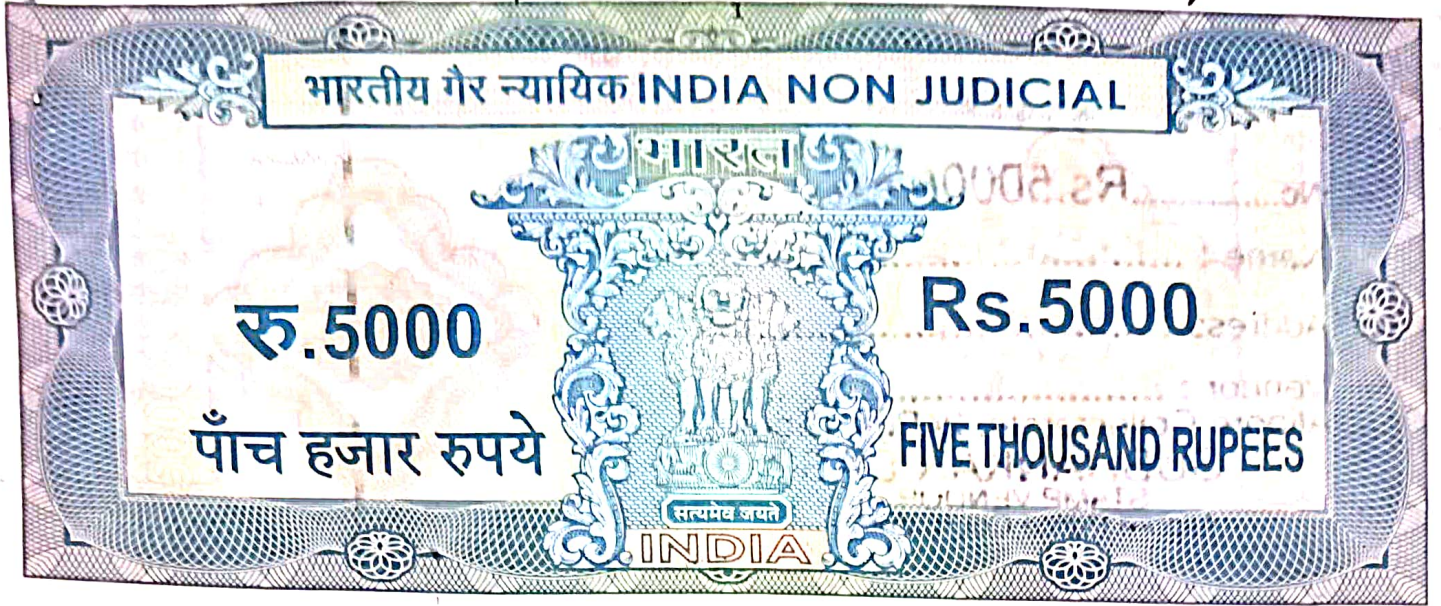


5512/26

I-5293/26



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M 463817

25/03/26
JNO-2/728614/26

Certified that the document is admitted in
registration. The signature sheets and
the endorsement sheets submitted with the
document are the original of this document.

Dist. Sub-Registrar-III
A. Sircar, Secy. 24-10-2025

25/03/26

SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT
is made on this 25th day of March, 2026 (Two
Thousand Twenty Six).

BETWEEN

27493

24 MAR 2026

SRI ALOKE
1941 2430
Faith - Hindu,
T-171, Subh

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

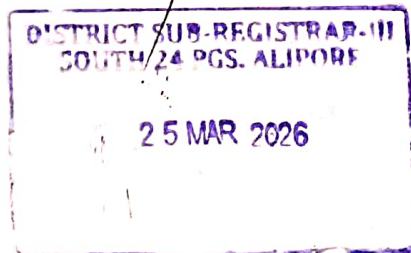
Name : ...Bodhisatwa Basu (Advocate)

Address : ...Alipore Police Court, Kol-27

Vendor : ...Subhankar Das
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

27493 = 5000/-



Identified by me -

Bodhisatwa Basu
(Advocate)
Alipore Police Court
Kol-27

SRI ALOKE CHAKRABORTY (PAN- AUDPC4185H) (AADHAAR NO.2788 1941 2430) (D.O.B. 19.10.1961), son of Late Balai Lal Chakraborty, by Faith – Hindu, by occupation – Business, by Nationality – Indian, residing at T-171, Subhash Pally, Post Office Garia, Police Station Bansdronei, Kolkata-700084, District - South 24 Parganas, hereinafter called and referred to as the “**LAND OWNER**” (which expression shall unless exclude by or repugnant to the context be deemed to mean include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART/FIRST PARTY**;

AND

M/S. BHATTACHARJEE CONSTRUCTION, a sole proprietorship firm, having its office at N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdronei, Kolkata – 700084, District - South 24 Parganas, being represented by its sole proprietor namely **SRI DEBASISH BHATTACHARJEE (PAN ADYPB2784R) (AADHAAR NO. 8624 4051 0636) (D.O.B. 20.01.1964)**, son of Late Kshitish Chandra Bhattacharjee, by Faith – Hindu, by occupation – Business, by Nationality – Indian, residing at N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdronei, Kolkata – 700084, District - South 24 Parganas, hereinafter called and referred to as the “**DEVELOPER/PROMOTER**” (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors or successors-in-office and administrators) of the **OTHER PART/SECOND PARTY**.

WHEREAS after the partition of India a large number of residents of former East Pakistan crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control. The Government of West Bengal (hereinafter referred to as the “Government”) offered all reasonable facilities to such persons (hereinafter referred to as the “Refugees”) for residence in West Bengal. A considerable number of such people were compelled by circumstances to use vacant lands in the urban areas for homestead purpose.

AND WHEREAS one named Sri Balai Lal Chakraborty was one of such person who had come to use and occupy a piece of land particularly described in the schedule hereunder and the said Sri Balai Lal Chakraborty being a refugee displaced from East Pakistan (now Bangladesh) approached the Government of West Bengal for a plot of land for his rehabilitation.

AND WHEREAS the Government of West Bengal with the intent to rehabilitate the Refugees from East Pakistan (now Bangladesh) gifted **ALL THAT** piece and parcel of land measuring about **3 (Three) Cottahs** more or less of homestead land in E/P No. 132 in C.S. Plot No. 555(P), 556(P), of Mouza Kamdahari, J.L. No. 49, Police Station previously Regent Park now Bansdroni, Kolkata-700084, Sub-Registration Office at Alipore, in the District of South 24 Parganas by virtue of a registered Indenture dated 26th day of April, 1995 which was registered in the office of Addl. District Register, South 24 Parganas at Alipore and recorded in Book No. I, Volume No. 1, Pages from 97 to 100, being Deed No. 25, for the year 1995 to the said Sri Balai Lal Chakraborty.

AND WHEREAS the said Sri Balai Lal Chakraborty mutated his name in the record of the Kolkata Municipal Corporation vide **Assesse No. 31-111-25-0112-9** and his land is known and numbered as **112, Subhash Pally, Kolkata-700084, within the limit of the Kolkata Municipal Corporation Ward No. 111** and he built a 500 sq.ft. Asbestos shed Brick built structure on the said land.

AND WHEREAS the said Sri Balai Lal Chakraborty gifted **ALL THAT** piece and parcel of land measuring about **3 (Three) Cottahs** more or less of homestead land together with a 500 sq.ft. Asbestos shed Brick built structure standing thereon in E/P No. 132 in C.S. Plot No. 555(P), 556(P), of Mouza Kamdahari, J.L. No. 49, **KMC Premises No. 112, Subhash Pally, within the limit of the Kolkata Municipal Corporation Ward No. 111**, Police Station previously Regent Park now Bansdroni, Assessee No. 31-111-25-0112-9, Kolkata-700084, Sub-Registration Office at Alipore, in the District of South 24 Parganas by virtue of a registered Bengali Gift Deed

dated 25.04.2008 which was registered in the office of A.D.S.R. Alipore, South 24 Parganas and recorded in Book No. I, CD Volume No. 39, Page from 3426 to 3446, being No. 09293 for the year 2014 in favour of his son namely Sri Alope Chakraborty, the Landowner herein.

AND WHEREAS the said Sri Alope Chakraborty, the Landowner herein mutated his name in the record of the Kolkata Municipal Corporation and paid tax regularly.

AND WHEREAS the Landowner herein has thus possessing and enjoying the Schedule property as its absolute owner without any hindrances from any corner whatsoever and has been paying all rents, rates and taxes thereof which is free from all encumbrances and bears a good marketable title.

AND WHEREAS the Landowner now desirous to construct a multistoried building and wants to give **ALL THAT** piece and parcel of land measuring about **3 (Three) Cottahs** more or less of homestead land together with a 500 sq.ft. Asbestos shed Brick built structure standing thereon in E/P No. 132 in C.S. Plot No. 555(P), 556(P), of Mouza Kamdahari, J.L. No. 49, **KMC Premises No. 112, Subhash Pally, within the limit of the Kolkata Municipal Corporation Ward No. 111, Police Station previously Regent Park now Bansdrani, Assessee No. 31-111-25-0112-9, Kolkata-700084, Sub-Registration Office at Alipore, in the District of South 24 Parganas** to the developer herein to develop the property by raising a G + III storied building and the land owner herein and the Developer herein executed a **Development Agreement which was registered in the Office of the District Sub Registrar-III, South 24 Parganas at Alipore on 11th July, 2024** on certain terms and conditions and **recorded in Book No. I, Volume No.1603-2024, Page from 297865 to 297895, being No. 160311316 for the Year 2024** and subsequently a **Development Power of Attorney** after registered **Development Agreement** also had been registered in the **Office of the District Sub Registrar-III, South 24 Parganas at Alipore on 11th July, 2024 and recorded in Book No. I, Volume No. 1603-2024, Page from 297850 to 297864, being No.160311323 for the year 2024.**

AND WHEREAS after the Development Agreement and Development Power the said **DEVELOPER** herein obtained the Building Sanction Plan No. **2025110096** dated **01.07.2025** sanctioned from the Kolkata Municipal Corporation to construct a G+III storied building on the said land at **KMC Premises No. 112, Subhash Pally, within the limit of the Kolkata Municipal Corporation Ward No. 111, Police Station previously Regent Park now Bansdroni, Kolkata-700084, Sub-Registration Office at Alipore, in the District of South 24 Parganas.**

AND WHEREAS now the Developer revised the Building Sanction Plan No. **2025110096** dated **01.07.2025** and wanted to convert the G+III storied building into G+IV storied building and therefore, the Developer herein got another floor sanctioned from the Kolkata Municipal Corporation vide **Building Permit No. 2025110352 dated 11.03.2026** with the concern of the Land Owner herein.

IT IS MENTIONED HEREIN THAT in the said Development Agreement dated 11th July, 2024, it was stated in the Article II point No. 3 that the Developer will handover the possession of Land Owner's Allocation to the Land Owner 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 Owner will give the Developer another **6 months** as a grace period as mutually agreed upon by the parties hereto.

AND WHEREAS now the Land Owner and the Developer mutually agrees and covenants that the Developer will handover the possession of Land Owner's Allocation to the Land Owner within a stipulated period of **18 months from the date of the Revised Sanction Plan** being **Building Permit No. 2025110352 dated 11.03.2026** and if the Developer will not be able to hand over the possession within the stipulated period of **18 months** from getting revised sanction plan from Kolkata Municipal Corporation then the Land Owner will give the Developer another **6 months** as a grace period as mutually agreed upon by the parties hereto.

AND WHEREAS now this Supplementary Development Agreement is required to particular and specifically mention of allocation in respect of Landowner and the Developer and the time of hand over the Land Owner's Allocation which is amicably settled out by the Landowner and the Developer.

AND WHEREAS except these two changes all definitions, terms and conditions mentioned in the previous Development Agreement **being No. 160311316 for the Year 2024** are remain unchanged.

AND WHEREAS as per the said Development Agreement **being No. 160311316 for the Year 2024**, the Land Owner's and Developer's Allocation was mentioned as below:-

LAND OWNER'S ALLOCATION AS FIXED AS FOLLOWS IN PREVIOUS DEVELOPMENT AGREEMENT:

In the G+III storied Building, be constructed on the land described here under the **FIRST SCHEDULE** land, the LAND OWNER shall get :-

- i) **ALL THAT the entire FIRST FLOOR of the proposed G+III storied building.**
- ii) **ALL THAT 50% constructed area of the THIRD FLOOR of the proposed G+III storied building.**
- iii) **ALL THAT 50% of the entire GROUND FLOOR of the proposed G+III storied building.**
- iv) **Developer will pay Rs. 6,00,000/- (Rupees Six Lakh) only towards forfeit amount to the Land Owner in which Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand) only will pay at the time of signing of the Development Agreement being No. 160311316 for the Year 2024 and Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand) only will pay at the time of shifting and the rest amount i.e. Rs. 2,00,000/- (Rupees Two Lakh) only will be paid at the time of handover of the possession of Landowners' Allocated portion, i.e. Owner's Allocation.**

DEVELOPER'S ALLOCATION AS FIXED AS FOLLOWS IN PREVIOUS DEVELOPMENT AGREEMENT: save and except owner's allocation

mentioned above, the rest of all constructed/salable area of the total F.A.R./Constructed areas of G+ III storied building i.e.

- i) **ALL THAT the entire SECOND FLOOR of the proposed G+III storied building.**
- ii) **ALL THAT 50% constructed area of the THIRD FLOOR of the proposed G+III storied building.**
- iii) **ALL THAT 50% of the entire GROUND FLOOR of the proposed G+III storied building.**

AND WHEREAS after revised building sanction plan, the Landowner and the Developer mutually decided to divided the allocation as follows:

LAND OWNER'S ALLOCATION AS FIXED AS FOLLOWS (MENTIONED IN SECOND SCHDEUDLE): In the proposed G+IV storied Building, be constructed on the land described here under the **FIRST SCHEDULE** land, the LANDOWNER shall get :-

- i) **ALL THAT Entire FIRST FLOOR i.e. a) one flat being No. 1A, at the North-West-South side and b) one flat being No. 1B, at the North-East-South side of the proposed G+IV storied building.**
- ii) **ALL THAT one flat being No. 3A, at the North-West-South side on the THIRD FLOOR of the proposed G+IV storied building.**
- iii) **ALL THAT one flat being No. 4B, at the North-East-South side on the FOURTH FLOOR of the proposed G+IV storied building.**
- iv) **ALL THAT 2 (Two) numbers of car parking Space measuring about 120 sq.ft. each at the North-East side on the GROUND FLOOR of the proposed G+IV storied building.**
- v) **ALL THAT 1 (One) number of shop at the North-West facing on the GROUND FLOOR of the proposed G+IV storied building.**
- vi) **The Developer herein will pay Rs. 6,00,000/- (Rupees Six Lakh) only towards forfeit amount to the Land Owner in which Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand) only has already paid at the time of signing of the Development Agreement being No. 160311316 for the Year 2024 and Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand) only**

will pay at the time of shifting and the rest amount i.e. Rs. 2,00,000/- (Rupees Two Lakh) only will be paid at the time of handover of the possession of Landowner's Allocated portion.

DEVELOPER'S ALLOCATION AS FIXED AS FOLLOWS (MENTIONED IN THIRD SCHDEUDLE); save and except owner's allocation mentioned above, the rest of all constructed/salable area of the proposed G+IV storied building i.e.

- i. **ALL THAT Entire SECOND FLOOR i.e. a) one flat being No. 2A, at the North-West-South side and b) one flat being No. 2B, at the North-East-South side of the proposed G+IV storied building.**
- ii. **ALL THAT one flat being No. 3B, at the North-East-South side on the THIRD FLOOR of the proposed G+IV storied building.**
- iii. **ALL THAT one flat being No. 4A, at the North-West-South side on the FOURTH FLOOR of the proposed G+IV storied building.**
- iv. **ALL THAT remaining car parking Space measuring about 240 sq.ft. at the South side on the GROUND FLOOR of the proposed G+IV storied building.**
- v. **ALL THAT 1 (One) number of shop at the West facing on the GROUND FLOOR of the proposed G+IV storied building.**

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 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.

FIRST SCHEDULE
(DESCRIPTION OF THE LAND)

ALL THAT piece and parcel of land measuring about **3 (Three) Cottahs** more or less of homestead land in E/P No. 132 in C.S. Plot No. 555(P),

556(P), of Mouza Kamdahari, J.L. No. 49, KMC Premises No. 112, Subhash Pally, within the limit of the Kolkata Municipal Corporation Ward No. 111, P.S. previously Regent Park now Bansdrani, Kolkata-700084, Assessee No. 31-111-25-0112-9, Sub-Registration Office at Alipore, in the District of South 24 Parganas, the said land is butted and bounded as follows:

ON THE NORTH: By 18 ft. wide Road;

ON THE SOUTH: By RTS structure;

ON THE EAST: By II storied building at T-170, Satindrapally;

ON THE WEST: By 30 ft. wide Road;

SECOND SCHEDULE

(DESCRIPTION OF THE LAND OWNER'S ALLOCATION)

LAND OWNER'S ALLOCATION AS FIXED AS FOLLOWS: In the proposed G+IV storied Building, be constructed on the land described here under the **FIRST SCHEDULE** land, the LANDOWNER shall get :-

vii) **ALL THAT Entire FIRST FLOOR** i.e. a) one flat being No. 1A, at the North-West-South side and b) one flat being No. 1B, at the North-East-South side of the proposed G+IV storied building.

viii) **ALL THAT one flat being No. 3A**, at the North-West-South side on the **THIRD FLOOR** of the proposed G+IV storied building.

ix) **ALL THAT one flat being No. 4B**, at the North-East-South side on the **FOURTH FLOOR** of the proposed G+IV storied building.

x) **ALL THAT 2 (Two) numbers of car parking**. Space measuring about 120 sq.ft. each at the North-East side on the **GROUND FLOOR** of the proposed G+IV storied building.

xi) **ALL THAT 1 (One) number of shop** at the North-West facing on the **GROUND FLOOR** of the proposed G+IV storied building.

xii) The Developer herein will pay Rs. 6,00,000/- (Rupees Six Lakh) only towards forfeit amount to the Land Owner in which Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand) only has already paid at the time of signing of the Development Agreement being No. 160311316 for the

year 2024 and Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand) only will pay at the time of shifting and the rest amount i.e. Rs. 2,00,000/- (Rupees Two Lakh) only will be paid at the time of handover of the possession of Landowner's Allocated portion.

THIRD SCHEDULE
(DESCRIPTION OF THE DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION AS FIXED AS FOLLOWS: save and except owner's allocation mentioned above, the rest of all constructed/salable area of the proposed G+IV storied building i.e.

- i. **ALL THAT Entire SECOND FLOOR i.e. a) one flat being No. 2A, at the North-West-South side and b) one flat being No. 2B, at the North-East-South side of the proposed G+IV storied building.**
- ii. **ALL THAT one flat being No. 3B, at the North-East-South side on the THIRD FLOOR of the proposed G+IV storied building.**
- iii. **ALL THAT one flat being No. 4A, at the North-West-South side on the FOURTH FLOOR of the proposed G+IV storied building.**
- iv. **ALL THAT remaining car parking Space measuring about 240 sq.ft. at the South side on the GROUND FLOOR of the proposed G+IV storied building.**
- v. **ALL THAT 1 (One) number of shop at the West facing on the GROUND FLOOR of the proposed G+IV storied building.**

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. Kounila Chowdhury
 Alolati Prosanta Chowdhury
 Rabindrapally, Brahmapur,
 Kolkata - 700096

Moke Chakrabarty

SIGNATURE OF LAND OWNER

2. Badhisatwa Basu.
 (Advocate)
 Alipore Police Court.
 Kof - 27

M/S BHATTACHARJEE CONSTRUCTION

Selwin Bhattacharya
 Proprietor

SIGNATURE OF 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 Basu.

Advocate
 Enrolment No. WB/2138/2009
 Alipore 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					



Aloke Chakrabarti

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



Selwyn Bhattacharya

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

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



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



192025260524344618

GRN Details

GRN: 192025260524344618 Payment Mode: SBI Epay
GRN Date: 22/03/2026 19:35:06 Bank/Gateway: SBIEPay Payment Gateway
BRN : 3732443092829 BRN Date: 22/03/2026 19:35:27
Gateway Ref ID: 022261852 Method: Bank of Maharashtra - Retail and Corporate NB
GRIPS Payment ID: 220320262052434460 Payment Init. Date: 22/03/2026 19:35:06
Payment Status: Successful Payment Ref. No: 2000728614/1/2026
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr DEBASISH BHATTACHARJEE
Address: N-12, BOSEPARA KAMDAHARI, GARIA, KOLKATA-84, P.O. GARIA, P.S. BANSDRONI
Mobile: 9831075471
Email: bhattacharyadebasish893@gmail.com
Period From (dd/mm/yyyy): 22/03/2026
Period To (dd/mm/yyyy): 22/03/2026
Payment Ref ID: 2000728614/1/2026
Dept Ref ID/DRN: 2000728614/1/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount ()
1	2000728614/1/2026	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	2000728614/1/2026	Property Registration- Registration Fees	0030-03-104-001-16	600
3	2000728614/1/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				2920

IN WORDS: TWO THOUSAND NINE HUNDRED TWENTY ONLY.



THE KOLKATA MUNICIPAL CORPORATION

MUNICIPAL ASSESSMENT BOOK

LAND AND BUILDING ASSESSMENT DEPARTMENT

Assessee No:	Ward No:	Borough No:	Premises No:	Street No:	Name of the Street:	Owner Name :	Person Liable To Pay Tax	Address:	Is Heritage	Pond.
311112501129	111	11	112	25	SUBHASH PALLY	SHRI. ALOKE CHAKRABORTY		T-171, SUBHASH PALLY, KAMDAHARI P.O. GARIA, P. S. BANSDRONI KOL-84	N	N

Area Details: Dag No.-CS555P Khatian No.-132 Mouza-KAMDAHARI 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
1	ASB+DH(900 SFT.)		900		Chatak:03							1/2017

PARTICULARS OF SUBSEQUENT ALTERATIONS

Annual Valuation	Assmt. u/s	Rate	Date of Alteration of AV	Date of effect of Alteration	Quarterly Payable	Quarterly Payable after 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
1060	ARV	11.80	08/08/2022	01/07/1995	31.27	31.27	0.00	0	50.0	0.00	31.00	1.55	29	2/1995
1060	ARV	11.80	08/08/2022	01/04/1996	31.27	31.27	0.00	0	50.0	0.00	31.00	1.55	29	1/1996
1060	ARV	11.80	08/08/2022	01/04/1997	31.27	31.27	0.00	0	50.0	0.00	31.00	1.55	29	1/1997
1060	ARV	11.80	08/08/2022	01/04/2005	31.27	31.27	0.00	0	50.0	0.00	31.00	1.55	29	1/2005
6860	ARV	21.40	08/08/2022	01/07/2013	367.01	367.01	0.00	0	50.0	0.00	367.00	18.35	349	2/2013
17280.00	UAA	15.00	10/08/2022	01/04/2017	440.00	418.00	0.00	0	0	0	440.00	22.00	418	1/2017

Major Information of the Deed

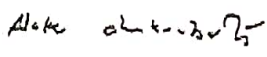
Deed No :	I-1603-05293/2026	Date of Registration	25/03/2026
Query No / Year	1603-2000728614/2026	Office where deed is registered	
Query Date	21/03/2026 2:03:50 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BODHISATWA BASU ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8017932758, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 33,00,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	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: SUBHASH PALLY, , Premises No: 112, , 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	3 Katha	1/-	33,00,002/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :				4.95Dec	1 /-	33,00,002 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr ALOKE CHAKRABORTY Son of Mr BALAI LAL CHAKRABORTY Executed by: Self, Date of Execution: 25/03/2026 , Admitted by: Self, Date of Admission: 25/03/2026 ,Place : Office		 Captured	
	25/03/2026	LT1	25/03/2026	25/03/2026

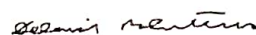
T-171, SUBHASH PALLY, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.: AUxxxxxx5H, Aadhaar No: 27xxxxxxxx2430, Status :Individual, Executed by: Self, Date of Execution: 25/03/2026
 , Admitted by: Self, Date of Admission: 25/03/2026 ,Place : Office

Developer Details :

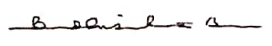
SI No	Name,Address,Photo,Finger print and Signature
1	MS BHATTACHARJEE CONSTRUCTION N-12, BOSE PARA, KAMDAHARI, City:- , P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Date of Incorporation:XX-XX-1XX4 , PAN No.: ADxxxxxx4R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DEBASISH BHATTACHARJEE (Presentant) Son of Late KSHITISH CHANDRA BHATTACHARJEE Date of Execution - 25/03/2026, , Admitted by: Self, Date of Admission: 25/03/2026, Place of Admission of Execution: Office	 Mar 25 2026 10:57AM	 Captured LTI 25/03/2026	 25/03/2026
N-12, BOSE PARA, KAMDAHARI, 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-1XX4 , PAN No.: ADxxxxxx4R, Aadhaar No: 86xxxxxxxx0636 Status : Representative, Representative of : MS BHATTACHARJEE 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	 25/03/2026	 Captured 25/03/2026	 25/03/2026
Identifier Of Mr ALOKE CHAKRABORTY, Mr DEBASISH BHATTACHARJEE			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr ALOKE CHAKRABORTY	MS BHATTACHARJEE CONSTRUCTION-4.95 Dec

Endorsement For Deed Number : I - 160305293 / 2026

On 25-03-2026

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 10:24 hrs on 25-03-2026, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr DEBASISH BHATTACHARJEE ..

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 33,00,002/-

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

Execution is admitted on 25/03/2026 by Mr ALOKE CHAKRABORTY, Son of Mr BALAI LAL CHAKRABORTY, T-171, SUBHASH PALLY, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person

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 25-03-2026 by Mr DEBASISH BHATTACHARJEE, SOLE PROPRIETOR, MS BHATTACHARJEE CONSTRUCTION (Sole Proprietoship), N-12, BOSE PARA, KAMDAHARI, 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 22/03/2026 7:35PM with Govt. Ref. No: 192025260524344618 on 22-03-2026, Amount Rs: 600/-, Bank: SBI EPay (SBIEPay), Ref. No. 3732443092829 on 22-03-2026, 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 27493, Amount: Rs.5,000.00/-, Date of Purchase: 24/03/2026, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/03/2026 7:35PM with Govt. Ref. No: 192025260524344618 on 22-03-2026, Amount Rs: 2,020/-, Bank: SBI EPay (SBIEPay), Ref. No. 3732443092829 on 22-03-2026, 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 153326 to 153345
being No 160305293 for the year 2026.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2026.04.07 11:34:56 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 07/04/2026
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.