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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that this document is admitted to Registration. The signature sheet and Endorsement sheet attached to the document are part of this document.

AN 446349

Additional Dist. Sub. Registrar
 Sealdah
 29/12/25

P. 2003456739/2025

SUPPLEMENTARY DEVELOPMENT
AGREEMENT

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT made this
 29.12.25 day of ~~December~~, 2025 (Two Thousand Twenty Five) A.D.

BETWEEN

নাম: 25
Domicile Associates
P-103, Sec-A, Metropolitan Co-op. Hsg. Society
Kolkata, 105

এ. ডি. এম. জার. অফিস, মগরাহাট
দক্ষিণ ২৪ পরগণা

ডেপুটি : আসাদুর রহমান

তার: যাকর N

3 OCT 2025



A.D.S.R., SEALDAH

29 DEC 2025

Dist. South 24 Parganas

Smt. Tulsi Sil (PAN.AKLPS6952J) (Aadhar No. 2742 7086 5268)W/O late Narayan Chandra Sil by Religion- Hindu, by Nationality-Indian and by Occupation- retired From Service, presently residing at Plot No. CZ-12,Sec-B, Metropolitan co-op Housing Society Ltd, P.O-Dhapa, P.S-Pragati Maidan, State- West Bengal, Kolkata-700105, and **Smt. Srijita Sil** (PAN.AMEPS7767E) & (Aadhaar No.8281 4222 4822)D/O of Late Narayan Chandra Sil, by Religion- Hindu, by Nationality-Indian and by Occupation- Service, presently residing at Plot No. CZ-12, Sec-B, Metropolitan Co-op Housing Society Ltd, P.O-Dhapa, P.S-Pragati Maidan, State- West Bengal, Kolkata-700105, State- West Bengal, hereinafter referred to and called as the **"OWNERS"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, executors, administrators, Legal representatives and assigns) of the **FIRST PART**;

AND

DOMICILE ASSOCIATES (PAN AAPFD2469K), a partnership firm having its Principal Place of business at P-103, Sector-A, Metropolitan Co-operative Housing Society Ltd, Kolkata-700105, Police Station – Pragati Maidan (formerly Tiljala), West Bengal, engaged in Civil Engineering and Construction of buildings, represented by its two partners namely **1. SRI BIMAL CHANDRA MANDAL (PAN AEVPM3776Q)**, (Aadhar No 9936-2406-6366) son of Late Subhas Chandra Mandal, residing at P-103, Sector-A, Metropolitan Co-operative Housing Society Limited, Kolkata-700105, Police Station – Pragati Maidan (formerly Tiljala), West Bengal, **and 2. SRI JYOTI PRAKASH MONDAL (PAN BTPPM0807E)**, (Aadhar No 5819-0051-2844) Son of Kamal Chandra Mondal, residing at P-103, Sector-A, Metropolitan Co-operative Housing Society Ltd. Kolkata-700105, Police Station – Pragati Maidan (formerly Tiljala), West Bengal, both are by faith- Hindu, by Occupation – Business, hereinafter referred to and called as **"DEVELOPER"** (which terms or expression shall be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **SECOND PART**;

WHEREAS, under provisions of the Bengal Co-operative Societies Act'1940 (Bengal Acts XXI of 1940) a Co-operative Society had been duly formed under name and style of "P. C. SEN CO-OPERATIVE HOUSING SOCIETY LTD. "under registered address at 1, Mangoe lane, Calcutta-700001, Vide Certificate of Registration No-75/Cal of 1966 [Rule 10(2)] and

the bye-Laws filed by the said Society before the authority and the same had been duly Registered;

AND WHEREAS, the said "P.C. Sen Co-operative Society Ltd." had been changed its name under style of "Metropolitan Co-operative Housing Society Ltd." from the office of the Assistant Register Co-operative Society, Govt. of West Bengal as per the Memorandum No.- 3852 dated Calcutta the 08.06.1967;

AND WHEREAS, the said "Metropolitan Co-operative Housing Society Ltd." hereinafter called "the said Society" having its registered office at 11, Canal South Road, within the jurisdiction of Tiljala police Station, Kolkata-700105 (formerly Kolkata-700039).

AND WHEREAS, the Society was formed with *inter alia*, its main object to establish on Co-operative basis Settlements of Housing for its members from persons with moderate income by way of providing them with residential plots of lands at affordable costs; in order to pursue the said objective, under the provisions of its Bye-laws, the said Society was also empowered to raise funds from its members so as to enable the society to acquire and develop low priced marshy lands at the outskirts of the city, to distribute, allot and transfer such plots to its members and also to provide them with financial assistance for construction of their respective houses.

AND WHEREAS, by the Deed of Sale dated the 25.11.1968 and Registered on 29.11.1968, entered into Book No-I, Volume No.-145, Pages from 264 to 270, Being No.-5462 for the year 1968, the Deed of Sale dated the 29.04.1969 and Registered on 07.05.1969, entered into Book No-I, Volume No.- 74, Pages from 264 to 272, Being No.-2046 for 1969, the Deed of Sale dated the 10.05.1969 and Registered on 15.05.1969, entered into Book No-I, Volume No.- 97, Pages from 57 to 65, Being No.-2234 for the year 1969, the Deed of Sale dated the 11.06.1969 and Registered on 18.06.1969, entered into Book No-I, Volume No.- 104, Pages from 159 to 168, Being No.-2759 for the year 1969, the Deed of Sale dated the 13.06.1969 and Registered on 21.06.1969, entered into Book No-I, Volume No.- 38, Pages from 288 to 298, Being No.2796 for the year 1969, the Deed of Sale dated the 21.02.1970 and Registered on 10.03.1970, entered into Book No.I, Volume No.37, Pages from 194 to 207, Being No.-781 for the year 1970, the said Society the then Vendor purchased several pieces and parcels of lands, hereditaments, messuges, easements and premises in Mouza - Dhapa and Nimakpoktan within Jadavpur P.S. (Formerly Tollygunj) under the Alipore Collectorate within the District 24 Parganas containing jointly with Taki Estate Barataraf in the sixteen annas share a little above 157.32 acres of Bheri lands which by local measurement covers a little above 467 Bighas 16 Cottahs and recorded in the District

Settlement Khatian No.-21, Dag No.- 31 and 209 of the Dhapa Mouza, corresponding to R.S.Khatian Nos.-654(Khanda), 609 (Khanda) and 612 (Khanda), Dag Nos.- 87 and 209 of the said Mouza- Dhapa as well as District Settlement Khatian No.-43 and 2, Dag Nos.- 201,141 and 140 of the Mouza- Nimakpoktan, corresponding to the Revised Settlements Khanda Khatian Nos.- 407,408,352,353, DagNo- 248,186,187 of the said Mouza - Nimakpoktan.

AND WHEREAS, by a Deed of Partition dated 29.04.1970 made between the Metropolitan Co-operative Housing Society Ltd., of the one part and Smt. Saibalini Chaudhurani & others of the other part and Registered by the R.A.Calcutta in Book No.-I, Volume No.- 88, Pages 4 to 14, Being No.-1909 for the year 1970 the said Metropolitan Co-operative Housing Society Ltd., became the absolute vendor of the Western portion of the Taki Estate Bheri Land (Marshy) which was C.S.Dag Nos.- 201,141 and 140 of District Survey and Settlement Khatian Nos.- 2 and 43, corresponding to R.S.Dag Nos.- 248,186,187 recorded in the Revisional Settlement Khanda Khatian Nos.- 407,408,352 and 353 of Mouza - Nimakpoktan, P.S.- Jadavpur (old Tollygunj) now P.S. - Pragati Maidan (old Tiljala), Touzi No.- 173,1298/2833, J.L.No.- 1 under the Alipore collectorate, District 24 Parganas as well as the Western portion of the lands of C.S.Dag No.- 81, District Settlement Khatian No.- 21, Touzi No.- 173, J.L.No.- 2, R.S.No.-236 of Mouza - Dhapa in P.S.- Jadavpur (old Tollygunj) now P.S.- Tiljala under the Alipore collectorate, District 24 Parganas corresponding to Western portion of the land covering an area of 17.72 acres included in the R.S.Khatian Nos. 654(khanda), 609 (Khanda), 612(Khanda) of the same Mouza, same P.S. and same R.S. Number under the same Collectorate and District, which corresponds to Western Portion of R.S.Dag Nos. 87 and it was for greater clearance demarcated by a common boundary line passing North to South through the said Dag No. 87.

AND WHEREAS, after purchase of the said lands, the said Society caused a Master Plan drawn up and prepared in respect of the entire lands, so purchased providing therein the plots of lands to be allotted and transferred to its members, roadways, children parks, schools, colleges and other common amenities and the said Master Plan, with subsequent modification, amendments, alteration and addition because of acquisition of several plots of lands by and/or on behalf of the Calcutta Metropolitan Development Authority, constituted under the West Bengal Country and Town (Planning and Development) Act.,1976, comprises several allottable plots each measuring more or less 4 Cotthas/ 2 Cotthas/ 3 Cotthas available for allotment to its members.

AND WHEREAS, the said Metropolitan Co-op. Housing Society has caused Development of the entire plots lands divided into 4 (four) Sectors namely "A", "B", "C", "CZ" and "EA" sector as per the master plan.

AND WHEREAS, One Mukul Mukherjee, was allotted plot of land measuring about 4 cottahs being Plot No.CZ /12 in Sector 'B' of the Metropolitan Co-op. Housing Society Ltd., being a member of the said Metropolitan Co-operative Housing Society Ltd., and thereafter the said Mukul Mukherjee for his personal reasons, transfer the membership as well as shares of the said society in favour of Narayan Chandra Sil, since deceased and Smt. Tulsi Sil and the said society transferred the membership as well as shares and other interest of the said society in favour of Narayan Chandra Sil, since deceased and Smt. Tulsi Sil in place of Mukul Mukherjee vide their Managing committee meeting held on 16th April, 1983 and also their letter dated 21.04. 1983.

AND WHEREAS, thereafter the said Metropolitan Co-operative Housing Society Ltd., executed a Deed of Conveyance dated 2nd day of April 1984 registered the same in the office of the Sub Registerer, Alipore, District 24-Parganas and recorded in Book No. I, Volume No.11F, Pages from 28 to 36, being No. 1638 for the year 1984 in favour of Sri. Narayan Chandra Sil since deceased, and Smt. Tulsi Sil, being the members of the said Society and thereafter the said Sri. Narayan Chandra Sil since deceased, and Smt. Tulsi Sil mutated their names in the books of the Kolkata Municipal Corporation.

AND WHEREAS, Sri. Narayan Chandra Sil unfortunately died on 21/01/2018 leaving behind his wife Smt. Tulsi Sil and his only married daughter Smt. Srijita Sil as his only legal heirs and survivors as per Hindu Law succession and thereafter Smt. Tulsi Sil being the Member was a sole member of the said Society in place of joint membership with Sri. Narayan Chandra Sil since deceased by the Society vide letter dated 26.05. 2018, and Smt. Tulsi Sil and upon such admission was allotted a plot of land admeasuring 4 Cottahs more or less being Plot No.CZ/12 in Sector 'B' of the Housing Project apart from shares towards the membership of the said Society being the Metropolitan Co-operative Housing Society Limited.

AND WHEREAS, thereafter the said Society admitted Smt. Tulsi Sil along with her daughter Smt. Srijita Sil as joint members of the said society based on the application made by Smt. Tulsi Sil and the said society transferred membership and as well as shares in the said society in favour of Smt. Tulsi Sil along with her daughter Smt. Srijita Sil vide its B.O.D dated 07.11.2020 and letter dated 02.12. 2020.

AND WHEREAS, the First Party/Owners therein are the absolute owners in respect of ALL THAT piece and parcel of the residential land measuring more or less 4 (Four) Cottahs being Plot No. CZ/12, together with 2400 sq. ft. covered area two storied house, in Sector-"B" of the Metropolitan Co-operative Housing Society Limited. Canal South Road, P.O.- Dhapa, within the jurisdiction of Police Station- Pragati Maidan (previously Tiljala), Kolkata-700 105, under Kolkata Municipal Corporation, Ward No. 57, Borough- VII, in the district- South 24 Parganas under Mouza Dhapa. Touzi No.173, 1298/2833, J.L. No. 2, R.S. Dag No.82 (Western Part), under C.S. Khatian No.654 AND under Mouza Nimakpoktan, Revisional Settlement Khanda Khatian Nos. 352 and 353, District Survey and Settlement Khatian Nos. 2 and 43 corresponding to the entire R.S. Dag Nos. 248,186,187, under Police station- Jadavpur (Old Tollygunge) and at present Police Station- Pragati Maidan (formerly Tiljala), under the District Collectorate at Alipore, District South 24 Parganas (South).

AND WHEREAS, the Owners herein, had also decided that due to their lack of financial capacity, they will construct a G+4 building with the help of a reliable, experienced and a sound developer (both technically and financially) for the purpose of Development and construction of the new G+4 building at Premises No.- A/P-CZ-12, Sector B, Canal South Road, Metropolitan Co-op. Housing Society Ltd., Police Station- Tiljala now Pragati Maidan, Kolkata-700105, within the limits of the Kolkata Municipal Corporation, Ward No-57, Br. No.-VII more fully described in the Schedule "A" hereunder written.

AND WHEREAS, the Developer herein, coming to know the facts of such desire of the Owners herein, had made a proposal in relation to the aforesaid Development of the said property before the Owners. The Owners after necessary investigation and thorough understanding with the Developer herein had been satisfied with the credential of the Developer. Both the parties hereto had mutually analyzed, discussed, agreed and executed a Development agreement under certain terms and conditions to satisfy the interest of both the parties hereto. The Owners herein, for his own advantage and benefits, had agreed to appoint the other part herein, as the Developer of the said property for constructing the proposed G+4 building. The Developer herein, had also agreed to develop the said property by constructing the proposed G+4 building at its own cost and expenses under certain terms and conditions which had been decided mutually by and between the parties herein .

AND WHEREAS, it was mutually settled by and between the Owners and the Developer herein, that the Developer shall construct a G+4 building of which the Owners will be

entitled to the entire 1st FLOOR, entire 3rd FLOOR AND a flat on the South side on the ground floor of the new G+4 building, along with 2(Two) nos.Car Parking Spaces on the South side of the Ground Floor and 1(one) car parking space on the South-west side open space with temporary shed along with all common area, facilities and benefit etc., together with proportionate rights on all common areas and facilities of the building particularly mentioned in the Schedule "D" hereinafter written finished as per the building specification along with a non-refundable money of Rs. 55,00,000/- (Rupees Fifty five Lac) only.

AND WHEREAS, both the Owners herein and the Developer herein, mutually decided and settled the terms and conditions and finally agreed hereto for the purpose of development and construction of the G + 4 storied building at Municipal Premises No. A/P-CZ-12/B, Canal South Road/Chingrighata village, Metropolitan Co-op. Housing Society Ltd., Kolkata-700105, within the limits of the Kolkata Municipal Corporation, Ward No. 57 and executed one Development Agreement dated 8th day of December, 2021 and registered in the office of the A.D.S.R., Sealdah, 24 Parganas (South) and recorded in the Book No. 1, Volume 1606-2021, Pages from 240410 to 240460, Being No.160605659 for the year 2021 under certain terms and conditions for the purpose of development and construction of the new G+ 4 Storied Building on the said premises and with respective allocation in the proposed Building.

AND WHEREAS, as per terms and conditions of the said Development Agreement, dated 8th December, 2021, the said Owners herein, has executed one Registered Development Power of Attorney on 8th December, 2021 in favour of 1. SRI BIMAL CHANDRA MANDAL, son of Late Subhas Chandra Mandal, and 2. JYOTI PRAKASH MONDAL, Son of Sri Kamal Chandra Mondal, both are residing at P-103, Sector-A, Metropolitan Co-operative Housing Society Ltd., Kolkata-700105, Police Station - Pragati Maidan (formerly Tiljala), West Bengal, Partners of "**DOMICILE ASSOCIATES**" a Partnership Firm, having its Principal Place of business at P-103, Sector-A, Metropolitan Co-operative Housing Society Ltd, Kolkata-700105, Police Station- Pragati Maidan (formerly Tiljala) for proper implementation of the said Development Agreement dated 8th December, 2021 and it was registered in the office of the A.D.S.R., Sealdah, South 24 Parganas and recorded in the Book No. 1, Volume 1606-2021, Pages from 240696 to 240715 Being No.160605669 for the year 2021.

AND WHEREAS, the Developer could not continue the construction of the entire said G+4 storied building due to their financial problem; therefore the Developer offered to the said Owners to consider the non-refundable amount which was mentioned in the development agreement dated 8th day of December, 2021 and also the Owners will be entitled to the RCC structure of the entire 1st floor, entire 3rd floor, entire 4th floor and a flat measuring 47 sq.mt. more or less on the South side on the ground floor of the new G+4 building, along with 2(Two) nos.Car Parking Spaces on the South side of the Ground Floor and 1(one) car parking space on the South side open space with temporary shed along with common areas and facilities together with proportionate undivided rights on all common areas and facilities of the building particularly mentioned in the Schedule "C" and the Owners herein agreed with the revised proposal of the Developer. So, hereinafter, the owners will be entitled to the RCC structure of the entire 1st floor, entire 3rd floor, entire 4th floor and a flat measuring 47 sq.mt. more or less on the South side on the ground floor of the new G+4 building, along with 2(Two) nos.Car Parking Spaces on the South side of the Ground Floor and 1(one) car parking space on the South side open space with temporary shed along with common areas and facilities together with proportionate undivided rights on all common areas and facilities of the building particularly mentioned in the Schedule "C" as per the building specifications as per this registered Supplementary Development Agreement and the said Owners herein will bear all cost and expenses to complete the said entire First floor, entire Third floor, entire Fourth floor along with overhead tank, under ground water reservoir, boundary wall, gate and finishing of common passages as per their own preferences and all other common work as required. The Developer will be entitled to the entire 2nd floor, and a flat on the North side of the ground floor measuring 47 sq.mt. more or less of the new G+4 building, along with 2(two) nos. Car Parking Space on the Ground Floor open space on the North side with temporary shed along with common areas and facilities together with proportionate undivided rights on all common areas and facilities of the building particularly mentioned in the Schedule "D".

AND WHEREAS, it is mutually settled by and between the Owners and the Developer herein, that the Owners and the Developer jointly execute and register this Supplementary Agreement for change of their mutual allocation.

NOW THIS SUPPLEMENTARY AGREEMENT WITNESSETH THAT BOTH THE PARTIES HERETO HAVE AGREED TO CERTAIN TERMS AND CONDITIONS WHICH ARE AS FOLLOWS:-

1. In the Premises and in consideration of mutual advantage and benefits to be received and derived by both the parties herein, do hereby enter into this Supplementary Development Agreement for the Development of the said Property. All the conditions mentioned in the original Development Agreement will remain in force so far as they are relevant with this Supplementary Agreement and not changed in this Supplementary Agreement or not being contradictory with this Supplementary Agreement.
2. That the Developer hereby undertake to keep the Owners indemnified from all legal & financial or whatever liabilities against all third party claims and actions arising out of any sort of act or commission on the part of the Developer in relation to the making of construction of the said building, at any future point of time.
3. That the Owners agree and undertakes and confirms that, the Developer shall be entitled to construct and complete the building on the land of the said premises and retain, enjoy and deal with and transfer of the Developer's allocation without any interruption, objection, disputes, interference, hindrance of the said Owners and that the appointment of the said Developer as 'Developer' of the said premises and the rights of the said Developer to construct the said building in terms of the agreement shall always be irrevocable unless mutually agreed.
4. That the Owners will keep all original title Deeds along with share certificate & Plot Allotment letter of the said premises in their own custody free from all encumbrances, charges, liabilities and they shall not deal with the same in any manner and shall not deposit the same for securing any money claim and they shall always allow the Developer to have inspection of the said documents as and when require for establishing and proving the title of the said Owners and they shall allow the Developer to make true copies and extracts and Xerox copies thereof at the cost of the Developer as will be required from time to time. In case of necessity, the Owners shall be bound to show ~~at~~ the original copies of Deeds, documents, certificates, receipts to concerned KMC authorities and any other authorities for the statutory purpose of sanctioning plan etc. It is also agreed that, the original sanctioned building

plan obtained from the Kolkata Municipal Corporation shall be in the custody of the said Developer and the Owners will get a certified copy of the said sanctioned plan (cost to be borne by the Developer) for their own satisfaction.

5. That it is clearly agreed and understood by and between the parties herein, that the Developers and the owners will be jointly liable to bear and to pay all cost of construction including all other common benefits and facilities as agreed upon in this supplementary agreement.
6. That the said Owners do hereby grant, unto and authorize the Developer with exclusive right and power to build upon and exploit of the said land of the said premises and to construct on the land of the said premises, building of such height and of such nature as shall be decided by the said Developer and in conformity with the owner's interest and will be permitted to construct and bear all necessary cost and expenses in relation thereto as mutually agreed till completion of the building, sale and/or transfer/hand over of the flats and car parking spaces to the intending Buyers. The said Developer shall always keep the said Owners indemnified from all claims, processes, responsibilities arising out of any deviation in constructing the said building by the said Developer and the Developer shall always remain responsible for all third party claims.
7. That the Owners agree and covenant not to interfere with the possession of the Developer and also with that act and work of the said building and the Owner shall not in any manner object, restrict, obstruct, hinder or impede the said work of construction in the said Building by the said Developer.
8. That from the date of receiving khas vacant possession of the said property till making over the vacant khas possession of Owner's allocation to the said Owners, the Municipal rates and taxes of the said entire property shall be borne and paid by the Developer only and it is agreed that, the Owners shall not be liable for the same. It is however, agreed and expressly understood that, all arrears of Municipal Rates and Taxes and other outgoings of the said property up to the date of receiving khas vacant possession of the said property by the Developer shall be borne and paid by the said Owners exclusively.
9. That The Developer, will also act as the Constituted Attorney on behalf of the Owners and be entitled in the name of the owner to do, sign, execute and/ or to deliver all documents, plans, affidavits, undertakings required only in the matters of

sanctioning the plan, erection of the building and obtaining the required Completion Certificate.

10. That it is agreed, that the land of the said premises shall always from dated hereof be indivisible and impartable and neither the Owners nor the Developer nor their respective transferees shall be entitled to claim any partition, sub-division or any separation of the land of the said premises and it is agreed that, the said land shall be held jointly undivided but in proportionate share.
11. That the Owners agree to defend the title of the said premises and also defend the possession and rights of the Developer or construction of the said building as envisaged in the Agreement.
12. That the Developer shall be at liberty to sell and/ or allot the Developer's allocation under schedule 'B' with undivided proportionate share of land and the areas thereof in the allocation of the said Development Agreement and to enter into Agreement For Sale and transfer thereof or in its discretion to enter into Agreement for the construction of the said Developer's Allocation for and on behalf of the respective persons intending to acquire the said flat/s and car parking spaces and to receive construction costs from them from time to time. The Developer shall also be entitled to enter into Agreement for sale of Developer's allocation of the said property in favour of the Purchaser of the flats and / garages and / or persons intending to acquire the flats and have the same constructed in accordance to approved plan by the said Developer. The Owners agree that, he will join to the said Agreement respectively for the sale or also for either sale of the said constructed flat and/or for constructing the flats under Developer's allocation on behalf of the respective intending persons as may be required by the Developer from time to time and the Owner will agree to transfer, to confirm and transfer of the constructed area and / or making of construction of the flats under Developer's allocation on behalf of the Purchasers or intending persons.
13. That it is agreed that, the entire consideration amount on sale of the said proportionate undivided share in land and also the price of the constructed flats and / or the cost of constructions of the said flats and the garages under the Developer's allocation shall be received exclusively by the Developer as aforesaid without any right, claim or dispute or objection of the said Owners.
14. That the Developer shall always have a paramount claim security or charge on the erected property in respect of the costs of construction and other expenses that shall

be borne and paid and incurred by the Developer till the completion of the construction and sell and transfer of Developer's allocation in favour of the Developer or its nominees and / or appointees in terms of the said Agreement.

15. That the Owners have assured that there is no notice of requisition or acquisition from the Govt. or from any other Statutory Authorities served on the said Owners and / or their predecessor-in-title at their of execution of Agreement and that the Owners are fully entitled to deal with the said property as it's absolute Owners and to enter into this Agreement with the Developer without any restriction restrained or objection from any body.
16. That the Developer shall be entitled and is authorized in the name of the Owners as per as necessary to apply for and obtain cement, steel, bricks and other building materials for construction and the said building at the land of the said premises and apply and obtain and / or permit connection of water, electricity power, drainages, sewers and other inputs and facilities of the said building and enjoyment of the flats and portions therein.
17. That after completion of construction and obtaining Completion Certificate from KMC, the Developer shall give written notice to the Owners intimating the Owner to take possession of the Owner's Allocation in the building within 30 (Thirty) days from the date of completion of the Owner's Allocation and the owners and other flat holders jointly shall be entitled to hold and keep the management of the said building at their own cost which will be borne proportionately accordingly as per their ownership right on the building and to be used for caretaker's salary, maintenance charges, taxes, replacements expenses, repair expenses and costs of installation, repairs, maintenance etc., as are paid generally by the flat holders of the building containing self-contained residential apartments.
18. That both the parties herein, have mutually agreed that, the name of the proposed G+4 building will be "**BAIJAYANTI**" of the Schedule -'A' mentioned Premises.
19. That after completion of the building, any extra work / construction demanded by the Owners herein (other than mentioned in the work schedule) will be borne by the Owner herein, for such extra work or construction in their allocation.
20. That the Owners herein has also assured and confirmed the Developer herein, that, even in case of his absence/ illness or upon his demise, his legal heirs will join the Developer for the purpose of successful accomplishment of the G+4 Building as per the terms and condition as mutually agreed by and between the present Owners and

the Developer and in case of such accident, no such change in the terms and condition will be incorporated by and between the parties, merely a fresh Development Agreement and Power Of Attorney will be executed followed up by necessary affidavits, mutation etc.

21. That the Developer herein as also assured and confirmed the Owners herein that, even in case of their absence/ illness or upon their demise, their legal heirs will join the Owners for the purpose of successful accomplishment of the G+4 Building and as per the terms and condition as mutually agreed by and between the Owners and the present Developer and in case of such accident, no such change in the terms and condition will be incorporated by and between the parties, merely a fresh Development Agreement and Power Of Attorney will be executed followed up by necessary affidavits, mutation etc.
22. That after signing this Supplementary Development Agreement neither the Developer and their legal heirs nor the Owners and their legal heirs is permitted to cancel this Development Agreement unless mutually agreed.
23. It is agreed by and between the parties herein that, the Developer will construct a flat in the ground floor with a portion at the North side of the proposed building which will be vested to the Developer only for sale or rent whatsoever the Developer may think fit and proper and the Owner will never raise any objection hereto any manner whatsoever and the Owners will execute registered deed of conveyance in favour of the Developer or their nominated person/s without claiming any extra consideration for the same from the Developer. Rest of the area of the ground floor except the common area will be vested to the Owners for construction of a flat & 2(two) garage spaces under the roof.
24. It is agreed by and between the parties herein that the current owners viz. Smt Tulsi Sil and Smt. Srijita Sil will have the exclusive right to construct any structure for any purpose as they deem fit for their interest provided in accordance with the existing laws on the entire roof top of the proposed G+4 building of the premises.
25. That the Developer is entitled to cover the side open space, North side, by temporary shed to use the side open space as 2(Two) car parking space and the Owners will never raise any objection hereto any manner whatsoever.
26. That both the parties agrees that the Developer will take sanction of the building plan showing a caretaker room and a toilet on the ground floor but after completion of the building, the caretaker room along with the toilet will be constructed in the rear

Northern open space and the sanctioned caretaker room and toilet will be vested jointly to the Owners and the flat holder's allocation.

27. It is agreed by both the Parties that, there will be no problem from the Owner's end or Developer's end if either party sell out or rent out any flat/ portion of the said building for commercial purpose.
28. In the event of any dispute arising out in connection with the Project under the present offer, it shall be resolved as per existing provisions of the Laws.

:-SCHEDULE - 'A' ABOVE REFERRED TO:-

(PREMISES)

ALL THAT piece and parcel of plot of land being Plot No. **CZ/12** in Sector-**B**, Metropolitan Co-op. Housing Society Ltd., measuring about 4 (four) Cottahs more or less along with proposed G + 4 Sotcried building total measuring about 9000 square feet covered area incomplete structure (Ground to fourth floor measuring about 1800 squaree feet each incomplete structure cemented floor) lying and / or situated in the District 24 Parganas (now South 24 Parganas) under Mouza- Dhapa, Touzi No.-173, 1298/2833, J.L.No.-2, R.S.Dag No.-87, Western Part under C.S.Khatian No.- 654 **AND** Mouza- Nimakpoktan, Revisional Settlement Khanda Khatian Nos.- 352 and 353, District Survey and Settlement Khatian Nos.-2 and 43 corresponding to the entire R.S.Dag No.- 248,186,187 and 167under P.S.- Jadavpur (Old Tollygunge) now Tiljala **at present Pragati Maidan**, being Municipal Premises No. **A/P-CZ-12/B**, Canal South Road/Chinghrighata Village,**under Police Station- Pragati Maidan (formerly Tiljala),Kolkata- 700105** within the limits of the Kolkata Municipal Corporation,being Assesseè No. 140570200185, Ward No.57, Borough No.VII, under the District colleçtorate at Alipore, District- South 24 Parganas,(Zone- Metropolitan Co-operative Housing to Metropolitan Co-operative Housing) butted and bounded as follows:-

ON THE NORTH:CZ-17 NO. PLOT

ON THE SOUTH: 30'-0" WIDE ROAD

ON THE EAST: 50'-0" WIDE ROAD

ON THE WEST: CZ-13 NO. PLOT

:- SCHEDULE - 'B' ABOVE REFERRED TO :-**(DEVELOPER'S ALLOCATION)**

ALL THAT piece and parcel of the Developer will be entitled to the entire 2ND floor, and a flat on the North side of the ground floor measuring 47 sq.mt. more or less of the new G+4 building, along with 2(two) nos. Car Parking Space on the Ground Floor open space on the North side with temporary shed.

:- SCHEDULE - 'C' ABOVE REFERRED TO :-**(OWNER'S ALLOCATION)**

ALL THAT, piece an parcel of the balanced sanctioned F.A.R. of the G+4 building as Schedule - 'A' Premises save and except the Developer' Allocation and consists of the RCC structure of the entire 1st floor, entire 3rd floor, entire 4th floor and a flat measuring 47 sq.mt. more or less on the South side on the ground floor of the new G+4 building, along with 2(Two) nos.Car Parking Spaces on the South side of the Ground Floor and 1(one) car parking space on the South side open space with temporary shed along with proportionate undivided share of all common area, facilities and benefit etc., meant for the Flat Owners as more fully and particularly described in the Schedule -'D' without any consideration.

:-SCHEDULE - 'D' ABOVE REFERRED TO:-**(PARTICULARS OF COMMON AREAS AND FACILITIES)**

- i. All staircases with landing space thereof.
- ii. Staircase / Staircase room light with fittings and fixtures thereof.
- iii. Entrance or exit gate from and to the building and from and to the premises.
- iv. Sewerage connection with all drainages.
- v. Underground water reservoir, overhead tank, and pump thereof with all water supply lines
- vi. Lift facilities and necessary installation.
- vii. Caretaker room and W.C.
- viii. All foundations, columns, beams etc.
- ix. All common surveillance systems.

SCHEDULE - E ABOVE REFERRED TO :-**GENERAL SPECIFICATION**

BUILDING: G+4Building. The building will be of R.C.C. framed structure as per design approved by K.M.C. with 200 mm thick outside wall and 125/75 mm thick partition wall. (Brick/Block with sand cement mortar). Soil testing and Piling is compulsory before erection of the building. To prevent leakage and damage from water seeping, entire building from plinth to rooftop including outer walls will be constructed taking proper application of appropriate waterproofing treatment as suggested by a qualified concern. Also, anti-termite treatment to be carried out in the plinth area.

FLOORING : The floor of each flat including stair will be of cut piece marble (@ Rs. 50/- sq. ft.) finish with border & design. Skirting will be of 100 mm high with same quality cut piece marble which will be provided by the Developer only for the ground floor flat and entire First floor, entire Third floor and entire Fourth floor will be completed by the Owners.

DOOR : Flush doors will be provided with Sal wood frames for all doors. All doors will be provided with normal fittings. Collapsible/grill gate will not be provided. One entrance (door) will be provided in flat which will provided by the Developer only ground floor flat.

WINDOW : Fully glazed (3.6 mm thick white) coloured aluminum sliding (1.2 MM thick) windows will be provided. All window grill will be of 12 mm thick square bar. The entire first floor, entire Third floor and entire Fourth floor Flat will be completed by the Owners at their own costs and expenses.

KITCHEN : Cooking platform will be of Granite finish of 12'-0" length and the sink will be of stainless steel. Standard quality glazed tiles (range Rs. 30/- per sq. ft.) will be provided up to the top of window level above the cooking platform. The floor will be of cut piece marble or ceramic tiles (300mm X 300mm) finish. Skirting will be of 100 mm high of same marble or tiles. The entire first floor, entire Third floor and entire Fourth floor Flat will be completed by the Owners at their own costs and expenses.

TOILET & W.C. : Standard quality glazed tiles (range Rs. 30/- per sq. ft.) will be provided up to the top of Door height from the floor level. The floor will be of cut piece marble or ceramic tiles (300mm X 300mm) finish as desire by the Owners. The entire first floor,

entire Third floor and entire Fourth floor Flat will be completed by the Owners at their own costs and expenses.

INSIDE & OUTSIDE FINISHING: All the internal walls, ceilings, beams etc. on the ground floor and 2nd floor will be painted with putty which will be borne by the Developers. The entire first floor, entire Third floor and entire Fourth floor Flat and External wall will be completed by the Owners at their own costs and expenses.

LIFT : One 5 person capacity automatic lift with transparent door will be provided by the Developer, the cost of which will be borne by the Owners.

WATER SUPPLY : All water supply pipe & Soil pipe will be of P.V.C. One Overhead tank and One S.U.G.W.R. will be provided.

VERANDAH RAILING : The verandah railing will be provided up to 900 mm high out of which 450mm will be of wall and remaining 450mm will be of M.S. Grill. The entire first floor, entire Third floor and entire Fourth floor Flat will be completed by the Owners at their own costs and expenses.

FITTINGS: European Commode (PARRYWARE) or Indian Pan, Basin (without stand), Cistern, Bib Cock, Wall mixer, Pillar Cock (Jaquar Continental) will be provided. The entire first floor, entire Third floor and entire Fourth floor Flat will be completed by the Owners at their own costs and expenses.

EXTRA WORK: Any work or accessories other than our specification will be charged extra and such amount, as decided by our Engineer, will be deposited before the work. Total expenses for the common meter will be borne by the flat holders proportionately.

MISCELLANEOUS : The flat holders will be responsible to pay the Necessary amount for individual Electric Meter including main switch.

ELECTRIFICATION: Entire Electrical works will be concealed. All electrical wires will be copper wire of HAVELLS. Switch & Switch board will be of Non Modula. The entire first floor, entire Third floor and entire Fourth floor Flat will be completed by the Owners at their own costs and expenses.

Bedroom :-

Two light points, one fan point, one plug (5Amp.) point, One A.C. point one T.V. point

Kitchen :- Single light point, two Plug (5Amp.) points for Chimney/ exhaust & Aqua guard, one Plug pt. (15Amp.) for mixer/ microwave. The entire first floor, entire Third floor and entire Fourth floor Flat will be completed by the Owners at their own costs and expenses.

Toilet :-Single light point, one exhaust fan pt. and one geyser pt. The entire first floor, entire Third floor and entire Fourth floor Flat will be completed by the Owners at their own costs and expenses.

Drawing/Dining room: -Two fan point, 2 light pt, one T.V. point, one calling bell point, one Telephone point, one A.C. point, one fridge point. will be provided. The entire first floor, entire Third floor and entire Fourth floor Flat will be completed by the Owners at their own costs and expenses.

Verandah :-One light point. Main line wire will of 220 V. For any extra light point (5Amp. Switch & 5 Amp. Plug) Rs. 550/-, for 15Amp. Plug pt. Rs. 850/-, for T.V. & Telephone point Rs. 450/-, for another A.C. point Rs. 6500/- will be charged extra. The entire first floor, entire Third floor and entire Fourth floor Flat will be completed by the Owners at their own costs and expenses.

SCHEDULE - F
OWNERS' SPECIFICATION

BUILDING: G+4 Building (G+4). The building will be of R.C.C. framed structure as per design approved by K.M.C. with 200 mm thick outside wall and 125 mm thick partition wall. (Brick/Block with sand cement mortar). Soil testing and Piling is compulsory before erection of the building. To prevent leakage and damage from water seeping, entire building from plinth to rooftop including outer walls will be constructed taking proper application of appropriate waterproofing treatment as suggested by a qualified concern. Also, anti-termite treatment to be carried out in the plinth area.

FLOORING: The floor of each flat will be of mat finish vitrified tiles of a reputed brand having size 2ft x4ft with border & design. Skirting will be of 100 mm high with same quality cut piece tiles. The staircase will be of Granite slabs with Grade- 304 S Steel railing. The entire first floor, entire Third floor and entire Fourth floor Flat will be completed by the Owners at their own costs and expenses.

DOOR: Flush doors will be provided with Sal wood frames for all doors except the main entrance door. All doors will be provided with standard fittings. One entrance (door) will

be provided in each flat which will be of Teak wood of 1.75 Inch thick with a smart lock preferably Yale brand as specification and brand chosen by the owner. A separate steel main door will be fitted made of Grade - 304 SS Steel as per design chosen by the owners. The entire first floor, entire Third floor and entire Fourth floor Flat will be completed by the Owners at their own costs and expenses.

WINDOW: Frame will be of UPVC, and they should have silicone sealants and EPDM rubber gaskets to reduce the sound transmission through them. Double glazed glass will be used. Whether sliding or casement will be decided by the owners. Lead free, sectional width 2.5 to 3 millimeters, resistant from cracking and flaking, flame retardant, designed with rain track, steel reinforcement should be corrosion resistant galvanized steel with thickness 1 to 3 mm, UV protected (titanium dioxide 2.5 %). Glass will be double glazed glass of at least 30 mm thick. It will be fitted with apcolite type painted Iron grills of design chosen by the owner. The entire first floor, entire Third floor and entire Fourth floor Flat will be completed by the Owners at their own costs and expenses.

KITCHEN: Kitchen countertop will be of light-colored Quartz or Granite as chosen by the owner of width 25 inch and required length and a double bowl SS Steel sink or Quartz sink to fit on it of design chosen by the owner. A Basin will be placed separately in the adjoining Veranda of 22 inch of a standard brand. Tiles of matching quality with the floor tiles up to the top of window level above the cooking platform and on the kitchen floor. The entire first floor, entire Third floor and entire Fourth floor Flat will be completed by the Owners at their own costs and expenses.

TOILET & W.C.: Standard quality mat finish of same quality as on the floor to be fitted in the bathroom floors also and up to the top of Door height from the floor level. Countertop basin, One-Piece Western Toilet, and separator wall with door of Glass for bathing arena will be in each bathroom. Bath and Shower wall mixer will be in each bathroom. All fittings will be of Kohler brand. Towel rack and a glass mirror in each bathroom. Both bathroom and kitchen walls will be treated with damp proof chemicals. Bathroom Doors will be made of WPC Board. The entire first floor, entire Third floor and entire Fourth floor Flat will be completed by the Owners at their own costs and expenses.

INSIDE & OUTSIDE FINISHING: All the internal and external walls, ceilings, beams Etc. will be finished by putty. External walls of the building will be painted with a standard quality of weather coat paint (two Coatings). Internal wall will be painted by Asian paints Royale Shyne Luxury emulsion paint (two coating). Care to be taken that the walls should be dry completely before paint application. The entire first floor, entire Third floor and entire Fourth floor Flat will be completed by the Owners at their own costs and expenses.

LIFT : One 5-person capacity Automatic lift with transparent door will be provided which will completed by the Owners at their own costs and expenses

WATER SUPPLY : All water supply pipe & Soil pipe will be of P.V.C. One Overhead tank and One S.U.G.W.R. will be provided.

VERANDAH RAILING : The verandah railing will be provided up to 900 mm high made of ss steel railing and tempered Glass (Transparent) which will be completed by the owners at their own costs and expenses only for entire first floor, entire third floor and entire fourth floor.

ROOF TREATMENT : The roof will be treated with neat cement with adequate waterproofing treatment.

EXTRA WORK : Any work or accessories other than owner specification will be charged extra and such amount, as decided by the Engineer. Total expenses for the common meter will be borne by the owner proportionately.

MISCELLANEOUS: The Owner will be responsible to pay the Necessary amount for individual Electric Meter including main switch.

ELECTRIFICATION: Entire Electrical works will be concealed. All electrical wires will be copper wire of **Finolex**. Switch & Switch board will be of Modular of Tata Power / Anchor / Havells / Legrand brand. Also concealed piping will be provided for cable TV connection and telephone wire connection in each room & concealed connection for CC tv camera. The entire first floor, entire Third floor and entire Fourth floor Flat will be completed by the Owners at their own costs and expenses.

Bedroom : - Electrical points or connection as desired by the owner after finalization of plan.

Kitchen : - Electrical points or connection as desired by the owner after finalization of plan.

Toilet : - Electrical points or connection as desired by the owner after finalization of plan.

Drawing/Dining room : - Electrical points or connection as desired by the owner after finalization of plan.

Verandah : - Electrical points or connection as desired by the owner after finalization of plan.

Main line wire will of 440 V.

SIDE OPEN SPACE : The side open space & Car parking space will be finished by outdoor anti slip tiles. Ground floor parking space should be covered by parking Tiles.

Wall Wardrobe : - Outer walls of all wall wardrobes will be constructed with 3-inch-thick concrete with iron caging inside and waterproof treated. The entire first floor, entire Third floor and entire Fourth floor Flat will be completed by the Owners at their own costs and expenses.

Security : - Entire building will be covered with CC TV Camera at all common and individual entrances.

Boundary :- Boundary wall will be made of bricks on the North and West side of the land. The East and South side boundary will be open with only Iron Gate and supporting columns.

IN WITNESS WHEREOF the parties hereinto put their respective Signature & Seals on the Day Month & Year first above written.

SIGNED, SEALED & DELIVERED

BY THE OWNERS IN PRESENCE

OF FOLLOWING

WITNESSES :-

1. Rajal Kanti Sarkar
334/1, Dr. Meghnad Saha
Road, Dum Dum, Kol-74

✓ Insi Sil.
Srijita Sil.

SIGNATURE OF OWNERS

2. Anindha Saha
Advocate.

SIGNED, SEALED & DELIVERED

BY THE DEVELOPER IN PRESENCE

OF FOLLOWING

1. Rajal Kanti Sarkar . Jyoti Prakash Mondal, Ajit Choudhary & Partners.
Partner Partner

DOMICILE ASSOCIATES

SIGNATURE OF DEVELOPER

2. Anindha Saha
Advocate.

Drafted & Prepared by me

Anindha Saha

Advocate Alipore Judges Court

Kolkata - 700 027.

Handwritten: MB/25/1993

SPECIMEN FORM FOR TEN FINGERPRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Bimal Chandra Pandey



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Jyoti Prakash Mondal



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Julsi Sil

SPECIMEN FORM FOR TEN FINGERPRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Srijita Sil.



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



281220252040765974

GRIPS Payment Detail

GRIPS Payment ID:	281220252040765974	Payment Init. Date:	28/12/2025 15:10:42
Total Amount:	40820	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0362944559515	BRN Date:	28/12/2025 15:11:03
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Mr Hrishikesh Das
Mobile:	7044212292

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260407659758	Directorate of Registration & Stamp Revenue	40820
Total			40820

IN WORDS: FORTY THOUSAND EIGHT HUNDRED TWENTY ONLY.

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





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



192025260407659758

GRN Details

GRN: 192025260407659758 Payment Mode: SBI Epay
GRN Date: 28/12/2025 15:10:42 Bank/Gateway: SBIPay Payment Gateway
BRN : 0362944559515 BRN Date: 28/12/2025 15:11:03
Gateway Ref ID: 128589868 Method: Axis Bank-Retail NB
GRIPS Payment ID: 281220252040765974 Payment Init. Date: 28/12/2025 15:10:42
Payment Status: Successful Payment Ref. No: 2003456739/3/2025
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Hrishikesh Das
Address: Metropolitan
Mobile: 7044212292
Period From (dd/mm/yyyy): 28/12/2025
Period To (dd/mm/yyyy): 28/12/2025
Payment Ref ID: 2003456739/3/2025
Dept Ref ID/DRN: 2003456739/3/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003456739/3/2025	Property Registration- Stamp duty	0030-02-103-003-02	39920
2	2003456739/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	600
3	2003456739/3/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
			Total	40820

IN WORDS: FORTY THOUSAND EIGHT HUNDRED TWENTY ONLY.

PAID

Major Information of the Deed

Deed No :	I-1606-04951/2025	Date of Registration	29/12/2025
Query No / Year	1606-2003456739/2025	Office where deed is registered	
Query Date	24/12/2025 6:13:00 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Aniruddha Ghosh Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830493664, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 2,63,99,999/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 600/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip,(Urban area)		

Land Details :






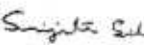
District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Canal South Rd/Chingrighata Village, Road Zone : (Metropolitan Co.Op – Metropolitan Co.Op) , , Premises No: A/PCZ12/B, , Ward No: 057 Pin Code : 700105

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha		2,09,99,999/-	Width of Approach Road: 50 Ft.,
Grand Total :				6.6Dec	0 /-	209,99,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	9000 Sq Ft.	0/-	54,00,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Up to Lintel</p> <p>Floor No: 1, Area of floor : 1800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Up to Lintel</p> <p>Floor No: 2, Area of floor : 1800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 1800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Up to Lintel</p> <p>Floor No: 4, Area of floor : 1800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Up to Lintel</p>					
Total :		9000 sq ft	0 /-	54,00,000 /-	






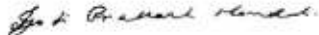
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Smt Tulsii Sil Wife of Late Narayan Chandra Sil Executed by: Self, Date of Execution: 29/12/2025 , Admitted by: Self, Date of Admission: 29/12/2025 ,Place : Office</p>	<p>Photo</p>  <p>29/12/2025</p>	<p>Finger Print</p>  <p>Captured LTI 29/12/2025</p>	<p>Signature</p>  <p>29/12/2025</p>
<p>CZ-12, Sector B,, Metropolitan Cooperative Housing, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: AKxxxxxx2J, Aadhaar No: 27xxxxxxx5268, Status :Individual, Executed by: Self, Date of Execution: 29/12/2025 , Admitted by: Self, Date of Admission: 29/12/2025 ,Place : Office</p>				
2	<p>Name</p> <p>Smt Srijita Sil Daughter of Late Narayan Chandra Sil Executed by: Self, Date of Execution: 29/12/2025 , Admitted by: Self, Date of Admission: 29/12/2025 ,Place : Office</p>	<p>Photo</p>  <p>29/12/2025</p>	<p>Finger Print</p>  <p>Captured LTI 29/12/2025</p>	<p>Signature</p>  <p>29/12/2025</p>
<p>Plot No. CZ-12, SECTOR B,, Metropolitan Cooperative Housing, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: AMxxxxxx7E, Aadhaar No: 82xxxxxxx4822, Status :Individual, Executed by: Self, Date of Execution: 29/12/2025 , Admitted by: Self, Date of Admission: 29/12/2025 ,Place : Office</p>				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>DOMICILE ASSOCIATES P-103, SECTOR A,, Block/Sector: Dhapa, Metropolitan Cooperative Housing, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Date of Incorporation:XX-XX-2XX8 , PAN No.:: AAXxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Bimal Chandra Mandal (Presentant) Son of Late Subhas Chandra Mondal Date of Execution - 29/12/2025, , Admitted by: Self, Date of Admission: 29/12/2025, Place of Admission of Execution: Office</p>	 <p>Dec 29 2025 11:29AM</p>	 <p>LTI 29/12/2025 Captured</p>	 <p>29/12/2025</p>
P-103, SECTOR A,, Metropolitan Cooperative Housing, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: AExxxxxx6Q, Aadhaar No: 99xxxxxxxx6366 Status : Representative, Representative of : DOMICILE ASSOCIATES (as Partner)				
2	<p>Name</p> <p>Mr Jyoti Prakash Mondal Son of Mr Kamal Chandra Mondal Date of Execution - 29/12/2025, , Admitted by: Self, Date of Admission: 29/12/2025, Place of Admission of Execution: Office</p>	 <p>Dec 29 2025 11:36AM</p>	 <p>LTI 29/12/2025 Captured</p>	 <p>29/12/2025</p>
P103, SECTOR A,, Metropolitan Cooperative Housing, City:- Not Specified, P.O:- DHAPA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: BTxxxxxx7E, Aadhaar No: 58xxxxxxxx2844 Status : Representative, Representative of : DOMICILE ASSOCIATES (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Aniruddha Ghosh Son of Late N.B Ghosh Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027</p>	 <p>29/12/2025</p>	 <p>LTI 29/12/2025 Captured</p>	 <p>29/12/2025</p>
Identifier Of Smt Tulsi Sil, Smt Srijita Sil, Mr Bimal Chandra Mandal, Mr Jyoti Prakash Mondal			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Tulsi Sil	DOMICILE ASSOCIATES-3.3 Dec
2	Smt Srijita Sil	DOMICILE ASSOCIATES-3.3 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Tulsi Sil	DOMICILE ASSOCIATES-6300.00000000 Sq Ft
2	Smt Srijita Sil	DOMICILE ASSOCIATES-2700.00000000 Sq Ft

Endorsement For Deed Number : I - 160604951 / 2025

On 29-12-2025

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 11:03 hrs on 29-12-2025, at the Office of the A.D.S.R. SEALDAH by Mr Bimal Chandra Mandal ..

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 2,63,99,999/-

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

Execution is admitted on 29/12/2025 by 1. Smt Tulsi Sil, Wife of Late Narayan Chandra Sil, CZ-12, Sector B,, Road: Metropolitan Cooperative Housing, , P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession Retired Person, 2. Smt Srijita Sil, Daughter of Late Narayan Chandra Sil, Plot No. CZ-12, SECTOR B,, Road: Metropolitan Cooperative Housing, , P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession Service

Identified by Mr Aniruddha Ghosh, , Son of Late N.B Ghosh, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 29-12-2025 by Mr Bimal Chandra Mandal, Partner, DOMICILE ASSOCIATES (Partnership Firm), P-103, SECTOR A,, Block/Sector: Dhapa, Metropolitan Cooperative Housing, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105

Identified by Mr Aniruddha Ghosh, , Son of Late N.B Ghosh, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 29-12-2025 by Mr Jyoti Prakash Mondal, Partner, DOMICILE ASSOCIATES (Partnership Firm), P-103, SECTOR A,, Block/Sector: Dhapa, Metropolitan Cooperative Housing, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105

Identified by Mr Aniruddha Ghosh, , Son of Late N.B Ghosh, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 600.00/- (E = Rs 600.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/12/2025 3:11PM with Govt. Ref. No: 192025260407659758 on 28-12-2025, Amount Rs: 600/-, Bank: SBI EPay (SBlePay), Ref. No. 0362944559515 on 28-12-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 39,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 16, Amount: Rs.100.00/-, Date of Purchase: 13/10/2025, Vendor name: ASHADUR RAHAMAN

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/12/2025 3:11PM with Govt. Ref. No: 192025260407659758 on 28-12-2025, Amount Rs: 39,920/-, Bank: SBI EPay (SBlePay), Ref. No. 0362944559515 on 28-12-2025, Head of Account 0030-02-103-003-02

Amitava Ghosal

**Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2025, Page from 147671 to 147704

being No 160604951 for the year 2025.



Amitava Ghosal

Digitally signed by AMITAVA GHOSAL
Date: 2025.12.31 12:05:31 +05:30
Reason: Digital Signing of Deed.

(Amitava Ghosal) 31/12/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.