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পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

P 195771

Q-2-2610435/2025

24-09-25

12:45

The document is admitted to registration
 The endorsement sheet/s and Signature
 Sheet/s attached to this document are
 the part of this document.

Additional District Sub-Register
 Sutahata

24 SEP 2025

DEED OF SUPPLEMENTARY AGREEMENT
TO DEVELOPMENT AGREEMENT

Property : District – Purba Medinipur, Sub-division- Haldia,
 Additional District Sub-Registrar office –Sutahata, Police Station-
 Haldia, Mouza - Basudevpur, J.L. No.-126 (Demarcated) RS & LR
 DAG NO- 2596, L.R. Khatiyan no-8584,8908,8728,8486 Area
 42.000 decimal, Nature- Rayat residential under of Haldia
 Municipality.

Mohamed Dandebar
 Kalipada Senapati
 Kalipada Lanchhman Senapati

Ranadeban Kno.

Mita Dandebar
 10

DE DEVELOPER
 Aparna Park Phulera
 Proprietor

ক্রমিক নং- 501 তারিখ- 19/9/25

মুদ্রা- 500/- (Five hundred/-)

ক্রেতা মুদ্রা- Mohan Dandapat

পদবী- Subdewpm. Khanjanchara

থানা- Durgachara জেলা- পূর্ব মেদিনীপুর

মুদ্রা ক্ষেত্র

মাল্পা ভোজার

সুর্য কুমার রায়

সতাহাটী এ.ডি.এস.আর. অফিস

লাইসেন্স নং- 1/৯২

পূর্ব মেদিনীপুর



Addl. Dist. Sub-Registrar
Sutahata, Purba Medinipur

24 SEP 2025

I do hereby identify all
the executant of this
deed

Ramkrishna (Adm)
S/o - Amal Kr. Hitz
Sutahata, Purba

✓ Mohan Dandapat
Kalipada Senapati
Kalipada Lakshman Senapati

Brindaban Das

✓ Mita Dandapat

DE DEVELOPER
Ranjan Dandapat
Proprietor

Know all men by this presents this Deed of Supplementary
Agreement to Development Agreement made on this 24th day of
September in the year Two thousand Twenty Five

BETWEEN

1) MR. MOHAN DANDAPAT, Son of Sumati Charan Dandapat,
having Aadhaar No.-2235 8309 9184 and PAN No.- AHPPD2065C,
residing at Vill.- Basudevpur, P.O.- Khanjanchak, P.S.- Durgachak,
Dist.- Purba Medinipur, Pin- 721635, 2) MR. KALIPADA
SENAPATI, Alias – Kalipada Lakshman Senapati, Son of Lakshman
Senapati having Aadhaar No.- 9905 8373 4421 and PAN No.-
AZIPS6608R, permanent address at S No.- 81/1/2/17 Ambar Plaza
F-C1, Karanje, Tarf Satara, P.O.+ P.S.- Satara Dist -
Satara Maharashtra-415002 and residing at Terapekhya, Purba
Medinipur, WB,721628, 3) MR. BRINDABAN DAS, Son of Shambhu
Charan Das, bearing Aadhaar Card No : 2098 7544 9414 PAN
Card No: AQQPD6225Q, by faith Hindu, Nationality Indian, by
occupation Service, Residing At residing at Vill.+P.S.- Bhabanipur,
P.O.- Debhog, Dist.- Purba Medinipur, Pin- 721657 and 4) MITA
DANDAPAT, Wife of Mohan Dandapat having Aadhaar No.-
327252287810 and PAN No – AOYPD8234M residing at Vill -
Basudevpur. PO.- Khanjanchak P.S.- Durgachak, Dist.- Purba
Medinipur Pin-721602 all by faith Hindu by occupation - Service and
Business, hereinafter called and referred to as the "OWNER/S"
(which term or expression shall unless excluded by or repugnant to
the context or subject to deemed to mean and include their
respective heirs executor, administrators, legal representative and/or
assigns) of the ONE PART.

✓ Mukundanandapati
Kalipada Semapati
Kalipada Laxshman Semapati
Brindabon Sen

✓ mita Dondogar

AND

DE DEVELOPER
DE DEVELOPER
Aparna Patra Phadikar
Proprietor

DE DEVELOPER a Regd. and a sole proprietorship business firm having Regd. No.- 11964 under the Municipal Act, Regd. Office at Brajanathchak, P.O.- Haldia Port, P.S. Haldia, Dist.- Purba Medinipur Pin 721607, represented by it's Proprietor of APARNA PATRA PHADIKAR, having PAN No.- BVDPP4542D, W/o- Debaprasad Phadikar, residing at Vill. Brajanathchak, PO- Haldia Port P.S- Haldia, Dist.- Purba Medinipur Pin 721607 by Citizenship Indian by Religion Hindu, by Occupation - Business hereinafter called and referred the "DEVELOPER (which expression unless excluded by or repugnant to the context/Subject shall mean and include his legal heirs, executors, administrators and/or assigns).

WHEREAS the first party the owners of the property as mentioned above enter in to a Development Agreement on 16th day of November Two Thousand Twenty one being deed No.9991 for the year 2021 Registered at the office of the ADSR Sutahata and power of Attorney dated 16th day of Two thousand Twenty one being Deed no.10014 for the year 2021 registered at the office of the ADSR Sutahata for the purpose of Developing the said property by erecting a G+6 storied building there on the certain terms and condition mentioned therein and Development Agreement and said Deed registered at the office of the ADSR Sutahata being deed no. 9991/2021, Book no.1, Volume no.1106-2021 page from 217310 to 217358 and also Power of Attorney Registered at the office of the ADSR Sutahata being deed no.10014 for the year 2021, Book no.1, volume no.1106-2021 page from 217719 to 217739 which in force in.

✓ Mukundan Sengupta

Kalipada Sengupta
Kalipada Lankshman Sengupta

Brindaban Das.

✓ Vinita Dandapat

DE DEVELOPER
Ranapole Phalika
Proprietor

WHEREAS after executing the Development Agreement by the above named landowners delivered possession of the same and accordingly the Landowner submitted and sanctioned a building plan and obtained sanction building plan from the concerned Authority Haldia Municipality being Building Permit Number: SWS-OBPAS/1703/2024/0085, Date: 12-07-2024. And whereas component authority has sanctioned B+G+V floor instead of G+6.

AND WHEREAS, in the Original Joint Development Agreement dated 16.11.2021, it was mutually agreed by and between the parties that 35% of the constructed area comprising Flats, along with 35% of the Ground Floor area/stall/garage shall be allocated to the First Party/Land Owner, and the remaining 65% of the constructed area comprising Flats, along with 65% of the Ground Floor area including Stalls/ garage shall be allocated to the Second Party/Developer. However, the said Original Agreement did not specify the exact Flat/Unit/Stall allocations to either party.

AND WHEREAS, under the aforementioned circumstances, both the parties hereto have discussed the issues and discrepancies arising out of the Original Joint Development Agreement dated 16.11.2021, and have amicably resolved the same. Accordingly, the parties have mutually agreed to execute this Supplementary Joint Development Agreement, which shall not supersede or affect the validity and enforceability of the said Original Joint Development Agreement dated 16.11.2021 and the Development Power of Attorney executed on the same date. This Supplementary Agreement shall only modify the Original Agreement to the extent expressly stated herein, and the modified terms shall be deemed to form an integral part of the said Original Agreement and shall be binding upon both parties.

✓ Mohan Dasgupta

Kalipada Semapati
Kalipada Lawshon Semapati

Brindaban Sen.

✓ Wita Dasgupta

DE DEVELOPER
Adanna Pota Phadivor
Proprietor

✓

AND WHEREAS the Developer has decided to erect new multistoried building for B+G+5 storied in place of G+6 storied agreed in the said Development Agreement and the Developer and land owners jointly enter in to this supplementary Development Agreement for B+G+V building and the landowners have accepted such purpose on the following terms and condition:

**NOW THIS SUPPLEMENTARY AGREEMENT WITNESSETH AND
IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES
HERETO AS UNDER:**

1. The Developer as per sanctioned plan going to started the Development work.
2. The landowner shall must be sign upon this fresh /modified/revised building plan if necessary and land owners shall give consent to executing necessary deeds, document, and papers by this Supplementary Development Agreement for this purpose.
3. That the Second Party/Developer shall complete the development works of all that the proposed commercial cum residential B+G+V storied building over the Land written hereunder and shall deliver possession of Owner's Allocation within 03 (Three) years from date of this Supplementary Agreement.
4. The First party/Land Owner shall not claim or demand any money or any further allocation excepting the allocation mention in the Owner's Allocation.

✓
P.S.

✓ Mohan Dandapat
Kaliappa Semapati
Kaliappa Laxshman Semapati

Brindavan Jos.

✓ Mita Dandapat

DE DEVELOPER
Apna Aapta phulon
Proprietor

5. That after delivery of the owner's allocation, the Second Party/Developer shall entitle to get allotments of Flat/ Unit/Stall/ Shop/ Garages more fully and particularly described in the Developer's allocation as per the agreed ratio as mentioned in the Original Joint Development Agreement.
6. If Developer get permission for further extension of the building construction above B+G+5 by the competent authority 35% of the constructed area will be owned and occupied by the OWNER. And other 65% of the constructed area will be owned and occupied by the developer..
7. That the ultimate roof of the building will be common for all occupiers utilization.
8. Excepting allocation of owners and Developer of this supplementary Agreement others terms and condition of original Development Agreement shall remain enforce and same until and unless such projects was completed and sale/transfer of all allocated portion and also including some addition binding upon the parties to the Agreement and hence this Supplementary Agreement is part and parcel of the original Development Agreement and development power of attorney.
9. That First party/Land Owner shall have right to sale, lease, mortgage, rent, transfer their allocated complete Flat/ Stall/ Shop with proportionate share of land to any proposed buyers without consent of the Second Party/Developer after obtaining possession letter from Second Party/Developer.

✓ Nehan Dandapat
Kalipada Senapati
Kalipada Lankshman Senapati

Brindham Sro.

✓ Mita Dandapat

✓ DE DEVELOPER
✓ Aparna Park Phulwari
Proprietor

10. That the Second Party/Developer shall have right to sale, lease, mortgage, rent, transfer his allocated Flat/Unit/Stall/Shop/ Garages with proportionate share of land to any proposed buyers without consent of the Land owners as per Original Joint Development Agreement and power of attorney dated 16.11.2021.

11. The Development power of Attorney registered on 16.01.2021 entered in the book no.1.page from 217319 to 217358 for the year 2021 as already given by land owners at the time of original Development Agreement shall remain in force till the completion of the project i.e B+G+5 multistoried buildings and thereafter further extended Development work and sanctioned by the concerned authority and the landowners shall not cancelled the said Deployment power of attorney in any circumstances until and unless such projects was completed and sale/ transfer of all allocated Portion.

It is noted that The developer allocation & owner allocation remain unchanged

Whereas in the said Development Agreement it was settled that the APPOINTEE/DEVELOPER will develop the schedule property, of which the PRINCIPAL is the owner, by constructing B+G+V storied building thereupon as per plan to be sanctioned by Haldia Municipality _____ being Building _____ Permit _____ Number: SWS-OBPAS/1703/2024/0085, Date: 12-07-2024.

✓ Nehan Dandapat
Kalipada Senapati (Kalipada Lankshman Senapati)
✓ Mita Dandapat
Brindham Sro.
✓ DE DEVELOPER
✓ Aparna Park Phulwari
Proprietor

Whereas the construction is going started. Both party discussed the above said issues & errors and amicably settled them and decided to put them on black and white through a Supplementary Agreement to Development Agreement or Deed Of Declaration.

✓ Mohan Dandapat
Kalipada Senapati
Kalipada Lakshman Senapati

Bastu Land 6ns.

Mohon Dandapat

DE DEVELOPER
Apartment Plot Phulikona
Proprietor

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of Bastu Land containing an area measuring about 42.00 decimal Out of 220.00 decimal therein comprised within Mouza- Basudevpur, J.L. No. 126, RS & LR DAG NO- 2596, L.R. Khatiyan no- 8908,8728,8584,8486 P.S. Durgachak, Dist. Purba Medinipur, Pin 721602 within jurisdiction of the Addl. Dist. Sub Registrar Sutahata, Dist. Purba Medinipur which butted and bounded in manner as follows:

ON THE NORTH: Plot No.2596

ON THE SOUTH: Plot No. 2594,2593,5896,3794

ON THE EAST: Plot No.2596

ON THE WEST: Plot No.2608

Now the both parties solemnly declare that's Flat, Garages will be allocated to the land owners:-

Owners will be allocated the following flats & garages: Upto B+G+5

1] MR. MOHAN DANDAPAT:-

- A) Ground Floor-Shop no-03
- B) First Floor Flat no-AA, AB, BA, BB, CC, AC, BC.
- C) Second Floor Flat no- AB, BA, BB, CC, BD.
- D) Car Parking- 1, 2, 3, 32, 33, 34.44.

2] MR. KALIPADA SENAPATI Alias-Kalipada Lakshman Senapati:-

- A) First Floor Flat no- CB.
- B) Second Floor Flat no- AC, BC.

DE DEVELOPER
Apartment Plot Phulikona
Proprietor
Mohan Dandapat
Kalipada Senapati (Kalipada Lakshman Senapati)
Mohan Dandapat
Bastu Land 6ns.

— Mita Dandapat

Kalipada Senapati
Kalipada, Lankshman Senapati

Brindaban Das.

Mita Dandapat

DE DEVELOPER
Ranjan Patra Phulwari

Proprietor

3] MR. BRINDABAN DAS:-

- A) First Floor Flat no-BD.
- B) Second Floor Flat no- AA, CA.
- C) Car Parking- 49.

4] MITA DANDAPAT:-

- A) First Floor Flat no-CA.

Now Developer allocation is all other stalls, flats, car parking except those mentioned allocations to the PRINCIPALS/OWNERS.

Developer (DE DEVELOPER) will be allocated the following flats, Stall & garages:

All others Car parking on basement except owners allocated car parking on basement No.1,2 ,3

All other Flats, stall, car parking on the Ground floor except owners allocated Ground floor car Parking no.32,33,34,44,45,49 & Shop no-03

Flat no CB in 2nd Floor and all flats of 3rd , 4th , 5th floor as per sanctioned plan by concerned Authority Haldia Municipality.

AND Whereas now it has come to the knowledge of both parties that there are also some errors caused in the Deed Of Development Agreement due to erroneously mistake in original Deed and hence this Supplementary Development Agreement executed.

✓ Vinayak Sonapati

Kalipada Sonapati
Kalipada Lakshman Sonapati

Brindaban Das

✓ Nitin Dandgad

DE DEVELOPER
✓ Aparna Patel Phadka

Proprietor

DEVELOPER'S RIGHT AND REPRESENTATION

- 1) That the First party/ Land Owner shall pay extra charges for DG & Transformer for their respective flats/Units individually
- 2) That if extra work, extra tiles work, extra electrical/ A.C. point, extra plumbing work, or extra wall mixture etc. done by the Second party/ Developer at the request of First party/ Land Owner in the Owner allocation, First party/ Land Owner shall bound to pay extra cost for the extra work of development
- 3) The Developer shall have always right to construct further on the roof of the building subject to approval/ regularization by the competent authority.

SCHEDULE -C

COMMON AREAS & FACILITIES

- Common lift
- Common corridor
- Common boundary wall
- Common approach road,
- Common sewerage system
- Common Generator system & Room
- Common stair, stair landing.
- Common meter box and outside wiring.
- Common water reservoir & pumps.
- Common entrance and stair case landing
- Common overhead tank & water supply line.
- Common illumination of common areas of the building
- Common fire line & pump/Fire room.

✓ Mehan Sanyal

Kalipadg Senapati
Kalipadg Lakshman Senapati

Brindaban Sns.

✓ Mita Dandapat

✓ DE DEVELOPER
Aparna Patel Phatak
Proprietor

IN WITNESSES WHEREOF, the Parties hereto have hereunto set
and subscribed their respective hands on the day and year first
hereinabove written.

WITNESSES

Murshid M.A.
90-Ar. Bhupan Pandash.
Mr. Ichhappa A.S. Mhatkar.

Debaprasad Phadikar

8/0. Debaprasad Phadikar
Brahmapukhuri, Haldia

Pin. 721607.

✓ Mehan Sanyal
Kalipadg Senapati
Kalipadg Lakshman Senapati
Brindaban Sns.

✓ Mita Dandapat
Signature of Principals /owners

DE DEVELOPER
Aparna Patel Phatak
Proprietor

Signature of Developer

Draft & Prepared by

Sandip Maiti, Advocate

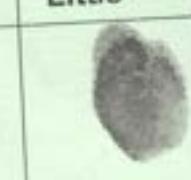
Haldia Court.

Enrolment No. F/653/746/09

Bar Council of west Bengal

Photo, Signature and Thumb Impression of MR. MOHAN
DANDAPAT

Left Hand fingers impression

Thumb	Index	Middle	Ring	Little
				



Mohan Dandapat

EPIC: UOR24916
37

Right Hand fingers impression

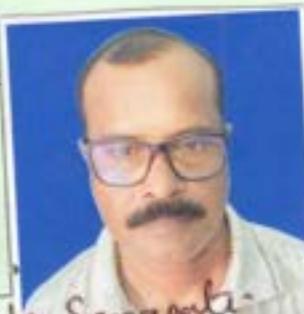
Thumb	Index	Middle	Ring	Little
				

Mohan Dandapat

Photo, Signature and Thumb Impression of MR. KALIPADA
SENAPATI, Alias – Kalipada Lakshman Senapati

Left Hand fingers impression

Thumb	Index	Middle	Ring	Little
				



Kalipada Senapati
Kalipada Lakshman Senapati

EPIC: TKS2222016

Right Hand fingers impression

Thumb	Index	Middle	Ring	Little
				

Kalipada Senapati

Kalipada Lakshman Senapati

Photo, Signature and Thumb Impression of MR. BRINDABAN DAS

Left Hand fingers impression

Thumb	Index	Middle	Ring	Little
				



Brindaban Das

EPIC: CCJ251569

Right Hand fingers impression

Thumb	Index	Middle	Ring	Little
				

Brindaban Das.

Photo, Signature and Thumb Impression of MITA DANDAPAT

Left Hand fingers impression

Thumb	Index	Middle	Ring	Little
				



Mita Dandapat

EPIC: CCJ282622

Right Hand fingers impression

Thumb	Index	Middle	Ring	Little
				

Mita Dandapat

Photo, Signature and Thumb Impression of APARNA PATRA
PHADIKAR, Proprietor of DE DEVELOPER

Left Hand fingers impression

Thumb	Index	Middle	Ring	Little
				



DE DEVELOPER
Aparna Patra Phadikar

EPIC: 50R13J351

Right Hand fingers impression

Thumb	Index	Middle	Ring	Little
				

DE DEVELOPER
Aparna Patra Phadikar
Proprietor



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



192025260285565278

GRN Details

GRN:	192025260285565278	Payment Mode:	SBI Epay
GRN Date:	24/09/2025 11:09:39	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	6048177987625	BRN Date:	24/09/2025 11:09:44
Gateway Ref ID:	CHU7231049	Method:	State Bank of India NB
GRIPS Payment ID:	240920252028556526	Payment Init. Date:	24/09/2025 11:09:39
Payment Status:	Successful	Payment Ref. No:	2002610435/4/2025

[Query No/* Query Year]

Depositor Details

Depositor's Name:	Mr MOHAN DANDAPAT
Address:	SUTAHATA
Mobile:	7076376335
Period From (dd/mm/yyyy):	24/09/2025
Period To (dd/mm/yyyy):	24/09/2025
Payment Ref ID:	2002610435/4/2025
Dept Ref ID/DRN:	2002610435/4/2025

Payment Details

SL No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002610435/4/2025	Property Registration- Stamp duty	0030-02-103-003-02	9510
2	2002610435/4/2025	Property Registration- Registration Fees	0030-03-104-001-16	400
3	2002610435/4/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300

Total 10210

IN WORDS: TEN THOUSAND TWO HUNDRED TEN ONLY.

Major Information of the Deed

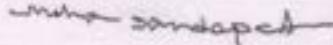
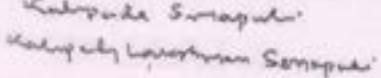
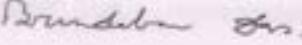
Deed No :	I-1106-07709/2025	Date of Registration	24/09/2025
Query No / Year	1106-2002610435/2025	Office where deed is registered	
Query Date	15/09/2025 11:12:19 AM	A.D.S.R. SUTAHATA, District: Purba Midnapore	
Applicant Name, Address & Other Details	SANDIP MAITI Vill. And P.O. - Sutahata, Thana : Sutahata, District : Purba Midnapore, WEST BENGAL, PIN - 721635, Mobile No. : 6295726228, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
		Rs. 96,60,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,010/- (Article:48(g))		Rs. 400/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

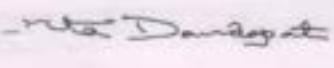
District: Purba Midnapore, P.S:- Durgachak, Municipality: HALDIA, Mouza: Basudebpur, JI No: 126, Pin Code : 721602

Sch No	Pilot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2596 (RS :-)	LR-8584	Bastu	Bastu	23.1 Dec		53,13,000/-	Width of Approach Road: 20 Ft.,
L2	LR-2596 (RS :-)	LR-8908	Bastu	Bastu	6.3 Dec		14,49,000/-	Width of Approach Road: 20 Ft.,
L3	LR-2596 (RS :-)	LR-8728	Bastu	Bastu	6.3 Dec		14,49,000/-	Width of Approach Road: 20 Ft.,
L4	LR-2596 (RS :-)	LR-8486	Bastu	Bastu	6.3 Dec		14,49,000/-	Width of Approach Road: 20 Ft.,
	TOTAL :				42Dec	0/-	96,60,000/-	
	Grand Total :				42Dec	0/-	96,60,000/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Mohan Dandapat (Presentant) Son of Sumati Charan Dandapat Executed by: Self, Date of Execution: 24/09/2025 , Admitted by: Self, Date of Admission: 24/09/2025 ,Place : Office	 24/09/2025	 Captured	 24/09/2025
Basudevpur, City:- Haldia, P.O:- Khajanchak, P.S:-Durgachak, District:-Purba Midnapore, West Bengal, India, PIN:- 721602 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.: ahxxxxxx5c, Aadhaar No: 22xxxxxxxx9184, Status :Individual, Executed by: Self, Date of Execution: 24/09/2025 , Admitted by: Self, Date of Admission: 24/09/2025 ,Place : Office				
2	Mr Kalipada Senapati, (Alias: Mr Kalipada Lakshman Senapati) Son of Lakshman Senapati Executed by: Self, Date of Execution: 24/09/2025 , Admitted by: Self, Date of Admission: 24/09/2025 ,Place : Office	 24/09/2025	 Captured	 24/09/2025
S No- 81/1/2/17 Ambar Plaza F-C1, Karanje, City:- Not Specified, P.O:- Satara, P.S:-SATARA CITY, District:-Satara, Maharashtra, India, PIN:- 415002 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: azxxxxxx8r, Aadhaar No: 99xxxxxxxx4421, Status :Individual, Executed by: Self, Date of Execution: 24/09/2025 , Admitted by: Self, Date of Admission: 24/09/2025 ,Place : Office				
3	Mr Brindaban Das Son of Sambhu Charan Das Executed by: Self, Date of Execution: 24/09/2025 , Admitted by: Self, Date of Admission: 24/09/2025 ,Place : Office	 24/09/2025	 Captured	 24/09/2025
Bhabanipur, City:- Haldia, P.O:- Debhog, P.S:-Bhabanipur, District:-Purba Midnapore, West Bengal, India, PIN:- 721657 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.: aqxxxxxx5q, Aadhaar No: 20xxxxxxxx9414, Status :Individual, Executed by: Self, Date of Execution: 24/09/2025 , Admitted by: Self, Date of Admission: 24/09/2025 ,Place : Office				

4

Name	Photo	Finger Print	Signature
Mita Dandapat Wife of Mohan Dandapat Executed by: Self, Date of Execution: 24/09/2025 Admitted by: Self, Date of Admission: 24/09/2025 ,Place : Office		 Captured	
24/09/2025 LTI 24/09/2025			
Basudevpur, City:- Haldia, P.O:- Khanjanchak, P.S:-Durgachak, District:-Purba Midnapore, West Bengal, India, PIN:- 721602 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: aoxxxxxx4m, Aadhaar No: 32xxxxxxxx7810, Status :Individual, Executed by: Self, Date of Execution: 24/09/2025 Admitted by: Self, Date of Admission: 24/09/2025 ,Place : Office			

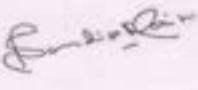
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	De Developer Brajanathchak, City:- Haldia, P.O:- Haldia Port, P.S:-Haldia, District:-Purba Midnapore, West Bengal, India, PIN:- 721605 Date of Incorporation:XX-XX-1XX9 , PAN No.: bvx0xxxx2b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Name Aparna Patra Phadikar Wife of Debaprasad Phadikar Date of Execution - 24/09/2025, , Admitted by: Self, Date of Admission: 24/09/2025, Place of Admission of Execution: Office
  Sep 24 2025 2:02PM LTI 24/09/2025	
Brajanathchak, City:- Haldia, P.O:- Haldia Port, P.S:-Haldia, District:-Purba Midnapore, West Bengal, India, PIN:- 721607, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: bvx0xxxx2d, Aadhaar No: 58xxxxxxxx7000 Status : Representative, Representative of : De Developer (as Proprioter)	

Identifier Details :

Name	Photo	Finger Print	Signature
Sandip Maiti Son of Shri Amal Kumar Maiti Sutahata, Village:- Sutahata, P.O:- Sutahata, P.S:-Sutahata, District:-Purba Midnapore, West Bengal, India, PIN:- 721635		 Captured	
24/09/2025	24/09/2025	24/09/2025	24/09/2025

Identifier Of Mr Mohan Dandapat, Mr Kalipada Senapati, Mr Brindaban Das, Mita Dandapat, Aparna Patra Phadikar

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Mohan Dandapat	De Developer-23.1 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Kalipada Senapati	De Developer-6.3 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Brindaban Das	De Developer-6.3 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mita Dandapat	De Developer-6.3 Dec

Land Details as per Land Record

District: Purba Midnapore, P.S:- Durgachak, Municipality: HALDIA, Mouza: Basudebpur, JI No: 126, Pin Code : 721602

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 2596, LR Khatian No:- 8584	Owner:মোহন দান্দপত, Gurdian:মুকুল দান্দপত, Address:বাসুদেবপুর, Classification:বাল, Area:0.23000000 Acre,	Mr Mohan Dandapat
L2	LR Plot No:- 2596, LR Khatian No:- 8908	Owner:কলিপদা সেনাপতি, Gurdian:মুকুল দান্দপত, Address:বাসুদেবপুর, Classification:বাল, Area:0.06000000 Acre,	Mr Kalipada Senapati
L3	LR Plot No:- 2596, LR Khatian No:- 8728	Owner:ব্রিন্দাবন দাস, Gurdian:মুকুল দান্দপত, Address:বাসুদেবপুর, Classification:বাল, Area:0.06300000 Acre,	Mr Brindaban Das
L4	LR Plot No:- 2596, LR Khatian No:- 8486	Owner:মিতা দান্দপত, Gurdian:মুকুল দান্দপত, Address:বাসুদেবপুর, Classification:বাল, Area:0.06000000 Acre,	Mita Dandapat

Endorsement For Deed Number : I - 110607709 / 2025

On 24-09-2025

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:45 hrs on 24-09-2025, at the Office of the A.D.S.R. SUTAHATA by Mr Mohan Dandapat, 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 96,60,000/-

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

Execution is admitted on 24/09/2025 by 1. Mr Mohan Dandapat, Son of Sumati Charan Dandapat, Basudevpur, P.O: Khajanchak, Thana: Durgachak, , City/Town: HALDIA, Purba Midnapore, WEST BENGAL, India, PIN - 721602, by caste Hindu, by Profession Service, 2. Mr Kalipada Senapati, Alias Mr Kalipada Lakshman Senapati, Son of Lakshman Senapati, S No- 81/1/2/17 Ambar Plaza F-C1, Karanje, P.O: Satara, Thana: SATARA CITY, , Satara, MAHARASHTRA, India, PIN - 415002, by caste Hindu, by Profession Service, 3. Mr Brindaban Das, Son of Sambhu Charan Das, Bhabanipur, P.O: Debhog, Thana: Bhabanipur, , City/Town: HALDIA, Purba Midnapore, WEST BENGAL, India, PIN - 721657, by caste Hindu, by Profession Service, 4. Mita Dandapat, Wife of Mohan Dandapat, Basudevpur, P.O: Khanjanchak, Thana: Durgachak, , City/Town: HALDIA, Purba Midnapore, WEST BENGAL, India, PIN - 721602, by caste Hindu, by Profession House wife

Indetified by Sandip Maiti, , , Son of Shri Amal Kumar Maiti, Sutahata, P.O: Sutahata, Thana: Sutahata, , Purba Midnapore, WEST BENGAL, India, PIN - 721635, by caste Hindu, by profession Advocate

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

Execution is admitted on 24-09-2025 by Aparna Patra Phadikar, Proprietor, De Developer (Sole Proprietorship), Brajanathchak, City:- Haldia, P.O:- Haldia Port, P.S:-Haldia, District-Purba Midnapore, West Bengal, India, PIN:- 721605

Indetified by Sandip Maiti, , , Son of Shri Amal Kumar Maiti, Sutahata, P.O: Sutahata, Thana: Sutahata, , Purba Midnapore, WEST BENGAL, India, PIN - 721635, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 400.00/- (E = Rs 400.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 400/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/09/2025 11:09AM with Govt. Ref. No: 192025260285565278 on 24-09-2025, Amount Rs: 400/-, Bank: SBI EPay (SBEPay), Ref. No. 6048177987625 on 24-09-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,010/- and Stamp Duty paid by , by Stamp Rs 500.00/-, by online = Rs 9,510/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 501, Amount: Rs.500.00/-, Date of Purchase: 19/09/2025, Vendor name: Surjya Kumar Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/09/2025 11:09AM with Govt. Ref. No: 192025260285565278 on 24-09-2025, Amount Rs: 9,510/-, Bank: SBI EPay (SBEPay), Ref. No. 6048177987625 on 24-09-2025, Head of Account 0030-02-103-003-02



Debasish Ghosh

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SUTAHATA

Purba Midnapore, West Bengal

cate of Registration under section 60 and Rule 69.
Entered in Book - I
Volume number 1106-2025, Page from 139321 to 139342
Deed No 110607709 for the year 2025.



Digitally signed by Debasish Ghosh
Date: 2025.09.25 14:27:12 +05:30
Reason: Digital Signing of Deed.

(Debasish Ghosh) 25/09/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SUTAHATA
West Bengal.