

4069/25

5580/25



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

K 810658

Supplementary Development Agreement

THIS MEMORANDUM OF AGREEMENT made this 30th day May 2023 (Two Thousand Three)

BETWEEN

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

[Handwritten signature]

Additional District Sub-Registrar
Kodakur, North 24 Parganas

30 MAY 2023

[Handwritten signature]
30/05/23
12:16 P.M.
9-2-1123247/23

Additional District Sub-Registrar
Kodakur, North 24 Parganas

30 MAY 2023

Ajay Kumar Bose
Sanjay Kumar Bose

Ambarish
Ambarish
Ambarish

ANNAPURNA NIRMAN

Ambarish Roy
Partner

2

(1) **SRI AJOY KUMAR BOSE @ BASU**, (PAN ACZPB6352K), (Mobile No. 9433031297) & (2) **SRI TANMOY KUMAR BOSE @ BASU** (PAN BBJPB7746P) (Mobile No. 6289462737) both sons of Late Purna Chandra Bose, by faith Hindu, by Nationality Indian, by occupation- service, both residing at Bosepara, Khardah, P.O. & P.S. Khardah, Kolkata-700117, District North 24-Parganas hereinafter jointly referred to as the **LANDOWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs/heirless, executors, legal representatives and assigns) of the **ONE PART**

AND

M/S. ANNAPURNA NIRMAN (PAN AAZFA0012H) a Registered Partnership Firm, constituted under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No. : L-79151/2014 having its registered office at 13/12/A/44 Shreyasi Apartment, 1st Floor, P.O. & P.S. Khardah, Kolkata-700117, District North 24 Parganas, being represented by its partners **(1) SRI ASIM BOSE ROY**, (PAN APAPB9184R) (Mobile No. 9830812960) son of Late Satya Ranjan Bose Roy, by faith Hindu, by Nationality Indian, by occupation business, residing at 3 no. Mahajati Nagar, P.O. Agarpara, P.S. Khardah, Kolkata-700109, District North 24 Parganas, **(2) SRI ANINDYA DAS** (PAN ARWPD6238N) (Mobile No. 7003946584) son of Sri Dilip Kumar Das, by faith Hindu, by Nationality Indian, by occupation business, residing at Gaipur, Natun Para, P.O. Gobordnga, P.S. Habra, Pin-743252, District North 24 Parganas and **(3) SRI KINGSHUK DAS**, (PAN AVYPD3462A) (Mobile No. 6289548028) son of Sri Kanti Ranjan Das, by faith Hindu, by Nationality Indian, by occupation business, residing at 1 No. Surya Sen Nagar, P.O. & P.S. Khardah, District North 24 Parganas, hereinafter referred to as the **PROMOTER/DEVELOPER/CONFIRMING PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office their heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**

WHEREAS the said **SRI AJOY KUMAR BOSE @ BASU & SRI TANMOY KUMAR BOSE @ BASU** on 20th day of January 2021 executed and registered a Development Agreement with the **M/S. ANNAPURNA NIRMAN** (PAN AAZFA0012H) a Registered Partnership Firm, constituted under Indian

ANNAPURNA NIRMAN

Asim Bose Roy
Partner

Ajoy Kumar Bose @ Bose

ANNAPURNA NIRMAN
Asim Bose Roy Anindya Das

Partnership Act, 1932 (Act IX of 1932), bearing Registration No. : L-79151/2014 having its registered office at 13/12/A/44 Shreyasi Apartment, 1st Floor, P.O. & P.S. Khardah, Kolkata-700117, District North 24 Parganas being represented by its partners (1) **SRI ASIM BOSE ROY**, son of Sri Satya Ranjan Bose, by faith Hindu, by Nationality Indian, by occupation business, residing at 3 no. Mahajati Nagar, P.O. Agarpara, P.S. Khardah, Kolkata-700109, District North 24 Parganas (2) **SRI ANINDYA DAS** son of Sri Dilip Kumar Das, by faith Hindu, by Nationality Indian, by occupation business, residing at Gaipur, Natun Para, P.O. Gobordnga, P.S. Habra, Pin-743252, District North 24 Parganas and (3) **SRI KINGSHUK DAS**, son of Sri Kanti Ranjan Das, by faith Hindu, by Nationality Indian, by occupation business, residing at 1 No. Surya Sen Nagar, P.O. & P.S. Khardah, District North 24 Parganas and registered at the office of the Additional District Sub Registrar Sodepur, North 24 Parganas, in Book No. I, Volume No. 1524-2021, Pages from 19003 to 19071, Being No. 152400387 for the year 2021 the terms and condition fully mentioned in the said Development Agreement dated 20th day of January 2021.

Ajoy Kumar Bose @ Bose
Mahabir Kumar Bose @ Bose

AND WHEREAS both the parties to this Supplementary Development Agreement are agreed to modify one clause, which are as follows: -

6. **Land Owner's Consideration:** Shall mean the consideration against the project which will be given to the Land Owners by the Developer.

In consideration of the owners, having granted the Developer and exclusive consent to develop the said property the owners shall be entitled to get as Owners Allocation into the new proposed building by using its land in commercial purpose and such area shall be allotted in the new building and distributed in the following manner:-

OWNERS ALLOCATION: Owner's Allocation shall mean 28% (twenty eight percent) of total constructed area out of which 12 nos. of self contained residential flats (Covered area of Flat + Proportionate share of stair & lobby + Proportionate share of other Common Areas) shall be allotted to the owners by the Developer in the

ANAPURNA NIRMALAN
Asim Bose @ Anindya & An.
Kingshuk Das.

ANNAPURNA NIRMALAN
Asim Bose Roy
Partner

proposed newly constructed (G+4) storied building consisting of two towers (Tower-I & Tower-II) and developed by the Developer under this agreement together with proportionate right over the common areas and facilities and amenities as provided by the Developer in the following manner:

IN THE BUILDING TOWER-I

1. One self contained 2BHK residential flat, being Flat No. 'A', measuring an area about 817sq.ft. Covered Area be the same a little more or less (including the proportionate share of Stair, Corridor, Lift & Other Common Areas) having super built up area 980 sq.ft. on the North-East Facing on the Ground Floor.

2. One self contained 2BHK residential flat being No. 'D', measuring an area about 600 sq.ft. Covered Area be the same a little more or less (including the proportionate share of Stair, Corridor, Lift & Other Common Areas) having super built up area 720 sq.ft. on the West Facing on the Ground Floor.

3. One self contained 3BHK residential flat, being Flat No. 'B', measuring an area about 979 sq.ft. Covered Area be the same a little more or less (including the proportionate share of Stair, Corridor, Lift & Other Common Areas) having super built up area 1175 sq.ft. on the South-East Facing on the First Floor.

4. One self contained 3BHK residential flat, being Flat No. 'B', measuring an area about 979 sq.ft. Covered Area be the same a little more or less (including the proportionate share of Stair, Corridor, Lift & Other Common Areas) having super built up area 1175 sq.ft. on the South-East Facing on the Second Floor.

5. One self contained 3BHK residential flat, being Flat No. 'C', measuring an area about 963 sq.ft. Covered Area be the same a little more or less (including the proportionate share of Stair, Corridor, Lift & Other Common Areas) having super built up area 1155 sq.ft. on the South-West Facing on the Third Floor.

Ajay Kumar Bose @ Bose

ANNAPURNA NIR TAN
Smt. Anindya Sen.
Kolkata

4

6. One self contained 2BHK residential flat, being Flat No. 'A', measuring an area about 833 sq.ft. Covered Area be the same a little more or less (including the proportionate share of Stair, Corridor, Lift & Other Common Areas) having super built up area 1000 sq.ft. on the North-East Facing on the Fourth Floor.

IN THE BUILDING TOWER-II

1. One self contained 1BHK residential flat, being Flat No. 'D', measuring an area about 500 sq.ft. Covered Area be the same a little more or less (including the proportionate share of Stair, Corridor, Lift & Other Common Areas) having super built up area 600 sq.ft. on the North-East Facing on the Ground Floor.

2. One self contained 2BHK residential flat, being Flat No. 'B', measuring an area about 698 sq.ft. Covered Area be the same a little more or less (including the proportionate share of Stair, Corridor, Lift & Other Common Areas) having super built up area 838 sq.ft. on the West Facing on the Ground Floor.

3. One self contained 2BHK residential flat, being Flat No. 'A', measuring an area about 735 sq.ft. Covered Area be the same a little more or less (including the proportionate share of Stair, Corridor, Lift & Other Common Areas) having super built up area 882 sq.ft. on the South-East Facing on the Second Floor.

4. One self contained 2BHK residential flat, being Flat No. 'B', measuring an area about 818 sq.ft. Covered Area be the same a little more or less (including the proportionate share of Stair, Corridor, Lift & Other Common Areas) having super built up area 982 sq.ft. on the South-West Facing on the Second Floor.

5. One self contained 2BHK residential flat, being Flat No. 'A', measuring an area about 735 sq.ft. Covered Area be the same a little more or less (including the proportionate share of Stair, Corridor, Lift & Other Common Areas) having super built up area 882 sq.ft. on the South-East Facing on the Fourth Floor.

Ajay Kumar Basu & Basu
Mumbai

ANNAPURNA NIR TAN

Abin Barua
Amindya Das
Kinnoshim D.L.

4

REGISTERED ARCHITECT
REGISTERED CIVIL ENGINEER

ESSE YAD 9'S

6. One self contained 1BHK residential flat, being Flat No. 'E', measuring an area about 500 sq.ft. Covered Area be the same a little more or less (including the proportionate share of Stair, Corridor, Lift & Other Common Areas) having super built up area 600 sq.ft. on the North-East Facing on the Fourth Floor.

7. In addition to above referred 12 (twelve) nos. Flat the owners shall get non refundable a sum of Rs. 23,68,000/- (rupees twenty three lac sixty eight thousand) only and the same shall be paid in the following manner:-

a. Rs. 6,00,000/- (rupees six lac) only already paid by the Developer to the Land Owners at the time of registration of Development Agreement dated 20th day January, 2021.

b. Rs. 11,50,000/- (rupees eleven lac fifty thousand) only already paid by the Developer to the Land Owners after registration of Development Agreement dated 20th day January, 2021.

c. Balance amount of Rs. 6,18,000/- (rupees six lac and eighteen thousand) only shall be paid by the Developer to the Land Owners on or before handover owners allocation.

It is made clear that if it is found at the time of final joint measurement that 28% (twenty eight percent) of the total constructed area of owner's allocation increased after deducting the above referred allocated area in two towers in that case the balance area shall be calculated @ Rs. 2,000/- (rupees two thousand) only per sq.ft. which will be paid by the Developer to the land Owners.

a) Except this Clause all other terms and conditions of Development Agreement dated 20th Day of January 2021 shall remain same.

Ajay Kumar Bose @ Bose
ANNAPOORNA NIKETAN
Ajay Kumar Bose @ Bose
Ajay Kumar Bose @ Bose

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring an area of 22 (twenty two) cottahs (land area 17 Cottahs 8 Chittaks 12 Sq.ft. in L.R. Dag No. 4344 & land area 4 Cottahs 7 Chittaks 33 Sq.ft. in L.R. Dag No. 4343), be the same a little more or less together with to be newly constructed two towers namely Tower I and Tower II namely "Mangalam Residency" both G+4 storied residential buildings standing thereon having an area of (3786.02 X 5 square feet more or less) i.e. 18930.1 square feet more or less in Tower I and (3268.27 X 5) square feet more or less i.e. 16341.36 square feet more or less in Tower II (both towers are incomplete) out of the total land measuring an area of 34 cottahs 1 Chittak 22 Sq.ft. lying and situated at Mouza Khardah, J.L. No. 2, Rs. Su. No. 18, Touzi No. 149, comprised and contained in R.S. Dag Nos. 2367 & 2368, corresponding to L.R. Dag No. 4343 & 4344, under R.S. Khatian No. 272, corresponding to L.R. Khatian No. 7169 (in the name of Ajoy Kumar Bose @ Basu) and L.R. Khatian No. 7179 (in the name of Tanmoy Kumar Bose @ Basu), P.S. Khardah, lying and situated at Holding No. 235/107, Bosepara Road, under Khardah Municipality, Ward No. 14, Kolkata-700117, District North 24 Parganas and the same is butted and bounded by:

- ON THE NORTH BY** : House of Kasi Nath Rana, Mr. S. Das, Smt. Anima Chakraborty, Baiaram Sarkar, Sri Biswanath Das, Sri Kripanath Das and Sri Tapan Ghosh;
- ON THE SOUTH BY** : Janardhan Sporting Club, 7Ft. 2 inch Common Passage (Bosepara) and House of Jyotirmoy Bose & others vacant land;
- ON THE EAST BY** : House of Tapan Ghosh, Khetra Pada Dhara, Jyotirmoy Bose & others vacant land;
- ON THE WEST BY** : Owner's landed property, 12 ft. wide common passage connected with Shib Krishna Banerjee Road (Bosepara), House of Ajoy Kumar Bose @ Basu and Janardhan Sporting Club.

Ajoy Kumar Bose @ Basu

ANNAPURNA NIP TAN

Ajoy Kumar Bose @ Basu

8
IN WITNESSES 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

by the **LAND OWNERS** at Kolkata

in the presence of :

1. Bhaskar Banerjee
Rahara, KOL-700118

Ajoy Kumar Bose @ Bose

M. Anand Kumar Bose @ Bose

2. Kaberni Devi
D/O Sri Devi
of - Seukhan

SIGNED SEALED AND DELIVERED

by the **DEVELOPERS** at Kolkata in the

presence of:

1. Bhaskar Banerjee
Rahara - KOL - 700118

ANNAPURNA NIRMAN

Jaim Bose Roy

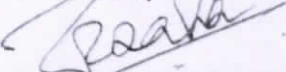
Arindya Das.

Kingshun Das.

2. Kaberni Devi

Partner

Drafted by :



Dilip Kumar Saha

Advocate

High Court, Calcutta

WB/1426/1995

MEMO OF CONSIDERATION

Received of and from the within named Purchaser
 the within mentioned sum of Rs. 11,50,000/- (Rupees
 Eleven Lakh Fifty Thousand) only being the
 Consideration money payable under this presence. Rs. 11,50,000.00

M E M O

Date	Cheque/draft No	Bank	Branch	Rupees
17.02.22	002441	BOB	Sodepur	4,50,000.00
17.02.22	002442	BOB	Sodepur	50,000.00
06.04.22	002529	BOB	Sodepur	3,15,000.00
06.04.22	002530	BOB	Sodepur	35,000.00
04.12.22	002900	BOB	Sodepur	2,70,000.00
04.12.22	002901	BOB	Sodepur	30,000.00

Rs. 11,50,000.00

(Rupees Eleven Lakh Fifty Thousand) only.

WITNESSES

1. Bhaskar Banerjee
 Rabara, Kol- 700118

2. Kaberaj Dey

Ajoy Kumar Bose @ Basu

Mannoy Kumar Bose @ Basu

.....
SIGNATURE OF THE LAND OWNERS

SPECIMEN FORM FOR TEN FINGERPRINTS



Asim

Asim Bax Kop

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



Arindya

Arindya Dan

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



Kim

Kingshuk Dan

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



Ajay Kumar Bose

Ajay Kumar Bose (P)

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



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



290520232007430553

GRIPS Payment Detail

GRIPS Payment ID:	290520232007430553	Payment Init. Date:	29/05/2023 22:17:23
Total Amount:	81542	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4519143674240	BRN Date:	29/05/2023 22:17:46
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr DILIP KUMAR SAHA
Mobile: 9830475463

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240074305548	Directorate of Registration & Stamp Revenue	81542
Total			81542

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

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID



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



192023240074305548

GRN Details

GRN: 192023240074305548 Payment Mode: SBI Epay
GRN Date: 29/05/2023 22:17:23 Bank/Gateway: SBIEpay Payment Gateway
BRN : 4519143674240 BRN Date: 29/05/2023 22:17:46
Gateway Ref ID: IGAPQQTXB0 Method: State Bank of India NB
GRIPS Payment ID: 290520232007430553 Payment Init. Date: 29/05/2023 22:17:23
Payment Status: Successful Payment Ref. No: 2001123247/3/2023
[Query No*/Query Year]

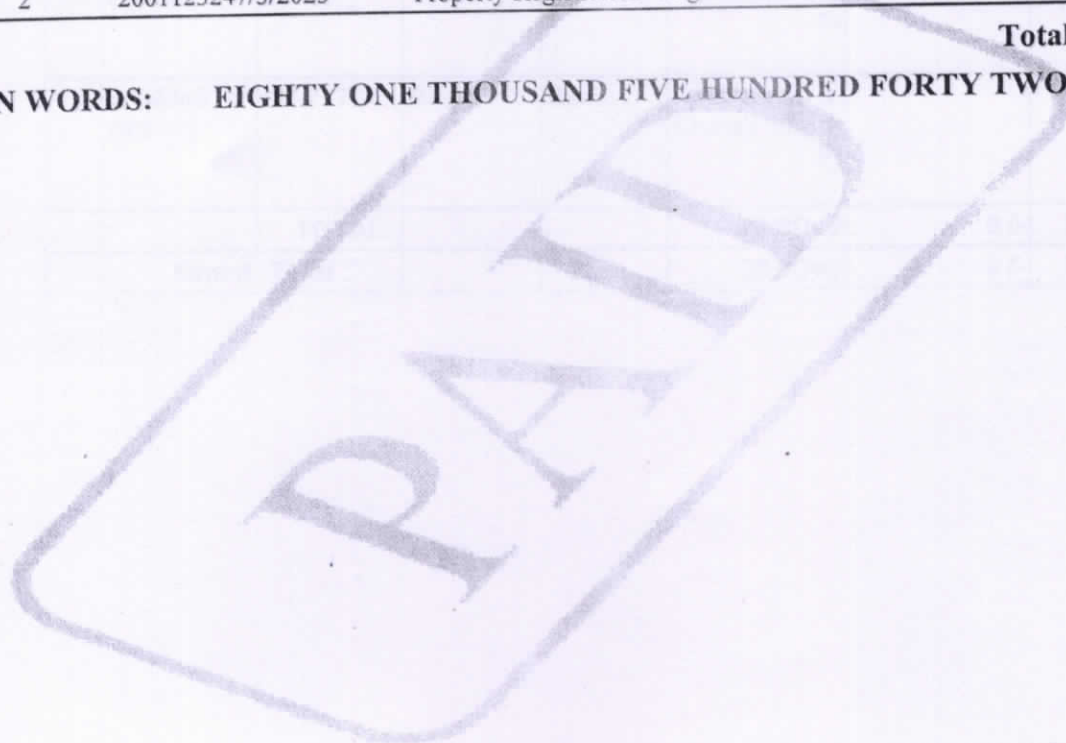
Depositor Details

Depositor's Name: Mr DILIP KUMAR SAHA
Address: Adarsha Pally, Khardah, Kol-700116
Mobile: 9830475463
Period From (dd/mm/yyyy): 29/05/2023
Period To (dd/mm/yyyy): 29/05/2023
Payment Ref ID: 2001123247/3/2023
Dept Ref ID/DRN: 2001123247/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001123247/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	70021
2	2001123247/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	11521
			Total	81542

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



Major Information of the Deed

Deed No :	I-1524-03983/2023	Date of Registration	30/05/2023
Query No / Year	1524-2001123247/2023	Office where deed is registered	
Query Date	03/05/2023 9:39:44 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	P K Ghosh Bkp Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9073158525, 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 : 11,50,000/-]		
Set Forth value	Market Value		
	Rs. 4,72,04,540/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 11,521/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



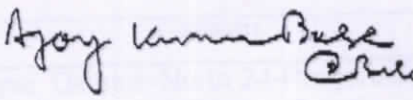
District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Bosepara Road, Mouza: Khardah, Pin Code : 700117

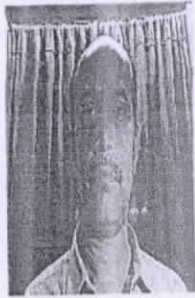

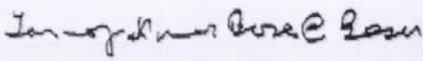
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4343 (RS :-)	LR-7169	Bastu	Bastu	2 Katha 3 Chatak 39 Sq Ft		23,84,042/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-4344 (RS :-)	LR-7179	Bastu	Bastu	8 Katha 12 Chatak 6 Sq Ft		93,14,603/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L3	LR-4344 (RS :-)	LR-7169	Bastu	Bastu	8 Katha 12 Chatak 6 Sq Ft		93,14,603/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L4	LR-4343 (RS :-)	LR-7179	Bastu	Bastu	2 Katha 3 Chatak 39 Sq Ft		23,84,042/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
		TOTAL :			36.3Dec	0 /-	233,97,290 /-	
		Grand Total :			36.3Dec	0 /-	233,97,290 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	35271.5 Sq Ft.	0/-	2,38,07,250/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 7054.29 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 : 7054.29 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 7054.29 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 7054.29 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 4, Area of floor : 7054.29 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		35271.46 sq ft	0 /-	238,07,250 /-	

Land Lord Details :



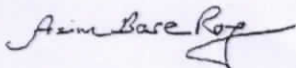


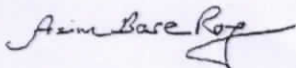


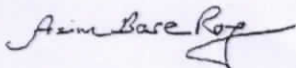


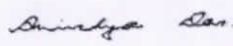


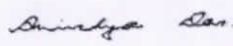


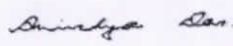
Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p>Mr Ajoy Kumar Bose, (Alias: Mr Ajoy Kumar Basu) (Presentant) Son of Late Purna Chandra Bose Executed by: Self, Date of Execution: 30/05/2023 , Admitted by: Self, Date of Admission: 30/05/2023 ,Place : Office</p>			
	30/05/2023	30/05/2023	LTI 30/05/2023	30/05/2023
<p>Bosepara, Khardah,, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700117 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx2K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by Self, Date of Execution: 30/05/2023 , Admitted by: Self, Date of Admission: 30/05/2023 ,Place : Office</p>				

2	Name	Photo	Finger Print	Signature
	Mr Tanmoy Kumar Bose, (Alias: Mr Tanmoy Kumar Basu) Son of Late Purna Chandra Bose Executed by: Self, Date of Execution: 30/05/2023 , Admitted by: Self, Date of Admission: 30/05/2023 ,Place : Office	 <small>30/05/2023</small>	 <small>LTI 30/05/2023</small>	 <small>30/05/2023</small>
Bosepara, Khardah,, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BBxxxxxx6P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by Self, Date of Execution: 30/05/2023 , Admitted by: Self, Date of Admission: 30/05/2023 ,Place : Office				



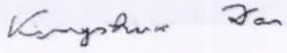
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ANNAPURNA NIRMAN 13/12/A/44 Shreyasi Apartment, 1st Floor., City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117 , PAN No.:: AAxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ASIM BOSE ROY Son of Late Satya Ranjan Bose Roy Date of Execution - 30/05/2023, , Admitted by: Self, Date of Admission: 30/05/2023, Place of Admission of Execution: Office </td> <td>  <small>May 30 2023 12:37PM</small> </td> <td>  <small>LTI 30/05/2023</small> </td> <td>  <small>30/05/2023</small> </td> </tr> <tr> <td colspan="4"> 3 No. Mahajati Nagar,, City:- Panihati, P.O:- Agarpara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: apxxxxxx4r,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANNAPURNA NIRMAN (as Partner) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr ASIM BOSE ROY Son of Late Satya Ranjan Bose Roy Date of Execution - 30/05/2023, , Admitted by: Self, Date of Admission: 30/05/2023, Place of Admission of Execution: Office	 <small>May 30 2023 12:37PM</small>	 <small>LTI 30/05/2023</small>	 <small>30/05/2023</small>	3 No. Mahajati Nagar,, City:- Panihati, P.O:- Agarpara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: apxxxxxx4r,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANNAPURNA NIRMAN (as Partner)			
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Mr ANINDYA DAS Son of Mr Dilip Kumar Das Date of Execution - 30/05/2023, , Admitted by: Self, Date of Admission: 30/05/2023, Place of Admission of Execution: Office	 <small>May 30 2023 12:38PM</small>	 <small>LTI 30/05/2023</small>	 <small>30/05/2023</small>										

Gaipur, Natun Para, City:- , P.O:- Gobordanga, P.S:-Habra, District:-North 24-Parganas, West Bengal India, PIN:- 743252, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: arxxxxx8n,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANNAPURNA NIRMAN (as Partner)

3	Name	Photo	Finger Print	Signature
	Mr KINGSHUK DAS Son of Mr Kanti Ranjan Das Date of Execution - 30/05/2023, , Admitted by: Self, Date of Admission: 30/05/2023, Place of Admission of Execution: Office	 <small>May 30 2023 12:38PM</small>	 <small>LT1 30/05/2023</small>	 <small>30/05/2023</small>
1 No. Surya Sen Nagar,, City:- Panihati, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: avxxxxxx2a,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANNAPURNA NIRMAN (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Miss Kabery Dey Daughter of Mr G Dey Sukchar, City:- , P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India. PIN:- 700115			
	30/05/2023	30/05/2023	30/05/2023
Identifier Of Mr Ajoy Kumar Bose, Mr Tanmoy Kumar Bose, Mr ASIM BOSE ROY, Mr ANINDYA DAS, Mr KINGSHUK DAS			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Ajoy Kumar Bose	ANNAPURNA NIRMAN-1.84938 Dec
2	Mr Tanmoy Kumar Bose	ANNAPURNA NIRMAN-1.84938 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Ajoy Kumar Bose	ANNAPURNA NIRMAN-7.22563 Dec
2	Mr Tanmoy Kumar Bose	ANNAPURNA NIRMAN-7.22563 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Ajoy Kumar Bose	ANNAPURNA NIRMAN-7.22563 Dec
2	Mr Tanmoy Kumar Bose	ANNAPURNA NIRMAN-7.22563 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Ajoy Kumar Bose	ANNAPURNA NIRMAN-1.84938 Dec
2	Mr Tanmoy Kumar Bose	ANNAPURNA NIRMAN-1.84938 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Ajoy Kumar Bose	ANNAPURNA NIRMAN-17635.73000000 Sq Ft
2	Mr Tanmoy Kumar Bose	ANNAPURNA NIRMAN-17635.73000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Bosepara Road, Mouza: Khardah, Pin Code : 700117

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4343, LR Khatian No:- 7169	Owner: অজয় কুমার বোস, Gurdian: পূর্ণচন্দ্র, Address: নিজ , Classification: বাস্তু, Area: 0.03900000 Acre,	Mr Ajoy Kumar Bose
L2	LR Plot No:- 4344, LR Khatian No:- 7179	Owner: তন্ময় কুমার বসু, Gurdian: পূর্ণচন্দ্র বসু, Address: নিজ , Classification: বাস্তু, Area: 0.28110000 Acre,	Mr Ajoy Kumar Bose
L3	LR Plot No:- 4344, LR Khatian No:- 7169	Owner: অজয় কুমার বোস, Gurdian: পূর্ণচন্দ্র, Address: নিজ , Classification: বাস্তু, Area: 0.31060000 Acre,	Mr Ajoy Kumar Bose
L4	LR Plot No:- 4343, LR Khatian No:- 7179	Owner: তন্ময় কুমার বসু, Gurdian: পূর্ণচন্দ্র বসু, Address: নিজ , Classification: বাস্তু, Area: 0.03510000 Acre,	Mr Tanmoy Kumar Bose

On 30-05-2023

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 : 4 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:33 hrs on 30-05-2023, at the Office of the A.D.S.R. SODEPUR by Mr Ajoy Kumar Bose Alias Mr Ajoy Kumar Basu, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,72,04,540/-

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

Execution is admitted on 30/05/2023 by 1. Mr Ajoy Kumar Bose, Alias Mr Ajoy Kumar Basu, Son of Late Purna Chandra Bose, Bosepara, Khardah,, P.O: Khardah, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700117, by caste Hindu, by Profession Service, 2. Mr Tanmoy Kumar Bose, Alias Mr Tanmoy Kumar Basu, Son of Late Purna Chandra Bose, Bosepara, Khardah,, P.O: Khardah, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700117, by caste Hindu, by Profession Service

Identified by Miss Kabery Dey, , , Daughter of Mr G Dey, Sukchar, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession Others

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

Execution is admitted on 30-05-2023 by Mr ASIM BOSE ROY, Partner, ANNAPURNA NIRMAN (Partnership Firm), 13/12/A/44 Shreyasi Apartment, 1st Floor,, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Pargana West Bengal, India, PIN:- 700117

Identified by Miss Kabery Dey, , , Daughter of Mr G Dey, Sukchar, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession Others

Execution is admitted on 30-05-2023 by Mr ANINDYA DAS, Partner, ANNAPURNA NIRMAN (Partnership Firm), 13/12/A/44 Shreyasi Apartment, 1st Floor,, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Pargana West Bengal, India, PIN:- 700117

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Identified by Miss Kabery Dey, , , Daughter of Mr G Dey, Sukchar, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,521.00/- (B = Rs 11,500.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 11,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 29/05/2023 10:17PM with Govt. Ref No: 192023240074305548 on 29-05-2023, Amount Rs: 11,521/-, Bank SBI EPay (SBIEPay), Ref. No. 4519143674240 on 29-05-2023, Head of Account 0030-03-104-001-16

ANNAPURNA NIRMAN
Asim Bose Roy
Partner

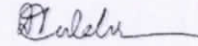
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 70,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 99990, Amount: Rs.5,000.00/-, Date of Purchase: 12/05/2023, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 29/05/2023 10:17PM with Govt. Ref. No: 192023240074305548 on 29-05-2023, Amount Rs: 70,021/-, Bank: SBI EPay (SBlePay), Ref. No. 4519143674240 on 29-05-2023, Head of Account 0030-02-103-003-02

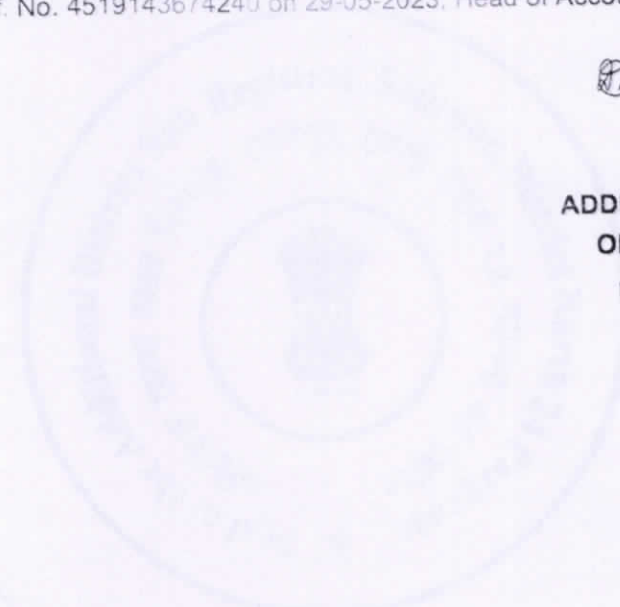


Debjani Halder

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SODEPUR

North 24-Parganas, West Bengal



Digitally signed by Debjani Halder
Date: 2023.05.31 18:02:00 +05'30'
Reason: Digital Signing of Deed.

[Faint handwritten signature]

Debjani Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal

ANNAPURNA NIRMALAN

Annapurna Nirman
Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2023, Page from 140213 to 140236
being No 152403983 for the year 2023.



Digitally signed by DEBJANI HALDER
Date: 2023.05.31 16:00:00 +05:30
Reason: Digital Signing of Deed.

Debjani Halder

(Debjani Halder) 2023/05/31 04:00:00 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

ANNAPURNA NIRMALAN
Anam Bose Roy
Partner

(This document is digitally signed.)