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

19 NOV 2024

**SUPPLEMENTARY DEVELOPMENT AGREEMENT
CUM DEVELOPMENT POWER OF ATTORNEY**

This Supplementary Development Agreement
Cum Development Power of Attorney is made on this
23rd day of September, Two Thousand Twenty Four (2024)
A.D.

BETWEEN

1. Place - D.S.R. - III, Barasat,

2. District - North 24 Parganas.

3. Date - 23/09/2024

4. Parties

- 4.1. 1) SRI SUBIR KUMAR SINHA alias SUBIR KUMAR SINGHA (PAN - AMAPS4071R) (VOTER ID NO. WRN3840139) (AADHAAR NO. - 9923 8214 7685) (Date of Birth - 12/07/1952) (Mobile No. - 7977910597), at present residing at Ravechi Apartment, Flat No. - A/202, Plot - 14/15, P.O. - Kopar Khairne, P.S. - Thane Town, District - Thane, Maharashtra, Pin - 400709, 2) SRI SAMIR KUMAR SINHA alias SAMIR KUMAR SINGHA (PAN - ALPPS5501A) (VOTER ID NO. YMM2096352) (AADHAAR NO. - 5540 2999 7058) (Date of Birth - 20/08/1954.) (Mobile No. - 9830348873), at present residing at MIG - I, Flat No. - 3A, Greenwood Park, P.O. & P.S. - New Town, District - North 24 Parganas, Kolkata - 700156 3) SRI SWAPAN KUMAR SINHA alias SWAPAN KUMAR SINGHA (PAN - AMAPS3887M) (VOTER ID NO. GJ/24/171/240211) (AADHAAR NO. - 4102 8325 9484) (Date of Birth - 09/05/1956) (Mobile No. - 9824195407), at present residing at 23, Ankur Society, (Opposite Vishal Nagar), Adajan Surat, P.O. - Navyug College, P.S. - Adjan, District - Surat, Gujrat, Pin - 395009, 4) SRI SANJOY KUMAR SINHA alias SANJOY KUMAR SINGHA (PAN - ABGPS2732J) (VOTER ID NO. WB/13/090/0180740) (AADHAAR NO. - 7278 2874 6321) (Date of Birth - 12/10/1964) (Mobile No. - 9830959433), at present residing at Latika Apartment, 48, R. B. C. Road, Prasadpur, P.O.

& P.S. - Barasat, District - North 24 Parganas, Kolkata - 700124, 5) SRI PARTHA SARATHI SINHA alias PARTHA SARATHI SINGHA (PAN - AMAPS3332D) (VOTER ID NO. - LDS2087781) (AADHAAR NO. - 9709 5163 9204) (Date of Birth - 15/05/1966) (Mobile No. - 9834060978), residing at Sitaram Apartment, B2, 12/3 Patel colony, P.O. - Dangavada, P.S. - Jamnagar City, District - Jamnagar, Gujrat, Pin - 361008, presently residing at Deshbandhu Road P.O. - Noapara, P.S. - Barasat, District - North 24 Parganas, Kolkata - 700125, all are sons of Late Sudhir Kumar Singha (Sinha), all are by faith - Hindu, by Nationality - Indian, by Occupation - No. 1, 3, 4 & 5 Business, No. 2 Retired Person, herein after called and referred to as the **LAND OWNERS/APPOINTERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

AND

- 4.2. **DAS CONSTRUCTION (PAN - AAKFD8834H)**, a partnership Firm having its registered Office at C/o Smt. Jyotsna Mitra, Mantu Das Sarani, North-East Napara, P.O. - Napara, Holding No. - 681, P. S. - Barasat, District - North 24 Parganas, Kolkata - 700125, represented by its partners namely 1. SRI ANUP KUMAR DAS (PAN - ADOPD0865H) (VOTER ID NO. WB/13/090/0147222) (AADHAAR NO. - 2519 4560 8102) (Date of Birth - 05/01/1971) (Mobile No. - 9874485007), son of Late Bhuban Chandra Das, 2. SMT. SOMA DAS (PAN - AKVPD6345E) (VOTER ID NO. WB/13/090/0147156) (AADHAAR NO. - 8222 1538

3286) (Date of Birth – 08/09/1969) (Mobile No. - 7687836433), wife of Sri Tarak Chandra Das, both are residing at Manashatala Road, P.O. & P.S. - Barasat, District - North 24 Parganas, Kolkata - 700124, both are by faith - Hindu, by occupation - Business, by Nationality – Indian, hereinafter called and referred to as the DEVELOPER/PROMOTER /ATTORNEY (which term or expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include his/her/ their legal heirs, successors, executors, administrators, legal representative and assigns) of the OTHER PART/ SECOND PART.

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

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

WHEREAS Saraju Bala Dey, wife of Satish Chandra Dey of Noapara, was the R. S. Recorded tenant of all that piece and parcel of land measuring an area of 52 Decimals, more or less, lying and situated at Mouza – Noapara, J. L. No.- 83, Re. Sa. No. – 137, Pargana – Anowarpur, Touzi No. – 146, comprised in C.S. Dag No. – 29, R.S. Dag No – 197 under C. S. & R. S. Khatian No. – 347, lying within the limits of local Barasat Municipality, A.D.S.R.O. – Kadambagachi, P.S. – Barasat in the District of North 24 Parganas, and she

had been possessing and enjoying the same peacefully, free from all encumbrances.

AND WHEREAS by two Nos. of Registered Deed of Sale, being No. - 1783, dated - 01/03/1958 (Book No. - I, Volume No. - 21, Pages from 206 to 207, being No. - 1783 for the year 1958) & being No. - 9742, dated - 29/06/1960 (Book No. - I, Volume No. - 81, Pages from 118 to 120, being No. - 9742 for the year 1960), said Saraju Bala Dey sold, transferred and conveyed all that the said 52 Decimals of land, more or less, lying and situated at Mouza - Noapara, J. L. No.- 83, Re. Sa. No. - 137, Pargana - Anowarpur, Touzi No. - 146, comprised in C. S. Dag No. - 29, R. S. Dag No - 197 under C. S. & R. S. Khatian No. - 347, lying within the limits of local Barasat Municipality, A.D.S.R.O. - Kadambagachi, P.S. - Barasat in the District of North 24 Parganas, in favour of Niva Rani Singha alias Sinha, wife of Late Sudhir Kumar Singha (Sinha), the mother of the present Land Owner's herein, and delivered khas possession in her favour and the said two Nos. of Deed was registered with the office of S.R.O. - Barasat.

AND WHEREAS after purchasing the said 52 Decimals of land said Niva Rani Singha alias Sinha sold out 05 Decimals land to one Dr. Samaresh Das and had been possessing and enjoying the remaining 47 Decimals of land she got her name duly mutated in the records of local Barasat Municipality and constructed a pucca dwelling house over the same and while said Niva Rani Singha alias Sinha had been possessing and enjoying the said 47 Decimals of land with pucca dwelling house she died on 11/08/2003 and subsequently her husband Sudhir Kumar Singha died on 02/07/2005 intestate leaving behind

their five sons and five daughters namely Sri Subir Kumar Singha, Sri Samir Kumar Singha, Sri Swapan Kumar Singha, Sri Sanjay Kumar Singha, Sri Partha Sarathi Singha, Smt. Minati Mitra, Smt. Mala Dey, Smt. Supti Sarkar, Smt. Rakhi Paul & Smt. Sikha Mukherjee as their legal heirs and successors to inherit the said property with the provisions of Hindu Succession Act., 1956.

AND WHEREAS thus by way of inheritance, as recited above, said Sri Subir Kumar Singha, Sri Samir Kumar Singha, Sri Swapan Kumar Singha, Sri Sanjay Kumar Singha, Sri Partha Sarathi Singha, Smt. Minati Mitra, Smt. Mala Dey, Smt. Supti Sarkar, Smt. Rakhi Paul & Smt. Sikha Mukherjee become the joint owners of all that piece and parcel of land measuring an area of 47 Decimals, more or less, along with pucca dwelling house standing thereon, at Mouza - Noapara, J. L. No. - 83, comprised in C. S. Dag No. - 29, R. S. Dag No - 197 under C. S. & R. S. Khatian No. - 347, and while they had/ have been possessing and enjoying the same said Smt. Minati Mitra, Smt. Mala Dey, Smt. Supti Sarkar, Smt. Rakhi Paul & Smt. Sikha Mukherjee jointly gifted their undivided 50% share of property measuring 23.50 Decimals with 1300 sq.ft. building out of the total 47 Decimals of land, more or less, along with pucca dwelling house standing thereon, at Mouza - Noapara, J. L. No. - 83, comprised in C. S. Dag No. - 29, R. S. Dag No - 197 under C. S. & R. S. Khatian No. - 347, in favour of their aforesaid five brothers namely Sri Subir Kumar Singha, Sri Samir Kumar Singha, Sri Swapan Kumar Singha, Sri Sanjay Kumar Singha, Sri Partha Sarathi Singha, by a Registered Deed of Gift, being No. - 00352, executed on 06/03/2008, submitted on 08/03/2006 and registered on 17/01/2007, and delivered khas possession in their favour and

the said Deed was registered with the office of D. S. R. – II, copied in Book No. – I, Volume No. – I, Pages from 1 to 10, being No. – 00352 for the year 2007.

AND WHEREAS thus by way of inheritance and by virtue of Gift, as depicted above said Sri Subir Kumar Singha, Sri Samir Kumar Singha, Sri Swapan Kumar Singha, Sri Sanjay Kumar Singha, Sri Partha Sarathi Singha, the Land Owners herein, become the absolute joint owners of all that the said 47 Decimals of land, more or less, along with pucca dwelling house standing thereon, lying and situated at Mouza – Noapara, J. L. No.- 83, Re. Sa. No. – 137, Pargana – Anowarpur, Touzi No. – 146, comprised in C. S. Dag No. – 29, R. S. Dag No – 197 under C. S. & R. S. Khatian No. – 347, lying within the limits of local Barasat Municipality, under Ward No. – 3, Holding No. – 391/506, premises at Deshbandhu Road, Noapara, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, and they also got their names duly recorded in the records of present L. R. Settlement Operation and their names has been recorded in the present L. R. Settlement Operation in the following manner :-

Mouza - Noapara, J. L. No. – 83, R. S. Khatian No. – 347,

Name	L. R. Khatian No.	R. S. & L. R. Dag.No.	Area of Land	Nature of Land
Subir Kumar Singha	2396	197	10.4 Dec.	Bastu
Partha Sarathi Singha	2397	197	10.4 Dec.	Bastu
Sanjoy Kumar Singha	2398	197	10.4 Dec.	Bastu

Samir Kumar Singha	2399	197	10.4 Dec.	Bastu
Swapan Kumar Singha	2400	197	10.4 Dec.	Bastu

AND WHEREAS in the mean-time it has been found that in the said Deed of Gift, being No. - 00352 of 2007, the Deed No. - "9742", dated - 29/06/2007 has been written as "7942", which has been corrected by a Registered Deed of Declaration, being No. - 152507075, submitted on 30/11/2020 and registered on 01/12/2020 (Registered with the office of D. S. R. - III, North 24 Parganas, Barasat, copied in Book No. - I, Volume No. - 1525-2020, Pages from 202879 to 202937, being No. - 152507075 for the year 2020, executed and registered by Sri Biswanath Mitra, Sri Somnath Mitra, both are sons of Late Dulal Mohan Mitra & Minati Mitra (The legal heirs of Minati Mitra as she died on 07/03/2013 intestate leaving behind Sri Biswanath Mitra, Sri Somnath Mitra as her legal heirs and successors), Smt. Mala Dey, wife of Sri Samarendra Nath Dey, Smt. Supti Sarkar, wife of Sri Monoranjan Sarkar, Smt. Rakhi Paul, wife of Dr. Sankar Narayan Paul & Smt. Sikha Mukherjee, wife of Sri Anjan Mukherjee, and the said Deed of Declaration was registered in favour of Sri Subir Kumar Singha, Sri Samir Kumar Singha, Sri Swapan Kumar Singha, Sri Sanjoy Kumar Singha & Sri Partha Sarathi Singha.

AND WHEREAS thus in the manner as depicted above said Sri Subir Kumar Singha, Sri Samir Kumar Singha, Sri Swapan Kumar Singha, Sri Sanjoy Kumar Singha & Sri Partha Sarathi Singha, the Land Owners herein, become the absolute joint owners of all that piece and parcel of "BASTU" land measuring an area of 47 (Forty Seven) Decimals, be the same a little more or less, along with pucca dwelling house standing thereon lying and situated at Mouza - Noapara, J. L. No.- 83, Re. Sa. No. - 137, Pargana - Anowarpur, Touzi No. -

146, comprised in C. S. Dag No. - 29, R. S. & L. R. Dag No - 197 under C. S. & R. S. Khatian No. - 347, corresponding to L. R. Khatian No. - 2396 (Stands in the name of Subir Kumar Singha), 2397 (Stands in the name of Partha Sarathi Singha), 2398 (Stands in the name of Sanjoy Kumar Singha), 2399 (Stands in the name of Samir Kumar Singha) & 2400 (Stands in the name of Swapan Kumar Singha), lying within the limits of local Barasat Municipality, under Ward No. - 3, Holding No. - 391/506, premises at Deshbandhu Road, Noapara, A. D. S. R. O. - Kadambagachi, P. S. - Barasat in the District of North 24 Parganas, Kolkata - 700125, and they jointly have been possessing and enjoying the same peacefully without interruption of others and the said property is free from all encumbrances, charges, liens, mortgages whatsoever.

Desire of Development of the land & Acceptance: The said SRI SUBIR KUMAR SINHA alias SUBIR KUMAR SINGHA, SRI SAMIR KUMAR SINHA alias SAMIR KUMAR SINGHA, SRI SWAPAN KUMAR SINHA alias SWAPAN KUMAR SINGHA, SRI SANJOY KUMAR SINHA alias SANJOY KUMAR SINGHA & SRI PARTHA SARATHI SINHA alias PARTHA SARATHI SINGHA, the Land Owners herein, express their desire to develop the aforesaid land measuring 47 (Forty Seven) Decimals, be the same a little more or less, by constructing multi-storied building complex thereon in accordance with the building plan to be sanctioned by the Barasat Municipal Authority or any other competent authority, and the Developer have accepted the said proposal and the Land Owners have decided to enter into the Development and construction Agreement with the Developer herein for the said property more fully written and described in the First Schedule hereunder written,

Power of Attorney: For the smooth running of the said project, the Land Owners herein agreed to execute a registered Development Power of Attorney, by which the Land Owners herein will appoint and nominate

DAS CONSTRUCTION, a partnership Firm having its registered Office at C/o Smt. Jyotsna Mitra, Mantu Das Sarani, North-East Napara, P. O. – Napara, Holding No. – 681, P.S. – Barasat, District – North 24 Parganas, Kolkata - 700125, represented by its partners namely 1. SRI ANUP KUMAR DAS, son of Late Bhuban Chandra Das, 2. SMT. SOMA DAS, wife of Sri Tarak Chandra Das, the Developer herein, as their Constituted Attorney, to act on behalf of the Land Owners and also for entering into an agreement for sale in respect of the Developer's allocation after Execution of this Development Agreement in the name and on behalf of the Owners and also to appear before the Registrar of Assurances, Kolkata, District Registrar, Sub-Registrar, Additional Sub-Registrar or other offices or authorities having jurisdiction in that behalf and to present and execute and admit all deeds, instruments and writings for the purpose of affirmation, registration and giving declarations on our behalf and to do all other acts and deeds in that behalf as the Developer may deem necessary, expedient and proper.

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

AND WHEREAS due to lack of sufficient time, knowledge as well as unsound financial condition the Vendors/ Owners hereof were unable to develop their respective share of land and as such after prolonged discussion between the Owners and "DAS CONSTRUCTION", the Developer herein, all the parties entered into a Registered Development Agreement as below:-
Said 1) SRI SUBIR KUMAR SINHA alias SUBIR KUMAR SINGHA 2) SRI SAMIR KUMAR SINHA alias SAMIR KUMAR SINGHA 3) SRI SWAPAN KUMAR SINHA alias SWAPAN KUMAR SINGHA 4) SRI SANJOY KUMAR SINHA alias SANJOY KUMAR SINGHA 5) SRI PARTHA SARATHI SINHA alias PARTHA SARATHI SINGHA, the LAND

OWNERS OF THE ONE PART HEREIN, entered into a Registered Development Agreement, Being No. - 152507206/2020, Dated - 03/12/2020, registered with the office of D.S.R. - III, Barasat, North 24 Parganas, copied in Book No. - I, Volume No. - 1525-2020, Pages from 206948 to 207018, being No. - 152507206/2020 in the year 2020, in respect of ALL THAT piece and parcel of a plot of BASTU land measuring an area of 47 (Forty Seven) Decimals, be the same a little more or less, along with cemented finished flooring two storied pucca dwelling house standing thereon measuring an area of 2600 sq.ft. more or less (1300 sq.ft. on each floor) lying and situated at Mouza - Noapara, J. L. No.- 83, Re. Sa. No. - 137, Pargana - Anowarpur, Touzi No. - 146, comprised in C. S. Dag No. - 29, R. S. & L. R. Dag No - 197 under C. S. & R. S. Khatian No. - 347, corresponding to L. R. Khatian No. - 2396 (Stands in the name of Subir Kumar Singha), 2397 (Stands in the name of Partha Sarathi Singha), 2398 (Stands in the name of Sanjoy Kumar Singha), 2399 (Stands in the name of Samir Kumar Singha) & 2400 (Stands in the name of Swapan Kumar Singha), lying within the limits of local Barasat Municipality, under Ward No. - 3, Holding No. - 391/506, premises at Deshbandhu Road, Noapara, A.D.S.R.O. - Kadambagachi, P.S. - Barasat in the District of North 24 Parganas, Kolkata - 700125.

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

For smooth Development work a Development Power of Attorney were executed with the aforesaid landowners, being No. - 152507228/2020.

[One Registered Development Power of Attorney, Being No. - 152507228/2020, Dated - 03/12/2020, registered with the office of D.S.R. - III, North 24 Parganas, copied in Book No. - I, Volume No. - 1525-2020, Pages from 207040 to 207092, being No. - 152507228/2020 for the year 2020,

registered by the 1) SRI SUBIR KUMAR SINHA alias SUBIR KUMAR SINGHA 2) SRI SAMIR KUMAR SINHA alias SAMIR KUMAR SINGHA 3) SRI SWAPAN KUMAR SINHA alias SWAPAN KUMAR SINGHA 4) SRI SANJOY KUMAR SINHA alias SANJOY KUMAR SINGHA 5) SRI PARTHA SARATHI SINHA alias PARTHA SARATHI SINGHA, the LAND OWNERS OF THE ONE PART HEREIN,

AND WHEREAS by the virtue of the said Development Agreements and said Development Power of Attorneys the Developer herein for vacant the said land by demolishing the existing structure standing thereon and the local municipal authority approved the said demolishment for vacating the said land, there after the said developer prepared a building plan by a Reputed Architecture and submitted the same in the local Barasat Municipality and the local Barasat Municipality Sanction the building plan, Serial No. 1965, Dated - 17/10/2023.

AND WHEREAS after sanction the building plan from the local Barasat Municipality the said Developer herein not started of any construction work over the said plot of land under this said multistoried building complex project and in the preparation of the post construction work the Owner's allocation which has been stated in the said Development Agreement, being No. - 152507206/2020, Dated - 03/12/2020 & in the said Registered Development Power of Attorney, being No. - 152507228/2020, Dated - 03/12/2020, is being executed by and between the Land Owners herein and the Developer herein under the following terms and condition:-

Land Owner's Allocation as per Principal Development Agreement, Being No. - 152507206/2020, Dated - 03/12/2020

Tower	Floor	Description
Tower I	Ground Floor	One 2BHK flat, measuring a covered area of 850 sq.ft., more or less, at the South-East Corner
Tower I	First Floor	One 2BHK flat, measuring a covered area

		of 850 sq.ft., more or less, at the South-West Corner
Tower I	First Floor	One 2BHK flat, measuring a covered area of 850 sq.ft., more or less, at the North-East Corner
Tower I	Second Floor	One 2BHK flat, measuring a covered area of 850 sq.ft., more or less, at the South-East Corner
Tower I	Second Floor	One 2BHK flat, measuring a covered area of 850 sq.ft., more or less, at the North-West Corner
Tower I	Third Floor	One 2BHK flat, measuring a covered area of 850 sq.ft., more or less, at the North-West Corner
Rest Owners allocation, if any left, will be given from the Tower – II and/or from the Tower – III and/or from the Tower – IV.		

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

- a) That the present Development Agreement cum Development Power of Attorney (Supplementary) is being made at the instance of the Parties hereof being the Land Owners and the Developer to continue the said development process in conjunction with the afore said a Development Agreement, being No. – 152507206/2020, Dated - 03/12/2020 & in the said Registered Development Power of Attorney, being No. – 152507228/2020, Dated - 03/12/2020.

- b) That this Development Agreement cum Development Power Of Attorney will be treated as the part of the said a Development Agreement, being No. – 152507206/2020, Dated - 03/12/2020 & in the said Registered Development Power of Attorney, being No. – 152507228/2020, Dated - 03/12/2020.
- c) That in the Land Owners' Allocation Column in the Second Schedule (Land Owners' Allocation of the said Development Agreement, being No. – 152507206/2020, Dated - 03/12/2020 & in the said Registered Development Power of Attorney, being No. – 152507228/2020, Dated - 03/12/2020, it has been written as :-

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

Land Owner's Allocation as per Principal Development Agreement, Being No. – 152507206/2020, Dated - 03/12/2020

Tower	Floor	Description
Tower I	Ground Floor	One 2BHK flat, measuring a covered area of 850 sq.ft., more or less, at the South-East Corner
Tower I	First Floor	One 2BHK flat, measuring a covered area of 850 sq.ft., more or less, at the South-

		West Corner
Tower I	First Floor	One 2BHK flat, measuring a covered area of 850 sq.ft., more or less, at the North-East Corner
Tower I	Second Floor	One 2BHK flat, measuring a covered area of 850 sq.ft., more or less, at the South-East Corner
Tower I	Second Floor	One 2BHK flat, measuring a covered area of 850 sq.ft., more or less, at the North-West Corner
Tower I	Third Floor	One 2BHK flat, measuring a covered area of 850 sq.ft., more or less, at the North-West Corner
Rest Owners allocation, if any left, will be given from the Tower – II and/or from the Tower – III and/or from the Tower – IV.		

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

d) That in the Developer's Allocation Column, in the Third Schedule (Developers' Allocation) of the said Development Agreement, being No. – 152507206/2020, Dated - 03/12/2020 & in the said Registered Development Power of Attorney, being No. – 152507228/2020, Dated - 03/12/2020, it has been written as:-

"The Developer shall be entitled to get entire flats/ Garage/ Shop /Apartment and all Parts and portions of the proposed multi storied

building Complex save and except the owner's allocation mentioned in the Second Schedule and proportionate share of the said land fully described in the first schedule **TOGETHER WITH** common areas and facilities."

Whereas it is to be patiently mention herein due to the unavoidable circumstances the Vendor herein required to some modification on their land owner allocation in that manners the Land Owner's & Developer's has mutually settled for modification of their Land Owner Allocation which has been modified in the flowing manner by the Strength of this Development Agreement cum Development power of attorney (Supplementary) and the modified land Owners' allocation and Developer's Allocation will be as follows :-

Modified Land Owner's Allocation

It is agreed by and between the parties to this agreement that the Land Owners shall be entitled to receive the 33% (Thirty Three Percent) of the Sanction area in the said proposed (G+3) Multi-storied building Complex (The said multi-storied building complex will be constructed with the sanctioned building plan to be sanctioned by the Barasat Municipality) of the sanction area, for the (G+3) Multi storied building complex in accordance with the sanctioned building plan, together with proportionate undivided share of the land & common facilities and if the Developer will provide any others common services like security Room, Community Hall & if any Other amenities (by the decision of Developer exclusively) as will be available in the new proposed (G+3) multi storied building complex in the following manner:-

security Room, Community Hall & Other amenities as will be available in the new proposed (G+3) multi storied building complex".

a) That in the Land Owners' Allocation Column in the Second Schedule (Land Owners' Allocation of the said Development Agreement, being No. - 152507206/2020, Dated - 03/12/2020 & in the said Registered Development Power of Attorney, being No. - 152507228/2020, Dated - 03/12/2020, in has been written as:-

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

c) That the said (G+3) Multi-storied building Complex named as "SUNEER ENCLAVE".

That the Land Owners and the Developer hereof further categorically agreed and declared that, save and except the aforesaid terms, conditions, writings all other terms, writings and conditions, specification of construction, mentioned in the said Principal Development Agreement, being No. - 152507206/2020, Dated - 03/12/2020 & in the said Registered Development Power of Attorney, being No. - 152507228/2020, Dated - 03/12/2020 will remain un-changed and un-altered with all its binding effect on the Parties hereof and the present Development Agreement cum Development Power of Attorney (Supplementary) for all time to come hereafter shall be treated as part and parcel of the said Principal Development Agreement, being No. - 152507206/2020, Dated - 03/12/2020 & in the said Registered Development Power of Attorney, being No. - 152507228/2020, Dated - 03/12/2020.

Modified Developer's Allocation as followings manners:-

Tower	Floor	Flat/Car Parking Space No.
"I"	Ground	Car Parking Space No. "G-1" & "G-2" at South-West. Measuring about 150 sq.ft. x 2 = 300 sq.ft. Covered area.
"I"	First	Flat No. "D" as per sanction building plan.
"I"	Third	Flat No. "C" & "B" as per sanction building plan.
"II"	Ground	Entire Floor
"II"	First	Entire Floor
"II"	Second	Entire Floor (Excluding Flat No. "B") as per sanction building plan.
"II"	Third	Entire Floor
"III"	Ground	Entire Floor
"III"	First	Entire Floor
"III"	Second	Entire Floor
"III"	Third	Entire Floor

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

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

1. To enter into hold and defend possession of the said property and every part thereof and also manage, maintain and administer the said property and every part thereof.

2. To sign, execute and submit all plans, documents, statements, papers, undertaking, any Deed of Declaration & other declarations relating to entire project property and plans as may be required for having the plan sanctioned modified and/or altered by the local Municipal authority.
3. To appear and represent us before the necessary authorities including the Barasat Municipality, Fire Brigade, West Bengal Police, the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976 and Government of West Bengal and/or in any concerned authority in connection with the sanction, modification and/or alteration of sanctioned Plan.
4. To appear and represent ourselves before the necessary authorities including the Barasat Municipality, Fire Brigade, West Bengal Police, the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976, National Highway Authority, Local B.L. & L. R. O., A. D. M. & D. L. R. O., and S. D. L. R. O., and/or other authorities of Government of West Bengal and/or any other in connection with the sanction, modification and/or alteration of sanctioned Plan and can also submit the C.C. & O.C. Before the local body or any other competent authority.
5. To pay fees obtain such other orders and permission from the necessary authorities as to be expedient for sanction, modification and/or alteration of the Development plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers,

Architects and other Agents, Sub-Contractors for the aforesaid purpose as the said Attorney shall think fit and proper.

6. To pay fees obtain such other orders and permission from the necessary authorities as to be expedient for sanction, modification and/or alteration of the Development plans and also to submit and take delivery of title deeds only when asked by the statutory or government authorities concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents, Sub-Contractors for the aforesaid purpose as the said Attorney shall think fit and proper.
7. To develop the said premises by making lawful construction of building Complex thereon as per sanctioned plans which to be approved by the Barasat Municipality, and for that purpose to take down, demolish and/or remove any house, building Complex and/or structure of whatsoever nature on the premises.
8. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utilities to the said premises and/or make alteration thereon and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney incidental to and connected with the development work.

9. To utilize or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper as per the applicable guidelines by the respective electricity transmission and distribution company.
10. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incomings receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the occupants thereof or save and except the Land Owners' allocation, details of which is in the Second Schedule of this indenture.
11. To utilize or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper as per the due process of law and the applicable guidelines, bye laws and regulations laid down by the respective state/national/private electricity transmission and distribution company.
12. To appear and represent us before all authorities including those under the Barasat Municipality for fixation and/or finalization of the annual valuation of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said attorney may deem fit and proper.
13. To enter into agreement for sale of flats only of the developer's allocation, details of which is in the Third Schedule of this indenture, with the intending purchaser/ purchasers and nominee or nominees of the attorney

- and to receive the earnest money or the full amount of consideration from the intending Purchasers solely into the Developer's Account.
14. To apply for mutation and to record the name of respective flat Owners of the said premises and for that purpose to sign and execute all papers and documents as may be necessary from time to time.
 15. To file and submit declarations statements applications and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
 16. To commence, prosecute, enforce, answer, and oppose all actions and other legal proceedings and demands touching any of the matter connecting the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said Estate is now or may hereafter be interested or concerned and if thinks fit, the Developer shall act to compromise, settle, refer to arbitration at the discretion of the Land Owners, abandon, submit to judgment without harming the due nature of the subject property including keeping the Land Owners indemnified and harmless, or become a party to proceedings as aforesaid before any Magistrate, District Court, Civil Court, Criminal Court or Revenue Tribunal, or any other Courts or Tribunals approved by the rule of law and/or the Constitution of India.
 17. To affix sign Board or install any Hoardings on the schedule property in the name of Attorney.

18. To advertise in the newspaper for procuring Purchaser for selling the flats in the proposed lawful building.
19. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of us or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute writ applications in respect thereof. It is to be hereby clarified that all such costs and associated responsibilities will be solely borne by the Developer. Furthermore, the Developer indemnifies the Land Owners from all such costs and associated responsibilities pertaining to the suits, cases, appeals, and applications of whatsoever nature.
20. To comprise suits, appeals or other legal proceedings in any court, Tribunal or other authority whatsoever and to sign and verify applications thereof.
21. To sign declare and/or affirm any plaint written statement, petition, affidavit, verification, Vokatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.
22. To execute and register any Agreement or Bainapatra in respect of Developer's allocation, details of which is in the Third Schedule of this indenture, and in that effect to execute and register the Deed of Sale/Conveyance in favour of the prospective purchaser or purchasers, nominee/nominees by writing our names as per the general recitals that determines the said correlation with the subject property and giving a

clarification to the title of such property, thereto at its own risk and responsibilities. It is herewith clarified that all the monies received from such intending purchaser/s of the Developer's allocation should be remitted into the separate account of the Developer, and in no way shall be shared with the Land Owners in any form, or be received into the Land Owner's accounts.

23. To pay all arrears and current rents of the properties concerned and to take receipt thereof and also to any other tax or taxes or cess or rents or taxes, Income taxes if any in respect of the said properties.
24. To execute and present the document or documents as required for the transfer of the said property or properties (Exclusively Developer's Allocation) in any Registry Office or A.D.S.R. Office, D.R. Office, A.R.A. Office and to admit the Execution thereof and to take back the said document after the registration of the same.
25. To deposit and withdraw fees documents and moneys in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge therefor.
26. To enter into agreement for sale in respect of Developer's allocation only, details of which is in the Third Schedule of this indenture, and to receive advance/earnest money consideration in respect of the Developer's allocation and the proportionate share in the land or and to hand over the copies of the relevant documents in regard to our title of the premises to such intending Purchaser or Purchasers as the case may be. It is to be noted

that in such case the advance receivable by our attorney will not be demanded by us and at the same time we shall not be liable for any such transaction.

27. To enter in to any Agreement for Sale, Memorandum of Understanding and / or to execute deed of amalgamation with neighbor's plot of land of the schedule property and / or any other instruments and deeds & documents in respect of sale of flat/s, units and / or car parking spaces within Developer's Allocation in the proposed building/s in favour of the intending purchaser/s in terms of the present Agreement for Development. To take finance/loan in their names (Developer's name) or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/garages from Developer's Allocation only without giving any charge of the land to the aforesaid financial institution for taking such finance/loan and to sign in the papers and documents for the said purpose. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and / or Deed of Conveyance, and / or any other instruments and documents in respect of sale of flats/s, units and / or car parking spaces in the proposed building Complex in favour of the intending purchaser/s relating to Developer's Allocation only.
28. That Attorneys/Developer will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale / Deeds of Conveyance in favour of any intending purchasers of Developer's Allocation.

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

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

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

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

THE FIRST SCHEDULE ABOVE REFERRED TO

(Entire Project Property)

ALL THAT piece and parcel of entire Vacant plot, No construction or structure have been standing over the said plot of land which is classified as BASTU measuring an area of 47 (Forty Seven) Decimals, be the same a little more or less, lying and situated at Mouza – Noapara, J. L. No.- 83, Re. Sa. No.

- 137, Pargana - Anowarpur, Touzi No. - 146, comprised in C. S. Dag No. - 29, R. S. & L. R. Dag No - 197 under C. S. & R. S. Khatian No. - 347, corresponding to L. R. Khatian No. - 2396 (Stands in the name of Subir Kumar Singha), 2397 (Stands in the name of Partha Sarathi Singha), 2398 (Stands in the name of Sanjoy Kumar Singha), 2399 (Stands in the name of Samir Kumar Singha) & 2400 (Stands in the name of Swapan Kumar Singha), lying within the limits of local Barasat Municipality, under Ward No. - 3, Holding No. - 391/506, premises at Deshbandhu Road, Noapara, A.D.S.R.O. - Kadambagachi, P.S. - Barasat in the District of North 24 Parganas, Kolkata - 700125, which is butted and bounded as follows: -

Butted and Bounded By:-

On the North : 12 feet wide Deshbandhu Road.

On the South : Land of Santosh Ganguly.

On the East : Land of Biplab Mitra & Proloy Mitra.

On the West : Dr. Samaresh Dutta & Nimai Chandra Mondal.

THE SECOND SCHEDULE ABOVE REFERRED TO
LAND OWNERS'S ALLOCATION (MODIFIED)

It is agreed by and between the parties to this agreement that the Land Owners shall be entitled to receive the 33% (Thirty Three Percent) of the Sanction area in the said proposed (G+3) Multi-storied building Complex (The said multi-storied building complex will be constructed with the sanctioned building plan to be sanctioned by the Barasat Municipality) of the sanction area, for the (G+3) Multi storied building complex in accordance with the

sanctioned building plan, together with proportionate undivided share of the land and common facilities like security Room, Community Hall & Other amenities as will be available in the new proposed (G+3) multi storied building complex in the following manner:-

Tower	Floor	Description
Tower I	Ground Floor	Entire Floor (Excluding Garage Space No. "G-1" & "G-2") at South-West side. Measuring about 150 sq.ft. x 2 = 300 sq.ft. Covered area.
Tower I	First Floor	Entire Floor (Excluding Flat No. "D") as per sanction building plan.
Tower I	Second Floor	Entire Floor
Tower I	Third Floor	Entire Floor (Excluding Flat No. "C" & "B") as per sanction building plan.
Tower II	Second Floor	Flat No. "B" as per sanction building plan.

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

THE THIRD SCHEDULE ABOVE REFERRED TO
[Developer's Allocation] (Modified)

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

Modified Developer's Allocation as followings manners:-

Tower	Floor	Flat/Car Parking Space No.
"I"	Ground	Car Parking Space No. "G-1" & "G-2" at South-West. Measuring about 150 sq.ft. x 2 = 300 sq.ft. Covered area.
"I"	First	Flat No. "D" as per sanction building plan.
"I"	Third	Flat No. "C" & "B" as per sanction building plan.
"II"	Ground	Entire Floor
"II"	First	Entire Floor
"II"	Second	Entire Floor (Excluding Flat No. "B") as per sanction building plan.
"II"	Third	Entire Floor
"III"	Ground	Entire Floor
"III"	First	Entire Floor
"III"	Second	Entire Floor
"III"	Third	Entire Floor

- Annexed Finger Prints and Photographs of the Parties will be treated as a Part of this Supplementary Development Agreement Cum Development Power of Attorney.

Signed, sealed and Delivered in
presents of following :-

1. Biswanath Jil
Mainati - Gaurapur
Pin - 743135

2. Prayam / dr. Saha
Baginali

Shreyasee Bhowmik
Advocate
District Judges' Court, Barasat
North 24 Parganas.

Shreyasee Biswas
Advocate
Judge's Court Barasat, 24 Pgs.(N)
Enroll. No.- F/628/382/2012

Binita
104/1 K.N.C Road, Barasat,
Kolkata - 700124.

1. Subir Kumar Sinha alias Subir Kumar Sinha
2. Samir Kumar Sinha alias
Samir Kumar Singh.
3. Swapan Kr. Sinha alias
Swapan Kr. Sinha
4. Sanjay Kumar Sinha alias Sanjay Kumar Sinha
5. ~~मन्मथसुन्दरिसिंह ठाकुर उपाध्याय
मन्मथसुन्दरिसिंह ठाकुर~~

1. Anup K. Das
Partner

2. GAS CONSTRUCTION
Sana Gas.
Partner

Page 31 of 31

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



Name - SRI ANUP KUMAR DAS

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

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINTS

DAS CONSTRUCTION

Anup K. Das
Partner

Signature of the Presentant



2) Name - SMT. SOMA DAS

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

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINTS

DAS CONSTRUCTION

Soma Das
Partner
Signature of the Presentant

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

Name - SRI SUBIR KUMAR SINHA alias SUBIR KUMAR SINGHA
 Status - Presentant/ Executant / Claimant / Attorney / Principal / Guardian / Testator (V)



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINTS

Subir Kumar Sinha alias Subir Kumar Singha

Signature of the

2) Name - SRI SAMIR KUMAR SINHA alias SAMIR KUMAR SINGH
 Status - Presentant/ Executant / Claimant / Attorney / Principal / Guardian / Testator (V)



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINTS

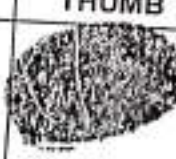
Samir Kumar Sinha, alias Samir Kumar Singha.

Signature of the Presentant

UNDER RULE 44A OF THE I.R ACT 1908

Name :- SRI SWAPAN KUMAR SINHA alias SWAPAN KUMAR SINGHA

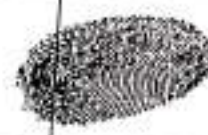
Status - Presentant/ Executant / Claimant / Attorney / Principal / Guardian / Testator (V)

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

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

2) Name :- SRI SANJOY KUMAR SINHA alias SANJOY KUMAR SINGHA

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

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

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

3) Name :- SRI PARTHA SARATHI SINHA alias PARTHA SARATHI SINGHA

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

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

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



Swapan Kr Sinha
alias Swapan Kr Singha
Signature of the Presentant



Sanjoy Kumar Sinha
alias Sanjoy Kumar Singha
Signature of the Presentant

LEFT HAND



Partha Sarathi Sinha
alias Partha Sarathi Singha
Signature of the Presentant



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



200920242021697900

GRIPS Payment Detail

GRIPS Payment ID:	200920242021697900	Payment Init. Date:	20/09/2024 17:36:51
Total Amount:	35098	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4943826638219	BRN Date:	20/09/2024 17:37:02
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr DAS CONSTRUCTION
Mobile: 9836469506

Payment (GRN) Details

Sl. No	GRN	Department	Amount (₹)
1	192024250216979038	Directorate of Registration & Stamp Revenue	35098
Total			35098

IN WORDS: THIRTY FIVE THOUSAND NINETY EIGHT ONLY.

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

PAID



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



192024250216979038

GRN Details

GRN:	192024250216979038	Payment Mode:	SBI Epay
GRN Date:	20/09/2024 17:36:51	Bank/Gateway:	SBlePay Payment Gateway
BRN :	4943826638219	BRN Date:	20/09/2024 17:37:02
Gateway Ref ID:	75213812	Method:	Axis Bank-Retail NB
GRIPS Payment ID:	200920242021697900	Payment Init. Date:	20/09/2024 17:36:51
Payment Status:	Successful	Payment Ref. No:	2002479859/2/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr DAS CONSTRUCTION
Address:	MANTU DAS SARANI, NORTH EAST NAPARA, BARASAT, NORTH 24 PARGANAS, KOLKATA 700125
Mobile:	9836469506
Email:	mail.stepcon@gmail.com
Period From (dd/mm/yyyy):	20/09/2024
Period To (dd/mm/yyyy):	20/09/2024
Payment Ref ID:	2002479859/2/2024
Dept Ref ID/DRN:	2002479859/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002479859/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	35070
2	2002479859/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	28

IN WORDS: THIRTY FIVE THOUSAND NINETY EIGHT ONLY.

Total 35098

PAID

Major Information of the Deed

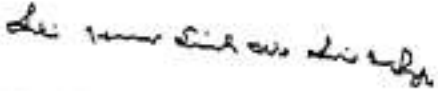
Deed No :	I-1525-12006/2024	Date of Registration :	19/11/2024
Query No / Year	1525-2002479859/2024	Office where deed is registered	
Query Date	19/09/2024 1:27:04 PM	D.S.R. - III NORTH 24-PARGANAS, District:	North 24-Parganas
Applicant Name, Address & Other Details	Shreyasee Biswas Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9836469506, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 2,64,95,059/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 40,070/- (Article:48(g))	Rs. 60/- (Article:E, E. E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

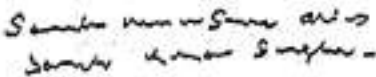
District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Deshbondhu Road, Mouza: Napara, , Ward No: 3, Holding No:391/506 JI No: 83, Touzi No: 146 Pin Code : 700125

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-197	RS-347	Bastu	Bastu	47 Dec	1/-	2,64,95,059/-	Width of Approach Road: 12 Ft.,
Grand Total :					47Dec	1 /-	264,95,059 /-	

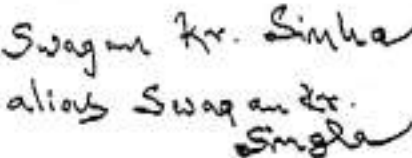
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SUBIR KUMAR SINHA, (Alias: Mr SUBIR KUMAR SINGHA) Son of Late SUDHIR KUMAR SINGHA Executed by: Self, Date of Execution: 23/09/2024 , Admitted by: Self, Date of Admission: 23/09/2024 ,Place : Office		 Captured	
		23/09/2024	LTI 23/09/2024	23/09/2024

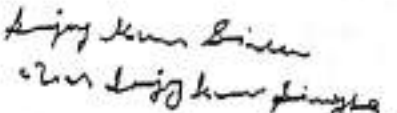
RAVECHI APARTMENT, PLOT NO. - 14/15, Flat No: A/202, City:- Not Specified, P.O:- KOPAR
 KHAIRNE, P.S:-THANE TOWN, District:-Thane, Maharashtra, India, PIN:- 400709 Sex: Male, By
 Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX2, PAN No.:
 AMxxxxxx1R, Aadhaar No: 99xxxxxxxx7685, Status :Individual, Executed by: Self, Date of
 Execution: 23/09/2024
 , Admitted by: Self, Date of Admission: 23/09/2024 ,Place : Office

Name	Photo	Finger Print	Signature
Shri SAMIR KUMAR SINHA, (Alias: Mr SAMIR KUMAR SINGHA) Son of Late SUDHIR KUMAR SINGHA Executed by: Self, Date of Execution: 23/09/2024 , Admitted by: Self, Date of Admission: 23/09/2024 ,Place : Office		 Captured	 23/09/2024

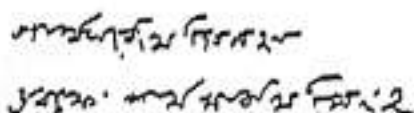
MIG-I, GREENWOOD PARK, Flat No: 3A, City:- Not Specified, P.O:- NEW TOWN, P.S:-New Town,
 District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Male, By Caste: Hindu,
 Occupation: Retired Person, Citizen of: India Date of Birth: XX-XX-1XX4, PAN No.: ALxxxxxx1A,
 Aadhaar No: 55xxxxxxxx7058, Status :Individual, Executed by: Self, Date of Execution:
 23/09/2024
 , Admitted by: Self, Date of Admission: 23/09/2024 ,Place : Office

Name	Photo	Finger Print	Signature
Shri SWAPAN KUMAR SINHA, (Alias: Shri SWAPAN KUMAR SINGHA) Son of Late SUDHIR KUMAR SINGHA Executed by: Self, Date of Execution: 23/09/2024 , Admitted by: Self, Date of Admission: 23/09/2024 ,Place : Office		 Captured	 23/09/2024

23, ANKUR SOCIETY (VISHAL NAGAR), ADAJAN SURAT, City:- Not Specified, P.O:- NAVYUG
 COLLAGE, P.S:-ADAJAN, District:-Surat, Gujarat, India, PIN:- 395009 Sex: Male, By Caste: Hindu,
 Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX6, PAN No.: AMxxxxxx7M, Aadhaar
 No: 41xxxxxxxx9484, Status :Individual, Executed by: Self, Date of Execution: 23/09/2024
 , Admitted by: Self, Date of Admission: 23/09/2024 ,Place : Office

Name	Photo	Finger Print	Signature
Shri SANJOY KUMAR SINHA, (Alias: Shri SANJOY KUMAR SINGHA) Son of Late SUDHIR KUMAR SINGHA Executed by: Self, Date of Execution: 23/09/2024 , Admitted by: Self, Date of Admission: 23/09/2024 ,Place : Office		 Captured	 23/09/2024

LATIKA APARTMENT, 48, R.C.B. ROAD, PRASADPUR, 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 Date of Birth: XX-XX-1XX4 , PAN No.: ABxxxxxx2J, Aadhaar No: 72xxxxxxxx6321, Status :Individual, Executed by: Self, Date of Execution: 23/09/2024 , Admitted by: Self, Date of Admission: 23/09/2024 ,Place : Office

SI No	Name	Photo	Finger Print	Signature
5	Shri PARTHA SARATHI SINHA, (Alias: Shri PARTHA SARATHI SINGHA) Son of Late SUDHIR KUMAR SINGHA Executed by: Self, Date of Execution: 23/09/2024 , Admitted by: Self, Date of Admission: 23/09/2024 ,Place : Office	 23/09/2024	 Captured LTI 23/09/2024	 23/09/2024

SITARAM APARTMENT, B2, 12/3, PATEL COLONY,, City:- Not Specified, P.O:- DANGAVADA, P.S:- JAMNAGAR CITY, District:-Jamnagar, Gujarat, India, PIN:- 361008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX6 , PAN No.: AMxxxxxx2D, Aadhaar No: 97xxxxxxxx9204, Status :Individual, Executed by: Self, Date of Execution: 23/09/2024 , Admitted by: Self, Date of Admission: 23/09/2024 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DAS CONSTRUCTION C/O SMT JYOSTNA MITRA, MANTU DAS SARANI, NORTH - EAST NAPARA, City:- Barasat, P.O:- NAPARA, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700125 Date of Incorporation:XX-XX-2XX4 , PAN No.: AAxxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri ANUP KUMAR DAS (Presentant) Son of Late BHUBAN CHANDRA DAS Date of Execution - 23/09/2024 , , Admitted by: Self, Date of Admission: 23/09/2024, Place of Admission of Execution: Office </td> <td>  Sep 23 2024 12:35PM </td> <td>  Captured LTI 23/09/2024 </td> <td>  23/09/2024 </td> </tr> </tbody> </table> MANASHATALA ROAD, 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, Date of Birth:XX-XX-1XX1 , PAN No.: ADxxxxxx5H, Aadhaar No: 25xxxxxxxx8102 Status : Representative, Representative of : DAS CONSTRUCTION (as PARTNER)	Name	Photo	Finger Print	Signature	Shri ANUP KUMAR DAS (Presentant) Son of Late BHUBAN CHANDRA DAS Date of Execution - 23/09/2024 , , Admitted by: Self, Date of Admission: 23/09/2024, Place of Admission of Execution: Office	 Sep 23 2024 12:35PM	 Captured LTI 23/09/2024	 23/09/2024
Name	Photo	Finger Print	Signature						
Shri ANUP KUMAR DAS (Presentant) Son of Late BHUBAN CHANDRA DAS Date of Execution - 23/09/2024 , , Admitted by: Self, Date of Admission: 23/09/2024, Place of Admission of Execution: Office	 Sep 23 2024 12:35PM	 Captured LTI 23/09/2024	 23/09/2024						

Name	Photo	Finger Print	Signature
Smt SOMA DAS Wife of Shri TARAK CHANDRA DAS Date of Execution - 23/09/2024, , Admitted by: Self, Date of Admission: 23/09/2024, Place of Admission of Execution: Office		 Captured	
MANASHATALA ROAD, City:- Barasat, P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: AKxxxxxx5E, Aadhaar No: 82xxxxxxxx3286 Status : Representative, Representative of : DAS CONSTRUCTION (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri BISWAJIT SHIL Son of Shri GADADHAR SHIL VIVEKANANDA PALLY, GORUR PHARI, City:- Not Specified, P.O:- HAZINAGAR, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743135		 Captured	
Identifier Of Shri SUBIR KUMAR SINHA, Shri SAMIR KUMAR SINHA, Shri SWAPAN KUMAR SINHA, Shri SANJOY KUMAR SINHA, Shri PARTHA SARATHI SINHA, Shri ANUP KUMAR DAS, Smt SOMA DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SUBIR KUMAR SINHA	DAS CONSTRUCTION-9.4 Dec
2	Shri SAMIR KUMAR SINHA	DAS CONSTRUCTION-9.4 Dec
3	Shri SWAPAN KUMAR SINHA	DAS CONSTRUCTION-9.4 Dec
4	Shri SANJOY KUMAR SINHA	DAS CONSTRUCTION-9.4 Dec
5	Shri PARTHA SARATHI SINHA	DAS CONSTRUCTION-9.4 Dec

Endorsement For Deed Number : I - 152512006 / 2024

On 23-09-2024

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

Presented for registration at 12:30 hrs on 23-09-2024, at the Office of the D.S.R. - III NORTH 24-PARGANAS by Shri ANUP KUMAR DAS ..

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 2,64,95,059/-

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

Execution is admitted on 23/09/2024 by 1. Shri SUBIR KUMAR SINHA, Alias Mr SUBIR KUMAR SINGHA, Son of Late SUDHIR KUMAR SINGHA, RAVECHI APARTMENT, PLOT NO. - 14/15, Flat No: A/202, P.O: KOPAR KHAIRNE, Thana: THANE TOWN, Thane, MAHARASHTRA, India, PIN - 400709, by caste Hindu, by Profession Business, 2. Shri SAMIR KUMAR SINHA, Alias Mr SAMIR KUMAR SINGHA, Son of Late SUDHIR KUMAR SINGHA, MIG-I, GREENWOOD PARK, Flat No: 3A, P.O: NEW TOWN, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Retired Person, 3. Shri SWAPAN KUMAR SINHA, Alias Shri SWAPAN KUMAR SINGHA, Son of Late SUDHIR KUMAR SINGHA, 23, ANKUR SOCIETY (VISHAL NAGAR), ADAJAN SURAT, P.O: NAVYUG COLLAGE, Thana: ADAJAN, Surat, GUJARAT, India, PIN - 395009, by caste Hindu, by Profession Business, 4. Shri SANJOY KUMAR SINHA, Alias Shri SANJOY KUMAR SINGHA, Son of Late SUDHIR KUMAR SINGHA, LATIKA APARTMENT, 48, R.C.B. ROAD, PRASADPUR, P.O: BARASAT, Thana: Barasat, City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession Business, 5. Shri PARTHA SARATHI SINHA, Alias Shri PARTHA SARATHI SINGHA, Son of Late SUDHIR KUMAR SINGHA, SITARAM APARTMENT, B2, 12/3, PATEL COLONY, P.O: DANGAVADA, Thana: JAMNAGAR CITY, Jamnagar, GUJARAT, India, PIN - 361008, by caste Hindu, by Profession Business

Indetified by Shri BISWAJIT SHIL, . . Son of Shri GADADHAR SHIL, VIVEKANANDA PALLY, GORUR PHARI, P.O: HAZINAGAR, Thana: Naihati, North 24-Parganas, WEST BENGAL, India, PIN - 743135, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 23-09-2024 by Shri ANUP KUMAR DAS, PARTNER, DAS CONSTRUCTION (Partnership Firm), C/O SMT JYOSTNA MITRA, MANTU DAS SARANI, NORTH - EAST NAPARA, City:- Barasat, P.O:- NAPARA, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700125

Indetified by Shri BISWAJIT SHIL, . . Son of Shri GADADHAR SHIL, VIVEKANANDA PALLY, GORUR PHARI, P.O: HAZINAGAR, Thana: Naihati, North 24-Parganas, WEST BENGAL, India, PIN - 743135, by caste Hindu, by profession Law Clerk

Execution is admitted on 23-09-2024 by Smt SOMA DAS, PARTNER, DAS CONSTRUCTION (Partnership Firm), C/O SMT JYOSTNA MITRA, MANTU DAS SARANI, NORTH - EAST NAPARA, City:- Barasat, P.O:- NAPARA, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700125

Indetified by Shri BISWAJIT SHIL, . . Son of Shri GADADHAR SHIL, VIVEKANANDA PALLY, GORUR PHARI, P.O: HAZINAGAR, Thana: Naihati, North 24-Parganas, WEST BENGAL, India, PIN - 743135, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60.00/- (E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 28/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/09/2024 5:37PM with Govt. Ref. No: 192024250216979038 on 20-09-2024, Amount Rs: 28/-, Bank: SBI
EPay (SBIPay), Ref. No. 4943826638219 on 20-09-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,070/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,070/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3966, Amount: Rs.5,000.00/-, Date of Purchase: 19/09/2024, Vendor name: Gobinda Prasad Mitra

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/09/2024 5:37PM with Govt. Ref. No: 192024250216979038 on 20-09-2024, Amount Rs: 35,070/-, Bank: SBI EPay (SBIPay), Ref. No. 4943826638219 on 20-09-2024, Head of Account 0030-02-103-003-02

De

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

On 19-11-2024

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.

De

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

Seal of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1525-2024, Page from 283603 to 283648
being No 152512006 for the year 2024.



De

Digitally signed by SWATI DE
Date: 2024.11.28 18:38:52 +05:30
Reason: Digital Signing of Deed.

(Swati De) 28/11/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS
West Bengal.