328/-	Structure Type: Structure	
Gr. Floor, Area of floor : 375 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 375 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L2	750 Sq Ft.	1,00,000/-	4,11,328/-	Structure Type: Structure
Gr. Floor, Area of floor : 375 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 375 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete					
S3	On Land L3	750 Sq Ft.	1,00,000/-	4,11,328/-	Structure Type: Structure
Gr. Floor, Area of floor : 375 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 375 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete					
S4	On Land L4	750 Sq Ft.	1,00,000/-	4,11,328/-	Structure Type: Structure
Gr. Floor, Area of floor : 375 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 375 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete					
S5	On Land L5	500 Sq Ft.	1,00,000/-	1,09,687/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		3500 sq ft	5,00,000 /-	17,54,999 /-	

Lord Details :

Name,Address,Photo,Finger print and Signature

1	Mr SOUMITRA SUR Son of Late Chittaranjan Sur 63/1, Paikpara First Row, City:- , P.O:- Belgachia, P.S:-Chitpur, District:-South24-Parganas, West Bengal, India, PIN:- 700037 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx8G, Aadhaar No: 86xxxxxxxx6655, Status :Individual, Executed by: Self, Date of Execution: 07/09/2022 . Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/09/2022 . Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Pvt. Residence
2	Mr SOUVEN SUR Son of Late Chittaranjan Sur 63/1, Paikpara First Row, City:- , P.O:- Belgachia, P.S:-Chitpur, District:-South24-Parganas, West Bengal, India, PIN:- 700037 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXxxxxxx3H, Aadhaar No: 50xxxxxxxx6901, Status :Individual, Executed by: Self, Date of Execution: 07/09/2022 . Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/09/2022 . Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Pvt. Residence
3	Mr SOUREN SUR Son of Late Chittaranjan Sur 106/2, Girish Chandra Ghosh Road, City:- , P.O:- Sreebhuml, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx0R, Aadhaar No: 97xxxxxxxx4504, Status :Individual, Executed by: Self, Date of Execution: 07/09/2022 . Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/09/2022 . Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Pvt. Residence
4	Mrs SANTA BOSE Wife of Mr Tannoy Bose 125, Girish Chandra Ghosh Road, City:- , P.O:- Sreebhuml, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BHxxxxxx0N, Aadhaar No: 39xxxxxxxx8736, Status :Individual, Executed by: Self, Date of Execution: 07/09/2022 . Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/09/2022 . Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DEVARSHI REALTY 287/3, East Sinthee Road , City:- , P.O:- Ghughudanga, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal India, PIN:- 700030 , PAN No.:: AGxxxxxx6M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr DEBASHIS DHAR (Presentant) Son of Late Mohini Mohan Dhar 287/3, East Sinthee Road, City:- , P.O:- Ghughudanga, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx6M, Aadhaar No: 49xxxxxxxx2108 Status : Representative, Representative of : DEVARSHI REALTY (as Proprietor)

Particulars Details :

SITANGSU DASGUPTA

Pranoto Ranjan Dasgupta
of Late Ahmed Kidwai Road, City- , P.O:-
Red Ahmed Kidwai Road, District:-North 24-
Sur, P.S:-Dum Dum, West Bengal, India. PIN:-
700055

Number of Mr SOUMITRA SUR, Mr SOUVEN SUR, Mr SOUREN SUR, Mrs SANTA BOSE, Mr DEBASHIS DHAR

Photo	Finger Print	Signature

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SOUMITRA SUR	DEVARSHI REALTY-0.511104 Dec
2	Mr SOUVEN SUR	DEVARSHI REALTY-0.511104 Dec
3	Mr SOUREN SUR	DEVARSHI REALTY-0.511104 Dec
4	Mrs SANTA BOSE	DEVARSHI REALTY-0.511104 Dec
5		

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr SOUMITRA SUR	DEVARSHI REALTY-1.11205 Dec
2	Mr SOUVEN SUR	DEVARSHI REALTY-1.11205 Dec
3	Mr SOUREN SUR	DEVARSHI REALTY-1.11205 Dec
4	Mrs SANTA BOSE	DEVARSHI REALTY-1.11205 Dec
5		

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr SOUMITRA SUR	DEVARSHI REALTY-0.511104 Dec
2	Mr SOUVEN SUR	DEVARSHI REALTY-0.511104 Dec
3	Mr SOUREN SUR	DEVARSHI REALTY-0.511104 Dec
4	Mrs SANTA BOSE	DEVARSHI REALTY-0.511104 Dec
5		

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr SOUMITRA SUR	DEVARSHI REALTY-0.541052 Dec
2	Mr SOUVEN SUR	DEVARSHI REALTY-0.541052 Dec
3	Mr SOUREN SUR	DEVARSHI REALTY-0.541052 Dec
4	Mrs SANTA BOSE	DEVARSHI REALTY-0.541052 Dec
5		

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr SOUMITRA SUR	DEVARSHI REALTY-0.541052 Dec
2	Mr SOUVEN SUR	DEVARSHI REALTY-0.541052 Dec
3	Mr SOUREN SUR	DEVARSHI REALTY-0.541052 Dec
4	Mrs SANTA BOSE	DEVARSHI REALTY-0.541052 Dec
5		

Transfer of property for S1		To, with area (Name-Area)
From		
	Mr SOUMITRA SUR	DEVARSHI REALTY-150.00000000 Sq Ft
	Mr SOUVEN SUR	DEVARSHI REALTY-150.00000000 Sq Ft
	Mr SOUREN SUR	DEVARSHI REALTY-150.00000000 Sq Ft
	Mrs SANTA BOSE	DEVARSHI REALTY-150.00000000 Sq Ft
Transfer of property for S2		To, with area (Name-Area)
Sl.No	From	DEVARSHI REALTY-150.00000000 Sq Ft
1	Mr SOUMITRA SUR	DEVARSHI REALTY-150.00000000 Sq Ft
2	Mr SOUVEN SUR	DEVARSHI REALTY-150.00000000 Sq Ft
3	Mr SOUREN SUR	DEVARSHI REALTY-150.00000000 Sq Ft
4	Mrs SANTA BOSE	DEVARSHI REALTY-150.00000000 Sq Ft
5		
Transfer of property for S3		To, with area (Name-Area)
Sl.No	From	DEVARSHI REALTY-150.00000000 Sq Ft
1	Mr SOUMITRA SUR	DEVARSHI REALTY-150.00000000 Sq Ft
2	Mr SOUVEN SUR	DEVARSHI REALTY-150.00000000 Sq Ft
3	Mr SOUREN SUR	DEVARSHI REALTY-150.00000000 Sq Ft
4	Mrs SANTA BOSE	DEVARSHI REALTY-150.00000000 Sq Ft
5		
Transfer of property for S4		To, with area (Name-Area)
Sl.No	From	DEVARSHI REALTY-150.00000000 Sq Ft
1	Mr SOUMITRA SUR	DEVARSHI REALTY-150.00000000 Sq Ft
2	Mr SOUVEN SUR	DEVARSHI REALTY-150.00000000 Sq Ft
3	Mr SOUREN SUR	DEVARSHI REALTY-150.00000000 Sq Ft
4	Mrs SANTA BOSE	DEVARSHI REALTY-150.00000000 Sq Ft
5		
Transfer of property for S5		To, with area (Name-Area)
Sl.No	From	DEVARSHI REALTY-100.00000000 Sq Ft
1	Mr SOUMITRA SUR	DEVARSHI REALTY-100.00000000 Sq Ft
2	Mr SOUVEN SUR	DEVARSHI REALTY-100.00000000 Sq Ft
3	Mr SOUREN SUR	DEVARSHI REALTY-100.00000000 Sq Ft
4	Mrs SANTA BOSE	DEVARSHI REALTY-100.00000000 Sq Ft
5		

Details as per Land Record

North 24-Parganas, P.S.- Lake Town, Municipality: SOUTH DUM DUM, Road: G. C. Ghosh Road, Mouza:

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3404, LR Khatian No:- 2274	Owner:গৌরী শ্রী, Gurdian:ফার্মা , Address:ফিট , Classification:বালু, Area:0.02560000 Acre,	Mr SOUVEN SUR
L3	LR Plot No:- 3404, LR Khatian No:- 2286	Owner:শ্রী গণ, Gurdian:শ্রী , Address:ফিট , Classification:বালু, Area:0.02560000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 3404, LR Khatian No:- 2287	Owner:শ্রী শ্রী, Gurdian:ফার্মা , Address:ফিট , Classification:বালু, Area:0.02710000 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 3404, LR Khatian No:- 2288	Owner:গৌরী শ্রী, Gurdian:ফার্মা , Address:ফিট , Classification:বালু, Area:0.02710000 Acre,	Seller is not the recorded Owner as per Applicant.
District: North 24-Parganas, P.S.- Lake Town, Municipality: SOUTH DUM DUM, Road: G. C. Ghosh Road, Mouza: Kaldaha, Premises No: 126 , Ward No: 019 JI No: 23, Pin Code : 700048			
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 3404, LR Khatian No:- 2285	Owner:গৌরী শ্রী, Gurdian:ফার্মা , Address:ফিট , Classification:বালু, Area:0.05570000 Acre,	Seller is not the recorded Owner as per Applicant.

07-09-2022

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

presented for registration at 21:00 hrs on 07-09-2022, at the Private residence by Mr DEBASHIS DHAR .

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 1,18,86,538/-

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

Execution is admitted on 07/09/2022 by 1. Mr SOUMITRA SUR, Son of Late Chittaranjan Sur, 63/1, Palkpara First Row, P.O: Belgachia, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Business, 2. Mr SOUVEN SUR, Son of Late Chittaranjan Sur, 63/1, Palkpara First Row, P.O: Belgachia, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Business, 3. Mr SOUREN SUR, Son of Late Chittaranjan Sur, 106/2, Girish Chandra Ghosh Road, P.O: Sreebhorni, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business, 4. Mrs SANTA BOSE, Wife of Mr Tanmoy Bose, 125, Girish Chandra Ghosh Road, P.O: Sreebhorni, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession House wife Indentified by Mr SITANGSU DASGUPTA, ., Son of Late Pramode Ranjan Dasgupta, 60, Rafi Ahmed Kidawi Road, P.O: Bangur, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Advocate

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

Execution is admitted on 07-09-2022 by Mr DEBASHIS DHAR, Proprietor, DEVARSHI REALTY (Sole Proprietorship), 287/3, East Srinthee Road, City: , P.O:- Ghughudanga, P.S.-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Indentified by Mr SITANGSU DASGUPTA, ., Son of Late Pramode Ranjan Dasgupta, 60, Rafi Ahmed Kidawi Road, P.O: Bangur, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Advocate

Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 08-09-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60/- (E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 28/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/09/2022 6:39PM with Govt. Ref. No: 192022230115798138 on 06-09-2022, Amount: Rs: 28/-, Bank: SBI EPay (SBIEPay), Ref. No. 6127547211213 on 06-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Payment of Stamp Duty payable for this document is Rs. 20,070/- and Stamp Duty paid by online = Rs 20,070/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
online on 06/09/2022 6:39PM with Govt. Ref. No: 192022230115798138 on 06-09-2022, Amount Rs: 20,070/-, Bank:
SBI EPay (SBIEPay), Ref. No: 6127547211213 on 06-09-2022, Head of Account 0030-02-103-003-02



Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 12-09-2022

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 : 43
(g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60/- (E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/-)
and Registration Fees paid by Cash Rs 32/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,070/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 92508, Amount: Rs 50/-, Date of Purchase: 02/09/2022, Vendor name: G C Saha



Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2022, Page from 154464 to 154499
being No 150205490 for the year 2022.



Digitally signed by AMITAVA DATTA
Date: 2022.09.19 12:03:06 +05:30
Reason: Digital Signing of Deed.

(Amitava Dutta) 2022/09/19 12:03:06 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)