S-10867/23 P-10844/23

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

K 294966

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

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District Sub-Registrar-III
North 24-Parganas, Barasat

25 AUG 2023

# SUPPLEMENTARY DEVELOPMENT AGREEMENT CUM DEVELOPMENT POWER OF ATTORNEY

This Supplementary Development Agreement Cum Development Power of Attorney is made on this 22nd day of August, Two Thousand Twenty Three (2023) A.D.

**BETWEEN**

ক্রমিক নং 3408 তারিখ 18/8/23

ক্রেতা Srijani

গ্রাম 3A N.D.P. — 1 Sarajonipally, Barasat

মূল্য 6000 টাকা 00 পয়সা

ভেণ্ডার শ্রী

আলডাঙ্গা এ.ডি. এস. আর. অফিস

উত্তর ২৪ পরগণা

ক্রয়ের তারিখ 17 JUL 2023

মোট মূল্য 300000.

ট্রেজারী অফিস - বারাসাত

ভেণ্ডার - শ্রী গোবিন্দ প্রসাদ মিত্র

Sumabi Roy Paladhi,

5712

Sumabi Roy Paladhi,

5713

Premankur Roy Paladhi

5714

Prasenjit Roy Paladhi

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1. **Place** – D. S. R. - III, Barasat,
2. **District** - North 24 Parganas.
3. **Date** - 22/08/2023
4. <u>Parties</u>

4.1. **1) SMT. PURABI ROY PALADHI (PAN – ANNPR2626M) (AADHAAR NO. – 2796-7612-4710), (VOTER ID NO.LFB096083)**, Wife of Late Pranab Roy Paladhi **2) SRI PREMANKUR ROY PALADHI (PAN – AFHPR9581F) (AADHAAR NO. – 8923-1639-8934), (VOTER ID NO. – LFB0496091)**, Son of Late Pranab Kumar Roy Paladhi, **3) SRI PRASENJIT ROY PALADHI (PAN – AKZPR5155J) (AADHAAR NO. – 3490-1247-6206), (VOTER ID NO.LFB0751957)**, Son of Late Pranab Kumar Roy Paladhi, 1 to 3 Residing at W2B - 17/1, Golf Green, Udaysankar Sarani, Urban complex, Phase-3 P.O & P.S - Golf Green, Kolkata – 700095, **4) SMT NANDITA ROY PALADHI (PAN-AMBPR3598P), (AADHAARNO.677667527335), (VOTER ID NO. WB/13/090/0207034)**, Wife of Late Prasun Kumar Roy Paladhi, **5) SMT. PARAMITA ROY PALADHI (PAN – COAPP8349K) (AADHAAR NO. – 4689-2384-7955), (VOTER ID NO.RQL1098730)**, wife of Sri Sharath Kumar Reddy PeddiReddy & Daughter of Late Prasun Kumar Roy Paladhi **6) SMT. MADHUMITA ROY PALADHI (PAN – AMBPR3891F) (AADHAAR NO. – 4034-3755-4568), (VOTER ID NO.CKW5281795)**, wife of Sri Sudev Naskar & Daughter of Late Prasun Kumar Roy Paladhi, 4 to 6 Residing at 5/10 Sarojini Pally, P.O. - Nabapally, P.S. - Barasat, Dist. - North 24 Parganas, Kolkata - 700126, all are by faith – Hindu, by Nationality – Indian, by occupation – No. 1 Housewife, No. 2 Service No. 3 Service, No. 4 Housewife No.5 Service.& No. 6 Service, herein after

5715

Nandita Roy Paladhi.

5717

(✗)

Pauramita Roy Paladhi

5716

Madhumita Roy Paladhi

Biswajit Gill
S/o Braja Dhar Gill
Nainati, Gurufani
Pin-743135

5718

SRIJANI
Saptaparna Das
Proprietor

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called and referred to as the **LAND OWNERS/APPOINTERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

**AND**

4.2. **SRIJANI,** a proprietorship firm, having its office at 3A, N. D. P.-I Sarojini Pally, P. O. – Nabapally, P. S. – Barasat, District – North 24 Parganas, Kolkata – 700126, represented by its sole proprietor **SMT. SAPTAPARNA DAS (PAN No. - APLPD2481E)**, wife of Sri Arnab Kumar Das, residing at 5/12, Sarojini Pally, P.O. - Nabapally, P.S. - Barasat, Dist. - North 24 Parganas, Kolkata - 700126, by nationality Indian, by faith Hindu, by occupation - Business, hereinafter called and referred to as the **DEVELOPER/PROMOTER/ATTORNEY** (which term or expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include his/her/ their legal heirs, successors, executors, administrators, legal representative and assigns) of the **OTHER PART/ SECOND PART**.

**NOW THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT CUM DEVELOPMENT POWER OF ATTORNEY WITNESSETH AS FOLLOW**

5. Background, Representations, Warranties and Covenants:
6. Representations Warranties Regarding Title: The land Owners have made the following representation and given the following warranty to the Developer regarding title.

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7. <u>Absolute ownership of Land Owner :</u>

**AND WHEREAS** Manmohan Properties Limited, a Private Ltd. Company, having its registered office at 48, Hindustan Park, P. S. – Ballygunge, Calcutta – 29, was the sole and absolute owner of ALL That piece and parcel of land measuring about more or less 04 cottah. being Scheme Plot No. - 80, at Sarojini Pally, lying and situated at Mouza – Napara, J. L. No. – 83, Re. Sa. No. – 137, Pargana – Anowarpur, Touzi No. – 146, comprised in Dag No. – 1117 corresponding to R. S. Dag No. – 1981, under C. S. Khatian No. – 275, 272 and 354, corresponding to R. S. Khatian No. - 1381, within the jurisdiction of local Barasat Municipality, P. S. – Barasat, A. D. S. R. O. – Kadambagachi, in the District of North 24 Parganas, along with other landed properties, by virtue of a Registered Deed of Conveyance, dated 19th day of December, 1952, executed and registered by Rai Sailendra Nath Ghosh Bahadur.

**AND WHEREAS** after purchasing the said plot of land along with other landed properties while said Manmohan Properties Limited was in peaceful khas possession over the same said Manmohan Properties Limited, represented by its Managing Director Rai Sailendra Nath Ghosh Bahadur, sold, transferred and conveyed ALL That piece and parcel of land measuring about more or less 04 cottah being Scheme Plot No. - 80, SarojiniPalli, lying and situated at Mouza – Napara, J. L. No. – 83, Re. Sa. No. – 137, Pargana – Anowarpur, Touzi No. – 146, comprised in Dag No. – 1117 corresponding to R. S. Dag No. – 1981,

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under C. S. Khatian No. – 275, 272 and 354, corresponding to R. S. Khatian No. - 1381, within the jurisdiction of local Barasat Municipality, P. S. – Barasat, A. D. S. R. O. – Kadambagachi, in the District of North 24 Parganas, in favour of Srimati Sakti Prova Roy Paladhi wife of Sri Parbati Kumar Roy Paladhi, of Taki, P. S. – Taki, District –24 Parganas, , by a Registered Deed of Sale, being No. – 1696 dated 14/05/1958 and delivered khas possession in his favour, and the said Deed was registered with the office of D. R., Barasat, the then 24 Parganas at now North 24 Parganas, copied in Book No. – I, Volume No. – 33, Pages from 169 to 177 being No. – 1696 for the year 1958.

**AND WHEREAS** after purchasing the said plot of land while said Smt. Sakti Prova Roy Paladhi had been possessing and enjoying the same after purchasing said Plot she duly got her name mutated in the office of local Barasat Municipality, under Ward No. –26 (Old) 5 (New), Holding No. – 29, premises at N. D. P. – I, Sarojini Pally, and constructed a One storied building over the said plot of land, and she died intestate on 28/08/2017 leaving behind her 5 (Five) Married daughter namely **MIRA TAPADAR, ROMOLA SAMADDAR, DEEPALI CHAKRABARTI, MANJUSRI CHAKRABORTY Alias MANJUSREE CHAKRABORTY, JAYANTI TALAPATRA** and 2 (Two) Grand-sons namely **PREMANKUR ROY PALADHI & PRASENJIT ROY PALADHI** and 2 (Two) Grand-daughter namely **PARAMITA ROY PALADHI & MADHUMITA ROY PALADHI**, as her legal heirs and successors to inherit her property each of them by way of their own

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respective share in accordance with Hindu undivided property share under the (dayabhaga school of Law) with the provisions of Hindu Succession Act., 1956.

**AND WHEREAS** that the Predeceased son of said Smt. SaktiProva Roy Paladhi and Parbotikumar Roy palodhi namely Late Pranab Kumar Roy paladhi died intestate on 22/09/2006 leaving behind his widow wife namely Smt. Purabi Roy Paladhi and his two sons namely Premankur Roy Paladhi&Prasenjit Roy Paladhi and another predeceased son Late Prasun Kumar Roy Paladhi died intestate on 17/11/2011 leaving behind his widow wife namely Smt. Nandita Roy Paladhi and his two daughters namely Paramita Roy Paladhi and Madhumita Roy Paladhi as his legal heirs and successors.

**AND WHEREAS** that the said Smt, Purabi Roy Paladhi wife of Pranab Kumar Roy Paladhi (predeceased son) and the said Smt. Nandita Roy Paladhi wife of Late Prasun kumar Roy Paladhi (predeceased son) both are daughter-in-law of Smt Sakti Prova Roy Paladhi they have not been inherited any share of the property from her mother-in-law as per provision of Hindu Succession Act, 1956

**AND WHEREAS** that the Grand-sons of Sakti Prova Roy Paladhi namely Premankur Roy Paladhi and Prasenjit Roy Paladhi both are son of Late Pranab Kumar Roy Paladhi (Now Disease) and the Grand-daughter of Sakti Prova Roy Paladhi namely Paramita Roy Paladhi & Madhumita Roy Paladhi both are daughter of Late Prasun Kumar Roy

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Paladhi (Now Disease) as her legal heirs and successors jointly inherit as $^{2}/_{7}$th share of her property i.e **01 (One) cattah 02 (Two) Chittak 12.85 (Twelve point Eighty Five) sq.ft.** of Land out of Total 4 (Four) Cattah Land under the provisions of Hindu Succession Act., 1956. The LAND OWNERS herein.

**AND WHEREAS** that the said daughter of Sakti Prova Roy paladhi namely Smt. Mira Tapadar, Smt. Romola Samaddar, Smt. Deepali Chakraborty, Smt. Manjusri Chakraborty Alias Manjusree Chakraborty, Smt. Jayanti Talapatra as her legal heirs and successors to inherit from her mother jointly as $^{5}/_{7}$th share of the property out of 4 (Four) Cattah of Land with the provisions of Hindu Succession Act., 1956. They had been seize, possess and enjoying their respective share of the property and same without any interruption and they have every right to sale, transfer, gift, mortgage, liens the same to anybody in any manner and the said property is free from all encumbrances,

**AND WHEREAS** by a registered Deed of Gift vide No. 152511895 in the year of 2022 Submitted on 03/08/2022 Executed & Registered on 04/08/2022 the said Deed was registered with the Office of D.S.R. – III, North 24 Parganas, Barasat, which is copied in Book No. I, Volume No. – 1525-2022, being No. – 1525-11895 by the said Smt. Mira Tapadar, Smt. Romola Samaddar, Smt. Deepali Chakraborty, Smt. Manjusri Chakraborty Alias Manjusree Chakraborty, Smt. Jayanti Talapatra Gifted their undivided $^{5}/_{7}$th share i.e **2 (Two) cottah 13 (Thirteen)**

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**chittacks 32.15 (Thirty Two point Fifteen) Sq.ft.**out of 04 (Four) cattah of Land along with **358 Sq.ft.** undivided one storied building out of **500 Sq.ft.** building in favour of Smt, Purabi Roy Paladhi, Shri Premankur Roy Paladhi, Prasenjit Roy Paladhi, Smt. Nandita Roy Paladhi, Paramita Roy Paladhi and Madhumita Roy Paladhi the Land Owners herein.

**AND WHEREAS that by virtue of inheritance and this said Deed of Gift, the Land Owners No. 2, 3, 5 & 6** herein became the joint owner of undivided share of land measuring about 3 (Three) cattah 3 (Three) chittack 3.85 (Three point Eighty Five) sq.ft. and out of total area of Land measuring about 04 (Four) cattah along with a part of undivided 381 sq.ft. (more or less) part building out of 500 sq.ft. and out of total area of Land measuring 04 (Four) cattah (more or less).

**AND WHEREAS** that by virtue of the Deed of Gift the Land Owners No. 1 & 4 herein became the Owners of jointly entitled of undivided land 12 (Twelve) chittack 41.15 (Forty one point Fifteen) sq.ft. and out of total area of Land measuring 04 (Four) cattah along with undivided 119 sq.ft. (more or less) part of the building out of 500 sq.ft. standing there on.

**AND WHEREAS** the Land Owners No. 1 to 6 became the joint Owners of piece and parcel of Land measuring of Total 04 (Four) Cattah along with 500 Sq.ft. old dilapidated building as per their respective share, They had been seize, possess and enjoying their respective share of the property and same without any interruption and they have every right to sale, transfer, gift, mortgage, liens the same to anybody in any

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manner and the said property is free from all encumbrances, that they are shall pay all Municipal Taxes, Rents, Charges, levies and impositions payable for the time being as owner of the said Schedule Property as and when the same become due and payable and shall in addition thereto also pay all other liabilities.

**Desire of Development of the land & Acceptance: The said Smt, Purabi Roy Paladhi Shri Premankur Roy Paladhi, Prasenjit Roy Paladhi, Smt. Nandita Roy Paladhi, Paramita Roy Paladhi and Madhumita Roy Paladhi,** Land Owners herein, express their desire to develop the aforesaid land measuring **04 (Four) Cattah,** more or less by constructing multi-storied building (Ground + 3) thereon in accordance with the building sanction plan to be sanctioned by the concerned Barasat Municipal Authority, and the present Developer have accepted the said proposal and the present Land Owners have decided to enter into the present Joint Venture Agreement with the Developer herein for the land mentioned above and explicitly in the First Schedule hereunder written.

8. **Power of Attorney:** For the smooth running of the said project, the Land Owners herein agreed to execute a registered Development Power of Attorney, by which the Land Owners herein will appoint and nominate **SMT. SAPTAPARNA DAS (PAN No. - APLPD2481E)**, wife of Sri Arnab Kumar Das, residing at 5/12, Sarojini Pally, P.O. - Nabapally, P.S. - Barasat, Dist. - North 24 Parganas, Kolkata - 700126, sole proprietor of **SRIJANI**, the Developer firm herein, to act on

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behalf of the LandOwners and also for entering into an agreement for sale in respect of the Developer's allocation after Execution of this Development Agreement in the name and on behalf of the Owners and also for to appear before any Registrar of Assurances, District Registrar, Sub-Registrar, Additional Sub-Registrar or other offices or authorities having jurisdiction in that behalf and to present and execute all deeds, instruments and writings for the purpose of affirmation, registration and giving declarations on our behalf and to do all other acts and deeds in that behalf developer may deem necessary, expedient and proper.

9. **REGISTERED DEVELOPMENT AGREEMENTS WITH THE ABOVE LAND OWNERS**

**AND WHEREAS** due to lack of sufficient time, knowledge as well as unsound financial condition the Vendors/ Owners hereof were unable to develop their respective share of land and as such after prolonged discussion between the Owners and **"SRIJANI"**, the Developer herein, all the parties entered into a Registered Development Agreement as below:-

Said **1) SMT. PURABI ROY PALADHI,** Wife of Late Pranab Roy Paladhi **2) SRI PREMANKUR ROY PALADHI,** Son of Late Pranab Kumar Roy Paladhi, **3) SRI PRASENJIT ROY PALADHI,** Son of Late Pranab Kumar Roy Paladhi, **4) SMT NANDITA ROY PALADHI,** Wife of Late Prasun Kumar Roy Paladhi, **5) SMT. PARAMITA ROY PALADHI,** wife of Sri Sharath Kumar Reddy Peddi Reddy & Daughter of Late Prasun Kumar Roy Paladhi **6) SMT. MADHUMITA ROY PALADHI,** wife of Sri Sudev Naskar & Daughter of Late Prasun Kumar Roy Paladhi, the **LAND OWNERS OF THE ONE PART HEREIN,** entered into a Registered Development Agreement, being No. – 152511936, dated - 10/08/2022, registered with the office of D. S. R. – III,

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Barasat, North 24 Parganas, copied in Book No. – I, Volume No. – 1525-2022, Pages from 311078 to 311135, being No. – 152511936 for the year 2022, in respect of **04 (Four) Cattah along with 500 Sq.ft.**, more or less, standing thereon, being Scheme Plot No. - 80, lying and situated at Mouza – Napara, J. L. No. – 83, Re. Sa. No. – 137, Pargana – Anowarpur, Touzi No. – 146, comprised in Dag No. – 1117 under C. S. Khatian No. – 275, 272 and 354, corresponding to R. S.& L.R. Dag No. – 1981, under corresponding to R. S. Khatian No. - 1381, under L.R. Khatian No. – 1196, (stand in the name Manmohan Properties Limited, a Private Ltd.) within the jurisdiction of local Barasat Municipality, under Ward No. – 26 (Old) 5 (New), Holding No. – 29, premises at N. D. P. – I, Sarojini Pally, P. S. – Barasat, A. D. S. R. O. – Kadambagachi, in the District of North 24 Parganas,

10. **REGISTERED DEVELOPMENT POWER OF ATTORNEY WITH THE ABOVE LAND OWNERS**

For smooth Development work a Development Power of Attorney were executed with the aforesaid landowners, being No. – 152511976.

[One Registered Development Power of Attorney, being No. – 152511976, dated – 10/08/2022, registered with the office of D. S. R. – III, North 24 Parganas, copied in Book No. – I, Volume No. – 1525-2022, Pages from 323863 to 323899, being No. – 152511976 for the year 2022, registered by the **1) SMT. PURABI ROY PALADHI,** Wife of Late Pranab Roy Paladhi **2) SRI PREMANKUR ROY PALADHI,** Son of Late Pranab Kumar Roy Paladhi, **3) SRI PRASENJIT ROY PALADHI,** Son of Late Pranab Kumar Roy Paladhi, **4) SMT NANDITA ROY PALADHI,** Wife of Late Prasun Kumar Roy Paladhi, **5) SMT. PARAMITA ROY PALADHI,** wife of Sri Sharath Kumar Reddy Peddi Reddy & Daughter of Late Prasun Kumar Roy Paladhi **6) SMT. MADHUMITA ROY PALADHI,** wife of Sri Sudev Naskar & Daughter of

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Late Prasun Kumar Roy Paladhi, the **LAND OWNERS OF THE ONE PART HEREIN,**

**AND WHEREAS** by the virtue of the said Development Agreements and said Development Power of Attorneys the Developer herein prepared a building plan by a Reputed Architecture and submitted the same in the local Barasat Municipality and the local Barasat Municipality will be sanction the said Building Plan as soon as possible.

**AND WHEREAS** after applied the said sanction building plan the said Developer herein started and peppered of post construction work of the said multistoried building and in the preparation of the post construction work the Owner's allocation which has been stated in the said Development Agreement, being No. – 152511936, dated - 10/08/2022 & in the said Registered Development Power of Attorney, being No. – 152511976, dated – 10/08/2022, needs to be modified/ changed and as well as the needs of some tune of Land Owner's cash consideration to be designated as such to avoid future litigation, complication and conflicts this supplementary Development Agreement cum Development Power of Attorney with the conjunction of the said principal Development Agreement, being No. – 152511936, dated - 10/08/2022, and Development Power of Attorney being No. – 152511976, dated - 10/08/2022, is being executed by and between the Land Owners herein and the Developer herein under the following terms and condition :-

11. **NOW, THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT CUM DEVELOPMENT POWER OF ATTORNEY WITNESSETH** as follows :-

a) That the present Development Agreement cum Development Power of Attorney (Supplementary) is being made at the instance of the Parties hereof being the Land Owners and the Developer to continue the

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said development process in conjunction with the afore said a Development Agreement being No. – 152511936, dated - 10/08/2022 and Development Power Of Attorney being No. - 152511976, dated – 10/08/2022.

b) That this Development Agreement cum Development Power Of Attorney will be treated as the part of the said a Development Agreement, being No. – 152511936, dated - 10/08/2022 and Development Power Of Attorney being No. - 152511976, dated – 10/08/2022.

c) That in the Land Owners' Allocation Column in the Second Schedule (Land Owners' Allocation of the said Development Agreement, being No. – 152511936, dated - 10/08/2022 & also in the Second Schedule (Land Owners' Allocation of the said Registered Development Power of Attorney, being No. – 152511976, dated – 10/08/2022, it has been written as :-

It is agreed by and between the parties to the agreement that the Land Owner shall be entitled to receive the following allocation in the said proposed multi storied building to be constructed in accordance with the sanction plan will be sanctioned by the Barasat Municipality, together with proportionate undivided share of the land and common facilities and amenities as will be available in the new building and the space allocation will be in the following manner :-

**Land Owner's Allocation as per Principal Development Agreement No. -152511936, dated - 10/08/2022**

| 1. Floor | Flat | Garage | Side/Corner |
|---|---|---|---|
| Ground Floor | NIL | 2 No. of Car Parking Space each of (8'-00" X 15'-00" = 120 Sq.ft. Covered area) | North-East |

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| | | | |
|---|---|---|---|
| First Floor | No. 1 Flat 640 Sq.ft. Covered & super build up 800 Sq.ft. | NIL | North-East |
| | No. 2 Flat 640 Sq.ft. Covered & super build up 800 Sq.ft. | | South-East |
| Second Floor | NIL | NIL | NIL |
| Third Floor | No. 1 : Flat 640 Sq.ft. Covered & super build up 800 Sq.ft. | NIL | North-East |
| | No. 2 Flat 640 Sq.ft. Covered & super build up 800 Sq.ft. | | South-East |

in the said proposed multi-storied building, together with undivided and impartible proportionate share of land, interest including the facilities of enjoyment the right of all common facilities.

d) That in the Developer's Allocation Column, in the Third Schedule (Developers' Allocation) of the said Development Agreement being No. – 152511936, dated - 10/08/2022 & in the Third Schedule (Developers' Allocation) of the said Development Power of Attorney, being No. – 152511976, dated – 10/08/2022, it has been written as :-

"The Developer shall be entitled to get entire flats/ Garage/ Shop /Apartment and all Parts and portions of the proposed multi storied building save and except the owner's allocation mentioned in the Second Schedule and proportionate share of the said land fully described in the first schedule **TOGETHER WITH** common areas and facilities."

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WHICH has been modified in the flowing manner by the Strength of this Development Agreement cum Development power of attorney (Supplementary) and the modified land Owners' allocation and Developer's Allocation will be as follows :-

## Modified Land Owner's Allocation

| Name of the Land Owners | 1. Floor` | Flat | Garage | Side/Corner |
|---|---|---|---|---|
| 1) Purabi Roy Paladhi, 2) Sri Premankur Roy Paladhi, 3) Sri Prasenjit Roy Paladhi, 4) Smt Nandita Roy Paladhi, 5) Smt. Paramita Roy Paladhi, 6) Smt. Madhumita Roy Paladhi | Ground Floor | NIL | 2 No. of Car Parking Space each of (8'-00" X 15'-00" = 120 Sq.ft. Covered area) | North-East |
| 1) Purabi Roy Paladhi, 2) Sri Premankur Roy Paladhi, 3) Sri Prasenjit Roy Paladhi, 4) Smt Nandita Roy Paladhi, 5) Smt. Paramita Roy Paladhi, 6) Smt. Madhumita Roy Paladhi | First Floor | No. 1 Flat 640 Sq.ft. Covered & super build up 800 Sq.ft. | NIL | North-East |
| | | No. 2 Flat 640 Sq.ft. Covered & super build up 800 Sq.ft. | | South-East |
| | Second Floor | NIL | NIL | NIL |

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| | | | | |
|---|---|---|---|---|
| 1) Purabi Roy Paladhi, 2) Sri Premankur Roy Paladhi, 3) Sri Prasenjit Roy Paladhi, 4) Smt Nandita Roy Paladhi, 5) Smt. Paramita Roy Paladhi, 6) Smt. Madhumita Roy Paladhi | Third Floor | One Flat 640 Sq.ft. Covered & super build up 800 Sq.ft. | NIL | South-East |

Together with undivided proportionate share of the first schedule of land underneath **TOGETHER WITH** common areas and facilities.

- It is also settled that save & except the Land Owner's space Allocation as described above, by consent of the Land Owners No. – 1,2,3,5 & 6 the Land Owners No. – 4 (exclusively) herein will get Rs. 27,00,000/- (Twenty Seven Lakhs) as forfeited/non-refundable consideration money (including with 10% TDS of 194 IC under income Tax Act.) for the construction of the multi storied building, so to be constructed by the present Developer on the land in question, The other areas will be the exclusive consideration of the developer.

12) **Land Owner's Consideration** : Shall mean the consideration against the project by the Land Owners, which is as follows :- The Developer will pay the non-refundable/ forfeited amount of Rs. 27,00,000/- (Rupees Twenty Seven Lakhs) only (including with 10% TDS of 194 IC under income Tax Act.) to the land owners herein in the following manner :-

a) The Developer will pay the part of the consideration money i.e Rs. 2,00,000/-(Rupees Two Lakhs) only at the time of execution of this

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Supplementary Development Agreement cum Development Power of Attorney, details of which is in the memo of consideration herein under written.

b) The Developer will pay another amount of Rs. 3,00,000/- (Rupees Three Lakhs) only within 22nd October 2023 during the period.

c) The Developer will pay another amount of Rs. 5,00,000/- (Five Lakhs) only within 31st March 2024 during the period.

d) The Developer will pay another amount of Rs. 5,00,000/- (Five Lakhs) only within 30th June 2024 during the period.

e) The Developer will pay another amount of Rs. 5,00,000/- (Five Lakhs) only within 30th September 2024 during the period.

f) The Developer will pay rest and final amount of Rs. 7,00,000/- (seven Lakhs) only within 31st October 2024 during the period.

13) **Land Owner's Consent/Guaranty for Mortgage :** It is agreed by and between the parties to the instant Supplementary Development Agreement cum Development Power of Attorney that the Land Owners shall fully consent and guaranty to the Developer herein have all rights and empowered to the said schedule of land or property along with building standing thereon on behalf of the land owners for eligible can taking any type of loan from any Private Bank, Nationalized Bank, any Financial Institution, any NBFC Company they like by mortgage, equitable mortgage, project finance or by any other lawful means and right to improve it change its nature and character and make any construction over the said schedule of land or property on behalf of the land owners.

## Modified Developer's Allocation

"The Developer shall be entitled to get entire flats/ Garage/ Shop /Apartment and all Parts and portions of the said (G+3) multi storied building save and except the aforesaid modified Land Owners' Allocation together with

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undivided proportionate share of the first schedule of land underneath **TOGETHER WITH** common areas and facilities."

a) That in the Land Owners' Allocation Column in the Second Schedule (Land Owners' Allocation of the said Development Agreement, being No. – 152511936, dated - 10/08/2022 & also in the Second Schedule (Land Owners' Allocation of the Registered Development Power of Attorney, being No. – 152511976, dated – 10/08/2022, in has been written as :-

b) That the land owners herein will execute and register a Supplementary Development Agreement cum Development Power of Attorney in favour of the Developer herein, after the registration of this Supplementary Development Agreement cum Development Power of attorney For the smooth running of the said project as well as to deal with the Developer's Allocation.

c) That the said (G+3) Multi-storied building named as **"PRABHATI APARTMENT"**.

That the Land Owners and the Developer hereof further categorically agreed and declared that, save and except the aforesaid terms, conditions, writings all other terms, writings and conditions, specification of construction, mentioned in the said Principal Development Agreement, being No. – 152511936, dated - 10/08/2022 & also the Development Power of Attorney being No. – 152511976 dated 10/08/2022 will remain un-changed and un-altered with all its binding effect on the Parties hereof and the present Development Agreement cum Development Power of Attorney (Supplementary) for all time to come hereafter shall be treated as part and parcel of the said Principal Development Agreement, being No. – 152511936 dated 10/08/2022 & also the Development Power of Attorney being No. – 152511976 dated 10/08/2022.

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**AND WHEREAS** it has been agreed in terms of the said Supplementary Development Agreement cum Development Power of Attorney We the land **Owners/Appointer herein shall appoint the Developer as our Attorney for the purposes herein stated.**

1. To enter into hold and defend possession of the said property and every part thereof and also manage, maintain and administer the said property and every part thereof subject to a restriction of clauses regarding termination of agreement & consequences of termination.
2. To sign, execute and submit all plans, documents, statements, papers, undertaking, declarations and plans as may be required for having the plan sanctioned modified and/or altered by the local Municipal authority.
3. To appear and represent us before the necessary authorities including the Barasat Municipality, Fire Brigade, West Bengal Police, the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976 and Government of West Bengal and/or in any concerned authority in connection with the sanction, modification and/or alteration of sanctioned Plan.
4. To appear and represent me before the necessary authorities including the Barasat Municipality, Fire Brigade, West Bengal Police, the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976, National Highway Authority, Local B.L. & L. R. O., A. D. M. & D. L. R. O., and S. D. L. R. O., and/or other authorities of Government of West Bengal and/any other in connection with the sanction, modification and/or

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alteration of sanctioned Plan and can also submit the C.C. & O.C. Before the local body or any other competent authority.

5. That by the strength of instant Supplementary Development Agreement cum Development Power of Attorney It is agreed by and between the parties that the Land Owners shall fully consent and guaranty to the Developer herein have all rights and empowered to the said schedule of land or property along with building standing thereon on behalf of the land owners the developer can eligible or take and any type of loan from any Private Bank, Nationalized Bank, any Financial Institution, any NBFC Company they like by mortgage, equitable mortgage, project finance or by any other lawful means and right to improve it change its nature and character and make any construction over the said schedule of land or property on behalf of the land owners.

6. To pay fees obtain such other orders and permission from the necessary authorities as to be expedient for sanction, modification and/or alteration of the Development plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents, Sub-Contractors for the aforesaid purpose as the said Attorney shall think fit and proper.

7. To receive the excess amount or fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plans to any authority or authorities.

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8. To develop the said premises by making lawful construction of building thereon as per sanctioned plans which to be approved by the Barasat Municipality, and for that purpose to take down, demolish and/or remove any house, building and/or structure of whatsoever nature on the premises.

9. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utilities to the said premises and/or make alteration thereon and to close down and/or have disconnected the same and for that purpose to sign, execute and submit ail papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney incidental to and connected with the development work.

10. To utilize or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.

11. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incomings receivable for and on account of the said premises or any part thereof including-the rent and/or license fees from the occupants thereof or save and except the Owners' allocation, details of which is in the Second Schedule of this indenture.

12. To appear and represent us before all authorities including those under the Barasat Municipality for fixation and/or finalization of the annual

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North 24-Parganas, Barasat

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valuation of the said premises 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.

13. To enter into agreement for sale of flats only developer's allocation, details of which is in the Third Schedule of this indenture, with the intending purchaser/ purchasers and nominee or nominees of the attorney and to receive the earnest money or the full amount of consideration from the intending Purchasers.

14. To apply for mutation and to record the name of respective flat Owners of the said premises and for that purpose to sign and execute all papers and documents as may be necessary from time to time.

15. To file and submit declarations statements applications and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.

16. To commence, prosecute enforce answer and oppose all actions and other legal proceedings and demands touching any of the matter connecting the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said Estate is now or may hereafter be interested or concerned and if think fit to compromise settle refer to arbitration abandon submit to judgment or become or proceedings as aforesaid before any Ld. Court Civil, Criminal or Revenue.

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17. To affix sign Board or install any Hoardings on the schedule property in the name of Attorney.

18. To advertise in the newspaper for procuring Purchaser for selling the flats in the proposed lawful building.

19. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of us or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute writ applications in respect thereof.

20. To comprise suits, appeals or other legal proceedings in any court, Tribunal or other authority whatsoever and to sign and verify applications thereof.

21. To sign declare and/or affirm any plaint written statement, petition, affidavit, verification, Vokalatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.

22. To execute and registrar any Agreement or Bainapatra in respect of Developer's allocation, details of which is in the Third Schedule of this indenture, and in that effect and to execute and register the Deed of Sale/ Conveyance in favour of the prospective purchaser or purchasers, nominee/nominees by writing our names thereto at its own risk and responsibilities.

23. To pay all arrears and current rents of the properties concerned and to take receipt thereof and also to any other tax or taxes or

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cess or rents or taxes, Income taxes if any in respect of the said properties.

24. To execute and present the document or documents as required for the transfer of the said property to properties in any Registry Office or A.D.S.R. Office, D.R. Office and to admit the Execution thereof and to take back the said document after the registration of the same.

25. To deposit and withdraw fees documents and moneys in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge therefor.

26. To enter into agreement for sale in respect of Developer's allocation only, details of which is in the Third Schedule of this indenture, and to receive advance/earnest money consideration in respect of the Developer's allocation and the proportionate share in the land or and to hand over the copies of the relevant documents in regard to our title of the premises to such intending Purchaser or Purchasers as the case may be. It is to be noted that in such case the advance receivable by our attorney will not be demanded by us and at the same time we shall not be liable for any such transaction.

27. To enter in to any Agreement for Sale, Memorandum of Understanding and / or to execute deed of amalgamation with neighbor's plot of land of the schedule property and / or any other instruments and deeds & documents in respect of sale of flat/s, units and / or car parking spaces within Developer's Allocation in the proposed building/s in favour of the

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intending purchaser/s in terms of the present Agreement for Development. To take finance/loan in their names (Developer's name) or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat / flats /garages from Developer's Allocation and to sign in the papers and documents for the said purpose. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and / or Deed of Conveyance, and / or any other instruments and documents in respect of sale of flats/s, units and / or car parking spaces in the proposed building in favour of the intending purchaser/s relating to Developer's Allocation.

28. That Attorneys/Developer will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale / Deeds of Conveyance in favour of any intending purchasers of Developer's Allocation.

29. For all or any of the purpose herein before stated to appear and represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents.

30. The Supplementary Power of Attorney vests the Developer with all statutory power that will be required for the development & construction of the building, sale of the developed building except the land Owners' allocation, details of which is in the Second Schedule of this indenture, within the ambit & scope of the agreement between the land Owners and

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North 24-Parganas, Barasat

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the developer and shall be limited within the four corners of the agreement.

Validity of the Power of Attorney : The Power of Attorney for development of the premises shall be valid till the subsistence of the agreement and till the entire development process, recovery of the completion of financial transaction involve thereby.

The Power of Attorney shall remain terminated in the event of death of any of the parties involve herein. In that event fresh Power of Attorney in the even terms will be executed.

## THE FIRST SCHEDULE ABOVE REFERRED TO

### (Entire Project Property)

**ALL THAT** piece and parcel of **(Bastu )** Land measuring about more or less 04 (Four) Cattah along with 500 Sq.ft., more or less, standing thereon, being Scheme Plot No. - 80, lying and situated at Mouza – Napara, J. L. No. – 83, Re. Sa. No. – 137, Pargana – Anowarpur, Touzi No. – 146, comprised in Dag No. – 1117 under C. S. Khatian No. – 275, 272 and 354, corresponding to R. S.& L.R. Dag No. – 1981, under corresponding to R. S. Khatian No. - 1381, under L.R. Khatian No. – 1196, Hal L.R. Khatian No. – 5123 (stand in the name Prasenjit Roy Paladhi) 5124 (stand in the name Premankur Roy Paladhi ), 5125 (stand in the name Paromita Roy Paladhi), 5126 (stand in the name Madhumita Roy Paladhi), 5127 (stand in the name Purabi Roy Paladhi) & 5128 (stand in the name Nandita Roy Paladhi) within the jurisdiction of local Barasat Municipality, under Ward No. – 26 (Old) 5 (New), Holding No. – 29, premises

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at N. D. P. – I, Sarojini Pally, P. S. – Barasat, A. D. S. R. O. – Kadambagachi, in the District of North 24 Parganas, which is butted and bounded by:-

ON THE NORTH BY : Scheme Plot No. 81 (Lake View Apartment).

ON THE SOUTH BY : Land of Smt. Jharna Das.

ON THE EAST BY : 14'-00" feet wide Sarojini Pally Road.

ON THE WEST BY : 5 feet wide Municipal High Drain

## THE SECOND SCHEDULE ABOVE REFERRED TO

## LAND OWNERS'S ALLOCATION (MODIFIED)

| Name of the Land Owners | 2. Floor` | Flat | Garage | Side/Corner |
|---|---|---|---|---|
| 1) Purabi Roy Paladhi, 2) Sri Premankur Roy Paladhi, 3) Sri Prasenjit Roy Paladhi, 4) Smt Nandita Roy Paladhi, 5) Smt. Paramita Roy Paladhi, 6) Smt. Madhumita Roy Paladhi | Ground Floor | NIL | 2 No. of Car Parking Space each of (8'-00" X 15'-00" = 120 Sq.ft. Covered area) | North-East |
| 1) Purabi Roy Paladhi, 2) Sri Premankur Roy Paladhi, 3) Sri Prasenjit Roy Paladhi, 4) Smt Nandita Roy | First Floor | No. 1 Flat 640 Sq.ft. Covered & super build up 800 Sq.ft. | NIL | North-East |

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| | | | | |
|---|---|---|---|---|
| Paladhi, 5) Smt. Paramita Roy Paladhi, 6) Smt. Madhumita Roy Paladhi | | No. 2 Flat 640 Sq.ft. Covered & super build up 800 Sq.ft. | | South-East |
| | Second Floor | NIL | NIL | NIL |
| 1) Purabi Roy Paladhi, 2) Sri Premankur Roy Paladhi, 3) Sri Prasenjit Roy Paladhi, 4) Smt Nandita Roy Paladhi, 5) Smt. Paramita Roy Paladhi, 6) Smt. Madhumita Roy Paladhi | Third Floor | One Flat 640 Sq.ft. Covered & super build up 800 Sq.ft. | NIL | South-East |

Together with undivided proportionate share of the first schedule of land underneath **TOGETHER WITH** common areas and facilities.

## THE THIRD SCHEDULE ABOVE REFERRED TO

## [Developer's Allocation] (Modified)

DEVELOPERS ALLOCATION (MODIFED) : The Developer shall be entitled to get entire flats/ Garage/ Shop /Apartment and all Parts and portions of the said (G+3) multi storied building save and except the aforesaid modified Land Owner's Allocation together with undivided proportionate share of the first schedule of land underneath **TOGETHER WITH** common areas and facilities.

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IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

Signed, sealed and Delivered in presents of following :-

*WITNESSES :*

1. Biswajit Shil
Nainati, Gobardanga
Pin- 743135

2. Sanghrita Das
W2B, 17/1, Phase III
Golf Green Kol-95

1. Pinaki Roy Paladhi.

2. Premankur Roy Paladhi

3. Prasenjit Roy Paladhi.

4. Nandita Roy Paladhi.

5. Paramita Roy Paladhi

6. Madhumita Roy Paladhi

SIGNATURE OF

THE OWNERS/APPOINTERS

*Drafted by :-*

Sujit Kumar Seal

*Advocate*
*District Judges' Court, Barasat*
*North 24 parganas.*

Sujit Kumar Seal
Advocate
District Judges' Court
Barasat, North 24 Parganas
Enrolment No.- F-1144/2020

*Printed by:-*

Smitra

*104/1 K.N.C Road, Barasat,*
*Kolkata – 700124.*

SRIJANI
Saptaparna Das
Proprietor

SIGNATURE OF

THE DEVELOPER/ATTORNEY

District Sub-Registrar-III
North 24-Parganas, Barasat

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# MEMO OF CONSIDERATION

**Received Rs. 2,00,000/- (Rupees Two Lakhs) only** by the Land Owner No. - 4 herein, as forfeited or Non- refundable amount out of total consideration Rs. 27,00,000/- (Twenty seven Lakhs) (including with 10% TDS of 194 IC under income Tax Act.) from the Developer herein as per schedule below:-

| Cash/ Cheque/ D. D. No. | Name of Bank/ Branch | Date | Amount |
|---|---|---|---|
| 864507 | Indian Bank Barasat | 22-08-2023 | 1,80,000/- |
| (including with 10% TDS of 194 IC under income Tax Act.) | | | 20,000/- |
| | | Total - | **Rs. 2,00,000/-** |

TOTAL RUPEES TWO LAKHS ONLY

WITNESSES:-

1. Biswajit Shil
Mainati Garufari
Pin- 743135

2. Sanghrita Das
W2B, 171/1, Phase III
Golf Green, Kol-95

Nandita Roy Paladhi.

SIGNATURE OF THE LAND OWNER

District Sub-Registrar-III
North 24-Parganas, Barasat

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# UNDER RULE 44A OF THE I.R ACT 1908

Name :- SMT. PURABI ROY PALADHI

Status - Presentant.

| LITTLE | RING | MIDDLE | FORE | THUMB |
|---|---|---|---|---|
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |

LEFT HAND

All the above fingerprints are of the above named person and attested by the said person

Signature of the Presentant

2) Name :- SRI PREMANKUR ROY PALADHI

Status - Presentant/ Executant / Claimant / Attorney / Principal / Guardian / Testator (V)

| LITTLE | RING | MIDDLE | FORE | THUMB |
|---|---|---|---|---|
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |

LEFT HAND

All the above fingerprints are of the above named person and attested by the said person

Signature of the Presentant

3) Name :- SRI PRASENJIT ROY PALADHI

Status - Presentant/ Executant / Claimant / Attorney / Principal / Guardian / Testator (V)

| LITTLE | RING | MIDDLE | FORE | THUMB |
|---|---|---|---|---|
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |

LEFT HAND

All the above fingerprints are of the above named person and attested by the said person

Signature of the Presentant

District Sub-Registrar-III
North 24-Parganas, Barasat

2 2 AUG

2 2 AUG 2023

# UNDER RULE 44A OF THE I.R.ACT 1908

1) Name – SMT NANDITA ROY PALADHI

Status - Presentant/ Executant / Claimant / Attorney / Principal / Guardian / Testator (V)

Nandita Roy Paladhi.

| LEFT HAND FINGER PRINTS | | | | |
|---|---|---|---|---|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |
| RIGHT HAND FINGER PRINTS | | | | |

Nandita Roy Paladhi.

Signature of the Presentant

2) Name – SMT. PARAMITA ROY PALADHI

Status - Presentant/ Executant / Claimant / Attorney / Principal / Guardian / Testator (V)

Paramita Roy Paladhi

| LEFT HAND FINGER PRINTS | | | | |
|---|---|---|---|---|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |
| RIGHT HAND FINGER PRINTS | | | | |

Paramita Roy Paladhi

Signature of the Presentant

District Sub-Registrar-III
North 24-Parganas, Barasat

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# UNDER RULE 44A OF THE I.R.ACT 1908

1) Name – SMT. MADHUMITA ROY PALADHI

Status - Presentant/ Executant / Claimant / Attorney / Principal / Guardian / Testator (V)

| LEFT HAND FINGER PRINTS | | | | |
|---|---|---|---|---|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |
| RIGHT HAND FINGER PRINTS | | | | |

Madhumita Roy Paladhi

Signature of the Presentant

2) Name – SMT. SAPTAPARNA DAS

Status - Presentant/ Executant / Claimant / Attorney / Principal / Guardian / Testator (V)

| LEFT HAND FINGER PRINTS | | | | |
|---|---|---|---|---|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |
| RIGHT HAND FINGER PRINTS | | | | |

SRIJANI

Saptaparna Das

Signature of the Presentant

District Sub-Registrar-III
North 24-Parganas, Barasat

22 AUG 2023

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15252002142272/2023

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 |
|---|---|---|---|---|---|
| 1 | Smt PURABI ROY PALADHI W2B-17/1, Golf Green, Udaysankar Sarani, Urban Complex, Phase-3, City:- , P.O:- Golf Green, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095 | Land Lord |  |  5712 | Purabi Roy Paladhi 22.8.23. |
| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
| 2 | Shri PREMANKUR ROY PALADHI W2B-17/1, Golf Green, Udaysankar Sarani, Urban Complex, Phase-3, City:- , P.O:- Golf Green, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095 | Land Lord |  | 5712  | Premankur Roy Paladhi 22/08/2023 |

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 |
|---|---|---|---|---|---|
| 3 | Shri PRASENJIT ROY PALADHI W2B-17/1, Golf Green, Udaysankar Sarani, Urban Complex Phase-3, City:- , P.O:- Golf Green, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095 | Land Lord |  | 5714 | Prasenjit Roy Paladhi 22/8/23 |
| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
| 4 | Smt NANDITA ROY PALADHI 5/10 Sarojini Pally, City:- , P.O:- Mabapally, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126 | Land Lord |  | 5715 | Nandita Roy Paladhi. 22/8/23 |
| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
| 5 | Smt PARAMITA ROY PALADHI 5/10 Sarojini Pally, City:- , P.O:- Nabapally, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126 | Land Lord |  | 5717 | Paramita Roy Paladhi 22/08/23 |

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 |
|---|---|---|---|---|---|
| 6 | Smt MADHUMITA ROY PALADHI 5/10 Sarojini Pally, City:- , P.O:- Nabapally, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126 | Land Lord |  | 5716 | Madhumita Roy Paladhi 22/08/23 |

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|---|---|---|---|---|---|
| 7 | Smt SAPTAPARNA DAS 5/12, Sarojini Pally, City:- , P.O:- Nabapally, P.S:-Barasat, District:- North 24-Parganas, West Bengal, India, PIN:- 700126 | Representative of Developer [SRIJANI ] |  | 5718 | SRIJANI Saptaparna Das Proprietor 22.8.2023 |

| Sl No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
|---|---|---|---|---|---|
| 1 | Shri BISWAJIT SHIL Son of Shri Gadadhar Shil Vivekananda Pally, Gorur Phari, City:- , P.O:- Hazinagar, P.S:-Naihati, District:- North 24-Parganas, West Bengal, India, PIN:- 743135 | Smt PURABI ROY PALADHI, Shri PREMANKUR ROY PALADHI, Shri PRASENJIT ROY PALADHI, Smt NANDITA ROY PALADHI, Smt PARAMITA ROY PALADHI, Smt MADHUMITA ROY PALADHI, Smt SAPTAPARNA DAS |  | 5719 | Biswajit Shil 22.08.23 |

(Dilip Kumar Mondal)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS
North 24-Parganas, West Bengal

District Sub-Registrar-III
North 24-Parganas, Barasat

District Sub-Registrar-III
North 24-Parganas, Barasat

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MADHUMITA ROY PALADHI

PRASUN KUMAR ROY PALADHI

18/05/1988

Permanent Account Number

AMBPR3891F

Madhumita Roy Paladhi
Signature

*In case this card is lost / found, kindly inform / return to :*
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, UTITSL
प्लाट नं: ३, सेक्टर ११, सी.बी.डी.बेलापूर,
नवी मुंबई-४०० ६१४.

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

CKW5281795

নির্বাচকের নাম : মধুমিতা রায় পালধি

Elector's Name : Madhumita Roy Paladhi

পিতার নাম : প্রসুন কুমার রায় পালধি

Father's Name : Prasun Kumar Roy Paladhi

লিঙ্গ / Sex : স্ত্রী / F

জন্ম তারিখ
Date of Birth : 18/05/1988

CKW5281795

ঠিকানা:
5/10, সরোজিনী পল্লী, বারাসাত,26, বারাসাত উত্তর 24 পরগণা 700124

Address:
5/10, SAROJINI PALLY, BARASAT,26, BARASAT NORTH 24 PARGANAS 700124

Date: 20/11/2008
119-বারাসাত নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral Registration Officer for
119-Barasat Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম তোলা ও একই নম্বরের নতুন সচিত্র পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No. In the relevant Form for including your name in the roll at the changed address and to obtain the card with same number.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PARAMITA ROY PALADHI

PRASUN KUMAR ROY PALADHI

26/03/1991

Permanent Account Number

COAPP8349K

Signature

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वी मंजिल, मंत्री स्टर्लिंग, प्लॉट न. 341, सर्वे न. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे – 411 016.

*If this card is lost / someone's lost card is found, please inform / return to :*
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tinnfo@nsdl.co.in

ভারতের নির্বাচন কমিশন
পরিচয়পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

RQL1098730

| | | |
|---|---|---|
| নির্বাচকের নাম | : | পারমিতা রায় পালধি |
| Elector's Name | : | Paramita Roy Paladhi |
| পিতার নাম | : | প্রসুন কুমার রায় পালধি |
| Father's Name | : | Prasun Kumar Roy Paladhi |
| লিঙ্গ/Sex | : | স্ত্রী/F |
| জন্ম তারিখ Date of Birth | : | 26/03/1991 |

RQL1098730

ঠিকানা:
সরোজিনী পল্লী, বারাসাত, বারাসাত, উত্তর ২৪ পরগণা, 700126

Address:
SAROJINI PALLY, BARASAT, BARASAT, NORTH 24 PARGANAS, 700126

Date: 21/12/2010

119-বারাসাত নির্বাচন ক্ষেত্রের নিবাচক নিবন্ধন আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral Registration Officer for 119-Barasat Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার ভোটার লিস্টে নাম তোলা ও একই নম্বরে নতুন সচিত্র পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with same number.

146073

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

**AMBPR3598P**

नाम / Name
NANDITA ROY PALADHI

पिता का नाम / Father's Name
PRASANTA BANERJEE

जन्म की तारीख / Date of Birth
25/05/1963

हस्ताक्षर / Signature

13122015

*इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:*
आयकर पैन सेवा इकाई, एन एस डी एल
चौथी मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found, please inform / return to :*

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/13/090/0207034

পরিচয় পত্র

Elector's Name : ROY PALADHINANDITA

নির্বাচকের নাম : রায়পালধি নন্দিতা

Father/Mother/ Husband's Name : PRASUNKUMAR

পিতা/মাতা/স্বামীর নাম: প্রসূনকুমার

Sex : F

লিঙ্গ : স্ত্রী

Age as on 1.1.1995 : 30

১.১.১৯৯৫ এ বয়স : ৩০

Address PART NO 70

PASCHIM NOPARA

NORTH 24 PARGANAS

ঠিকানা পার্ট নং ৭০

পশ্চিম নোপাড়া

উত্তর ২৪ পরগনা

Facsimile Signature

Electoral Registration Officer

নির্বাচক নিবন্ধন আধিকারিক

For 090-BARASAT Assembly Constituency

০৯০ বারাসাত বিধানসভা নির্বাচন ক্ষেত্র

Place : BARASAT

স্থান : বারাসাত

Date : 19/11/95

তারিখ : ১৯/১১/৯৫

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

LFB0496091

নির্বাচকের নাম : প্রেমাঙ্কুর রায় পালোধী

Elector's Name : Premankur Roy Palodhi

পিতার নাম : প্রনব রায় পালোধী

Father's Name : Pranab Roy Palodhi

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ / Date of Birth : XX / XX / 1974

LFB0496091

ঠিকানা:
1711 গ্রাউণ্ড ডি, ডব্লু 2বি, ফেজ-3, গল্ফ গ্রীন আরবান কমপ্লেক্স যাদবপুর কলকাতা 700095

Address:
17/1 Ground D, W2B , PH-III, GOLF GREEN URBAN COMPLEX JADAVPUR Kolkata 700095

Date: 29/07/2007

150-টালিগঞ্জ নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral Registration Officer for 150-Tollygunge Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম তোলা ও একই নম্বরের নতুন সচিত্র পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with same number.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PREMANKUR ROY PALADHI

PRANAB KUMAR ROY PALADHI

19/12/1973

Permanent Account Number

AFHPR9581F

Signature

*In case this card is lost / found, kindly inform / return to :*
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, UTITSL
प्लाट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD LFB0751957
পরিচয় পত্র

| | |
|---|---|
| Elector's Name | Prasenjit Roy Paladhi |
| নির্বাচকের নাম | প্রসেঞ্জিৎ রায় পালধি |
| Father's Name | Pranab Kumar |
| পিতার নাম | প্রনব কুমার |
| Sex | M |
| লিঙ্গ | পুং |
| Age as on 1.1.2000 | 22 |
| ১.১.২০০০-এ বয়স | ২২ |

Address
W2B17/1 GOLF GREEN URBAN COMPLEX
JADAVPUR Calcutta 700095

ঠিকানা
ডব্লু২বি গল্ফ গ্রীন আরবান কমপ্লেক্স যাদবপুর কলিকাতা
৭০০০৯৫

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

For 150-Tollygunge
Assembly Constituency
১৫০-টালিগঞ্জ
বিধানসভা নির্বাচন ক্ষেত্র

Place Calcutta
স্থান কলিকাতা

Date 20.08.2000
তারিখ ২০.০৮.২০০০

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AKZPR5155J

भारत सरकार

नाम / Name
PRASENJIT ROY PALADHI

पिता का नाम / Father's Name
PRANAB KUMAR ROYPALADHI

जन्म की तारीख / Date of Birth
12/12/1977

हस्ताक्षर / Signature

12/02/2018

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वी मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे – 411 016.

*If this card is lost / someone's lost card is found, please inform / return to :*
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune – 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tinfo@nsdl.co.in

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

LFB0496083

নির্বাচকের নাম : পূরবী রায়পালাধী

Elector's Name : Purabi Roypaladhi

স্বামীর নাম : প্রনব রায়পালাধী

Husband's Name : Pranab Roypaladhi

লিঙ্গ / Sex : স্ত্রী / F

জন্ম তারিখ
Date of Birth : XX / XX / 1947

LFB0496083

ঠিকানা:
ডব্লুবি,17/1 গল্ফ গ্রীন আরবান কমপ্লেক্স ফেজ-3
যাদবপুর কলকাতা 700095

Address:
W2B,17/1 GOLF GREEN URBAN
COM,PHASE-III JADAVPUR Kolkata
700095

Date: 30/07/2007
150-টালিগঞ্জ নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
150-Tollygunge Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম তোলা ও একই নম্বরের নতুন সচিত্র পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with same number.

0086857

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

PURABI ROY PALADHI

DHIRAJ KUMAR BHATTACHARYA

16/08/1944

Permanent Account Number

ANNPR2626M

Signature

29032008

# Government of West Bengal
# GRIPS 2.0 Acknowledgement Receipt
# Payment Summary

22082023201815371 1

## GRIPS Payment Detail

| | | | |
|---|---|---|---|
| GRIPS Payment ID: | 22082023201815371 1 | Payment Init. Date: | 22/08/2023 16:20:16 |
| Total Amount: | 29131 | No of GRN: | 1 |
| Bank/Gateway: | AXIS Bank | Payment Mode: | Online Payment |
| BRN: | 327547218 | BRN Date: | 22/08/2023 16:21:47 |
| Payment Status: | Successful | Payment Init. From: | GRIPS Portal |

## Depositor Details

| | |
|---|---|
| Depositor's Name: | SRIJANI |
| Mobile: | 7003203706 |

## Payment(GRN) Details

| Sl. No. | GRN | Department | Amount (₹) |
|---|---|---|---|
| 1 | 192023240181537121 | Directorate of Registration & Stamp Revenue | 29131 |
| | | Total | 29131 |

**IN WORDS:** TWENTY NINE THOUSAND ONE HUNDRED THIRTY ONE ONLY.

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

PAID

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

192023240181537121

## GRN Details

| | | | |
|---|---|---|---|
| GRN: | 192023240181537121 | Payment Mode: | Online Payment |
| GRN Date: | 22/08/2023 16:20:16 | Bank/Gateway: | AXIS Bank |
| BRN : | 327547218 | BRN Date: | 22/08/2023 16:21:47 |
| GRIPS Payment ID: | 220820232018153711 | Payment Init. Date: | 22/08/2023 16:20:16 |
| Payment Status: | Successful | Payment Ref. No: | 2002142272/4/2023 [Query No/*/Query Year] |

## Depositor Details

| | |
|---|---|
| Depositor's Name: | SRIJANI |
| Address: | 3A, N.D.P.-I, SAROJINI PALLY, NABAPALLY, BARASAT |
| Mobile: | 7003203706 |
| EMail: | mail.stepcon@gmail.com |
| Contact No: | 9836469506 |
| Depositor Status: | Solicitor firm |
| Query No: | 2002142272 |
| Applicant's Name: | Org STEP CONSULTANCY SERVICES |
| Address: | D.S.R. - III NORTH 24-PARGANAS |
| Office Name: | D.S.R. - III NORTH 24-PARGANAS |
| Identification No: | 2002142272/4/2023 |
| Remarks: | Sale, Development Agreement or Construction agreement Payment No 4 |
| Period From (dd/mm/yyyy): | 22/08/2023 |
| Period To (dd/mm/yyyy): | 22/08/2023 |

## Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---|---|---|---|---|
| 1 | 2002142272/4/2023 | Property Registration- Stamp duty | 0030-02-103-003-02 | 2071 |
| 2 | 2002142272/4/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 27060 |
| | | | **Total** | **29131** |

**IN WORDS:** **TWENTY NINE THOUSAND ONE HUNDRED THIRTY ONE ONLY.**

## Major Information of the Deed

| | | | |
|---|---|---|---|
| Deed No : | I-1525-10844/2023 | Date of Registration | 25/08/2023 |
| Query No / Year | 1525-2002142272/2023 | Office where deed is registered | |
| Query Date | 21/08/2023 5:38:36 PM | D.S.R. - III NORTH 24-PARGANAS, District: North 24-Parganas | |
| Applicant Name, Address & Other Details | STEP CONSULTANCY SERVICES 4/1, K. N. C. Road North, Barasat,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 8240839889, Status :Solicitor firm | | |
| Transaction | | Additional Transaction | |
| [0110] Sale, Development Agreement or Construction agreement | | [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4307] Other than Immovable Property, Appointment in Execution of a Power [Rs : 1/-], [4311] Other than Immovable Property, Receipt [Rs : 27,00,000/-] | |
| Set Forth value | | Market Value | |
| Rs. 2/- | | Rs. 39,37,503/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 7,071/- (Article:48(g)) | | Rs. 27,060/- (Article:E, E, E, B) | |
| Remarks | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area) | | |

### Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Sarajini Pally Road, Mouza: Napara, , Ward No: 5, Holding No:29 Jl No: 83, Pin Code : 700126

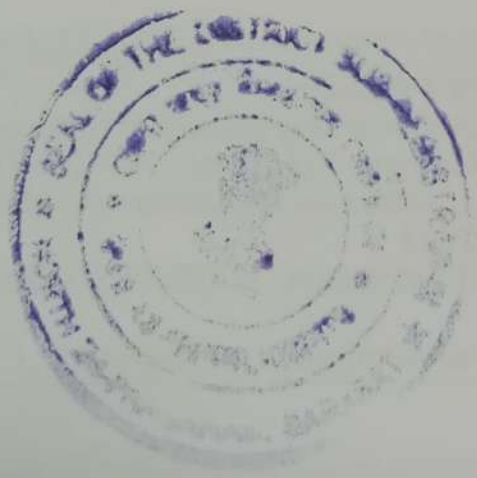
| Sch No | Plot Number | Khatian Number | Land Use Proposed | ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---|---|---|---|---|---|---|---|---|
| L1 | RS-1981 | RS-1381 | Bastu | Pukurpar | 4 Katha | 1/- | 36,00,003/- | Width of Approach Road: 14 Ft., Adjacent to Metal Road, |
| | Grand Total : | | | | 6.6Dec | 1 /- | 36,00,003 /- | |

### Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|---|---|---|---|---|
| S1 | On Land L1 | 500 Sq Ft. | 1/- | 3,37,500/- | Structure Type: Structure |
| | Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete | | | | |
| | Total : | 500 sq ft | 1 /- | 3,37,500 /- | |

Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **Smt PURABI ROY PALADHI (Presentant )**<br>Wife of Late Pranab Kumar Roy Paladhi W2B-17/1, Golf Green, Udaysankar Sarani, Urban Complex, Phase-3, City:- , P.O:- Golf Green, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANxxxxxx6M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/08/2023<br>, Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/08/2023<br>, Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Pvt. Residence |
| 2 | **Shri PREMANKUR ROY PALADHI**<br>Son of Late Pranab Kumar Roy Paladhi W2B-17/1, Golf Green, Udaysankar Sarani, Urban Complex, Phase-3, City:- , P.O:- Golf Green, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AFxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/08/2023<br>, Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/08/2023<br>, Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Pvt. Residence |
| 3 | **Shri PRASENJIT ROY PALADHI**<br>Son of Late Pranab Kumar Roy Paladhi W2B-17/1, Golf Green, Udaysankar Sarani, Urban Complex Phase-3, City:- , P.O:- Golf Green, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AKxxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/08/2023<br>, Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/08/2023<br>, Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Pvt. Residence |
| 4 | **Smt NANDITA ROY PALADHI**<br>Wife of Late Prasun Kumar Roy Paladhi 5/10 Sarojini Pally, City:- , P.O:- Mabapally, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AMxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/08/2023<br>, Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/08/2023<br>, Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Pvt. Residence |
| 5 | **Smt PARAMITA ROY PALADHI**<br>Daughter of Late Prasun Kumar Roy Paladhi 5/10 Sarojini Pally, City:- , P.O:- Nabapally, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: COxxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/08/2023<br>, Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/08/2023<br>, Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Pvt. Residence |
| 6 | **Smt MADHUMITA ROY PALADHI**<br>Daughter of Late Parasun Kumar Roy Paladhi 5/10 Sarojini Pally, City:- , P.O:- Nabapally, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AMxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/08/2023<br>, Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/08/2023<br>, Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Pvt. Residence |



## Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **SRIJANI**<br>3A, N.D.P-1, Sarojini Pally, City:- , P.O:- Nabapally, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126 , PAN No.:: APxxxxxx1E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

## Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **Smt SAPTAPARNA DAS**<br>Wife of Shri Arnab Kumar Das 5/12, Sarojini Pally, City:- , P.O:- Nabapally, P.S:-Barasat, District:-North 24 -Parganas, West Bengal, India, PIN:- 700126, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx1E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SRIJANI (as proprietor) |

## Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| **Shri BISWAJIT SHIL**<br>Son of Shri Gadadhar Shil<br>Vivekananda Pally, Gorur Phari, City:- , P.O:- Hazinagar, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743135 | | | |

Identifier Of Smt PURABI ROY PALADHI, Shri PREMANKUR ROY PALADHI, Shri PRASENJIT ROY PALADHI, Smt NANDITA ROY PALADHI, Smt PARAMITA ROY PALADHI, Smt MADHUMITA ROY PALADHI, Smt SAPTAPARNA DAS

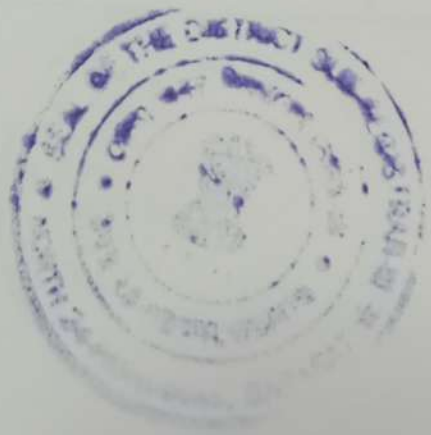
| Transfer of property for L1 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Smt PURABI ROY PALADHI | SRIJANI-1.1 Dec |
| 2 | Shri PREMANKUR ROY PALADHI | SRIJANI-1.1 Dec |
| 3 | Shri PRASENJIT ROY PALADHI | SRIJANI-1.1 Dec |
| 4 | Smt NANDITA ROY PALADHI | SRIJANI-1.1 Dec |
| 5 | Smt PARAMITA ROY PALADHI | SRIJANI-1.1 Dec |
| 6 | Smt MADHUMITA ROY PALADHI | SRIJANI-1.1 Dec |

| Transfer of property for S1 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Smt PURABI ROY PALADHI | SRIJANI-83.33333300 Sq Ft |
| 2 | Shri PREMANKUR ROY PALADHI | SRIJANI-83.33333300 Sq Ft |
| 3 | Shri PRASENJIT ROY PALADHI | SRIJANI-83.33333300 Sq Ft |
| 4 | Smt NANDITA ROY PALADHI | SRIJANI-83.33333300 Sq Ft |
| 5 | Smt PARAMITA ROY PALADHI | SRIJANI-83.33333300 Sq Ft |
| 6 | Smt MADHUMITA ROY PALADHI | SRIJANI-83.33333300 Sq Ft |

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Sarajini Pally Road, Mouza: Napara, , Ward No: 5, Holding No:29 Jl No: 83, Pin Code : 700126

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|---|---|---|---|
| L1 | RS Plot No:- 1981, RS Khatian No:- 1381 | | |



On 22-08-2023

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

Presented for registration at 09:45 hrs on 22-08-2023, at the Private residence by Smt PURABI ROY PALADHI , 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 39,37,503/-

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

Execution is admitted on 22/08/2023 by 1. Smt PURABI ROY PALADHI, Wife of Late Pranab Kumar Roy Paladhi, W2B-17/1, Golf Green, Udaysankar Sarani, Urban Complex, Phase-3, P.O: Golf Green, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700095, by caste Hindu, by Profession House wife, 2. Shri PREMANKUR ROY PALADHI, Son of Late Pranab Kumar Roy Paladhi, W2B-17/1, Golf Green, Udaysankar Sarani, Urban Complex, Phase-3, P.O: Golf Green, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700095, by caste Hindu, by Profession Service, 3. Shri PRASENJIT ROY PALADHI, Son of Late Pranab Kumar Roy Paladhi, W2B-17/1, Golf Green, Udaysankar Sarani, Urban Complex Phase-3, P.O: Golf Green, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700095, by caste Hindu, by Profession Service, 4. Smt NANDITA ROY PALADHI, Wife of Late Prasun Kumar Roy Paladhi, 5/10 Sarojini Pally, P.O: Mabapally, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by Profession House wife, 5. Smt PARAMITA ROY PALADHI, Daughter of Late Prasun Kumar Roy Paladhi, 5/10 Sarojini Pally, P.O: Nabapally, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by Profession Service, 6. Smt MADHUMITA ROY PALADHI, Daughter of Late Parasun Kumar Roy Paladhi, 5/10 Sarojini Pally, P.O: Nabapally, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by Profession Service

Indetified by Shri BISWAJIT SHIL, , , Son of Shri Gadadhar Shil, Vivekananda Pally, Gorur Phari, P.O: Hazinagar, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743135, by caste Hindu, by profession Service

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

Execution is admitted on 22-08-2023 by Smt SAPTAPARNA DAS, proprietor, SRIJANI (Sole Proprietoship), 3A, N.D.P-1, Sarojini Pally, City:- , P.O:- Nabapally, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126

Indetified by Shri BISWAJIT SHIL, , , Son of Shri Gadadhar Shil, Vivekananda Pally, Gorur Phari, P.O: Hazinagar, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743135, by caste Hindu, by profession Service

**Dilip Kumar Mondal**
**DISTRICT SUB-REGISTRAR**
**OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS**
**North 24-Parganas, West Bengal**

On 24-08-2023

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 27,060.00/- ( B = Rs 27,000.00/- ,E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by by online = Rs 27,060/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/08/2023 4:21PM with Govt. Ref. No: 192023240181537121 on 22-08-2023, Amount Rs: 27,060/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 327547218 on 22-08-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,071/- and Stamp Duty paid by by online = Rs 2,071/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/08/2023 4:21PM with Govt. Ref. No: 192023240181537121 on 22-08-2023, Amount Rs: 2,071/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 327547218 on 22-08-2023, Head of Account 0030-02-103-003-02

Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS
North 24-Parganas, West Bengal

**On 25-08-2023**

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

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

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,071/- and Stamp Duty paid by Stamp Rs 5,000.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3408, Amount: Rs.5,000.00/-, Date of Purchase: 18/08/2023, Vendor name: Gobinda Prasad Mitra
2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1525-2023, Page from 280565 to 280626

being No 152510844 for the year 2023.

Seal of the District Sub Registrar-III, North 24 Parganas, District North 24 Parganas

Digitally signed by Dilip Kumar Mondal
Date: 2023.08.29 17:48:48 -07:00
Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 2023/08/29 05:48:48 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS

West Bengal.

**(This document is digitally signed.)**