

3095/26

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

M 460151

19/02/2026
P. NO. 2-433262/26

certified that the document is admitted for registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-III
Alipore, South 24-parganas.

19/2/26

SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT is made on this 19th day of February 2026 (Two Thousand Twenty Six).

BETWEEN

19 FEB 2026

26599

No.....Rs.5000/- Date.....

Name : Bodhisatwa Basu

Address : Advocate
Alipur Police Court

Vendor : Suhankar Das Kolkata-27
Alipore Collaborate (A.P. South)

SUHANAKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

26599 = 5000/-



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
19 FEB 2026

Identified by
Bodhisatwa Basu
(Adv)
Alipore Police Court
Kolkata-27

1. SMT ASHA GHOSH (PAN-BDXPG2223A) (AADHAAR NO- 2946 0676 4933), wife of Late Tarun Ghosh, by faith Hindu, by nationality Indian, by occupation Housewife, residing at B-139, Atabagan, Laskarpur, Post Office-Laskarpur, Police Station- Bansdrani, Kolkata-700153, Dist- South 24 Parganas, State- West Bengal, **2. SMT. MADHU DEY (PAN-BSXPD3007L) (AADHAAR NO- 8498 6502 1372)**, wife of Sri Probal Dey and daughter of Late Tarun Ghosh, by faith Hindu, by nationality Indian, by occupation Housewife, residing at Thanamakua Adarsha Nagar (Hare Krishna Nagar), Andul Road Podrah, Post Office- Andul, Police Station Sankrail, Pincod-711109, Dist- Howrah, State- West Bengal, **3. SMT. MAMTA BISWAS (PAN-CZYPB9446E) (AADHAAR NO- 9614 2641 8710)**, daughter of Late Tarun Ghosh, by nationality Indian, by occupation Housewife, residing at B-139, Atabagan, Laskarpur, Post Office Laskarpur, Police Station Bansdrani, Kolkata-700153, Dist- South 24 Parganas, State- West Bengal and **4. SMT. RUPA GHOSH (PAN-BDXPG5731R) (AADHAAR NO- 7476 0377 3966)**, daughter of Late Tarun Ghosh, by nationality Indian, by occupation Housewife, residing at B-139, Atabagan, Laskarpur, Post Office Laskarpur, Police Station Bansdrani, Kolkata-700153, Dist- South 24 Parganas, State- West Bengal, hereinafter called and referred to as the "**LAND OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns) of the **FIRST PART.**

AND

M/S. SOUMYA CONSTRUCTION, a Proprietorship concern, having its office at T-21, Subhash Pally, Post Office Garia, Police Station Bansdrani, Kolkata-700084, Dist- South 24 Parganas, State- West Bengal, represented by its sole proprietor namely **SRI. SOUMYAJIT MAITI (PAN NO. AYNPM6694H) (AADHAAR NO. 4119 0735 4656)**, son of Sri Ranjit Kumar Maity, by Religion-Hindu, by Nationality – Indian, by Occupation-Business, residing at T-21, Subhash Pally, Post Office Garia, Police Station Bansdrani, Kolkata-700084, Dist- South 24 Parganas, State- West Bengal, hereinafter referred

as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-office, representatives and/or assigns) of the **SECOND PART.**

WHEREAS one Tarun Ghosh was a displaced person from East Pakistan now Bangladesh, after partition of India was compelled to come in India due to circumstances beyond control. The Government of West Bengal rehabilitated the said Tarun Ghosh, now deceased and allowed to occupy a plot of vacant land more fully described in the **Schedule "A"** hereunder written.

AND WHEREAS the said Tarun Ghosh acquired a plot of Homestead land measuring an area of **4 Cottahs**, more or less in L.O.P. No. 1719, C.S. Dag No. 1491 (P), 1493(P), 1025(P) of Mouza Laskarpur & Kamdahari, J.L. No.57 & 49, lying and situated within the ward no. 111 of the Kolkata Municipal Corporation, within Police Station- previously Sonarpur and Regent Park at present Bansdroni, in the District of South 24 Parganas. The said plot of homestead land was seized and possessed of by the said Tarun Ghosh by virtue of a Deed of Gift executed by the Governor of the state of West Bengal, mentioned therein as the "**DONOR**", in favour of the said Lakshmi Rani Dey mentioned therein as the "**DONEE**", and the said Deed of Gift was registered in the office of the Additional District Sub-Registrar, Alipore, South 24 Parganas on the 29th day of November, 2011 and recorded in Book No. I, Volume No. 7, Pages 33 to 36, Being No. 459 for the year 2011. The said Gift was accepted by the said Tarun Ghosh and the said Donee have mutated the same in his name and got the Said land recorded in his name as owner with the Kolkata Municipal Corporation vide **Assessee No. 31-111-01-0048-0** and the same was numbered as **K.M.C. Premises No. 48, Atabagan, Kolkata-700153** and was paying the rates and taxes to the authorities concerned regularly and built a 100 sq. ft. tiles shed structure on the said land.

AND WHEREAS the said Tarun Ghosh instated died on 28.11.2019 leaving behind his only wife namely Smt Asha Ghosh and three daughters namely Smt. Madhu Dey, Smt. Mamta Biswas, and Smt. Rupa Ghosh as his legal heirs and successors and left no one else.

AND WHEREAS the said Smt Asha Ghosh, Smt. Madhu Dey, Smt. Mamta Biswas, and Smt. Rupa Ghosh became joint owners of **ALL THAT** piece and parcel of Homestead land measuring an area of **4 Cottahs**, more or less together with a 100 sq.ft. tiles shed structure in L.O.P. No. 1719, C.S. Dag No. 1491 (P), 1493(P), 1025(P) of Mouza Laskarpur & Kamdahari, J.L. No.57 & 49, lying and situated in **K.M.C. Premises No. 48, Atabagan, within Police Station Bansdroni** (previously Sonarpur and Regent Park), **Kolkata-700153**, within the ward no. 111 of the Kolkata Municipal Corporation, in the District of South 24 Parganas, **Assessee No. 31-111-01-0048-0**.

AND WHEREAS the land owners herein were desirous to develop the said premises by constructing a G+III storied residential building thereon through a Developer in accordance with the building plan to be sanctioned by Kolkata Municipal Corporation and the said land owners have decided to construct a building containing several independent flats on the said premises due to paucity of fund and lack of infrastructure the said land owners approached the Developer to construct such building after demolishing the existing structure standing thereon and all material collect by the Developer thereon on the said land at the costs and expenses of the Developer or out of the funds to be produced by the Developer from the intending buyer or others on certain terms and conditions.

AND WHEREAS relating on the aforesaid representation of the owners herein the Developer namely **M/S. SOUMYA CONSTRUCTION**, a Proprietorship concern, having its office at T-21, Subhash Pally, Post Office Garia, Police Station Bansdroni, Kolkata-700084, being represented by its sole Proprietor **SRI. SOUMYAJIT MAITI**, son of Sri. Ranjit Kumar Maity, by faith-Hindu, by Nationality - Indian, by Occupation - Business, residing at T-21, Subhash Pally, Post Office Garia, Police Station Bansdroni, Kolkata-700084 agreed to develop **ALL THAT** piece and parcel of Homestead land

measuring an area of **4 Cottahs**, more or less together with a 100 sq.ft. tiles shed structure in L.O.P. No. 1719, C.S. Dag No. 1491 (P), 1493(P), 1025(P) of Mouza Laskarpur & Kamdahari, J.L. No.57 & 49, lying and situated in **K.M.C. Premises No. 48, Atabagan, within Police Station Bansdrani** (previously Sonarpur and Regent Park), **Kolkata-700153**, within the ward no. 111 of the Kolkata Municipal Corporation, in the District of South 24 Parganas, **Assessee No. 31-111-01-0048-0** on certain terms and conditions as per the Development Agreement which was registered in the Office of the D.S.R.-III South 24 Parganas at Alipore on 7th Day of June, 2022 and recorded in Book No. I, Volume No.1603-2022, Page from 304801 to 304838, being No. 160308641 for the Year 2022 and subsequently a Development Power also had been registered in the Office of the D.S.R.-III South 24 Parganas at Alipore on 7th day of June, 2022 registered in the Office of D.S.R.-III, South 24 Parganas and recorded it in Book No. I, Volume No.1603-2022, Page from 304870 to 304895, being No. 160308650 for the year 2022.

IT IS MENTIONED HEREIN THAT in the said Development Agreement, it was stated in the Article II point No. 3 that the Developer will handover the possession of Land Owners' Allocation to the Land Owners within a stipulated period of **18 months from the date of the Sanction Plan** and if the Developer will not be able to hand over the possession within the stipulated period of **18 months** from getting sanction plan from Kolkata Municipal Corporation then the Land Owners will give the Developer another **6 months** as a grace period as mutually agreed upon by the parties hereto.

AND WHEREAS after the Development Agreement and Development Power the said **DEVELOPER** herein obtained a **Building Sanction Plan No. 2023110075 dated 02.06.2023** sanctioned from the Kolkata Municipal Corporation to construct a G+III storied building on the said premises and in accordance with the **Building Sanction Plan No. 2023110075 dated 02.06.2023** sanctioned from the Kolkata Municipal Corporation, the said **DEVELOPER** herein constructed a G+III storied building namely "**BENCHMARK-XXI**" on the said premises.

AND WHEREAS after completion of the above mentioned stipulated period of **18 (Eighteen) months from the date of the Sanction Plan and 6 (Six) months Grace Period i.e. 01.06.2025**, the Developer did not able to hand over the Land Owners' Allocation due to various reason and now the Land owners and the Developer herein mutually agreed and accepted that the Land Owners grant the Developer for **12 (Twelve) months as additional grace period from the date of signing of this Supplementary Development Agreement** to hand over the possession of Land Owners' Allocation as mentioned in Development Agreement dated 7th Day of June, 2022, being No. 160308641 for the Year 2022 of D.S.R.-III South 24 Parganas at Alipore.

AND WHEREAS the Land Owners herein by executing this Supplementary Development Agreement, entered into a contract or agreement with the Developer under the following terms and conditions.

NOW THIS SUPPLEMENTARY AGREEMENT WITNESSETH and it is hereby agreed and declared by and between the parties hereto as follows:-

1. That the terms and conditions (except the point no. 3 of Article II) contained in the said Principal Agreement for Development are remain unchanged and unaltered and as before and the same is fully binding upon both the parties hereto and their respective heirs, executors, administrators, legal representatives and assigns.
2. That this Supplementary Agreement shall be treated as a part of the said Principal Agreement for Development.
3. That the Land owners and the Developer herein mutually agreed and accepted that the Land Owners grant the Developer for **12 (Twelve) months as additional grace period from the date of signing of this Supplementary Development Agreement** to hand over the possession of Land Owners' Allocation as mentioned in Development Agreement dated 7th Day of June, 2022, being No. 160308641 for the Year 2022 of D.S.R.-III South 24 Parganas at Alipore.

4. That, after getting sanction plan, the Land Owners' Allocation and Developer's Allocation are remain same and the allocation are clearly stated in "SCHEDULE-B" written herein below.

5. That the Land owner and the Developer herein will have no objection against each other in respect of their allocation.

SCHEDULE-A
(DESCRIPTION OF THE LAND)

ALL THAT piece and parcel of Homestead land measuring an area of **4 Cottahs** more or less together with a G+III storied building namely "**BENCHMARK-XXI**", standing thereon in L.O.P. No. 1719, C.S. Dag No. 1491 (P), 1493(P), 1025(P) of Mouza Laskarpur & Kamdahari, J.L. No. 57 & 49, lying and situated in **K.M.C. Premises No. 48, Atabagan**, within Police Station Bansdrani (previously Sonarpur and Regent Park), Kolkata-700084, within the ward no. 111 of the Kolkata Municipal Corporation, in the District of South 24 Parganas, **Assessee No. 31-111-01-0048-0**, the said land is butted and bounded as follows:-

On the North: by L.O.P. No. 1721;

On the South: by 20'ft wide road;

On the East: by L.O.P. No. 1718;

On the West: L.O.P. No. 1722;

SCHEDULE-B
(DESCRIPTION OF THE LAND OWNERS' ALLOCATION AND DEVELOPER'S ALLOCATION)

• **OWNERS' ALLOCATION AS FIXED AS FOLLOWS:** In the new G+III storied Building namely "**BENCHMARK-XXI**" constructed on the land described here under the **SCHEDULE 'A'** land, the **LAND OWNERS** shall get:-

i) **Entire First Floor consists of 3 numbers of 2BHK flats i.e. a)** one residential flat **being Flat No. 1A** on the **North-West side**, **b)** one residential

flat being Flat No. 1B on the South-West side and c) one residential flat being Flat No. 1C on the South-East side.

ii) 1 number of 3BKH flat being Flat No. 3A at the back side of the Third Floor.

iii) 3 numbers of dependable car parking space on the Ground Floor.

DEVELOPER'S ALLOCATION: save and except owners' allocation mentioned above, the rest of all constructed/salable area of the total F.A.R./Constructed areas of G+III storied building namely "**BENCHMARK-XXI**" i.e.

i) Entire Second Floor consists of 2 numbers of 3BHK flats i.e. a) one residential flat being Flat No. 2A on the Back side of the building, b) one residential flat being Flat No. 2B on the Front side of the building.

ii) 1 number of 3BHK flat being Flat No. 3B at the front side of the Third Floor.

iii) Remaining portion on the Ground floor after giving the Land owners their allocated portion i.e. 1 number of car parking space (Front side) and 1 number of office space.

IN WITNESS WHEREOF the parties hereto put their respective hands and seal this indenture here at Kolkata on the day, month and year first above written.

WITNESSES:

1. Hounir Chowdhury
d/o Late Prasanta Chowdhury
Rabindrapally, Brahmapur
Kolkata - 700096

• Asha Choudh
• 308-24
• Mamta Biswas
Rupa Choudh

SIGNATURE OF THE LAND OWNERS

2. — Badhisatwa Sam
(Adv)
Allpore Police Court
kop 22

SOUMYA CONSTRUCTION
Soumyajit Maiti
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted and Typed at my office as per documents, information and instruction are given by all parties & I read over & Explained in Mother Languages to all parties to this deed and all of them admitted that the same has been correctly written as per their instruction.

— Badhisatwa Sam.

Advocate
Enrolment No. WB/2138/2009
Allpore Police Court,
Kolkata - 700027

SPECIMEN FORM FOR TEN FINGER PRINTS

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



Ashu Gosh

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



Anu B

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



Manu Biswas

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

SPECIMEN FORM FOR TEN FINGER PRINTS



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



Rupa Abhash

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



Somnrajit Manti

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



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

MUNICIPAL ASSESSMENT BOOK

LAND AND BUILDING ASSESSMENT DEPARTMENT

Assesee No:	Ward No:	Borough No:	Premises No:	Street No:	Name of the Street:	Owner Name :	Person Liable To Pay Tax	Address:	Is Heritage Prec.
311110100480	111	11	48	01	ATABAGAN	SMT ASHA GHOSH SMT MADHU DEY SMT MAMTA BISWAS SMT RUPA GHOSH		139B ATABAGAN PO-GARIA P.S. BANDSRINI KOL-84	N

Area Details: Dag No.-1491P,1493P Khatian No.-JL57,49 Mouza-LASKARPUR Parking area- Common area-

No Of Stories	Nature Of Use	Plot Area	Covered Area	Floor Area	Land Area	Exempti on Applied	Exempti on Till	Exemption Rate	Residential	Non Residential	Classified Owership	Operative GR Quarter
2	DH		1300		Cottah:04					I		1/2017

PARTICULARS OF SUBSEQUENT ALTERATIONS

Annual Valuation	Assmt. u/s	Rate	Date of Alteration of AV	Date of effect of Alltation	Quarterly Payable	Exempti on Rebate	H.B.T. Manual Capp Tax	Comm Rate	Surcharge	Gross Payable	Rebate Amount	Net Payable per Quarter	Quarter of Issuing of F. S bills
11000	ARV	28.30	26/07/2022	01/07/2013	778.25	778.25	0	50.0	0.00	778.00	38.90	739	2/2013
28080.00	UAA	15.00	28/07/2022	01/04/2017	934.00	887.30	0	0	0	934.00	46.70	887	1/2017

Major Information of the Deed




Deed No :	I-1603-02932/2026	Date of Registration	19/02/2026
Query No / Year	1603-2000433262/2026	Office where deed is registered	
Query Date	16/02/2026 1:18:18 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BODHISATWA BASU ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8017932758, Status Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction [4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Rs. 1/-	Market Value Rs. 36,00,003/-	
Stampduty Paid(SD)	Rs. 7,020/- (Article:48(g))	Registration Fee Paid Rs. 632/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		






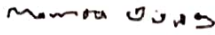



Land Details :

District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Atabagan, Premises No: 48, , Ward No: 111 Pin Code : 700084

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	1/-	36,00,003/-	Width of Approach Road: 20 Ft.,
Grand Total :				6.6Dec	1 /-	36,00,003 /-	

Land Lord Details :



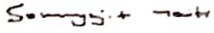
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt ASHA GHOSH Wife of Late TARUN GHOSH Executed by: Self, Date of Execution: 19/02/2026 , Admitted by: Self, Date of Admission: 19/02/2026 ,Place : Office		 Captured	
		19/02/2026	LT1 19/02/2026	19/02/2026
B-139, ATABAGAN, City:- , P.O:- LASKARPUR, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: BDxxxxxx3A, Aadhaar No: 29xxxxxxxx4933, Status :Individual, Executed by: Self, Date of Execution: 19/02/2026 , Admitted by: Self, Date of Admission: 19/02/2026 ,Place : Office				

	Name	Photo	Finger Print	Signature
2	Smt MADHU DEY Daughter of Late TARUN GHOSH Executed by: Self, Date of Execution: 19/02/2026 , Admitted by: Self, Date of Admission: 19/02/2026 ,Place : Office	 19/02/2026	 Captured LTI 19/02/2026	 19/02/2026
THANAMAKUA ADARSHA NAGAR (HARE KRISHNA ROAD), City:- , P.O:- ANDUL, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: BSxxxxxx7L, Aadhaar No: 84xxxxxxxx1372, Status :Individual, Executed by: Self, Date of Execution: 19/02/2026 , Admitted by: Self, Date of Admission: 19/02/2026 ,Place : Office				
3	Smt MAMTA BISWAS Daughter of Late TARUN GHOSH Executed by: Self, Date of Execution: 19/02/2026 , Admitted by: Self, Date of Admission: 19/02/2026 ,Place : Office	 19/02/2026	 Captured LTI 19/02/2026	 19/02/2026
B-139, ATABAGAN, City:- , P.O:- LASKARPUR, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: CZxxxxxx6E, Aadhaar No: 96xxxxxxxx8710, Status :Individual, Executed by: Self, Date of Execution: 19/02/2026 , Admitted by: Self, Date of Admission: 19/02/2026 ,Place : Office				
4	Smt RUPA GHOSH Daughter of Late TARUN GHOSH Executed by: Self, Date of Execution: 19/02/2026 , Admitted by: Self, Date of Admission: 19/02/2026 ,Place : Office	 19/02/2026	 Captured LTI 19/02/2026	 19/02/2026
B-139, ATABAGAN, City:- , P.O:- LASKARPUR, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: BDxxxxxx1R, Aadhaar No: 74xxxxxxxx3966, Status :Individual, Executed by: Self, Date of Execution: 19/02/2026 , Admitted by: Self, Date of Admission: 19/02/2026 ,Place : Office				




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MS SOUMYA CONSTRUCTION T-21, SUBHASH PALLY, City:- , P.O:- Garia, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Date of Incorporation:XX-XX-1XX2 , PAN No.: AYxxxxxx4H,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 SOUMYAJIT MAITI (Presentant) Son of Mr Ranjit Kumar Maity Date of Execution - 19/02/2026, , Admitted by: Self, Date of Admission: 19/02/2026, Place of Admission of Execution: Office	 Feb 19 2026 1:27PM	 Captured LTI 19/02/2026	Signature  19/02/2026
T-21, Subhash Pally,, City:- , P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: AYxxxxxx4H, Aadhaar No: 41xxxxxxxx4656 Status : Representative, Representative of : MS SOUMYA CONSTRUCTION (as SOLE PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BODHISATWA BASU Son of Mr P.K BASU ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 19/02/2026	 Captured 19/02/2026	 19/02/2026
Identifier Of Smt ASHA GHOSH, Smt MADHU DEY, Smt MAMTA BISWAS, Smt RUPA GHOSH, Mr SOUMYAJIT MAITI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt ASHA GHOSH	MS SOUMYA CONSTRUCTION-1.65 Dec
2	Smt MADHU DEY	MS SOUMYA CONSTRUCTION-1.65 Dec
3	Smt MAMTA BISWAS	MS SOUMYA CONSTRUCTION-1.65 Dec
4	Smt RUPA GHOSH	MS SOUMYA CONSTRUCTION-1.65 Dec

Endorsement For Deed Number : I - 160302932 / 2026

On 19-02-2026

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 13:05 hrs on 19-02-2026, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SOUMYAJIT MAITI .

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 36,00,003/-

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

Execution is admitted on 19/02/2026 by 1. Smt ASHA GHOSH, Wife of Late TARUN GHOSH, B-139, ATABAGAN, P.O: LASKARPUR, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife, 2. Smt MADHU DEY, Daughter of Late TARUN GHOSH, THANAMAKUA ADARSHA NAGAR (HARE KRISHNA ROAD), P.O: ANDUL, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by Profession House wife, 3. Smt MAMTA BISWAS, Daughter of Late TARUN GHOSH, B-139, ATABAGAN, P.O: LASKARPUR, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife, 4. Smt RUPA GHOSH, Daughter of Late TARUN GHOSH, B-139, ATABAGAN, P.O: LASKARPUR, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife

Indetified by Mr BODHISATWA BASU, , Son of Mr P.K BASU, ALIPORE POLICE 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 19-02-2026 by Mr SOUMYAJIT MAITI, SOLE PROPRIETOR, MS SOUMYA CONSTRUCTION (Sole Proprietorship), T-21, SUBHASH PALLY, City:-, P.O:- Garia, P.S:-Bansdrani, District:-South 24 -Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr BODHISATWA BASU, , Son of Mr P.K BASU, ALIPORE POLICE 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 632.00/- (E = Rs 600.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 600/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/02/2026 10:03PM with Govt. Ref. No: 192025260482913508 on 18-02-2026, Amount Rs: 600/-, Bank: SBI EPay (SBlePay), Ref. No. 0693615542455 on 18-02-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 2,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 26599, Amount: Rs.5,000.00/-, Date of Purchase: 19/02/2026, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/02/2026 10:03PM with Govt. Ref. No: 192025260482913508 on 18-02-2026, Amount Rs: 2,020/-, Bank: SBI EPay (SBlePay), Ref. No. 0693615542455 on 18-02-2026, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2026, Page from 76097 to 76115

being No 160302932 for the year 2026.



Dhar

Digitally signed by Debasish Dhar
Date: 2026.02.20 18:28:01 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 20/02/2026
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.