

09/03/22

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09/03/22  
 11/3/22



THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT  
 ALONGWITH POWER OF ATTORNEY made this the 9<sup>th</sup> day of March,  
 Two Thousand and Twenty two (2022) ARISING OUT OF PRINCIPAL  
 REGISTERED DEVELOPMENT AGREEMENT DATED 03.07.2012

BETWEEN

v.e  
684

3-15 pm

9/3/21

31 JAN 2022

55859

SL. No.....Date.....

Rs. 100/-

Name Tapeesh Mishra Advocate

Address High Court Calcutta

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

1603

EXCLUSIVE HOMES PVT. LTD.

CHIRADEEP  
BHATTACHARJEE  
Authorised Signatory

1604

Exclusive Homes Pvt. Ltd.

Amr Talukdar  
Director

1605

Sumanda Halder



1606

Rabindranath Halder

1607  
Ha. Am. (SOMNATH HALDER)

District Sub-Registrar IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas  
9 MAR 2022

P.T.O.

(1) SMT. SUNANDA HALDER, (PAN – ACEPH5598N), (Aadhaar No - 9332 1714 1504), wife of Arup Halder, by Occupation – Housewife,

(2) SRI ANIRBAN HALDAR, (PAN – ABYPH5114K), (Aadhaar No - 3944 6519 7288), son of Late Dilip Kumar Halder, by Occupation – Business

AND

(3) SMT. SUKANYA BANERJEE, (PAN – ASHPB6627R), (Aadhaar No - 4025 2191 2509), daughter of Late Dilip Kumar Halder, by Occupation – Teacher,

(4) SRI RABINDRANATH HALDAR, (PAN – AABPH5206J), (Aadhaar No - 7790 6302 0588), son of Late Ajit Kumar Halder, by Occupation – Retired,

(5) SRI SOMNATH HALDER, (PAN – AAZPH5790F), (Aadhaar No - 9104 5515 6990), son of Late Amiya Madhab Halder, by Occupation – Retired,

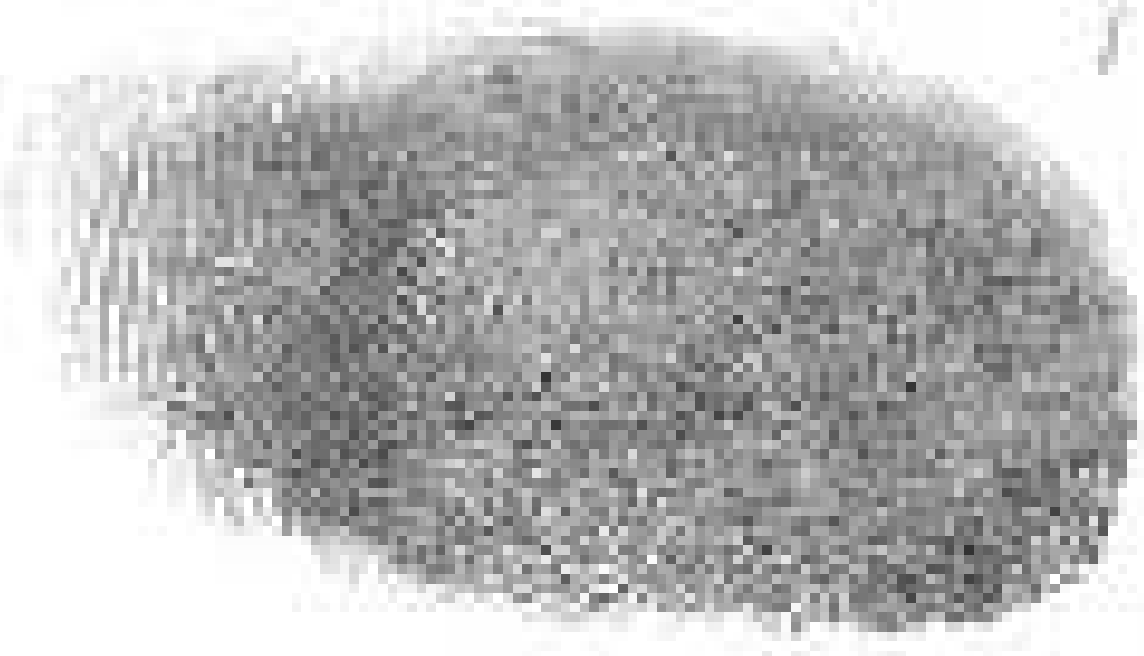
ALL (1) to (5) are residing at 47, Gurupada Halder Road, P.O. & P.S. Kalighat, Kolkata - 700 026, District – South 24-Parganas,

(6) SRI GOUTAM BHATTACHARYA, (PAN – AEBPB8363E), (Aadhaar No. 8975 6466 0421), son of Late Dinendra Nath Bhattacharya, husband of deceased Mohua Bhattacharya, by Occupation – Business

AND

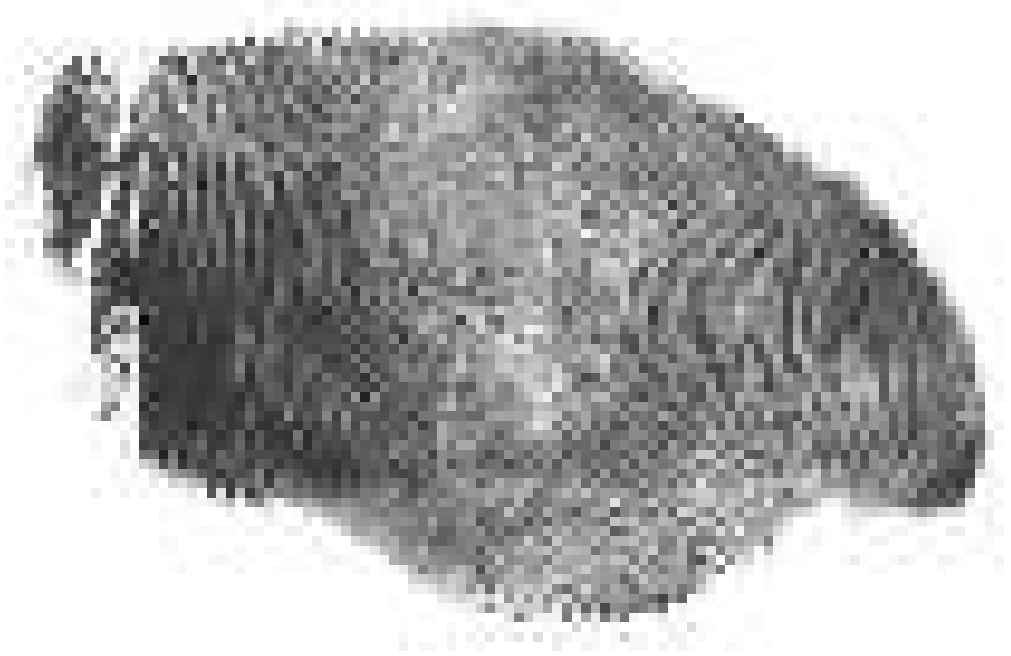
(7) MISS ARUNIMA BHATTACHARJEE, (PAN – EFLPB6464K), (Aadhaar No. 8054 4234 5502), daughter of Sri Goutam Bhattacharya and Late Mohua Bhattacharya, by Occupation – Student,

Both (6) & (7) are residing at 'Kalyani Villa', Nivedita Road, Pradhan Nagar, P.O. Pradhan Nagar, P.S. Pradhan Nagar, Pin – 734 003, District – Darjeeling, West Bengal,



1608

- Goutam Bhattacharya (Goutam)



1609

- Sumitra Bhattacharya (Sumitra)



Identified by:

Jayash Mishra  
Advocate  
High Court, Calcutta

District Sub-Registrar IV  
Regd. No. 1157 (2) of  
Regd. No. 1157 (2) of  
Alipore, South 24 Parganas  
9 MAR 2022

ALL are by faith – Hindu, by Nationality – Indian, hereinafter collectively called and referred to as the **“OWNERS/VENDORS/FIRST PARTIES”** (which expression shall unless repugnant to the context shall mean and include their heir/heirs, executor/executors, assign/ assigns, administrator/ administrators and representative/ representatives) of the **ONE PART**

**AND**

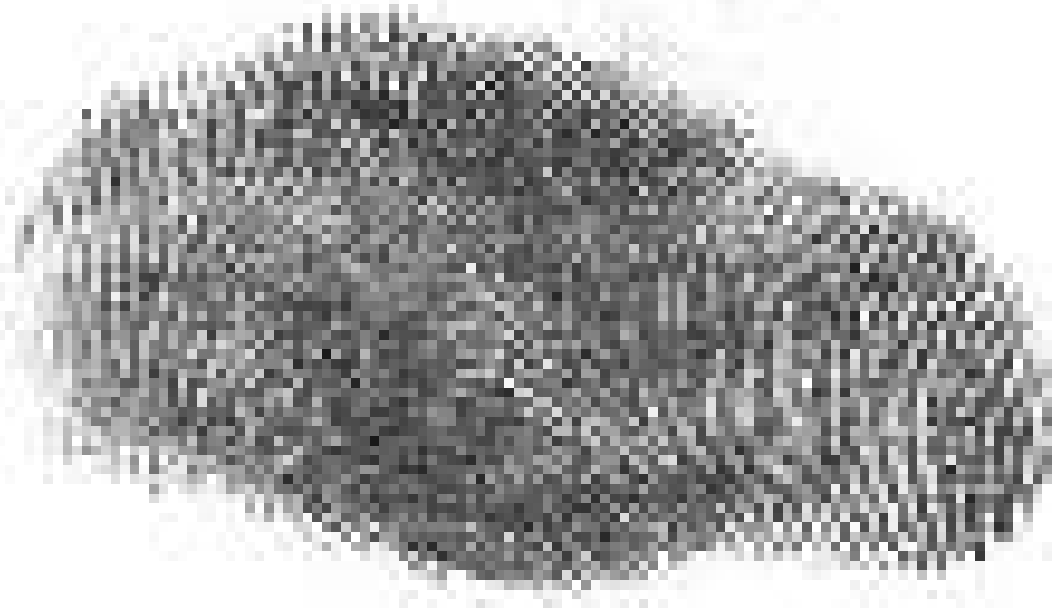
**EXCLUSIVE HOMES PVT. LTD., (PAN – AAACE6978Q)**, a company incorporated under the Indian Companies Act, 1956, and having its registered office at No. 5, Garcha 1<sup>st</sup> Lane, P.O. Ballygunge, P.S. Gariahat, Kolkata – 700019, represented by

(1) its Director **SRI SHIVAJI TALUKDAR, (PAN – ABIPT7251M), (Aadhaar No. 5298 3468 7189)**, son of Late Jitesh Chandra Talukdar, by faith Hindu, by Occupation - Business, by Nationality – Indian, residing at 84, N.D. Block - E, New Alipore, P.O. & P.S. New Alipore, Kolkata – 700053,

(2) and Authorised Signatory **SRI CHIRADEEP BHATTACHARYA, (PAN – AHTPB0194Q)**, son of Late Chiranjeeb Bhattacharya, by faith Hindu, by Occupation - Business, by Nationality – Indian, residing at 45/26, Moore Avenue, P.O. & P.S. Regent Park, Kolkata – 700040

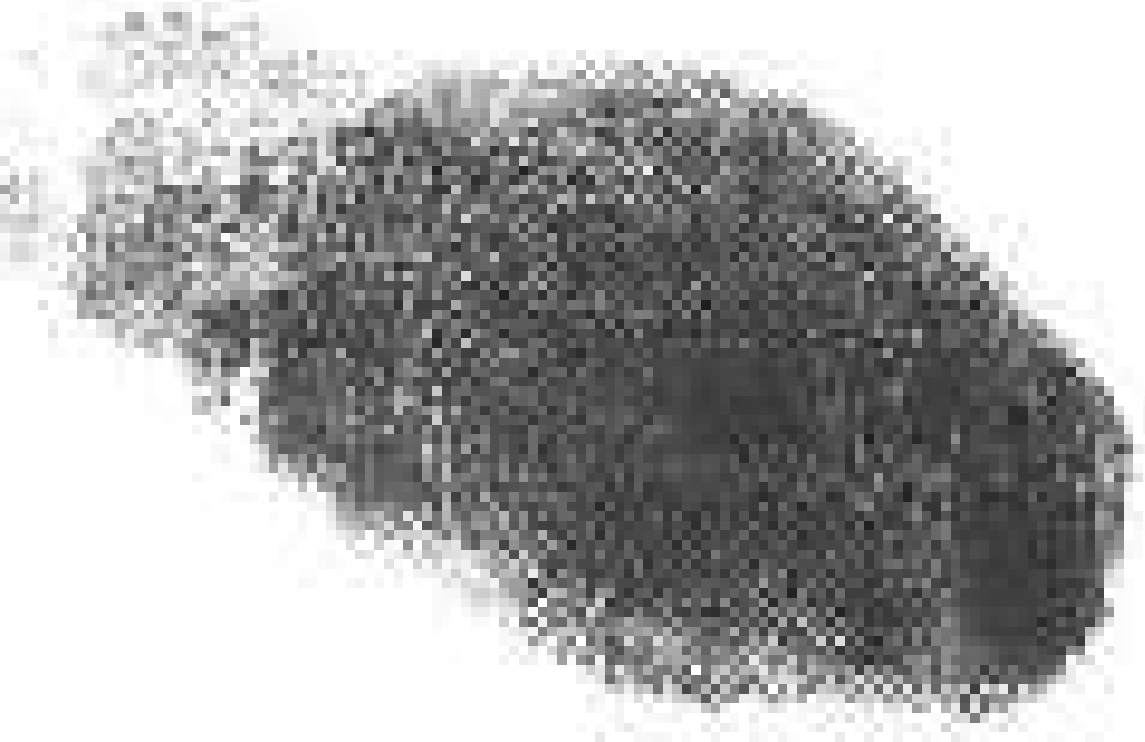
and hereinafter called and referred to as the **“DEVELOPER/ SECOND PARTY”** (which expression unless repugnant to the context shall mean and include its legal heir/ heirs, executor/ executors, administrator/ administrators, assigns, representative/ representatives, successors-in-office and successors-in-interest) of the **OTHER PART.**

**WHEREAS** the Owners and the Developer entered into a registered Development Agreement on 3<sup>rd</sup> day of July, 2012 before the office of the District Sub-Registrar - I, Alipore, South 24-Parganas and recorded in Book No. I, CD Volume No. 11, Pages from 1484 to 1519, being Deed No. 02455



1687

*[Signature]*  
[ANIRBAN HALDAR]



1688

Sukanya Banerjee

*[Signature]*

District Sub-Registrar-IV  
Allpore, South 24 Parg.

110 MAR 2022



Identified by:

Jayesh Mishra  
Advocate  
High Court, Calcutta

District Sub-Registrar-IV  
Regulation 115 7 (2) of  
Registration Act, 1908  
Allpore, South 24 Parganas  
9 MAR 2022

for the year 2012 and for the purpose to do, execute and perform all sorts of works and obligations on behalf of the said joint and absolute owners as above named appointed the Developer herein i.e. Exclusive Homes Pvt. Ltd. to be their true and lawful Constituted Attorney and as such entered and executed a General Power of Attorney on 04<sup>th</sup> day of July, 2012 before the good office of the District Sub-Registrar - I, Alipore, South 24-Parganas and recorded in Book No. I, CD Volume No. 11, Pages from 1484 to 1519, being Deed No. 02455 for the year 2012.

**AND WHEREAS** by virtue of such Development Agreement and being the true and lawful Attorney of the joint and absolute owners as afore named the Developer amalgamated the two premises being No. 47 and 48/1, Gurupada Halder Road, into one compact plot of land and after such amalgamation the Developer at it's cost has mutated (except for owner's 2&3 above) in the name of the said Owners jointly in respect of their amalgamated property measuring total land area of 1 (One) Bigha 4 (four) Cottahs 5 (Five) Chittacks 39 (Thirty-nine) Sq. ft. be the same a little more or less together with a 3 (Three) storied brick built residential building, a brick built Garage space and also a temple standing thereon in the record of The Kolkata Municipal Corporation by clearing the entire outstanding taxes along with the G.R. and the entire amalgamated property being numbered as K.M.C. Premises No. 47, Gurupada Haldar Road, being Assessee No. 11-083-10-0006-5, within Police Station – Kalighat, Kolkata - 700 026, under K.M.C. Ward No. 83, District - South 24-Parganas **and subsequently the Developer has duly obtained the sanction of a building plan from the Kolkata Municipal Corporation vide sanctioned Building Permit No. 201308006 dated 26.09.2013 from Borough Office – VIII at its cost.**

**AND WHEREAS** thereafter Smt. Mohua Bhattacharya an erstwhile joint owner died intestate on 17.07.2016, leaving behind her husband namely Sri Goutam Bhattacharya and only daughter namely Miss Arunima Bhattacharjee, the present Owners/Vendors No. 5 & 6 herein, who jointly

inherited the share of said Mohua Bhattacharya, since deceased in the aforesaid property as per Hindu Succession Act, 1956 and the name of the said legal heirs have been included as joint owners in place of said deceased Mohua Bhattacharya in the record of The Kolkata Municipal Corporation in respect of said K.M.C. Premises No. 47, Gurupada Haldar Road.

**AND WHEREAS** thereafter Sri Dilip Kumar Halder, another erstwhile joint owner died intestate on 03-12-2021 leaving behind his only daughter Mrs. Sukanya Banerjee (nee Halder) and his only son Sri Anirban Halder, the present Owners/Vendors No. 3 & 2 herein, who jointly inherited the share of said Dilip Kumar Halder, since deceased, in the aforementioned property equally as per Hindu Succession Act, 1956, as the wife of Said Dilip Kumar Halder had died during the lifetime of said Dilip Kumar Halder. The names of the said legal heirs are yet to be mutated in the record of The Kolkata Municipal Corporation in respect of the said KMC premises no: 47, Gurupada Haldar Road, Kolkata – 700026.

**AND WHEREAS** subsequently the Developer has mutated the name of the present Owners jointly at it's cost in respect of their amalgamated property measuring total land area of 1 (One) Bigha 4 (Four) Cottahs 5 (Five) Chittacks 39 (Thirty-nine) Sq. ft. be the same a little more or less together with a 3 (Three) storied brick built residential building, a brick built Garage space and also a temple standing thereon in the record of The Kolkata Municipal Corporation by clearing the entire outstanding taxes along with the G.R. and the entire amalgamated property being numbered as K.M.C. Premises No. 47, Gurupada Haldar Road, being Assessee No. 11-083-10-0006-5, within Police Station – Kalighat, Kolkata - 700 026, under K.M.C. Ward No. 83, District - South 24-Parganas.

**AND WHEREAS** the Developer had made boundary declaration for obtaining the building sanction plan on 18 (Eighteen) Cottahs 13 (Thirteen)



Chittacks owing to the unavailability of the actual possession of the owners on the balance portion of the said land as mentioned in Schedule – A below. The said building sanction plan was sanctioned on the basis of the said 18 (Eighteen) Cottahs 13 (Thirteen) Chittacks and the Owners' Allocation was declared accordingly based on the FAR available on the said 18 (Eighteen) Cottahs 13 (Thirteen) Chittacks.

**AND WHEREAS** in the Second Schedule and Third Schedule of the said Registered Development Agreement dated 3<sup>rd</sup> day of July, 2012 the Owners' Allocation and the Developer's Allocation respectively have been clearly mentioned. The Developer has already given a lump sum amount of Rs.1,10,00,000/- (Rupees One Crore and Ten Lac) only to the Owners as non-refundable sum at the time of registration of the said principal Registered Development Agreement dated 3<sup>rd</sup> day of July, 2012 and the Owners have acknowledged the receipt of the same in the Memo of Consideration of the said Agreement.

**AND WHEREAS** as per Clause 4.4 (vi) of the principal Registered Development Agreement dated 3<sup>rd</sup> day of July, 2012, the land Owners were supposed to give peaceful vacant khas possession of the existing old building and/or structures along with the entire premises to the Developer but couldn't do so as the premise was unlawfully occupied by some person/s who created an untoward situation by allegedly not releasing possession of the premise and initiated litigation at a lower court and subsequently also tried to declare the property situated at 47, Gurupada Halder Road a 'heritage' building. As the premise couldn't be handed over to the developer therefore no demolition and construction work could be started

**AND WHEREAS** the property as described in Schedule "A" below was not heritage property as per the declared list of the Kolkata Municipal Corporation which was subsequently affirmed by the Hon'ble High Court at

Calcutta and such claim was hard done by the Hon'ble Court vide an order dated 28<sup>th</sup> January 2021 Serial # 5 Court 3. BM passed **MAT No. 17 of 2021** with IA number CAN/1/2021.

**AND WHEREAS** for the delay caused due to the ongoing litigation the said building plan in respect of the said premises had lapsed and the Developer **faced the monetary loss.**

**AND WHEREAS** immediately after completion of the litigation, the remaining old structure was demolished to render the vacant land on the said property as in Schedule - A. After the demolition of the old building as per the said sanction plan and after taking the full and final measurement of the said premises, it has been noticed that

The actual land area under the possession of the Landlords is **16 (Sixteen) Cottahs 15 (Fifteen) Chittacks 2 (Two) Sq.ft.** be the same a little more or less as per present physical measurement **including** the land area of 1676.493 Sq.ft. whereon a brick built Temple is standing

**AND WHERAS** due to the diminished area of actual land, a new proposal was agreed between the owners and developer to decide upon new allocations both for owners and developer

**AND WHEREAS** accordingly both the parties herein have discussed between themselves around the table and decided to settle the matter amicably for smooth progress of construction works as well as the distribution of the Flats, Car Parking Spaces, commercial space/s, if any among themselves as per the new sanction building plan to be sanctioned by the Developer as per the current prevailing Rule of K.M.C.

**AND WHEREAS** it has been amicably decided between the parties herein that the present Owners herein shall now jointly get the fresh

**OWNERS' ALLOCATION** as mentioned in the **SCHEDULE 'B'** of this Supplementary Development Agreement and the Developer shall get the fresh **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE 'C'** of this Supplementary Development Agreement instead and place of the principal development agreement.

The **OWNERS** and the **DEVELOPER** herein entered into this Supplementary Development Agreement to fix up their individual allocation amicably and **IT IS WITNESSETH IN THE MANNER FOLLOWINGS :-**

- (a) The **DEVELOPER** shall apply and obtain fresh sanction building plan from The Kolkata Municipal corporation for the actual area of **16 (Sixteen) Cottahs 15 (Fifteen) Chittacks 2 (Two) Sq.ft. excluding building upon the said temple area** as mentioned in the **SCHEDULE - A-1** below.
- (b) Specifications, Allocations and terms in this Supplementary Agreement (**outlined in Schedule "D" below**) shall **modify** Registered Development Agreement dated 3<sup>rd</sup> day of July 2012 and these specifications and allocations of principal Registered Development Agreement dated 3<sup>rd</sup> day of July 2012 shall stand modified henceforth.
- (c) The **OWNERS** shall now obtain the fresh **OWNERS' ALLOCATION** as mentioned in the **SCHEDULE - 'B'** below of this Supplementary Development Agreement and accordingly the **DEVELOPER** shall obtain and enjoy the fresh **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE - 'C'** of this Supplementary Development Agreement and both the **OWNERS** and the **DEVELOPER** shall get and enjoy their individual allocation as per this Supplementary Development Agreement instead of principal Registered Development Agreement dated 3<sup>rd</sup> day of July, 2012..

- (d) That the **DEVELOPER** shall have right to sell its allocation as mentioned in the **SCHEDULE - 'C'** below which shall be constructed as per new sanction building plan to be sanctioned by the **DEVELOPER** as per the current prevailing Rule of K.M.C. at the cost of the **DEVELOPER** together with as per specification as mentioned in the principal Registered Development Agreement dated 3<sup>rd</sup> day of July, 2012 **as modified by** Specifications, Allocations and terms in this Supplementary Agreement (**outlined in Schedule "D" below**). It is pertinent to mention herein that by virtue of mutual discussion it has been settled by the Developer that if any transformer is required to be installed the costs for the same will be borne by the land owners **alongwith** the intending purchaser/s of the new building PROPORTIONATELY.
- (e) That **OWNERS** shall give the full Co-operation to the **DEVELOPER** herein for the Development Project which shall be done in the said Premises and the **DEVELOPER** shall also complete the project on and within **30** (Thirty) months from the date of getting the new sanction plan with a grace period of 6 months, if needed. If however, any additional construction is to be made, the time frame shall be extended with mutual consent.
- (f) That this distribution of both the Allocations as mentioned in the **SCHEDULE - 'B'** and **SCHEDULE - 'C'** below shall strictly be followed by both the Parties herein and it is the essence of this Agreement which shall be treated as part and parcel of the principal Registered Development Agreement dated 3<sup>rd</sup> day of July, 2012. It is further specifically mentioned herein that for any area, space FAR etc left the same shall be consumed **solely and exclusively** by the **DEVELOPER** in the roof and/or in the Ground floor by making additional construction by the **DEVELOPER** at its cost which will be added/treated as Developer's Allocation and then the ultimate roof will

be treated as common to all the flat owners including the **original land Owners**, but the Owners' Allocation will remain unchanged as mentioned in the **SCHEDULE 'B'** of this Supplementary Development Agreement.

- (g) That if any sanction area decreased due to any change in the prevailing Rule or law of K.M.C. or any other authority concerned, the allocation of both the parties herein will be proportionately changed by executing a further Agreement.
- (h) That by virtue of entering into this Development Agreement, the **OWNERS/VENDORS** undertake that upon completion of the construction activities, obtaining the Completion Certificate, before handing over the physical possession to the constructed area falling within the share of the Owners, would be handed over to the Owners by the Developer, upon the Owners paying their share of the Goods & Service Tax (GST) through the Developer as per Law of the Land. **Developer to show documents that proper and relevant GST has been paid by them. The owners shall reimburse the same to the Developer. Owners shall get possession after completing GST liabilities. It is pertinent to mention here that all other taxes such as Capital Gains etc are the sole responsibility of the owners**
- (i) That during pendency of this Agreement if any one of the Owner leaves this material world, his/her legal heirs/successors shall have to abide by the terms and conditions of this Agreement without raising any objection and give full co-operation to the **DEVELOPER**. The **OWNERS' ALLOCATION** shall then remain unchanged.
- (i) The **OWNERS** herein are hereby also executing and registering a Development Power of Attorney in favour of the **DEVELOPER** to complete the project and also register the conveyance Deeds in

favour of the intending purchasers of fresh Developer's Allocation and the **DEVELOPER** shall also execute and register the necessary Deed of Conveyance in favour of the intending purchaser/s only on the fresh **DEVELOPER'S ALLOCATION** of the building by virtue of this registered Supplementary Development Agreement along with registered Development Power of Attorney excluding the **OWNERS' ALLOCATION** as mentioned in the **SCHEDULE 'B'** below and the **DEVELOPER** is hereby empowered by the **OWNERS** to execute and register its fresh Allocation i.e. fresh **DEVELOPER'S ALLOCATION** to the Third Party as described in the **SCHEDULE - 'C'** below.

**6. THE OWNERS HEREIN EXECUTE THE POWER OF ATTORNEY IN FAVOUR OF THE DEVELOPER HEREIN BELOW:**

We the **OWNERS** herein namely, (1) **SMT. SUNANDA HALDER, (PAN – ACEPH5598N), (Aadhaar No - 9332 1714 1504)**, wife of Arup Halder, by Occupation – Housewife,

(2) **SRI ANIRBAN HALDAR, (PAN – ABYPH5114K), (Aadhaar No - 3944 6519 7288)**, son of Late Dilip Kumar Haldar, by Occupation – Business

**AND**

(3) **SMT. SUKANYA BANERJEE, (PAN – ASHPB6627R), (Aadhaar No - 4025 2191 2509)**, daughter of Late Dilip Kumar Haldar, by Occupation – Teacher,

(4) **SRI RABINDRANATH HALDAR, (PAN – AABPH5206J), (Aadhaar No - 7790 6302 0588)**, son of Late Ajit Kumar Haldar, by Occupation – Retired,

(5) **SRI SOMNATH HALDER, (PAN – AAZPH5790F), (Aadhaar No - 9104 5515 6990)**, son of Late Amiya Madhab Haldar, by Occupation – Retired,

**ALL (1) to (5)** are residing at 47, Gurupada Haldar Road, P.O. & P.S. Kalighat, Kolkata - 700 026, District – South 24-Parganas,

**(6) SRI GOUTAM BHATTACHARYA, (PAN – AEBPB8363E), (Aadhaar No. 8975 6466 0421)**, son of Late Dinendra Nath Bhattacharya, husband of deceased Mohua Bhattacharya, by Occupation – Business

**AND**

**(7) MISS ARUNIMA BHATTACHARJEE, (PAN – EFLPB6464K), (Aadhaar No. 8054 4234 5502)**, daughter of Sri Goutam Bhattacharya and Late Mohua Bhattacharya, by Occupation – Student,

**Both (6) & (7)** are residing at 'Kalyani Villa', Nivedita Road, Pradhan Nagar, P.O. Pradhan Nagar, P.S. Pradhan Nagar, Pin – 734 003, District – Darjeeling, West Bengal, all are by faith – Hindu, by Nationality – Indian, do hereby appoint

**EXCLUSIVE HOMES PVT. LTD., (PAN – AAACE6978Q)**, a company incorporated under the Indian Companies Act, 1956, and having its registered office at No. 5, Garchà 1<sup>st</sup> Lane, P.O. Ballygunge, P.S. Gariahat, Kolkata – 700019, represented by

**(1) its Director SRI SHIVAJI TALUKDAR, (PAN – ABIPT7251M), (Aadhaar No. 5298 3468 7189)**, son of Late Jitesh Chandra Talukdar, by faith Hindu, by Occupation - Business, by Nationality – Indian, residing at 84, N.D. Block - E, New Alipore, P.O. & P.S. New Alipore, Kolkata – 700053,

**(2) and Authorised Signatory SRI CHIRADEEP BHATTACHARYA, (PAN – AHTPB0194Q)**, son of Late Chiranjeeb Bhattacharya, by faith Hindu, by Occupation - Business, by Nationality – Indian, residing at 45/26, Moore Avenue, P.O. & P.S. Regent Park, Kolkata – 700040, as our lawful Constituted Attorney on our behalf to do the following acts in respect of our property as mentioned in the **SCHEDULE - 'A'** below:

- i. To look after and manage the property on behalf of the **OWNERS**.
- ii. To appear and act in all the Courts such as Civil or Criminals, Originals, Revisional or Appellate Courts and also in the Registration Offices and in any other Office of Government, in the Office of The Kolkata Municipal Corporation or any other Municipality, Improvement Trust, The Kolkata Metropolitan Development Authority, Commissioner of any Division or District Board or any other office or Local Authority on behalf of us and for such purpose our said Attorney may accept service of any summons or any notice issued by any authority, shall be received by our said Lawful Attorney.
- iii. To sign and verify and plaint, written, statements, petition of claim and objection, memorandum of Appeal and petition and application of all kinds and to file them relating to the aforesaid properties as mentioned in the SCHEDULE - 'A' hereunder written in any such Court or Office.
- iv. To appoint, engage on our behalf any Advocate, Pleader, Solicitors, Revenue Agent or any other legal practitioner whenever our said Attorney shall think proper to do so and to discharge and/or terminate his appointments.
- v. To cause mutation of our said Property where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation within the jurisdiction and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof and pay necessary taxes to The Kolkata Municipal Corporation as and when necessary on our behalf.



- vi. To demarcate or delineate our said property that be necessary for the said purpose by virtue of a Deed of Boundary Declaration or any other Declaration or Deed of Rectification to be registered before the concerned registering authority and/or to sewer any affidavit related thereto.
- vii. To deposit the revenue for our said property in The Kolkata Municipal Corporation or in any Government Department and to pay all charges and the local taxes for the properties.
- viii. To sign all the plans to be submitted before the concerned authority/ authorities for the sanction of the building plan, revised building Plan, addition and/or alteration Plan and/or modified Plan and/or completion Building Plan for our said property and sign all the papers related thereto and to sign the same on our behalf the addition and/or alteration and/or modified or revised Plan and submit the same before The Kolkata Municipal Corporation for sanction and then to get delivery the same along with the Completion Certificate and also Completion Plan of the building on our behalf from The Kolkata Municipal Corporation and execute any affidavit related thereto and also sign, execute and register any Deed of Declaration to be required for the same related to our said property.
- ix. To sign drainage and sewerage Plan of the property and submit the same before the Kolkata Municipal Corporation in respect of the Premises and to sign all other papers related thereto.
- x. To sign the Plan for taking water connection from The Kolkata Municipal Corporation in respect of the said Premises as mentioned in the SCHEDULE – 'A' below and also to sign all the papers related thereto.

- xi. To look after and to control all the affairs for the development of the said land and construction of a new multi-storied building which is being erected as per sanction building Plan to be sanctioned by The Kolkata Municipal Corporation or other approval of the Government Authority at the cost of the **DEVELOPER** and the **DEVELOPER** shall sign and execute on behalf of the owners all the Declaration Deed or any other Declaration as mentioned in the **SCHEDULE - 'A'** below related thereto and registrar the such document as per requirement for the interest of the proposed project.
- xii. To sign, execute and submit all Development Plans, Documents, Statements, Papers, Undertakings, Declarations, may be required for necessary sanction, modification, revised and/or addition and/or alteration of sanctioned plans by the appropriate authority and other appropriate authorities after signing from the landowners.
- xiii. To appear and represent on behalf of the **PRINCIPALS** i.e. **LAND OWNERS** herein on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, Kolkata Police, West Bengal Police, necessary Departments of Government of West Bengal, in connection with the modification and/or addition and/or alteration of Development plans for the above mentioned property and also for the interest of the proposed project.
- xiv. To pay fees for obtaining the addition, alteration, modification and/or revised plan and such other orders and permissions from the necessary authorities on behalf of the landowners as required for sanction, modification, addition and/or alteration of the Development Plan and also to submit and take delivery of title, deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers,

Architects and other Agents and Sub-Contractor for the aforesaid purposes as our Attorney shall think fit and proper.

- xv. To receive the excess amount of fees, if any, paid for the purpose of modification addition, alteration, revised and/or completion building plan to be sanctioned from the authority or authorities.
- xvi. To develop the said property by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper.
- xvii. To apply for obtaining electricity gas, water sewerage, drainage, lift, telephone or other connections or obtaining electric meter or any other utility to the said property and /or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans related thereto on behalf of the **OWNERS** and submit the same before the concerned authority/ authorities for such connection of electric, drainage and sewerage, water, telephone, gas, connection etc. and to execute and sign all paper plan for sanction drainage and sewerage connection of the said entire property and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney on our behalf.
- xviii. To apply for and obtain building materials from the concerned authorities for consumption of the building on the said property as aforesaid.
- xix. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.

- xx. To appear and represent us before all authorities for fixation and/or finalization of the annual valuation of the said property and for that purpose to sign execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
- xxi. To negotiate with others for giving possession of the flats etc. in lieu of proper considerations sum against the fresh **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE - 'C'** of this registered Supplementary Development Agreement below and the **DEVELOPER** shall do all the acts in the Premises and the **DEVELOPER** shall get the fresh **DEVELOPER'S ALLOCATION** as within mentioned.
- xxii. To collect advance or part payment or full consideration money from the intending purchasers of the fresh **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE - 'C'** of this registered Supplementary Development Agreement alongwith the proportionate share of land and grant receipt in favour of the interested persons/persons who are interested to take possession of the flat/flats etc. in lieu of satisfactory consideration.
- xxiii. To advertise in different news papers and display, hoarding in different places, and also to engage agency or agencies for giving possession of the fresh Developer's Allocation alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the fresh Developer's Allocation as mentioned in this registered Supplementary Development Agreement to any Third Party or parties at any consideration price to be fixed up only by the **DEVELOPER**.

- xxiv. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/Car Parking Space/commercial space, if any including proportionate land share of the said fresh **DEVELOPER'S ALLOCATION** alongwith the proportionate share of land at our said premises or any part thereof and for that purpose to sign and execute all deeds, as our said Attorney shall think fit and proper as per this registered Development Agreement.
- xxv. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
- xxvi. To receive part or full consideration sum against the fresh Developer's Allocation as mentioned in this registered Development Agreement from the intending purchasers and acknowledges the receipt of the same.
- xxvii. To appear and represent us before any Notary Public, office of the Additional District Sub-Registrar, Alipore, District Sub-Registrar offices at Alipore, Addl. Registrar of Assurance/s at Kolkata, Metropolitan Magistrate and Other Office or Offices or Authority or Authorities having jurisdiction and to execute and register any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Amalgamation, Deed of Boundary Declaration and or any kind of instrument writing executed and signed by the said Attorney in any manner concerning the said property as per this registered Supplementary Development Agreement in connection with the fresh **DEVELOPER'S ALLOCATION** only and present the same before the Registrar for registration.

- xxviii. To take necessary steps for registration of the Developer's Allocation as mentioned in this registered Development Agreement or any part alongwith the proportionate share of land by the Developer i.e. the Attorney herein.
- xxix. To convey, prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.
- xxx. To file and defend suits, cases, appeals and applications of whatsoever nature for and on our behalf or to be institute preferred by or any person or persons in respect of the said property.
- xxxi. To compromise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof in respect of the entire Premises.
- xxxii. To sign, declare and/or affirm any complaints, written statements petitions, affidavits, verifications, vakalatnamas, warrant of Attorney Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
- xxxiii. To deposit and withdraw free, documents and moneys in and from any Court or courts and/or other person or persons or authority and given valid receipts and discharged thereof.

The Attorney i.e. the **DEVELOPER** shall do all other acts on behalf of the **OWNERS** in respect of the said property by virtue of this Power of Attorney.

**Upon execution of this Supplementary Development Agreement, save and except the allocation of the owners and the developers, all others stipulations, representations, warranties and covenants contained in the principal development agreement shall remain unchanged and intact.**

**SCHEDULE "A" ABOVE REFERRED TO****Description of total land**

**ALL THAT** the amalgamated property measuring total land area of **1 (One) Bigha 4 (Four) Cottahs 5 (Five) Chittacks 39 (Thirty-nine) Sq.ft.** be the same a little more or less whereon a three storied brick built residential building was standing and subsequently be demolished excluding the brick built temple standing on 1676.493 Sq. ft. which will be left separate as it is in possession of the owners being known and numbered as **K.M.C. Premises No. 47, Gurupada Haldar Road, being Assessee No. 11-083-10-0006-5, under K.M.C. Ward No. 83, within Police Station – Kalighat, Kolkata - 700 026, District - South 24-Parganas and butted and bounded in the manner hereinafter :**

- ON THE NORTH** : By 45 ft. wide Gurupada Haldar Road;
- ON THE SOUTH** : By Premises Nos. 53 and 51, Kali Temple Road;
- ON THE EAST** : By Shiva temple being a portion of 47, Gurupada Haldar Road to be left separated from the said premises;
- ON THE WEST** : By Premises No 48B, Gurupada Haldar Road;

**AND WHATSOEVER OTHERWISE** the said premises is described and / or distinguished.

**SCHEDULE A 1 ABOVE REFERRED TO****[Area on which the construction and/or development shall take place]**

**ALL THAT** the amalgamated property measuring available net land area of **16 (Sixteen) Cottahs 15 (Fifteen) Chittacks 2 (Two) Sq.ft.** be the same a little more or less out of the land described in the **Schedule A above** whereon a three storied brick built residential building was standing

and subsequently be demolished excluding the brick built temple standing on 1676.493 Sq. ft. which will be left separate as it is in possession of the owners being known and numbered as K.M.C. Premises No. 47, Gurupada Haldar Road, being Assessee No. 11-083-10-0006-5, under K.M.C. Ward No. 83, within Police Station – Kalighat, Kolkata - 700 026, District - South 24-Parganas and butted and bounded in the manner hereinafter :

- ON THE NORTH** : By 45 ft. wide Gurupada Haldar Road;
- ON THE SOUTH** : By property of the landlords being Premises Nos. 53 and 51, Kali Temple Road;
- ON THE EAST** : By Shiva temple being a portion of 47, Gurupada Haldar Road to be left separated from the said premises;
- ON THE WEST** : By Premises No 48B, Gurupada Haldar Road;

**SCHEDULE – 'B' ABOVE REFERRED TO  
(FRESH OWNERS' ALLOCATION ) TO BE OBTAINED FROM THE  
DEVELOPER AGAINST THIS PROPERTY**

<b>Built up sizes of flats (Approx) in the proposed G+6 Building</b>					
<b>G + 6</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>per floor</b>
6	1006	1132	1329	733	4209
5	991	1123	1353	733	4209
4	991	1123	1353	733	4209
3	1006	1123	1338	733	4209
2	1006	1132	1329	733	4209



1	1006	1123	1338	733	4209
<b>Allocation of Owner's Flats as per this Supplementary Agreement</b>					
6		owner	owner	owner	
5	owner			owner	
4	owner	owner		owner	
3	owner				
2		owner		owner	
1				owner	
<b>GROUND</b>	The <b>OWNERS</b> shall be allocated one car park per flat above				

The owners shall enjoy the undivided proportionate share of land and common rights of the building and also other common rights thereto. **ALL areas etc that are NOT specifically allocated to the Landlords shall be the sole and exclusive rights of the developer.**

**SCHEDULE – 'C' ABOVE REFERRED TO  
(FRESH DEVELOPER'S ALLOCATION )**

The **DEVELOPER** herein shall get the rest construction of the proposed building excluding the **OWNERS' ALLOCATION** as mentioned in the **SCHEDULE – 'B'** above along with any other additional construction on the Ground Floor and Roof as fresh Developers' Allocation. The **DEVELOPER** shall enjoy the undivided proportionate land share as described in the **SCHEDULE – A** above and also other common rights thereto.

It is reiterated here that **ALL areas etc that are NOT specifically allocated to the Landlords shall be the sole and exclusive rights of the DEVELOPER to be used in any manner.**

**SCHEDULE "D" ABOVE REFERRED TO**  
**SPECIFICATION OF THE CONSTRUCTION**

Sl	Subject	Description
1	STRUCTURE	R.C.C frame structure (M:20 /M:25) with individual or combined footing foundation or RCC Piling as per sanction plan.
2	ELEVATION	Elevation with Exterior type of paint or equivalent.
3	BRICK WORK	all external walls will be of 8"/10" first class brickwork or Aerated Concreted Blocks and all internal walls will be 3"/5" bricks per specification.
4	FLOORING	Marble, Stone or ceramic tiles (according to specifications to be decided between the owner and the developer) in the living cum dining, bedrooms and other areas.  Antiskid ceramic tiles / marble / stone flooring in toilets and kitchens.
5	STAIRCASE / LANDING / BALCONY	Staircase, landing and balcony should be finished by marble / ceramic tiles / stone and shall have iron designed railings.
6	DOOR	All Main doors will be of High Quality wood. To have night latch of Godrej make lock or similar  All phenol bonded flush doors of ISI standard.  Internal doors with mortise handle for all doors  Door frames of Sal Wood.
7	WINDOW	All windows shall be fitted with anodized aluminum sliding shutters (matching with the elevation) and fitted with glass and locking device.  All windows to have box grills of MS flats (according to specifications to be decided between the owner and the from the developer) fitted outside.

8	WALL INSIDE	Wall shall be furnished with smooth plaster of Paris or putty.
9	TOILET WALLS	Toilets walls will be covered with ceramic tiles of Kajaria / Somany / NITCO or equivalent make up to lintel level.
10	WALL OUTSIDE	All external walls are to be plastered by sand and cement or gypsum with weather-proof paint coating.
11	PLUMBING	All water lines will be of ISI marked either PVC / UPVC / CI or GI (as per architect specification) internally these will be concealed with hot and cold water and good quality fixtures with ESSCO / Mark/ Jaquar or similar brand fittings.
12	SANITARY FIXTURES	<p>Toilets shall be provided with pipes of ISI marked PVC / UPVC / CI or GI (as per architect specification)</p> <p>One Western type commode, C.P. fittings and P.V.C. cistern and water tap with sink and shower with hot and cold water line connected from the overhead tank, (CP - jaquar / other brands to be decided between the owner and the developer)</p> <p>Porcelain fittings in all bathrooms to be white coloured or other matching colours as decided by owners Hindustan Parryware / Cera or similar sanitary ware.</p>
13A	ELECTRICAL (Quality)	<p>Concealed <b>wiring</b> with best quality copper wiring Havells, Finolex or similar</p> <p><b>Modular switches</b> – Havells, North West, Anchor, Legrand, Crabtree or similar brand</p> <p>Points for exhaust fans in toilets and kitchen, Geyser point in toilets.</p>

			6A plugs	15A plugs	Light point	Fan point
13B	ELECTRICAL (Quantity)	<b>bathrooms</b>	Two (2) hair drier, shaver	One (1) geyser	Two (2)	Two (2) exhaust and ceiling
		<b>kitchen</b>	Five (5) chimney, water filter, micro, mixee, toaster	One (1) fridge	Two (2)	One (1) exhaust
		<b>living and dining (each)</b>	Three (3 )	One (1)	Three (3 )	One (1)
		<b>bedrooms</b>	Three (3 )	One (1)	Two (2)	One (1)
14	KITCHEN	<p>Kitchen platform shall have black/other available granite with stainless steel sink with drain board.</p> <p>The walls of the kitchen will be ceramic glaze tile (according to specifications to be decided between the owner and the developer) upto the ceiling.</p>				
15	POWER SUPPLY	<p>Electric connection shall be provided with individual loop arrangements for all flats however all deposit towards service and individual meter shall be shared equally by all the flat owners.</p>				
16	LIFT	<p>Lift of OTIS / KONE or equivalent with metal doors.</p>				
17	INTERCOM	<p>Intercom facility in each flat from lobby to the living cum dining room.</p>				

18	CABLE	Cable connection in all living room.
19	CAR WASHING	Car washing facility with the car park by way of adequate number of taps for the whole car parking area.
20	PUMP	1 (One) pump with pump switch.
21	GENERATOR	Generator facility for the common areas of the building including adequate power back up for light and fan up to 2KVA for each apartment. Alongwith Automatic Electronic tripping device or Changeover switch for smooth changeover and stop overload within the flat.
22	CEMENT TREATMENT	Cement treatment for all walls including the common area. All internal walls should be coated with plaster of Paris of best quality or putty or gypsum Outside walls painted with weather coat.
23	ROOF	the roof to be treated with water proofing compound and roof tiles/heat insulation of roof.
24	WALLS/ RAILING/ GRILLS (painting)	All walls, railings, grills of the common area and the main gate/s etc will also be painted after appropriate primer with suitable synthetic acrylic paint for the walls and enamel paint for railings, grills etc.

IN WITNESS WHEREOF the Parties herein have put their respective signature hereto on this the day, month and year first above written.

WITNESS:

- |   |   |
|---|---|
| <p>1. Tapesha Mishra<br/>Advocate<br/>High Court,<br/>Calcutta</p> <p>2. Rajweshi Halder<br/>47, Gurupada Halder<br/>Road, Kolkata-700026</p> | <p>1. Sunanda Halder</p> <p>2. <del>_____</del><br/>[ANIRBAN HALDAR]</p> <p>3. Sukanya Banerjee</p> <p>4. Rabindranath Halder<br/>Haldar (SOMNATH HALDER)</p> <p>5. <del>_____</del></p> <p>6. (Bhatnagar) Goutam Bhattacharya</p> <p>7. Sumina Bhattacharya (Sumina)</p> |
|---|---|

SIGNATURE OF THE FIRST PART/  
OWNERS/VENDORS

Exclusive Homes Pvt. Ltd.

*Anur Talukdar*  
Director

EXCLUSIVE HOMES PVT. LTD.

*\_\_\_\_\_*  
Authorised Signatory

SIGNATURE OF THE SECOND PART/  
DEVELOPER

PREPARED & DRAFTED BY :

*Tapesha Mishra* (Signature)

(MR. TAPESH MISHRA)  
ADVOCATE [ ENROL. NO. F/1224/07 ]  
HIGH COURT, CALCUTTA  
Resi-cum-Chamber : 69/1, Baghajatin  
Place, Kolkata-700086  
Mob. 9836115120  
Email : tapesha.mishra85@gmail.com

Exclusive Homes Pvt. Ltd.  
*Anur Talukdar*  
 Director



EXCLUSIVE HOMES PVT. LTD.

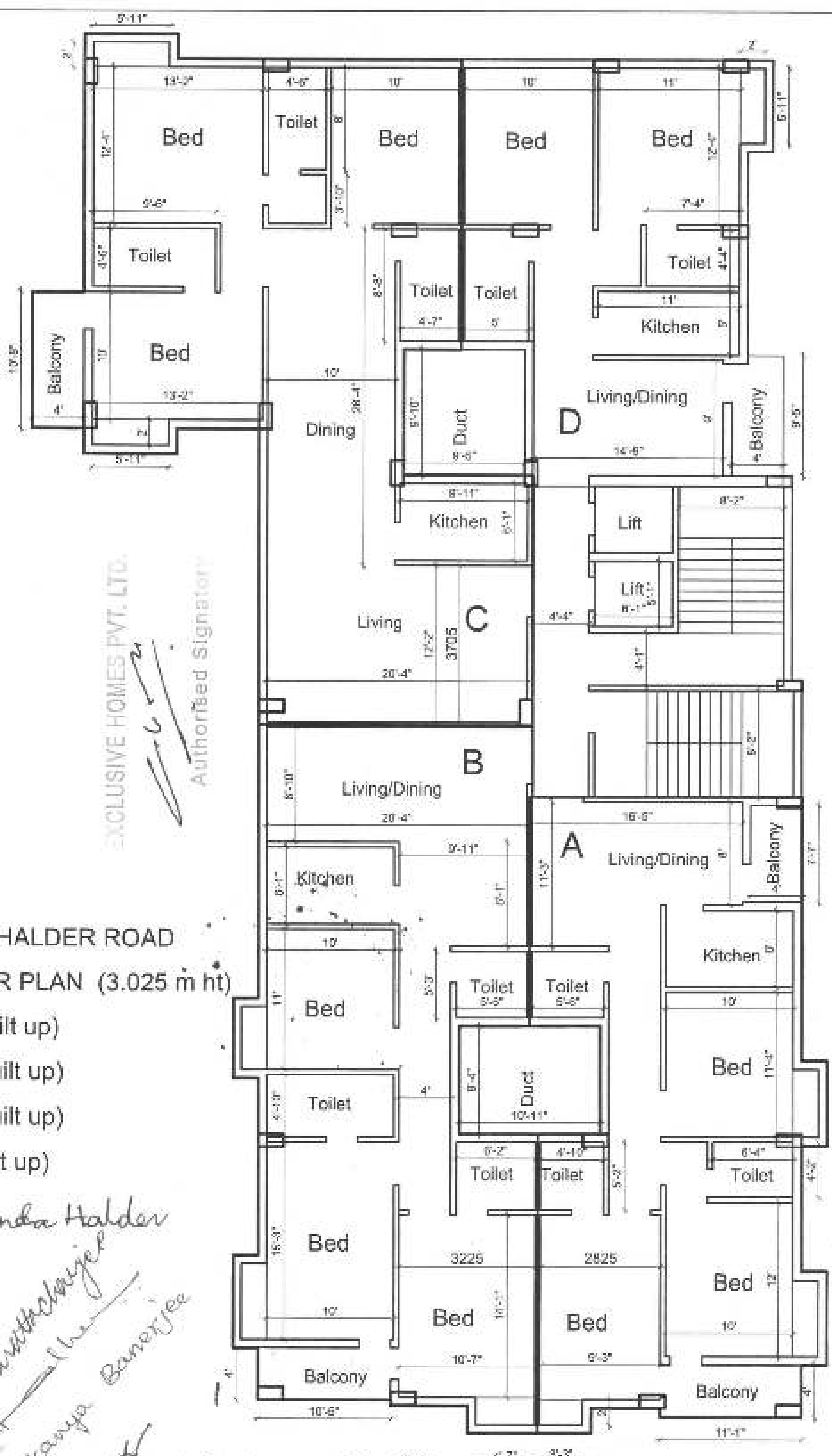
Authorised Signatory

47 GURUPADA HALDER ROAD  
 4th & 5th FLOOR PLAN (3.025 m ht)

- A = 991 sqft (built up)
- B = 1123 sqft (built up)
- C = 1353 sqft (built up)
- D = 733 sqft (built up)

*Siga Sunanda Halder*  
*Rabim*  
*Aranya Banerjee*  
*Mumukshu Banerjee*  
*Sukanya Banerjee*

*Rabindranath Halder*



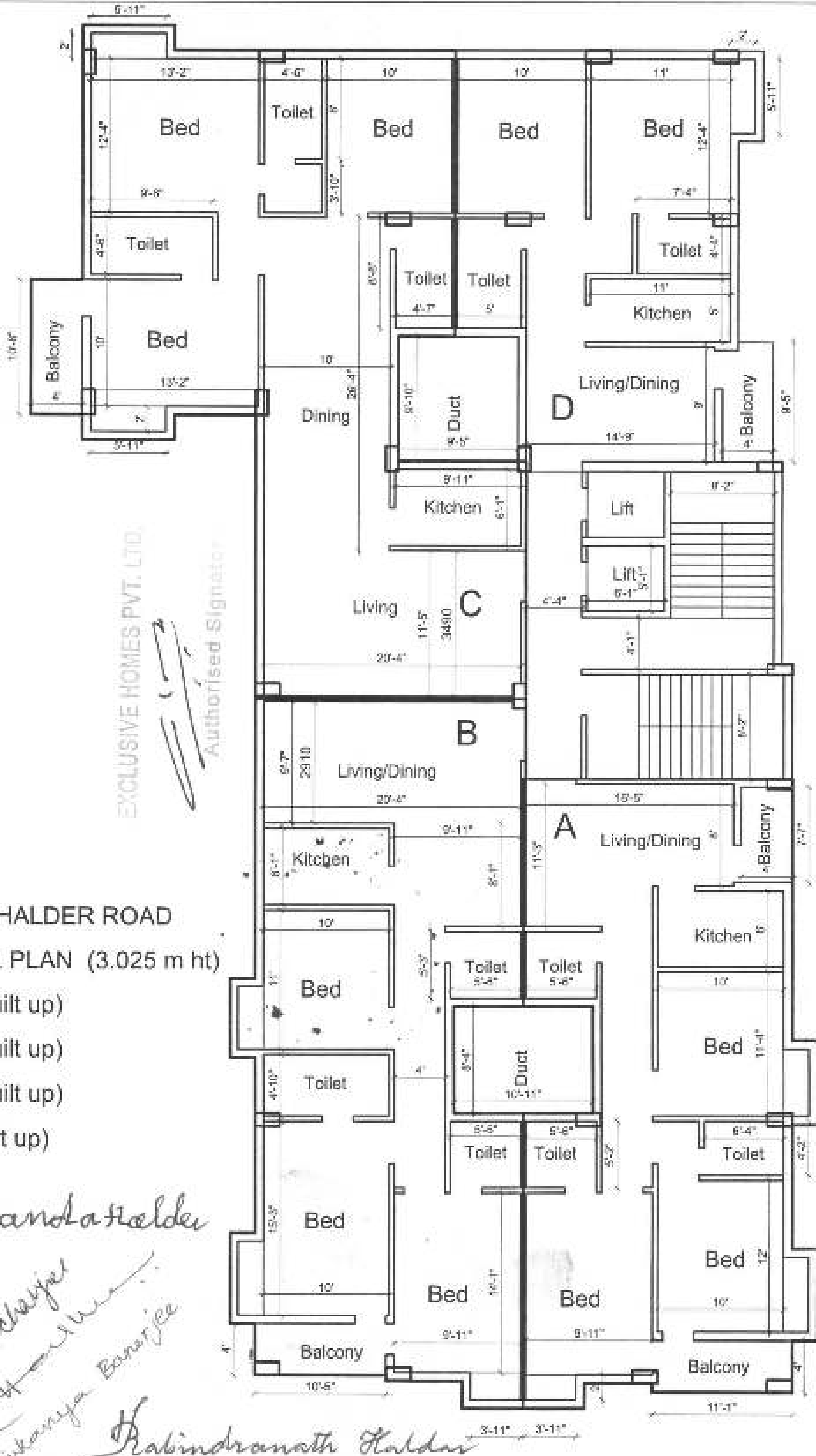
Exclusive Homes Pvt. Ltd.

*Guru Talukdar*



EXCLUSIVE HOMES PVT. LTD.

Authorised Signatory



47 GURUPADA HALDER ROAD  
1st & 3rd FLOOR PLAN (3.025 m ht)

- A = 1006 sqft (built up)
- B = 1123 sqft (built up)
- C = 1338 sqft (built up)
- D = 733 sqft (built up)

*Sign Sunanda Halder*

*Pradyumna*  
*Banyan*  
*Chandana Bhattacharyya*  
*Sukanya Banerjee*

*Rabindranath Halder*



Exclusive Homes Pvt. Ltd.

*Amit Talukdar*  
Director



EXCLUSIVE HOMES PVT. LTD.

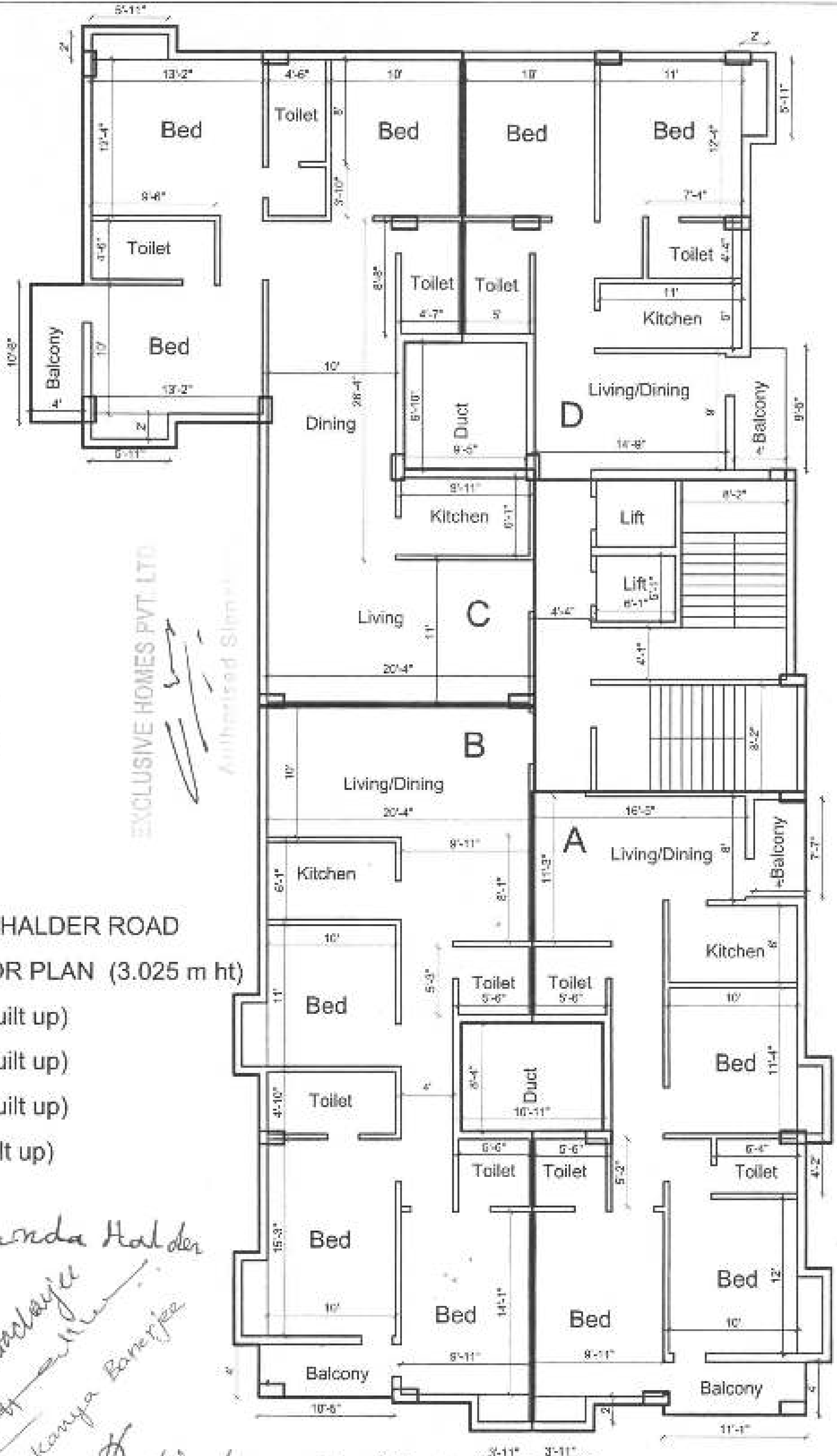
Authorised Signatory

47 GURUPADA HALDER ROAD  
2nd & 6th FLOOR PLAN (3.025 m ht)

- A = 1006 sqft (built up)
- B = 1132 sqft (built up)
- C = 1329 sqft (built up)
- D = 733 sqft (built up)

*Sigma Sumanda Halder*  
*[Signature]*  
*[Signature]*  
*Munishwar Bhattacharyya*  
*[Signature]*  
*Sukanya Banerjee*  
*[Signature]*

*Rabindranath Halder*





	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

SUNANDA HALDER

Signature *Sunanda Halder*



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left hand					
right hand					

Name ANIRBAN HALDAR

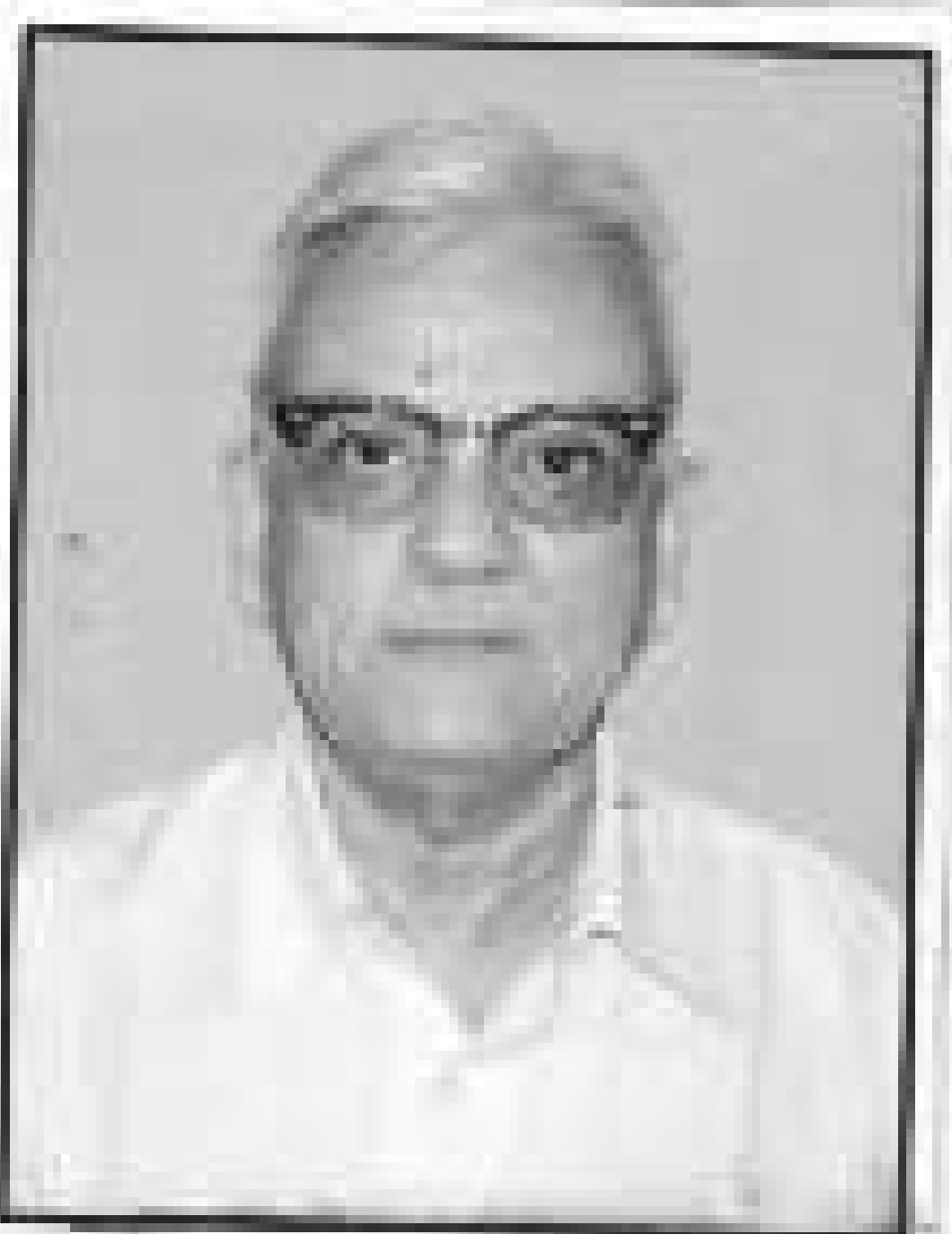
Signature *Anirban Halder*



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Name SUKANYA BANERJEE

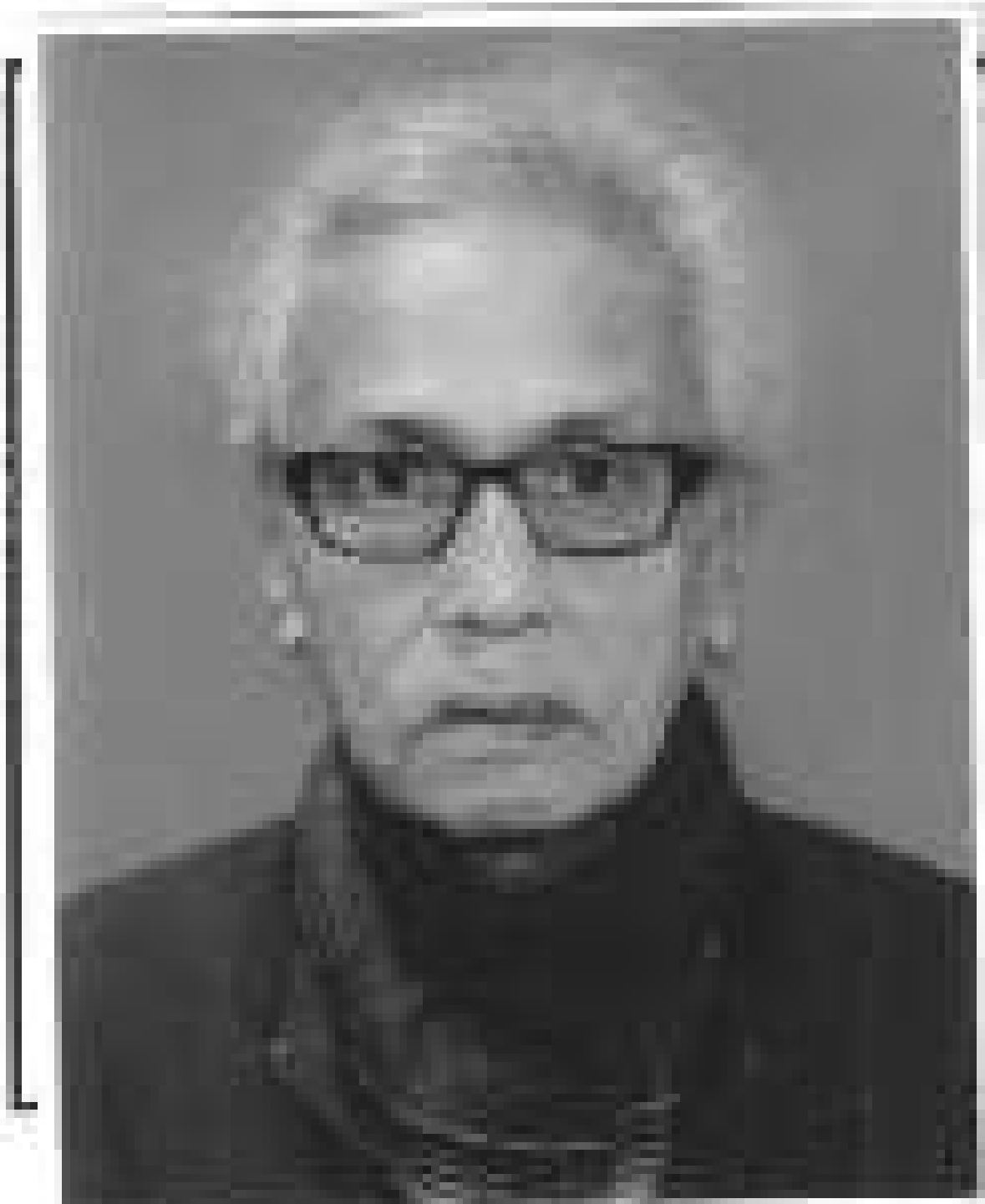
Signature *Sukanya Banerjee*



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left hand					
right hand					

Name RABINDRANATH HALDAR

Signature *Rabindranath Halder*



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left hand					
right hand					

Name ..... SOMNATH HALDER

Signature .....



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left hand					
right hand					

Name ..... GITA D. TAM

Signature .....



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right hand					

Name ..... ARUNIMA BHATTACHARJEE

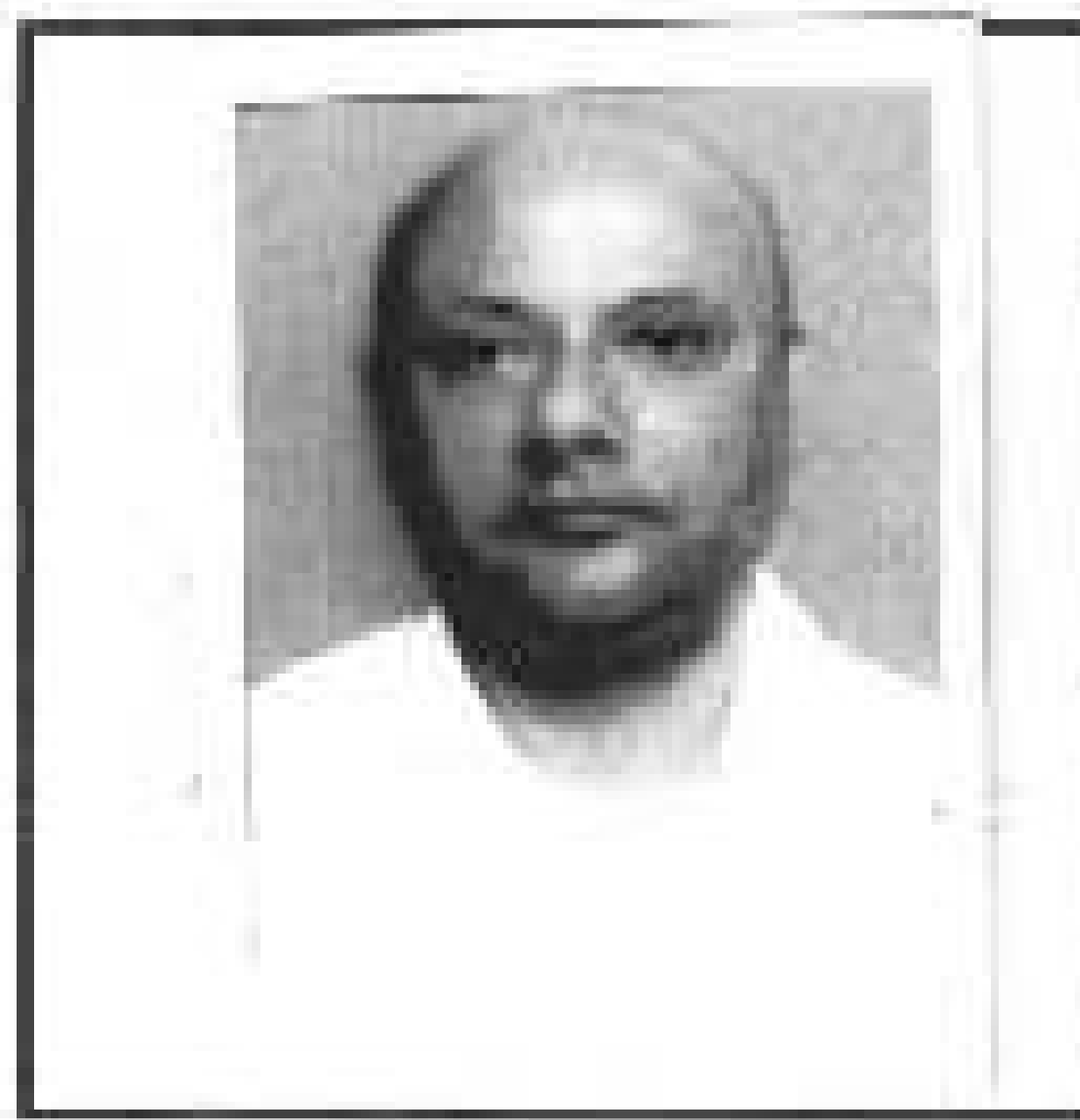
Signature .....



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Name ..... SHIVAJI TALUKDAR

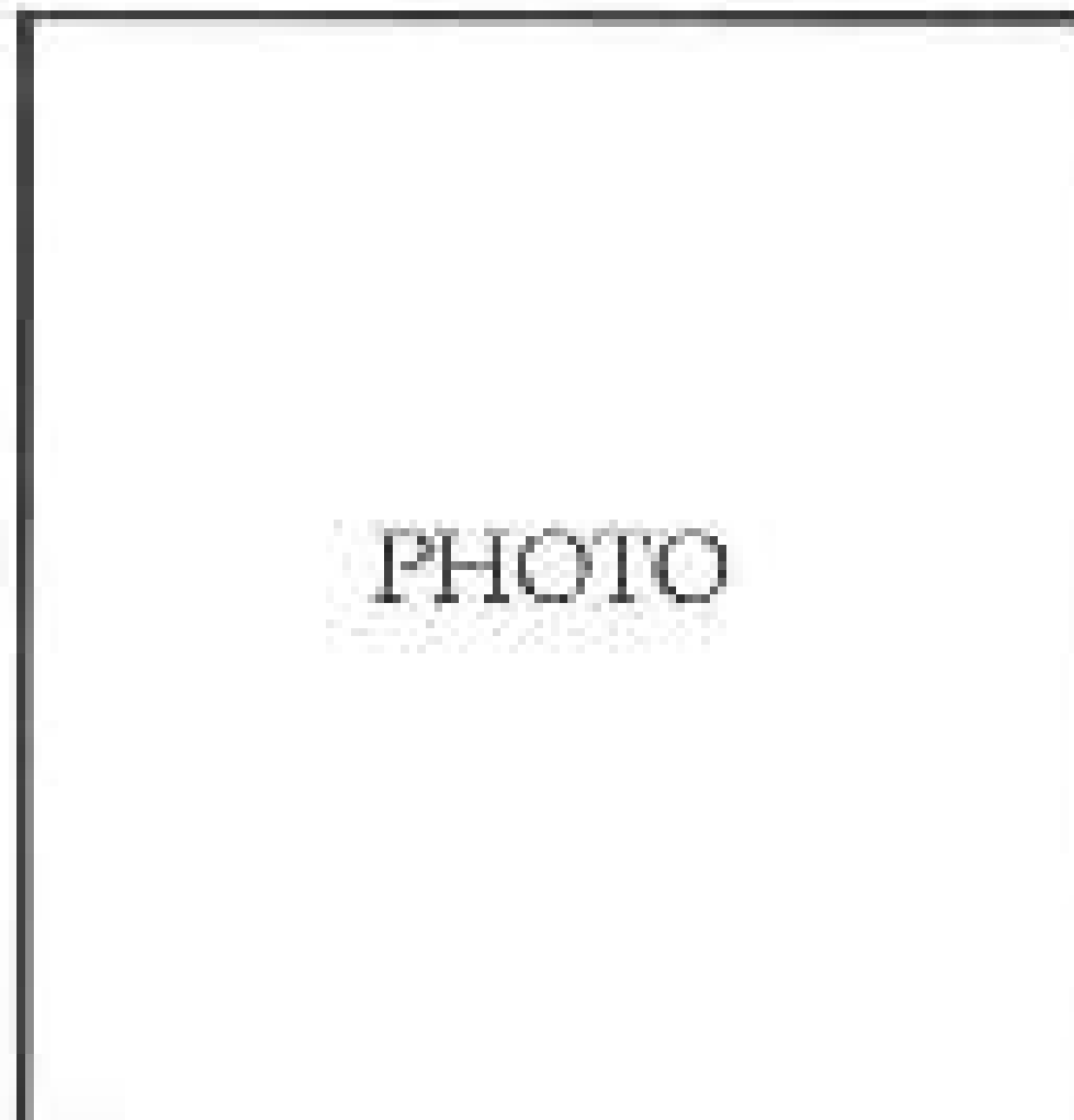
Signature .....



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left hand					
right hand					

Name CHIRODEEP BHATTACHARYA

Signature



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left hand					
right hand					

Name .....

Signature .....



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .....

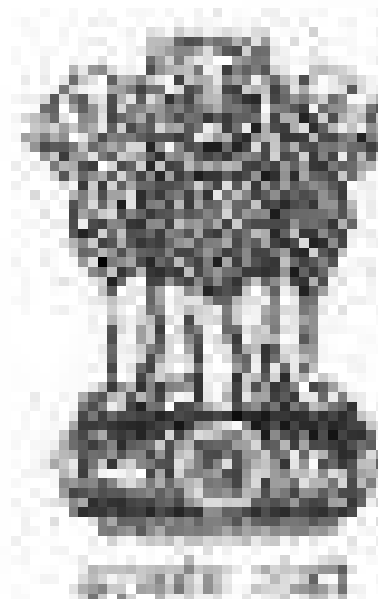
Signature .....



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .....

Signature .....







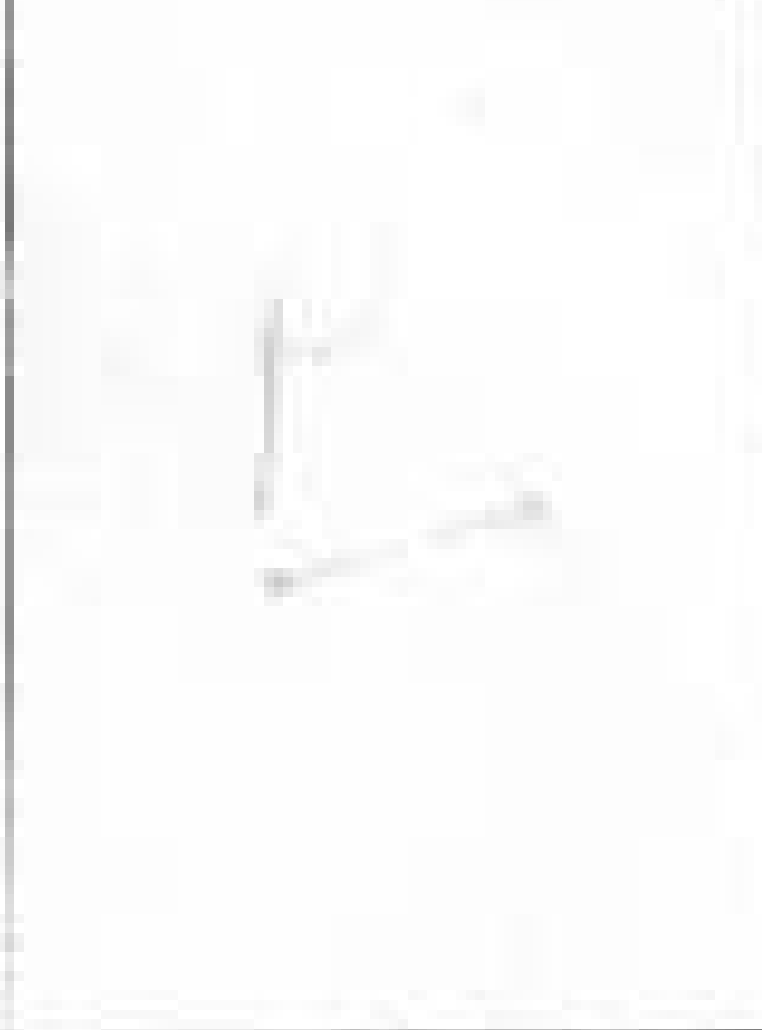


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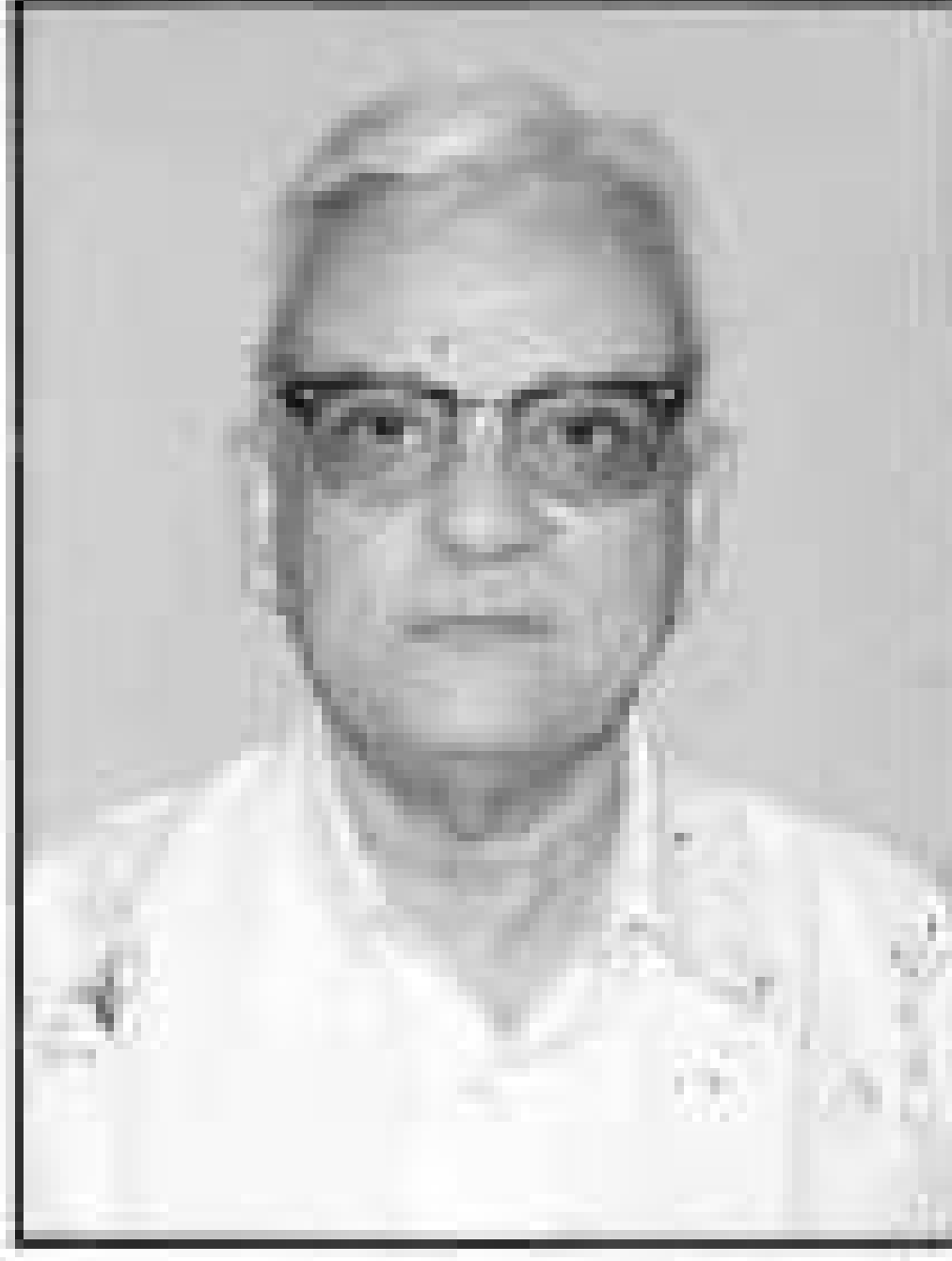





Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042000734367/2022







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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Smt Sunanda Halder 47, Gurupada Halder Road, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24- Parganas, West Bengal, India, PIN:- 700026	Land Lord			<i>Sunanda Halder 09/03/2022</i>
2	Shri Anirban Halder 47, Gurupada Halder Road, City:- , P.O:- Kalighat, P.S:-Kalighat, District:- South 24-Parganas, West Bengal, India. PIN:- 700026	Land Lord			<i>Absent</i>
3	Smt Sukanya Banerjee 47, Gurupada Halder Road, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24- Parganas, West Bengal, India, PIN:- 700026	Land Lord			<i>Absent</i>


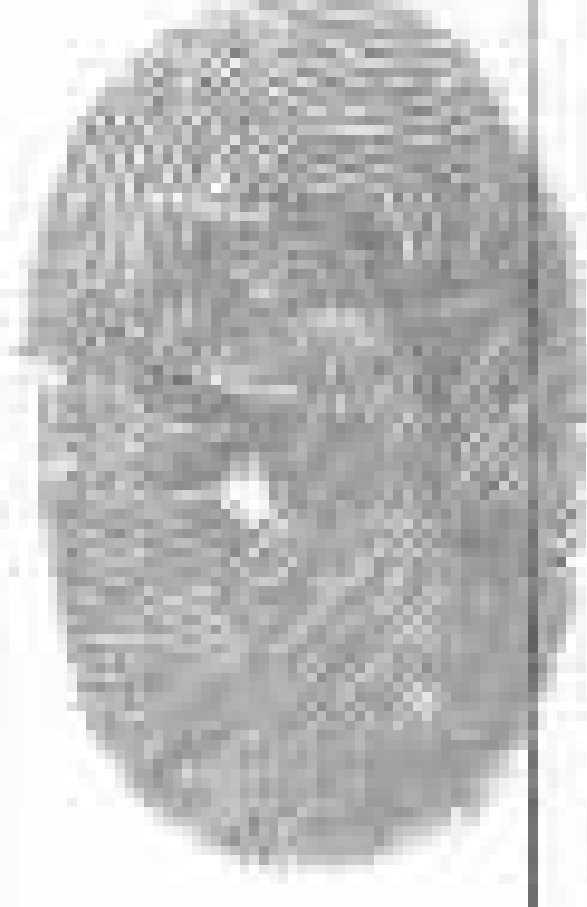
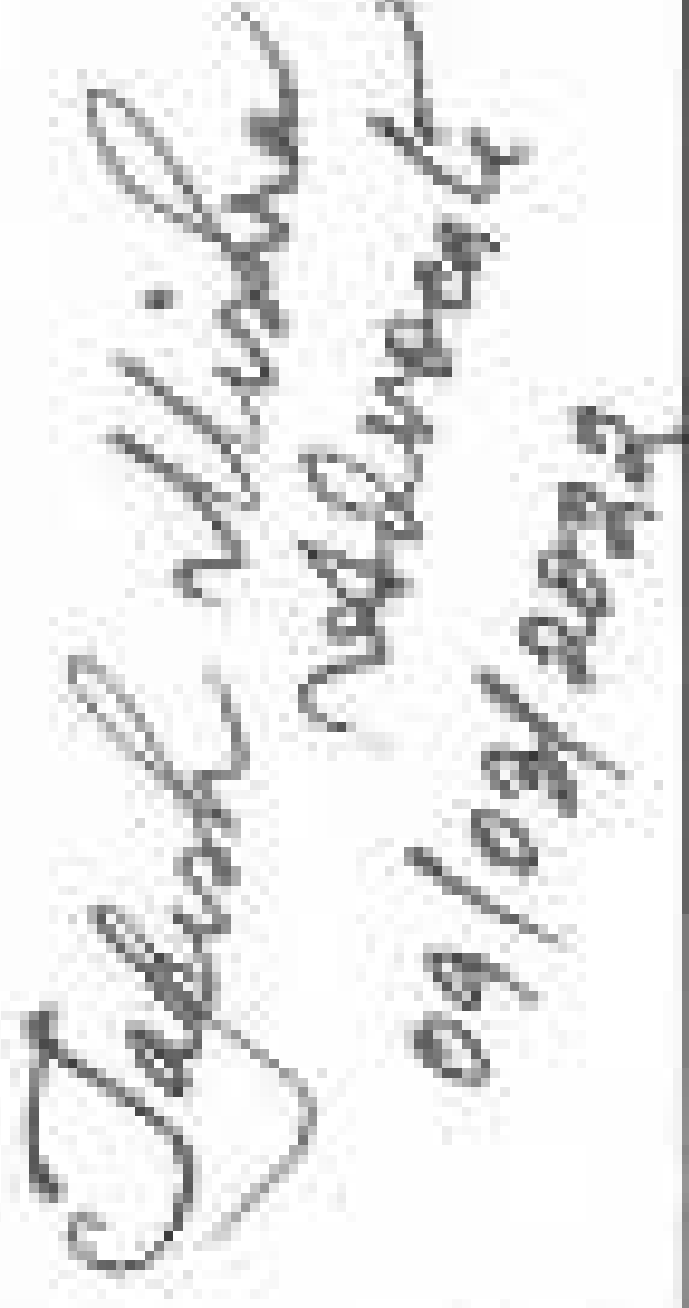
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri Rabindranath Halder 47, Gurupada Halder Road, City:- , P.O:- Kalighat, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026	Land Lord			<i>Rabindranath Halder</i> 09/03/2022
5	Shri Somnath Halder 47, Gurupada Halder Road, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN- 700026	Land Lord			<i>S. Halder</i> 9.3.22
6	Shri Goutam Bhattacharya Kalyani Villa, Nivedita Road, Pradhan Nagar, City:- , P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003	Land Lord			<i>Goutam Bhattacharya</i> 09/03/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Miss Arunima Bhattacharjee Kalyani Villa, Nivedita Road, Pradhan Nagar, City:- , P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003	Land Lord			<i>Arunima Bhattacharjee</i> 09/03/22
8	Shri SHIVAJI TALUKDAR 84, N.D. Block - E, New Alipore, City:- , P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053	Represent ative of Developer [Exclusive Homes Private Limited ]			<i>Shri Talukdar</i> 9/3/22
9	Shri CHIRADEEP BHATTACHARYA 45/26, Moore Avenue, City:- , P.O:- Regent Park, P.S:-Patuli, District:-South 24- Parganas, West Bengal, India, PIN:- 700040	Represent ative of Developer [Exclusive Homes Private Limited ]			<i>Chiradeep</i> 9/3/22



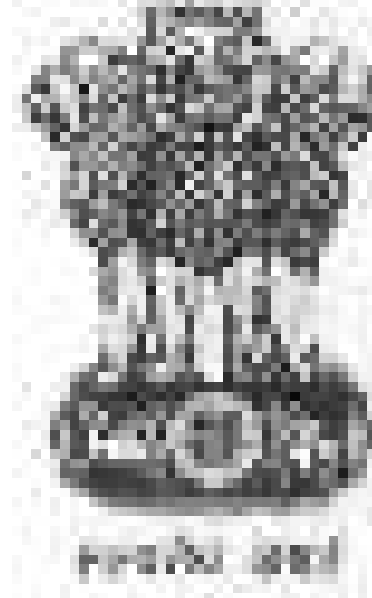
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Tapesh Mishra Son of Mr Debes Kumar Misra High Court Clacutta, City:- Kolkata, P.O:- GPO, P.S.-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Smt Sunanda Halder, Shri Anirban Halder, Smt Sukanya Banerjee, Shri Rabindranath Halder, Shri Somnath Halder, Shri Goutam Bhattacharya, Miss Arunima Bhattacharjee, Shri SHIVAJI TALUKDAR, Shri CHIRADEEP BHATTACHARYA			 09/03/2022

(Anupam Halder)

DISTRICT SUB-  
REGISTRAR

OFFICE OF THE D.S.R. -  
IV SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal



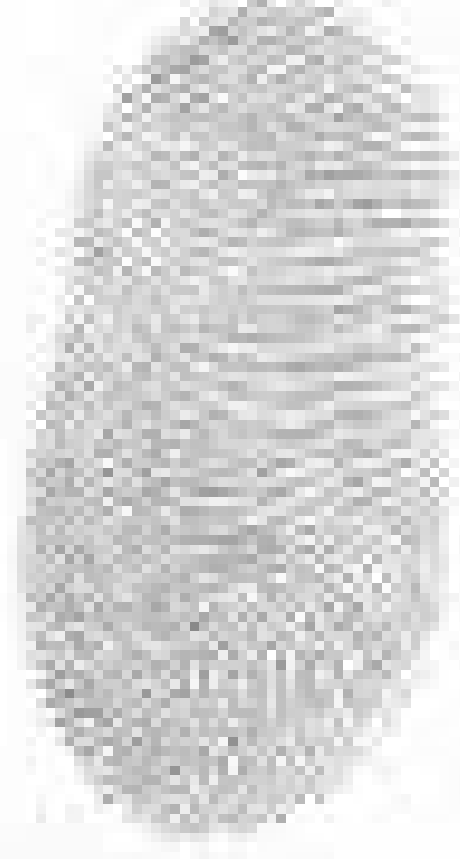



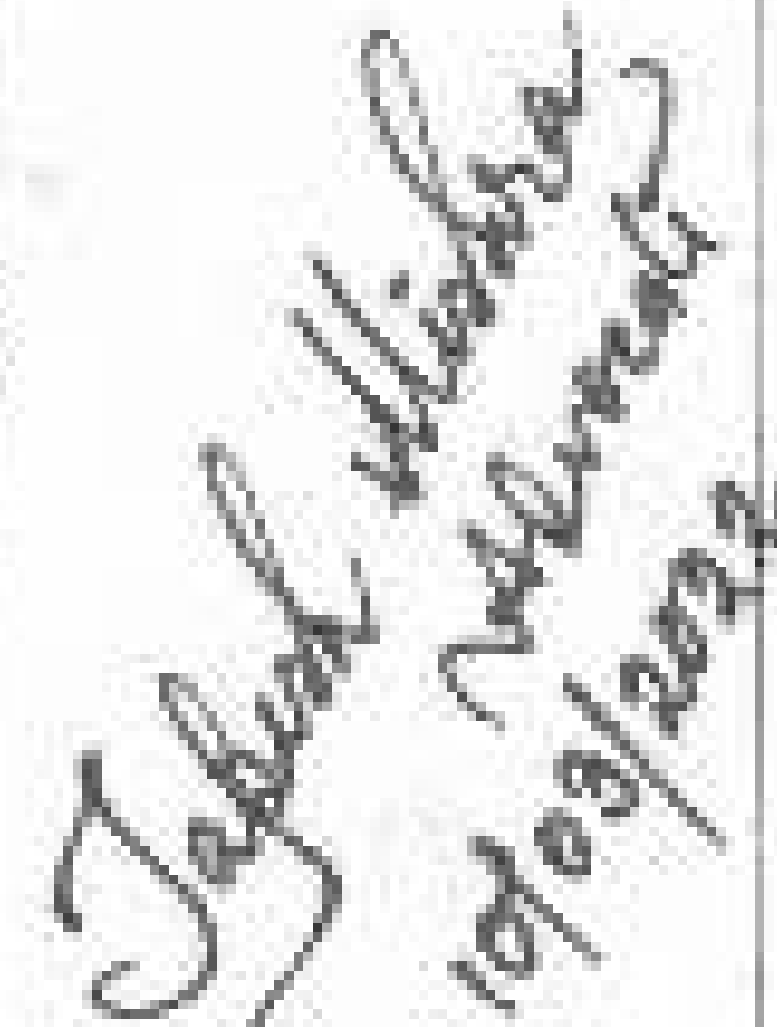


Government of West Bengal

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

Signature / LTI Sheet of Query No/Year 16042000734367/2022

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Shri Anirban Halder 47, Gurupada Halder Road, City:- , P.O:- Kalighat, P.S:-Kalighat, District:- South 24-Parganas, West Bengal, India, PIN:- 700026	Land Lord			
2	Smt Sukanya Banerjee 47, Gurupada Halder Road, City - , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India. PIN:- 700026	Land Lord			
Sl No.	Name and Address of identifier	Identifi	Photo	Finger Print	Signature with date
1	Mr Tapesh Mishra Son of Mr Debes Kumar Misra High Court Clacutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Smt Sunanda Halder, Shri Anirban Halder, Smt Sukanya Banerjee, Shri Rabindranath Halder, Shri Somnath Halder, Shri Goutam Bhattacharya, Miss Arunima Bhattacharjee, Shri SHIVAJI TALUKDAR, Shri CHIRADEEP BHATTACHARYA			

(Anupam Halder)  
DISTRICT SUB-  
REGISTRAR



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

GRN Details

GRN: 192021220201753908  
GRN Date: 09/03/2022 11:10:28  
BRN : 9913734726626  
Gateway Ref ID: 220689117944  
Payment Status: Successful

Payment Mode: Online Payment (SBI Epay)  
Bank/Gateway: SBIEpay Payment Gateway  
BRN Date: 09/03/2022 11:03:22  
Method: HDFC Retail Bank NB  
Payment Ref. No: 2000734367/1/2022

[Query No\*/Query Year]

Depositor Details

Depositor's Name: TAPESH MISHRA  
Address: H C CALCUTTA  
Mobile: 9836115120  
Contact No: 09836115120  
Depositor Status: Advocate  
Query No: 2000734367  
Applicant's Name: Mr Tapesh Mishra  
Identification No: 2000734367/1/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000734367/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	74970
2	2000734367/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	28
<b>Total</b>				<b>74998</b>

IN WORDS: SEVENTY FOUR THOUSAND NINE HUNDRED NINETY EIGHT ONLY.



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

Query No / Year	2000734367/2022	Office where deed will be registered
Query Date	07/03/2022 8:07:33 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Tapesesh Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate	
Transaction :	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4002] General Power of Attorney [Rs : 100/-], [4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 1/-	Rs. 6,81,00,184/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 75,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non-Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gurupada Halder Road, , Premises No: 47, , Ward No: 083, Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land User Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		1 Bigha 4 Katha 5 Chatak 39 Sq Ft	1/-	6,81,00,184/-	Width of Approach Road: 45 Ft.,
<b>Grand Total :</b>					<b>40.205Dec</b>	<b>1 /-</b>	<b>681,00,184 /-</b>	

7



Query No: 2000734367 of 2022, Printed On: Mar-7-2022 8:07PM, Generated from wbregistration.gov.in

**Land Lord Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Smt Sunanda Halder Wife of Arup Halder,47, Gurupada Halder Road, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. acxxxxxx8n, Aadhaar No.: 93xxxxxxxx1504,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Shri Anirban Haldar Son of Late Dilip Kumar Halder,47, Gurupada Halder Road, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. abxxxxxx4k, Aadhaar No.: 39xxxxxxxx7288,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Smt Sukanya Banerjee Daughter of Late Dilip Kumar Halder,47, Gurupada Halder Road, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. asxxxxxx7r, Aadhaar No.: 40xxxxxxxx2509,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Shri Rabindranath Haldar Son of Late Ajit Kumar Halder,47, Gurupada Halder Road, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. aaxxxxxx6j, Aadhaar No.: 77xxxxxxxx0588,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	Shri Somnath Haldar Son of Late Amulya Halder,47, Gurupada Halder Road, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. aaxxxxxx0f, Aadhaar No.: 91xxxxxxxx6990,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	Shri Goutam Bhattacharya Son of Late Dinendra Nath Bhattacharya,Kalyani Villa, Nivedita Road, Pradhan Nagar, City:- , P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. aexxxxxx3e, Aadhaar No.: 89xxxxxxxx0421,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
7	Miss Arunima Bhattacharjee Daughter of Shri Goutam Bhattacharya,Kalyani Villa, Nivedita Road, Pradhan Nagar, City:- , P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No. efxxxxxx4k, Aadhaar No.: 80xxxxxxxx5502,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



**Developer Details :**

Sl No	Name & address	Status	Execution Admission Details
1	Exclusive Homes Private Limited ( <del>Public</del> <sup>Private</sup> Limited Company ) 5, Garcha 1st Lane, City:- , P.O:- Bullygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 PAN No. aaxxxxxx8q, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

Sl No	Name & Address	Representative of
1	Shri SHIVAJI TALUKDAR Son of Late Jitesh Chandra Talukdar84, N.D. Block - E, New Alipore, City:- , P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ABxxxxxx1M , Aadhaar No.: 52xxxxxxxx7189	Exclusive Homes Private Limited (as Director)
2	Shri CHIRADEEP BHATTACHARYA Son of Late Chiranjeeb Bhattacharya45/26, Moore Avenue, City:- , P.O:- Regent Park, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHxxxxxx4Q ,Aadhaar No Not Provided by UIDAI	Exclusive Homes Private Limited (as Authorised Signatory)

**Identifier Details :**

Name & address
Mr Tapeshe Mishra Son of Mr Debes Kumar Misra High Court Clacutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Smt Sunanda Halder, Shri Anirban Halder, Smt Sukanya Banerjee, Shri Rabindranath Halder, Shri Somnath Halder, Shri Goutam Bhattacharya, Miss Arunima Bhattacharjee, Shri SHIVAJI TALUKDAR, Shri CHIRADEEP BHATTACHARYA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Sunanda Halder	Exclusive Homes Private Limited-5.74357 Dec
2	Shri Anirban Halder	Exclusive Homes Private Limited-5.74357 Dec
3	Smt Sukanya Banerjee	Exclusive Homes Private Limited-5.74357 Dec
4	Shri Rabindranath Halder	Exclusive Homes Private Limited-5.74357 Dec
5	Shri Somnath Halder	Exclusive Homes Private Limited-5.74357 Dec
6	Shri Goutam Bhattacharya	Exclusive Homes Private Limited-5.74357 Dec
7	Miss Arunima Bhattacharjee	Exclusive Homes Private Limited-5.74357 Dec

**Note:**

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



Query No: 2000734367 of 2022, Printed On : Mar 7 2022 8:07PM, Generated from wbregistration.gov.in

2. Query is valid for 30 days (i.e. upto 06-04-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 06-04-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. ALIPORE, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



OFFICE OF THE D.S.R. -  
IV SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal



### Major Information of the Deed

Deed No :	I-1604-02543/2022	Date of Registration	11/03/2022
Query No / Year	1604-2000734367/2022	Office where deed is registered	
Query Date	07/03/2022 8:07:33 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tapes Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 100/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 6,81,00,184/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,070/- (Article:48(g))	Rs. 60/- (Article:E, E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gurupada Halder Road, , Premises No: 47, , Ward No: 083 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	1 Bigha 4 Katha 5 Chatak 39 Sq Ft	1/-	6,81,00,184/-	Width of Approach Road: 45 Ft.,
<b>Grand Total :</b>				<b>40.205Dec</b>	<b>1 /-</b>	<b>681,00,184 /-</b>	

### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Smt Sunanda Halder</b>                      Wife of Arup Halder 47, Gurupada Halder Road, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: acxxxxxx8n, Aadhaar No: 93xxxxxxxx1504, Status :Individual, Executed by: Self, Date of Execution: 09/03/2022                      , Admitted by: Self, Date of Admission: 09/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/03/2022                      , Admitted by: Self, Date of Admission: 09/03/2022 ,Place : Pvt. Residence</p>



2	<p><b>Shri Anirban Haldar</b>  Son of Late Dilip Kumar Halder 47, Gurupada Halder Road, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: abxxxxxx4k, Aadhaar No: 39xxxxxxxx7288, Status :Individual, Executed by: Self, Date of Execution: 09/03/2022  , Admitted by: Self, Date of Admission: 10/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/03/2022  , Admitted by: Self, Date of Admission: 10/03/2022 ,Place : Pvt. Residence</p>
3	<p><b>Smt Sukanya Banerjee</b>  Daughter of Late Dilip Kumar Halder 47, Gurupada Halder Road, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: asxxxxxx7r, Aadhaar No: 40xxxxxxxx2509, Status :Individual, Executed by: Self, Date of Execution: 09/03/2022  , Admitted by: Self, Date of Admission: 10/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/03/2022  , Admitted by: Self, Date of Admission: 10/03/2022 ,Place : Pvt. Residence</p>
4	<p><b>Shri Rabindranath Haldar</b>  Son of Late Ajit Kumar Halder 47, Gurupada Halder Road, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: aaxxxxxx6j, Aadhaar No: 77xxxxxxxx0588, Status :Individual, Executed by: Self, Date of Execution: 09/03/2022  , Admitted by: Self, Date of Admission: 09/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/03/2022  , Admitted by: Self, Date of Admission: 09/03/2022 ,Place : Pvt. Residence</p>
5	<p><b>Shri Somnath Haldar</b>  Son of Late Amulya Halder 47, Gurupada Halder Road, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: aaxxxxxx0f, Aadhaar No: 91xxxxxxxx6990, Status :Individual, Executed by: Self, Date of Execution: 09/03/2022  , Admitted by: Self, Date of Admission: 09/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/03/2022  , Admitted by: Self, Date of Admission: 09/03/2022 ,Place : Pvt. Residence</p>
6	<p><b>Shri Goutam Bhattacharya</b>  Son of Late Dinendra Nath Bhattacharya Kalyani Villa, Nivedita Road, Pradhan Nagar, City:- , P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aexxxxxx3e, Aadhaar No: 89xxxxxxxx0421, Status :Individual, Executed by: Self, Date of Execution: 09/03/2022  , Admitted by: Self, Date of Admission: 09/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/03/2022  , Admitted by: Self, Date of Admission: 09/03/2022 ,Place : Pvt. Residence</p>
7	<p><b>Miss Arunima Bhattacharjee</b>  Daughter of Shri Goutam Bhattacharya Kalyani Villa, Nivedita Road, Pradhan Nagar, City:- , P.O:- Pradhan Nagar, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: efxxxxxx4k, Aadhaar No: 80xxxxxxxx5502, Status :Individual, Executed by: Self, Date of Execution: 09/03/2022  , Admitted by: Self, Date of Admission: 09/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/03/2022  , Admitted by: Self, Date of Admission: 09/03/2022 ,Place : Pvt. Residence</p>

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Exclusive Homes Private Limited</b>  5, Garcha 1st Lane, City:- , P.O:- Bullygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: aaxxxxxx8q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri SHIVAJI TALUKDAR</b> Son of Late Jitesh Chandra Talukdar 84, N.D. Block - E, New Alipore, City:- , P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx1M, Aadhaar No: 52xxxxxxxx7189 Status : Representative, Representative of : Exclusive Homes Private Limited (as Director)
2	<b>Shri CHIRADEEP BHATTACHARYA (Presentant )</b> Son of Late Chiranjeeb Bhattacharya 45/26, Moore Avenue, City:- , P.O:- Regent Park, P.S:-Patull, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx4Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Exclusive Homes Private Limited (as Authorised Signatory)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Tapesh Mishra</b> Son of Mr Debas Kumar Misra High Court Clacutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			

Identifier Of Smt Sunanda Halder, Shri Anirban Halder, Smt Sukanya Banerjee, Shri Rabindranath Halder, Shri Somnath Halder, Shri Goutam Bhattacharya, Miss Arunima Bhattacharjee, Shri SHIVAJI TALUKDAR, Shri CHIRADEEP BHATTACHARYA

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Sunanda Halder	Exclusive Homes Priyate Limited-5.74357 Dec
2	Shri Anirban Halder	Exclusive Homes Priyate Limited-5.74357 Dec
3	Smt Sukanya Banerjee	Exclusive Homes Priyate Limited-5.74357 Dec
4	Shri Rabindranath Halder	Exclusive Homes Priyate Limited-5.74357 Dec
5	Shri Somnath Halder	Exclusive Homes Priyate Limited-5.74357 Dec
6	Shri Goutam Bhattacharya	Exclusive Homes Priyate Limited-5.74357 Dec
7	Miss Arunima Bhattacharjee	Exclusive Homes Priyate Limited-5.74357 Dec

On 09-03-2022

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

Presented for registration at 15:15 hrs on 09-03-2022, at the Private residence by Shri CHIRADEEP BHATTACHARYA .

**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 6,81,00,184/-

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

Execution is admitted on 09/03/2022 by 1. Smt Sunanda Halder, Wife of Arup Halder, 47, Gurupada Halder Road, P.O. Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 2. Shri Rabindranath Halder, Son of Late Ajit Kumar Halder, 47, Gurupada Halder Road, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Retired Person, 3. Shri Somnath Halder, Son of Late Amulya Halder, 47, Gurupada Halder Road, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Retired Person, 4. Shri Goutam Bhattacharya, Son of Late Dinendra Nath Bhattacharya, Kalyani Villa, Nivedita Road, Pradhan Nagar, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession Business, 5. Miss Arunima Bhattacharjee, Daughter of Shri Goutam Bhattacharya, Kalyani Villa, Nivedita Road, Pradhan Nagar, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734003 by caste Hindu, by Profession Student

Indetified by Mr Tapes Mishra, , Son of Mr Debes Kumar Misra, High Court Clacutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 09-03-2022 by Shri CHIRADEEP BHATTACHARYA, Authorised Signatory, Exclusive Homes Private Limited (Public Limited Company), 5, Garcha 1st Lane, City:- , P.O:- Bullygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Tapes Mishra, , Son of Mr Debes Kumar Misra, High Court Clacutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 09-03-2022 by Shri SHIVAJI TALUKDAR, Director, Exclusive Homes Private Limited (Public Limited Company), 5, Garcha 1st Lane, City:- , P.O:- Bullygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Tapes Mishra, , Son of Mr Debes Kumar Misra, High Court Clacutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 10-03-2022

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

Execution is admitted on 10/03/2022 by 1. Shri Anirban Halder, Son of Late Dilip Kumar Halder, 47, Gurupada Halder Road, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Business, 2. Smt Sukanya Banerjee, Daughter of Late Dilip Kumar Halder, 47, Gurupada Halder Road, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Others

Indetified by Mr Tapes Mishra, , Son of Mr Debes Kumar Misra, High Court Clacutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Endorsement by Commissioner after execution of Will Commission Case No:-000700 of 2022**

1. Having visited the residence of Shri Anirban Halder, Son of Late Dilip Kumar Halder, 47, Gurupada Halder Road, P.O: Kalighat, Thana: Kalighat, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Business I have this day examined the said Shri Anirban Halder who has been identified to my satisfaction by Mr Tapes Mishra, Son of Mr Debes Kumar Misra, High Court Clacutta, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate AND the said Shri Anirban Halder has admitted the execution of this document

2. Having visited the residence of Smt Sukanya Banerjee, Daughter of Late Dilip Kumar Halder, 47, Gurupada Halder Road, P.O: Kalighat, Thana: Kalighat, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Others I have this day examined the said Smt Sukanya Banerjee who has been identified to my satisfaction by Mr Tapes Mishra, Son of Mr Debes Kumar Misra, High Court Clacutta, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate AND the said Smt Sukanya Banerjee has admitted the execution of this document

**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 09/03/2022 11:13AM with Govt. Ref. No: 192021220201753908 on 09-03-2022, Amount Rs: 28/-, Bank: SBI EPay ( SBIPay), Ref. No. 9913734726626 on 09-03-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,070/- and Stamp Duty paid by by online = Rs 74,970/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/03/2022 11:13AM with Govt. Ref. No: 192021220201753908 on 09-03-2022, Amount Rs: 74,970/-, Bank: SBI EPay ( SBIPay), Ref. No. 9913734726626 on 09-03-2022, Head of Account 0030-02-103-003-02



**Anupam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**On 11-03-2022**

**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 : 48 (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. 75,070/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 55859, Amount: Rs.100/-, Date of Purchase: 31/01/2022, Vendor name: S B Das



**Anupam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 93062 to 93128

being No 160402543 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.03.11 14:16:51 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 2022/03/11 02:16:51 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)

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DATED THIS 9<sup>TH</sup> DAY OF MARCH 2022

BETWEEN

SMT. SUNANDA HALDER & ORS.

OWNERS/VENDORS

AND

"EXCLUSIVE HOMES PVT. LTD."

DEVELOPER

**SUPPLEMENTARY**  
**DEVELOPMENT**  
**AGREEMENT WITH**  
**POWER OF ATTORNEY**

**TAPESH MISHRA**

ADVOCATE  
HIGH COURT CALCUTTA  
69/1, BAGHAJATIN PLACE,  
KOLKATA – 700086  
MOB.9836115120