

24/01/2024

T-2528/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

L 824612

3.2.635154/2024

3/19/3/24

certified that the document is admitted to registration. The signature sheet / sheets and the endorsement sheet / sheets attached to this document are the part of the document.


Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

19 MAR 2024

**SUPPLEMENTARY
DEVELOPMENT AGREEMENT**

THIS SUPPLEMENTARY AGREEMENT is made on this the 19th day of MARCH, 2024 (TWO THOUSAND TWENTY FOUR) of the Christian Era.

18/07/24

সংখ্যা: 7022

স্বাক্ষরকারীর নাম:

পিতার নাম:

মূল্য:

500

ভেদার:

স্বাক্ষরকারী এ.ভি.এস.আর. অফিস

জেলা: উত্তর ২৪ পরগনা

বর্ষিক তারিখ:

মোট ফীসাপ বর্ষিক:

ট্রেজারী বারাসাত

স্বাক্ষরকারী: শ্রী সুদীপ ঘোষ

Vendor - Sudip Ghosh

Rainbow Construction
Probhinderpal Barba

Noofra

11 MAR 2024

705000



Registrar U/S 7 (2)
District Sub Registrar-II
North 24 Parganas, Barasat

19 MAR 2024

Sanjit Kumar Ghosh
S/o - Anurita Lal Ghosh
Of - Barasat Land
Occu - Landless
Rel - 700124



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

L 824613

2

BETWEEN

(1) SMT. BAISHAKHI SARDAR, PAN NO. QYAPS3258A, Voter I. Card No. SDE2301711, Wife of Shri Chand Ratan Sardar, D/o. Late Mahadeb Gharami and Late Sandhya Gharami, residing at Lakshminarayanpur, Uttar Lakshminarayanpur, P.O. & P.S. Mathurapur, Dist - South 24 Parganas, PIN - 743354, **(2) SMT. NILAM SARDAR**, PAN NO. QYBPS5273L, Voter I. Card No. WET1563824, Wife of Shri Sanjit Sardar, D/o. Late Mahadeb Gharami and Late Sandhya Gharami, residing at Haldar Para, Kanthal Beria, Sangrampur Hat, Usthi, P.O. Sangrampur, P.S. Baruipur, Dist - South 24 Parganas, PIN - 743 355,

18/3/24

নম্বর :

3027

ক্রেতার নাম :

Rainbow Construction
Hobindapolly Bazar

Noopon

ঠিকানা :-

মূল্য :-

500/-

ভেতার :-

হাবড়া এ.ডি.এস.আর অফিস

জেলা :- উঃ ২৪ পরগনা

খরিন তার :-

মেটি স্ট্যাম্প খরিন :-

ট্রেজারী বারাসাত

স্বাক্ষর :- শ্রী সুদীপ ঘোষ

Vendor - Sudip Ghosh

11 MAR 2024

705000

ক্রেতার ট্রেজারী ও ভেতার এক কাছের নন জুডিশিয়াল

স্ট্যাম্প না থাকার দরুন

500x2=1000

ক্রেতার নন জুডিশিয়াল স্ট্যাম্প মিল করিয়া দিলো

ভেতার

শ্রী সুদীপ ঘোষ

Vendor - Sudip Ghosh

হাবড়া এ ডি এস.আর অফিস



Registrar B/S 7 (2)
District Sub Registrar-II
North 24 Parganas, Barasat

19 MAR 2024

(3) SHRI TAPAS GHARAMI, PAN NO. DBZPG9037A, Voter I. Card No. SDE1446723, S/o. Late Mahadeb Gharami and Late Sandhya Gharami, residing at Sitagachhi, Mathurapur, P.O. & P.S. Mathurapur, Dist - South 24 Parganas, PIN - 743354, all are by Nationality - Indian, by Faith - Hindu, by Occupation - No. 1 & 2 - Household Works, and No. 3 - Business, hereinafter called and referred to as the **LAND OWNERS** (which terms and/or expression shall unless, excluded by or repugnant to the context or subject or deemed to mean and included their heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART.**

A N D

RAINBOW CONSTRUCTION, PAN NO. AAPFR4145N, a Partnership Firm having its Office at Arabinda Pally, Noapara, P.O. & P.S. Barasat, Dist - North 24 Parganas, represented by its Partners **(1) SHRI PRANAY KUMAR PAL**, PAN NO. BBAPP0586L, Voter I. Card No. WB/13/090/396487, S/o. Late Prabir Kumar Pal, residing at Banamalipur (East), P.O. & P.S. Barasat, Kolkata - 700 124, Dist - North 24 Parganas AND **(2) SHRI TAPAS KUMAR DAS**, PAN NO. AIOPD7012K, Voter I. Card No. WB/13/090/159188, S/o. Late Krishnapada Das, residing at Arabinda Pally, Noapara, P.O. & P.S. Barasat, Kolkata - 700 124, Dist - North 24 Parganas, both are by Nationality - Indian, by Faith - Hindu, by Occupation - Business, hereinafter called the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Principles heirs, legal representatives, successors and assigns) of the **SECOND PART.**

WHEREAS the mother of the LAND OWNERS herein namely Sandhya Gharami (now deceased) along with her other co-sharers namely (1) Shri Kamal Sarkar, (2) Smt. Bharati Sarkar, (3) Smt. Bina Haldar, (4) Smt. Karuna Sarkhel and (5) Shri Nishit Mandal, jointly become the absolute Owners of the total landed property measuring **04 (Four) Cottahs more or less i.e. 06.60 (Six point six zero) Decimals be the same a little**

more or less together with an old dilapidated structure standing thereon lying and situated under MOUZA – NOAPARA, J.L. No. 83, Re.Su. No. 137, Touzi No. 146, Pargana – Anowarpur, comprised in L.O.P. No. 9, in R.S. Khatian No. 1366, appertaining to C.S. & R.S. Dag No. 1182, within the local limits of Barasat Municipality, being Holding No. 1659, Arabinda Pally, in Ward No. 10, P.S. Barasat, A.D.S.R.O. Kadambagachi, Kolkata – 700 124, Dist – North 24 Parganas, which is more fully and particularly described in the **SCHEDULE** herein below which was obtained by way of inheritance as per Hindu Succession Act from their deceased father and mother, deceased husband, deceased brother and deceased mother namely Lila Sarkar, Kumud Ranjan Sarkar, Amal Sarkar, Kalpana Mondal and Biswajit Sarkar and they mutated and recorded their names in the Office Records of Barasat Municipality and paying respective rents and taxes regularly before the authority concerned and seize and possess of and / or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corner together with rights to sell, convey and / or transfer the same to others as they shall think fit and proper.

AND WHEREAS said Sandhya Gharami (now deceased) along with her other co-sharers namely (1) Shri Kamal Sarkar, (2) Smt. Bharati Sarkar, (3) Smt. Bina Haldar, (4) Smt. Karuna Sarkhel and (5) Shri Nishit Mandal with a view to construct a Multi-Storied Building upon the aforesaid landed property, which is more fully and particularly described in the **SCHEDULE** herein below executed a Registered Development Agreement being No. 150203401 dated 29/06/2022 which was duly registered at D.S.R.-II, North 24 Parganas and recorded the same in Book No. I, Volume No. 1502-2022, Pages from 104576 to 104622 for the year 2022 with the said **RAINBOW CONSTRUCTION**, PAN NO. AAPFR4145N, a Partnership Firm having its Office at Arabinda Pally, Noapara, P.O. & P.S. Barasat, Dist – North 24 Parganas, represented by its Partners **(1) SHRI PRANAY KUMAR PAL**, PAN NO. BBAPP0586L, Voter I. Card No.

WB/13/090/396487, S/o. Late Prabir Kumar Pal, residing at Banamalipur (East), P.O. & P.S. Barasat, Kolkata – 700 124, Dist – North 24 Parganas AND **(2) SHRI TAPAS KUMAR DAS**, PAN NO. AIOPD7012K, Voter I. Card No. WB/13/090/159188, S/o. Late Krishnapada Das, residing at Arabinda Pally, Noapara, P.O. & P.S. Barasat, Kolkata – 700 124, Dist – North 24 Parganas, the Developer of the Second Part herein as per the terms and conditions mentioned therein.

AND WHEREAS as per terms and conditions of the said Registered Development Agreement being No. 150203401 for the year 2022 said Sandhya Gharami (now deceased) along with her other co-sharers namely (1) Shri Kamal Sarkar, (2) Smt. Bharati Sarkar, (3) Smt. Bina Haldar, (4) Smt. Karuna Sarkhel and (5) Shri Nishit Mandal have also executed a Registered Development Power of Attorney being No. Development Power of Attorney being No. 150203471 for the year 2022 which was duly registered at D.S.R.-II, North 24 Parganas and recorded the same in Book No. I, Volume No. 1525-2022, Pages from 105828 to 105853 for the year 2022 in favour of said **RAINBOW CONSTRUCTION**, a Partnership Firm having its Office at Arabinda Pally, Noapara, P.O. & P.S. Barasat, Dist – North 24 Parganas, represented by its Partners **(1) SHRI PRANAY KUMAR PAL**, S/o. Late Prabir Kumar Pal, residing at Banamalipur (East), P.O. & P.S. Barasat, Kolkata – 700 124, Dist – North 24 Parganas AND **(2) SHRI TAPAS KUMAR DAS**, S/o. Late Krishnapada Das, residing at Arabinda Pally, Noapara, P.O. & P.S. Barasat, Kolkata – 700 124, Dist – North 24 Parganas, the Developer of the Second Part herein as their true and lawful attorney to do the acts, deeds and things in connection with the Schedule mentioned property as per terms and conditions of the said Development Agreement as well said Development Power of Attorney.

AND WHEREAS during the time of processing of the said construction job for the said proposed Multi-Storied building over the aforesaid landed property said Sandhya Gharami died intestate on 21/02/2023 and her

husband Mahadeb Gharami died intestate on 17/09/2011 i.e. before the death of said Sandhya Grami and the said deceased Sandhya Gharami died intestate leaving behind her two daughters namely Smt. Baishakhi Sardar, the Land Owner No. 1 herein and Smt. Nilam Sardar, the Land Owner No. 2 herein and one son namely Shri Tapas Gharami, the Land Owner No. 3 herein as her only legal heirs and successors to inherit her aforesaid undivided proportionate share of land measuring 576 Sq.ft. i.e. 12 Chittacks 36 Sq.ft. out of the total land measuring 04 Cottahs more or less, which is mentioned in the Schedule of property and after demise of said Sandhya Gharami, said Smt. Baishakhi Sardar, Smt. Nilam Sardar and Shri Tapas Gharami, the Land Owners become the absolute joint Owners of the said undivided proportionate share of aforesaid and/or below mentioned Schedule of property by way of inheritance as per Hindu Succession Act left by said deceased Sandhya Gharami.

AND WHEREAS thus said Smt. Baishakhi Sardar, Smt. Nilam Sardar and Shri Tapas Gharami, the Land Owners herein become the absolute Owners of the said undivided proportionate share of Bastu land admeasuring **12 (Twelve) Chittacks 36 (Thirty six) Sq.ft.** be the same a little more or less out of total land measuring **04 Cottahs be the same a little more or less** together with an old dilapidated structure measuring 200 Sq.ft. standing thereon lying and situated under MOUZA – NOAPARA, J.L. No. 83, Re.Su. No. 137, Touzi No. 146, Pargana – Anowarpur, comprised in L.O.P. No. 9, in R.S. Khatian No. 1366, appertaining to C.S. & R.S. Dag No. 1182, within the local limits of Barasat Municipality, being Holding No. 1659, Arabinda Pally, in Ward No. 10, P.S. Barasat, A.D.S.R.O. Kadambagachi, Kolkata – 700 124, Dist – North 24 Parganas, hereinafter called as the **“SAID PROPERTY / SAID PREMISES”**, which is morefully and particularly described in the **FIRST SCHEDULE** herein below by way of inheritance as per Hindu Succession Act left by said deceased Sandhya Gharami and seized and possessed the same free from all encumbrances.

AND WHEREAS said Smt. Baishakhi Sardar, Smt. Nilam Sardar and Shri Tapas Gharami, the Land Owners herein with a view to continue the said construction work and to complete of the said proposed Multi-Storied building in respect of their said undivided proportionate share of the aforesaid landed property, execute and register this Supplementary Development Agreement in favour of the said **RAINBOW CONSTRUCTION**, a Partnership Firm having its Office at Arabinda Pally, Noapara, P.O. & P.S. Barasat, Dist - North 24 Parganas, represented by its Partners **(1) SHRI PRANAY KUMAR PAL**, S/o. Late Prabir Kumar Pal, residing at Banamalipur (East), P.O. & P.S. Barasat, Kolkata - 700 124, Dist - North 24 Parganas AND **(2) SHRI TAPAS KUMAR DAS**, S/o. Late Krishnapada Das, residing at Arabinda Pally, Noapara, P.O. & P.S. Barasat, Kolkata - 700 124, Dist - North 24 Parganas, the Developer / Second Part herein.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES hereto as follows :-

- 1) That said Smt. Baishakhi Sardar, Smt. Nilam Sardar and Shri Tapas Gharami, the Land Owners herein with a view to continue the said construction work and to complete of the said proposed Multi-Storied building in respect of their said undivided proportionate share of the aforesaid landed property, execute and register this Supplementary Development Agreement in favour of the said **RAINBOW CONSTRUCTION**, a Partnership Firm having its Office at Arabinda Pally, Noapara, P.O. & P.S. Barasat, Dist - North 24 Parganas, represented by its Partners **(1) SHRI PRANAY KUMAR PAL**, S/o. Late Prabir Kumar Pal, residing at Banamalipur (East), P.O. & P.S. Barasat, Kolkata - 700 124, Dist - North 24 Parganas AND **(2) SHRI TAPAS KUMAR DAS**, S/o. Late Krishnapada Das, residing at Arabinda Pally, Noapara, P.O. & P.S. Barasat, Kolkata - 700 124, Dist - North 24 Parganas, the Developer of the Second Part herein.

- 2) That the Land Owners herein will be entitled to get their share of land owners allocation as per the terms and conditions of the said Registered Development Agreement vide No. 150203401 for the year 2022 in place of deceased Sandhya Gharami's share of Land Owner's allocation.
- 3) That the other terms and conditions of the said Registered Development Agreement vide No. 150203401 for the year 2022 for the year 2022 shall remain unchanged.
- 4) That this Supplementary Agreement shall be treated as the part and parcel of the Registered Agreement for Development vide No. 150203401 for the year 2022.

FIRT SCHEDULE OF PROPERTY

ALL THAT a piece and parcel of Revenue paying undiided proportionate share of Bastu land admeasuring **12 (Twelve) Chittacks 36 (Thirty six) Sq.ft.** out of total land measuring 04 Cottahs be the same a little more or less together with an old dilapidated structure measuring 200 Sq.ft. standing thereon lying and situated under MOUZA - NOAPARA, J.L. No. 83, Re.Su. No. 137, Touzi No. 146, Pargana - Anowarpur, comprised in L.O.P. No. 9, in R.S. Khatian No. 1366, appertaining to C.S. & R.S. Dag No. 1182, within the local limits of Barasat Municipality, being Holding No. 1659, Arabinda Pally, in Ward No. 10, P.S. Barasat, A.D.S.R.O. Kadambagachi, Kolkata - 700 124, Dist - North 24 Parganas, which is butted and bounded by as follows :-

ON THE NORTH :- Property of Plot No. 4;

ON THE SOUTH :- 12' ft. Wide Arabinda Pally Road;

ON THE EAST :- Property of Plot No. 8;

ON THE WEST :- Property of Plot No. 10.

IN WITNESS WHEREOF the PARTIES above named hereunto have set and subscribed their respective hands, seal and signatures on the day, month and year as first mentioned hereinabove in the presence of the following witnesses :-

Witnesses :-

1) Santanu Sarker
S/O - Kamal Sarker
Arabinda Pally, Nda Panna,
Barasat, Kolkata - 700124

1) Baishakhi Sardar
BAISHAKHI SARDAR

2) Nilam Sardar
NILAM SARDAR

2) Sanjit K. Ghosh
S/O - Anindita Lal Ghosh
J. Barasat Convent
KOL-124

3) Tapas Gharami
TAPAS GHARAMI
SIGNATURE OF THE LAND OWNERS

Drafted and prepared by :-

Saurish K. Biswas
(Shri Sourish Kr. Biswas)
Advocate,
Enrolment No. WB/405/2006
Judges' Court, Barasat,
Dist - North 24 Parganas,
Kolkata - 700 124

Computer type by :-

Rana Dey
(Rana Dey, Barasat)

RAINBOW CONSTRUCTION

Pranay K. Pal
Partner

RAINBOW CONSTRUCTION

Tapas K. Ghosh
Partner

SIGNATURE OF THE DEVELOPER

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

(1) Name : PRANAY KUMAR PAL

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					Pranay K Pal

Pranay K Pal
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : TAPAS KUMAR DAS

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					Tapas K Das

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

Tapas K Das
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

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

(1) Name : BAISHAKHI SARDAR

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					বাম হাত ডান হাত

Baishakhi Sardar
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : NILAM SARDAR

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					বাম হাত ডান হাত

Nilam Sardar

Signature of the Presentant

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

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

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

(1) Name : TAPAS GHARMI

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



Tapas Gharami

Tapas Gnarami
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত

PHOTO
PEST

ডান হাত

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

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

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



180320242042872362

GRN Details

GRN:	192023240428723631	Payment Mode:	Online Payment
GRN Date:	18/03/2024 15:14:10	Bank/Gateway:	Union Bank of India
BRN :	523388225	BRN Date:	18/03/2024 03:15:44
GRIPS Payment ID:	180320242042872362	Payment Init. Date:	18/03/2024 15:14:10
Payment Status:	Successful	Payment Ref. No:	2000635154.2/2024
(Query No * Query Year)			

Depositor Details

Depositor's Name:	PRANAY KUMAR PAI
Address:	BANAMALIPUR BARASAT, West Bengal, 700124
Mobile:	9735494084
Contact No:	6291433676
Depositor Status:	Buyer/Claimants
Query No:	2000635154
Applicant's Name:	Mr RANA DEY
Identification No:	2000635154.2/2024
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	18/03/2024
Period To (dd/mm/yyyy):	18/03/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000635154.2/2024	Property Registration- Stamp duty	0030-02-103-003-02	4020
2	2000635154.2/2024	Property Registration- Registration Fees	0030-03-104-001-10	21
Total				4041

IN WORDS: FOUR THOUSAND FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1502-02528/2024	Date of Registration	19/03/2024
Query No / Year	1502-2000635154/2024	Office where deed is registered	
Query Date	06/03/2024 3:22:29 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	RANA DEY BANAMALIPUR, PO BARASAT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 6291433676, Status : Solicitor firm		
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. 4,00,000/-	Rs. 5,18,399/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
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: Arabinda Pally Road, Mouza: Napara, , Holding No:1659 JI No: 83, , ARABINDA PALLY Pin Code : 700124

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1182	RS-1366	Bastu	Bastu	12 Chatak 36 Sq Ft	4,00,000/-	5,18,399/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
Grand Total :					1.32Dec	4,00,000 /-	5,18,399 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt BAISHAKHI SARDAR Daughter of Late SANDHYA GHARAMI(Mother) Executed by: Self, Date of Execution: 19/03/2024 , Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office	Photo  19/03/2024	Finger Print  Captured LTI 19/03/2024	Signature Baishakhi Sardar 19/03/2024

LAKSHMINARAYANPUR, UTTAR LAKSHMINARAYANPUR, Village:- LAKSHMINARAYANPUR, P.O:- MATHURAPUR, P.S:-Mathurapur, District:-South 24-Parganas, West Bengal, India, PIN:- 743354 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: QYxxxxxx8A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/03/2024 , Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Smt NILAM SARDAR Daughter of Late SANDHYA GHARAMI(Mother) Executed by: Self, Date of Execution: 19/03/2024 , Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office	 19/03/2024	 LTI 19/03/2024 Captured	Nilan Sardar 19/03/2024

HALDAR PARA, KANTHALBERIA, Block/Sector: SANGRAMPUR HAT, USTHI, Village:- HALDAR PARA, KANTHALBERIA, P.O:- SANGRAMPUR, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743355 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: QYxxxxxx3L, Aadhaar No: 75xxxxxxxx8604, Status :Individual, Executed by: Self, Date of Execution: 19/03/2024 , Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office

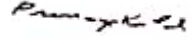
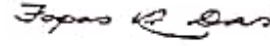
3	Name	Photo	Finger Print	Signature
	Mr TAPAS GHARAMI Son of Late SANDHYA GHARAMI(Mother) Executed by: Self, Date of Execution: 19/03/2024 , Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office	 19/03/2024	 LTI 19/03/2024 Captured	Tapas Gharami 19/03/2024

SITAGACHHI, MATHURAPUR,, Village:- SITAGACHHI, P.O:- MATHURAPUR, P.S:-Mathurapur, District:-South 24-Parganas, West Bengal, India, PIN:- 743354 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: DBxxxxxx7A, Aadhaar No: 51xxxxxxxx4509, Status :Individual, Executed by: Self, Date of Execution: 19/03/2024 , Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RAINBOW CONSTRUCTION ARABINDA PALLY, NOAPARA, City:- Barasat, P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 , PAN No.:: AAxxxxxx5N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr PRANAY KUMAR PAL (Presentant) Son of Late I RASIR KUMAR PAL Date of Execution - 19/03/2024, Admitted by: Self, Date of Admission: 19/03/2024, Place of Admission of Execution: Office	Photo  Mar 19 2024 1:34PM	Finger Print  Captured LTI 19/03/2024	Signature  19/03/2024
BANAMALIPUR (EAST), City:- Barasat, P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BBxxxxxx6L, Aadhaar No: 64xxxxxxxx2580 Status : Representative, Representative of : RAINBOW CONSTRUCTION (as PARTNER)				
2	Name Mr TAPAS KUMAR DAS Son of Late I.RISHNAPADA DAS Date of Execution - 19/03/2024, Admitted by: Self, Date of Admission: 19/03/2024, Place of Admission of Execution: Office	Photo  Mar 19 2024 1:34PM	Finger Print  Captured LTI 19/03/2024	Signature  19/03/2024
ARABINDA PALLY, NOAPARA,, City:- Barasat, P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Alxxxxxx2K, Aadhaar No: 62xxxxxxxx1728 Status : Representative, Representative of : RAINBOW CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANJIT KUMAR GHOSH Son of Mr AMRITAJIT GHOSH BARASAT COURT, City:- Barasat, P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124	 19/03/2024	 Captured 19/03/2024	 19/03/2024
Identifier Of Smt BAISHAKHI SARDAR, Smt NILAM SARDAR, Mr TAPAS GHARAMI, Mr PRANAY KUMAR PAL, Mr TAPAS KUMAR DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt BAISHAKHI SARDAR	RAINBOW CONSTRUCTION-0.44 Dec
2	Smt NILAM SARDAR	RAINBOW CONSTRUCTION-0.44 Dec
3	Mr TAPAS GHARAMI	RAINBOW CONSTRUCTION-0.44 Dec

Endorsement For Deed Number : I - 150202528 / 2024

On 19-03-2024

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

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

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

Presented for registration at 12:52 hrs on 19-03-2024, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Mr PRANAY KUMAR PAL .

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 5,18,399/-

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

Execution is admitted on 19/03/2024 by 1. Smt BAISHAKHI SARDAR, Daughter of Late SANDHYA GHARAMI, LAKSHMINARAYANPUR, UTTAR LAKSHMINARAYANPUR, P.O: MATHURAPUR, Thana: Mathurapur, , South 24-Parganas, WEST BENGAL, India, PIN - 743354, by caste Hindu, by Profession House wife, 2. Smt NILAM SARDAR, Daughter of Late SANDHYA GHARAMI, HALDAR PARA, KANTHALBERIA, Sector: SANGRAMPUR HAT, USTHI, P.O: SANGRAMPUR, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743355, by caste Hindu, by Profession House wife, 3. Mr TAPAS GHARAMI, Son of Late SANDHYA GHARAMI, SITAGACHHI, MATHURAPUR,, P.O: MATHURAPUR, Thana: Mathurapur, , South 24-Parganas, WEST BENGAL, India, PIN - 743354, by caste Hindu, by Profession Business

Identified by Mr SANJIT KUMAR GHOSH, , Son of Mr AMRITALAL GHOSH, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 19-03-2024 by Mr PRANAY KUMAR PAL, PARTNER, RAINBOW CONSTRUCTION (Partnership Firm) ARABINDA PALLY, NOAPARA, City:- Barasat, P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124

Identified by Mr S/ NJIT KUMAR GHOSH, , Son of Mr AMRITALAL GHOSH, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 19-03-2024 by Mr TAPAS KUMAR DAS, PARTNER, RAINBOW CONSTRUCTION (Partnership Firm), ARABINDA PALLY, NOAPARA, City:- Barasat, P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124

Identified by Mr SANJIT KUMAR GHOSH, , Son of Mr AMRITALAL GHOSH, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/03/2024 3:15AM with Govt. Ref. No: 192023240428723631 on 18-03-2024, Amount Rs: 21/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 523388225 on 18-03-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 4,020/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 3022, Amount: Rs.500.00/-, Date of Purchase: 18/03/2024, Vendor name: Sudip Ghosh
3. Stamp: Type: Impressed, Serial no 3023, Amount: Rs.500.00/-, Date of Purchase: 18/03/2024, Vendor name: Sudip Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/03/2024 3:15AM with Govt. Ref. No: 192023240428723631 on 18-03-2024, Amount Rs: 4,020/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 523388225 on 18-03-2024, Head of Account 0030-02-103-003-02



Rita Lepcha

DISTRICT SUB-REGISTRAR

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

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2024, Page from 66601 to 66625
being No 150202528 for the year 2024.



[Handwritten signature]

Digitally signed by RITA LEPCHA
Date: 2024.04.03 12:40:57 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 03/04/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.