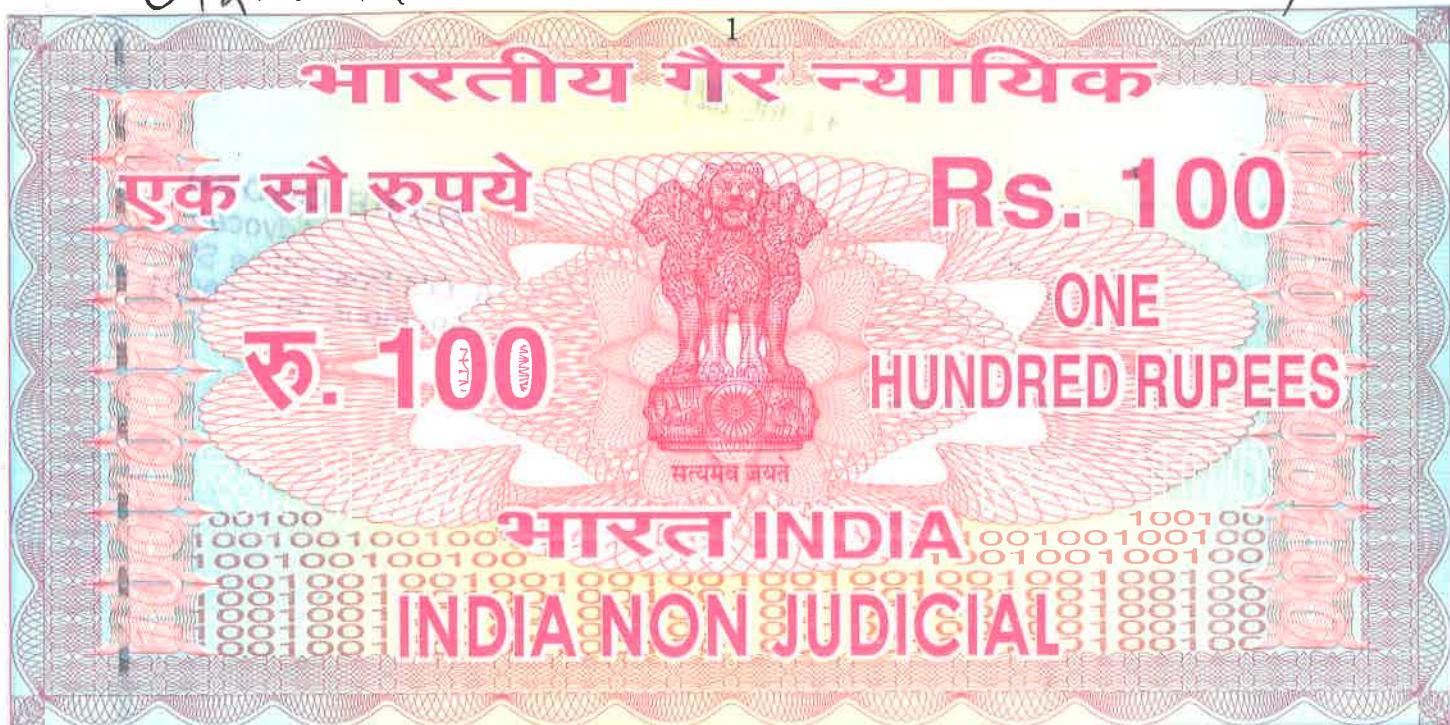


012587125

1-12306/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

AU 996437

K
14/8
B-2/2338910
14/08/25

SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT is made and executed on this 14th Day of August 2025 (Two Thousand and Twenty -Five);

Certified that the document is admitted
Registration. The signature sheets and the
endorsement sheets attached with the
document are the part of this document.

[Signature]
District Sub-Register-II
Alipore, South 24-Pargana

14 AUG 2025

16/11/2025

S.L. No. 3469 Date.....
Name.....
Address.....
Value..... 150/-

RAJIB GHOSH
Advocate
6, Old Post Office Street
5th Floor, Kol-700001

S. D.
Govt. Stamp Vender
SUBHOJIT DEB
Sonarpur A.D.S.R.O., Kol-150



Debadip Haldar
S/o Debasish Haldar
Malancha Mukherjee
P.O - Malancha
P.S - Sonarpur
Kol-700145



BETWEEN

SRI GOPAL KUNDU, (PAN- AFXPK7428J), (AADHAAR NO.- 4611 9977 9796), son of Late Dasarath Kundu, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at 8/1A Baishnabghata Bye Lane, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-700047, hereinafter referred to as the “**OWNER**”(which expression shall, unless excluded by the context or otherwise, include his respective heirs, executors, administrators, successors-in-interest and permitted assigns) of the **FIRST PART**.

AND

G.P. HOUSING PRIVATE LIMITED (PAN-AAECG8061G), a private limited company duly incorporated under the provision of the companies Act. having its registered office at 19T, Baishnabghata Bye Lane, Post Office-Naktala, Police Station-Netaji Nagar (erstwhile Patuli), Kolkata-700047, District-South 24 Parganas, West Bengal represented by one of its Directors namely **SHRI GOPAL KUNDU, (PAN-AFXPK7428J) (Aadhaar No.4611 9977 9796) (Mob 9830135704)**, son of Late Dasarath Kundu, by faith-Hindu, by Nationality-Indian, by occupation Business, residing at 8/1A, Baishnabghata Bye Lane Road, Post Office-Naktala, Police Station- Netaji Nagar, Kolkata-700047, District-South 24 Parganas, West Bengal. Hereinafter referred to as the “**DEVELOPER**” (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office and assigns) of the **SECOND PART**.

The **LANDOWNER** and **DEVELOPER** are conjointly for the sake of brevity hereinafter referred to as the “**PARTIES**” and they are individually hereinafter referred to as the “**PARTY**”.

1. OWNERSHIP OF THE PROPERTY: The Landowner, namely **SHRI GOPAL KUNDU**, is the sole and absolute owner and the possession holder of ALL THAT piece or parcel of a Bastu land measuring about 2 Cottahs 12 Chittacks be the same or a little more or less, along with a structure standing thereon, measuring about 1000 SQ.FT., lying and situated in Mouza- Baishnabghata, J.L. No.-28, R. S. No. 11, Dag No.-162, Khatian No.-258, Touzi No-56, 158, Being Premises No- 6A, Baishnabghata Bye Lane, being Assessee No.- 211000100254, Post Office- Naktala, Police Station- Netaji Nagar, (Erstwhile Jadavpur), Kolkata- 700047, within the jurisdiction of the Kolkata Municipal Corporation, Ward No-100, and Additional District Sub Registrar at Alipore, District-South 24 Parganas, West Bengal which is more fully particularly described in the **FIRST SCHEDULE**.

2. DEVOLUTION AND/OR BACKGROUND OF TITLE: The title of ownership flows as follows from time to time:

2.1. WHEREAS one Nabagopal Chakraborty, Rashbehari Chakraborty and Sankar



District Sub Registrar-II
Alipore, South 24 Parganas

14 AUG 2025

Chakraborty alias Sudhir Chandra Chakraborty, seized and possessed of a plot of land measuring about 35 Decimal, lying and situated in mouza Baishnabghata, J.L. No. 28, Re.Sa No. 11, Khatian No. 258, Dag No. 162, as absolute owners. While enjoying the aforesaid plot of land, the owners therein required some money to pay off their loans and the amount against the decree of the court. And since Nabagopal Chakraborty and Rashbehari Chakraborty had decided to sell the aforesaid plot of land.

2.2. Though Sankar Chakraborty alias Sudhir Chandra Chakraborty was a minor who was represented through his legal guardian Smt. Radharani Devi, his mother, Nabagopal Chakraborty and Rashbehari Chakraborty sold, transferred and conveyed the plot of land measuring about 3.5 Bigha on 20/1/1929 to Dasarathi Gangopadhyay, which was duly registered in the office of Joint Sub Registrar at Alipore and recorded in Book No. 1, Vol. No. 4, Page No. 198, Being No. 203, in the year 1929.

2.3. Sri Dasarathi Gangopadhyay died intestate in the year 1946, leaving behind his wife, namely Maya Devi and four sons namely Sri Asit Kumar Gangopadhyay, Sri Ashok Kumar Gangopadhyay, Sri Amio Kumar Gangopadhyay and Sri Amrit Kumar Gangopadhyay as his only legal heirs and successors. Thus Smt. Maya Devi, Sri Asit Kumar Gangopadhyay, Sri Ashok Kumar Gangopadhyay, Sri Amio Kumar Gangopadhyay and Sri Amrit Kumar Gangopadhyay became the joint owners of the aforesaid land.

2.4. While enjoying the said property, Smt. Maya Devi, Sri Asit Kumar Gangopadhyay, Sri Ashok Kumar Gangopadhyay, Sri Amio Kumar Gangopadhyay and Sri Amrit Kumar Gangopadhyay sold 2 Cottahs 12 Chittak out of the total land measuring about 3.5 Bigha to Sri Priyabrata Dhar Gupta (since deceased), son of Late Kamini Kishore Dhar Gupta against the consideration amount of Rs. 6,052/- (Rupees Six Thousand Fifty-Two only) on dated 29/12/1962, which was duly registered in the office of Joint Sub Registrar, at Alipore Sadar and recorded in Book No.- I, Vol. No. 11, Pages from 75 to 80, Being No. 16 in the year 1962.

2.5. Thereafter, said Priyabrata Dhar Gupta (since deceased), son of Late Kamini Kishore Dhar Gupta, mutated his name in the record of the then Calcutta Corporation, now known as The Kolkata Municipal Corporation.

2.6. While in possession and enjoyment of the said property, said Priyabrata Dhar Gupta died intestate on 29/03/2009, leaving behind his wife Smt. Tritikana Gupta (since deceased), two daughters, namely Smt. Suchandra Chaudhuri, Smt. Susmita Ray and one son, namely Sri Subhabrata Gupta as his legal heirs and/or successors as per the Hindu Succession Act, 1956.

2.7. After the demise of Priyabrata Dhar Gupta, Tritikana Gupta died intestate on



✓

District Sub Registrar-II
Alipore, South 24 Parganas

14 AUG 2025

18/04/2023, leaving behind two daughters, namely Smt. Suchandra Chaudhuri, Smt. Susmita Ray and one son namely Sri Subhabrata Gupta as her only legal heirs and/or successors in respect of the said property left by her as per the Hindu Succession Act, 1956.

2.8. Thereafter Smt. Suchandra Chaudhuri, Smt. Susmita Ray and Sri Subhabrata Gupta mutated their names in the record of Kolkata Municipal Corporation and became the absolute owners of ALL THAT piece and parcel of demarcated land measuring about 2 Cottahs 12 Chittaks, be the same a little more or less, along with a structure standing thereon, lying and situated in Mouza- Baishnabghata, J.L. No.-28, R. S. No.- 11, Dag No.- 162, Khatian No.-258, Touzi No-56, 158, of the premises No.- 6A, Baishnabghata Bye Lane, Assessee No. 211000100254, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata- 700047, Dist.-South 24 Parganas, West Bengal.

2.9. After that Smt. Suchandra Chaudhuri, Smt. Susmita Ray and Sri Subhabrata Gupta had sold, conveyed, and transferred their entire piece and parcel of demarcated land, measuring approximately 2 Cottahs 12 Chittaks, to Sri Gopal Kundu on 01/08/2024. This transaction was duly registered in the office of DSR-I at South-24-Parganas and recorded in Book No.- I, Vol. No.- 1601-2024, Pages from 56693 to 56712, Being No.- 160101552 in the year 2024.

2.10. After becoming the absolute owner, Sri Gopal Kundu mutated his name in the record of the Kolkata Municipal Corporation.

2.11. The said property is free from all encumbrances, liens, mortgages, and lis pendens whatsoever.

2.12. Thereafter, Sri Gopal Kundu obtained the sanction plan of G+III storied residential building on 11th November 2024 vide building permit no. 2024100174 from the Kolkata Municipal Corporation and entered into a **Development Agreement**, which was duly registered on 24.03.2025 in the office of D.S.R.-III, South 24-Parganas, West Bengal and recorded in the Book No.- I, Vol. No.- 1603-2025, Pages from 155592 to 155619, Being No.- 160305583 for the year 2025, and a **Development Power of Attorney** which was duly registered on 24.03.2025 in the office of D.S.R.-III, South 24-Parganas, West Bengal and recorded in the Book No.- I, Vol. No.- 1603-2025, Pages from 155440 to 155455, Being No.- 160305617 for the year 2025 with the Developer namely **G.P.HOUSING PRIVATE LIMITED** to develop ALL THAT piece or parcel of a Bastu land measuring about 2 Cottahs 12 Chittaks be the same or a little more or less, along with a structure standing thereon, measuring about 1000 SQ.FT., lying and situated in Mouza- Baishnabghata, J.L. No.-28, R. S. No. 11, Dag No.-162, Khatian No.-258, Touzi No-56, 158, Being Premises No- 6A, Baishnabghata Bye Lane, being Assessee No.- 211000100254, Post Office- Naktala, Police Station- Netaji Nagar, (Erstwhile Jadavpur),



Kolkata- 700047, within the jurisdiction of the Kolkata Municipal Corporation, Ward No-100, and Additional District Sub Registrar at Alipore, District-South 24 Parganas, West Bengal, more fully mentioned and described in the FIRST SCHEDULE hereunder written on terms and conditions which was more fully described in the said **DEVELOPMENT AGREEMENT**.

2.13. In the said **DEVELOPMENT AGREEMENT**, the **OWNER'S ALLOCATION** is mentioned as the entire third Floor and the entire ground floor except 2 (Two) car parking space of the Proposed Ground Plus Three (G+III) storied building and the **DEVELOPER'S ALLOCATION** is described as the 2 (Two) car parking spaces at the Ground floor, Entire First Floor and Entire Second Floor of the Proposed Ground Plus Three (G+III) storied building.

2.14. Thereafter as per the sanction plan, the developer has started construction of the Ground Plus Three (G+III) storied residential building at Premises No. 6A, Baishnabghata Bye Lane, being **Assessee No.- 211000100254**, Post Office- Naktala, Police Station- Netaji Nagar, (Erstwhile Jadavpur), Kolkata-700047, within the jurisdiction of the Kolkata Municipal Corporation, Ward No.100, and Additional District Sub Registrar at Alipore, District-South 24 Parganas, West Bengal.

2.15. While developing the Ground Plus Three (G+III) storied residential building, the Developer was unable to sell the 4BHK Flat from the developer's allocation. So, the developer has proposed to the owner to construct two nos. of Flat i.e., one 2 BHK Flat and one 3 BHK Flat, in 1st Floor and 2nd Floor instead of one 4 BHK Flat on each Floor and 2 nos. of Car Parking Spaces and one 2 BHK Flat on the Ground Floor in the said Ground Plus Three (G+III) storied residential building to be constructed, but the plan of the entire 3rd Floor, which belongs to the Owner's Allocation, remains unchanged. After the acceptance of the aforesaid proposal by the owner herein, the developer has applied for a regularized plan to the Kolkata Municipal Corporation.

2.16. After getting the regularized sanction plan on 05.07.2025, the owner as well as the developer herein, execute this present supplementary development agreement to record the change of the allocation of the said property on the same terms and conditions as mentioned in the development agreement.

2.17. As per this said development agreement as well as this supplementary agreement, the owner shall be entitled to get the Entire Third (3rd) Floor of the said Ground Plus Three (G+III) storied residential building to be constructed over the land including common areas and facilities together with undivided proportionate share of the land of the premises and a sum of **Rs. 25,00,000/- as nonrefundable deposit (Out of which a sum of Rs. 1,00,000/- will be paid by the Developer at the time of execution of this Supplementary Development Agreement and the balance amount of Rs. 24,00,000/- will be paid by the Developer at the**



14 AUG 2025

District Sub Registrar-II
Alipore, South 24 Parganas

time of handing over the possession to the developer). The details of the Owner's Allocation have been more fully described in **PART I** of the **SECOND SCHEDULE** hereunder written.

2.18. In accordance with the terms and conditions of this development agreement as well as this supplementary agreement the developer herein will be entitled to get **entire Ground Floor, entire First Floor and entire Second Floor** of the Proposed Ground Plus Three (G+III) storied building at K.M.C. Premises No. 6A, Baishnabghata Bye Lane, being **Assessee No.- 211000100254**, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata- 700047, Dist- South 24 Parganas, West Bengal, together with undivided proportionate share of the land of the premises and building. The details of the Developer's Allocation have been more fully described in **PART-II** of the **SECOND SCHEDULE** hereunder written.

NOW THIS AGREEMENT WITNESS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

3. DEFINITIONS: For proper clarification and understanding of the following terms, which have already been used several times and will come several times, shall always mean and include.

3.1. PROPERTY/PREMISES- Shall always mean ALL THAT piece or parcel of Bastu land measuring about 2 Cottahs 12 Chittacks be the same or a little more or less, along with a structure standing thereon, measuring about 1000 SQ.FT., lying and situated in Mouza- Baishnabghata, J.L. No.-28, R. S. No. 11, Dag No.-162, Khatian No.-258, Touzi No-56, 158, Being Premises No- 6A, Baishnabghata Bye Lane, being Assessee No.- 211000100254, Post Office- Naktala, Police Station- Netaji Nagar, (Erstwhile Jadavpur), Kolkata- 700047, within the jurisdiction of the Kolkata Municipal Corporation, Ward No-100, and Additional District Sub Registrar at Alipore, District-South 24 Parganas, West Bengal which is more fully particularly described in the First Schedule hereunder written with newly constructed multi storied building erected thereon along with all easement right thereto.

3.2. PROPOSED BUILDING: shall mean the proposed multi-storied building to be constructed upon the said property.

3.3. FLATS/APARTMENT: Shall mean the unit of a self-contained accommodation of the said building for residential purposes having one or more rooms along with the kitchen, exclusively user of bath and privy, as per sanctioned plan with all modern amenities and facilities to use and enjoy the same exclusively and without any interruption from others along with free access and right to ingress and egress to and from the main entrance and public road.

3.4. LAND OWNER'S ALLOCATION: In accordance with the terms and conditions



✓

District Sub Registrar-II
Alipore, South 24 Parganas

14 AUG 2025

of the development agreement as well supplementary development agreement, the landowner herein will be entitled to the owner shall be entitled to get the entire third (3rd) floor of the said Ground Plus Three (G+III) storied residential building to be constructed over the land including common areas and facilities together with undivided proportionate share of the land of the premises and a sum of **Rs. 25,00,000/- as nonrefundable deposit (Out of which a sum of Rs. 1,00,000/- will be paid by the Developer at the time of execution of this Supplementary Development Agreement and the balance amount of Rs. 24,00,000/- will be paid by the Developer at the time of handing over the possession to the developer).**

3.5. DEVELOPER'S ALLOCATION: In accordance with the terms and conditions of the development agreement as well as this supplementary agreement, the developer herein will be entitled to get **entire Ground Floor, entire First Floor and entire Second Floor** of the Proposed Ground Plus Three (G+III) storied building at K.M.C. Premises No. 6A, Baishnabghata Bye Lane, being **Assessee No.- 211000100254**, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata- 700047, Dist-South 24 Parganas, West Bengal, together with undivided proportionate share of the land of the premises and building.

3.6. CARPARKING SPACES: shall mean the spaces on the ground floor of the building as shown in the sanctioned plan for parking or keeping motor car scooters or all types of private vehicles defined under the Motor Vehicle Act.

3.7. PLAN: Shall mean a multi-storied building Construction plan sanctioned by the Kolkata Municipal Corporation by the owner for the construction of the new building. The developer has already modified and gets a revised sanction plan for construction of the building from concern authority with the consent of the landowner.

3.8. SPECIFICATION- shall mean materials and specifications as recommended by the architect for the construction of the building and/or flats and/or constructed and/ or open portions on the said premises. All fittings as described in the **SEVENTH SCHEDULE** herein below and will be provided by the Developer in those flats.

3.9. COMMON PARTS & PORTION- Shall mean and include outer walls & columns, ultimate rooftop, lobbies, staircases, passageways, common electric meter, Common electric wiring & fittings, overhead & underground water tank, pump, pump fittings, septic tank, and other facilities whatsoever and surface drainage and sewerage and other facilities whatsoever more fully Described in **THIRD SCHEDULE** hereunder Written.

3.10. COMMON PURPOSE- Shall mean and include the purposes of managing, maintaining and up-keeping the Common Areas and Installations, rendition of common services in common to the Co-Owner/Developer, collection and disbursement of the Common Expenses and administering and dealing with the matter of the common interest



✓
District Sub Registrar-II
Alipore, South 24 Parganas

14 AUG 2025

of the Co-Owner/Developer and relating 'to their mutual rights and obligations for the beneficial use and enjoyment of their respective units exclusively and the Common Areas and Installations in common.

3.11. COMMON EXPENSES/MAINTENANCE CHARGES- This shall mean the proportionate share of common expenses to be paid by the Purchasers for a rendition of common services.

3.12. UNDIVIDED SHARE- Shall mean all that the undivided variable imitable proportionate share in the land comprised in the said premises attributable to and allocable to the said Flat.

3.13. SHARE OF EXPENSES- Wherever any expenses or costs are mentioned to be borne or paid proportionately by the Purchasers, then the amount payable by the Purchasers shall, unless otherwise specified, be in Proportion to the areas of the respective Purchasers' respective flats.

3.14. ASSOCIATION- 'Shall mean the Association/ Committee or Society that may be formed and registered by the Owner for the common purposes as may be deemed proper and necessary by the Developer.

3.15. TRANSFORMER EXPENSES- Shall mean all Purchasers have to pay the expense equally to install a transformer in the **First Schedule** mentioned property, if necessary, to be installed or as may be directed by the Power Supply Authority.

3.16. GOODS AND SERVICE TAX: This shall mean the Purchasers/s shall have to pay the GST calculated on the property to the Developer at the prevailing rate of the GST Authority, and the developer should give proper receipt of the same to the Purchasers/s.

3.17. ADDITIONAL WORKS: This shall mean the Purchasers/ s shall have to pay the additional cost of works, if any, which are necessarily ordered/expected by the Purchaser/Purchasers.

3.18. WATER SUPPLY: This shall mean a Deep Tube well with a submersible pump with a supply from the common overhead reservoir. If required, a Deep Tube well Boring will be made at approximately 350 ft. to 400 ft. Depth (Clean Water). One underground concrete and brick water reservoir at the ground level will be constructed and will relate to the overhead water tank/ s and the water supply line. The proper size of 'Ferrule' will have to be applied to the concerned Supply Department by the Developer.

3.19. ELECTRIC SUPPLY- Shall mean One **COMMON METER** for the use of General Lighting for all electrical arrangements in common spaces like adequate Lighting at the Staircase, Parking Space, Terrace, pump room, and Boundary wall will be provided.



✓

District Sub Registrar-II
Alipore, South 24 Parganas

14 AUG 2025

by the Developer, and the deposit money for the same will be deposited by the Developer out of his expenses to the CESC Ltd. also the expenses for the entire individual flat's Electric Meter under developer's allocation and deposit for the same will be provided by individual flat owner to CESC Ltd. Developer may only co-operate for the same.

3.20. NOTICE- Unless otherwise expressly mentioned herein all notices to be served hereunder by any of the parties on the other shall be deemed to have been served if served by hand or sent by registered post with acknowledgment due at the address of the other party mentioned hereinabove or hereafter notified in writing and irrespective of any change of address or return of the cover sent by registered post without the same being served. Notice of the parties shall raise any objection as to service of the notice deemed to have been served as aforesaid.

3.21. JURISDICTION: Only the Principal Civil Courts of Kolkata shall have the jurisdiction to entertain, try, and determine all actions and proceedings between the parties relating to or arising out of this Agreement or connected in addition to that.

3.22 UNAVOIDABLE CIRCUMSTANCE shall mean natural calamities, earthquakes, civil disorder, or political unrest by which the construction work of the proposed building can be disturbed, stopped, or suspended for a considerable time.

3.23 FORCE MAJEURE:- shall mean and include natural calamities, Acts of God, floods, earthquakes, riots, wars, storms, cyclones, tempests, fire, civil commotion, civil wars, air raids, general strikes, lockouts, transport strikes, acquisitions, requisitions, notices or prohibitory orders from Corporation or any other statutory body or any Court, government action or regulations, new and/or changes in rules, laws or policies affecting or likely to affect the Project, and/or any reasons/circumstances beyond the control of the **DEVELOPER**.

3.24 WAIVER: Failure or delay by either Party to insist upon the strict performance of any terms and provision of this agreement or to exercise any right available to a party upon a breach of default shall not constitute a waiver of such breach or default or any subsequent breach of such terms and provision. No waiver of any breach shall affect or alter this Agreement, but each term of this Agreement shall continue to be in full force and effect concerning other terms.

3.25 WORDS: - shall mean and include imparting singular shall include plural and vice-versa and the words imparting masculine gender shall include feminine gender and vice-versa. Words importing **SINGULAR NUMBER** shall include the **PLURAL NUMBER** and vice versa. Words importing **MASCULINE GENDER** shall include the **FEMININE GENDER** and **NEUTER GENDER**; Similarly, words importing **FEMININE GENDER** shall include **MASCULINE GENDER** and **NEUTER GENDER** Likewise **NEUTER GENDER** shall include **MASCULINE GENDER** and **FEMININE GENDER**.



District Sub Registrar-II
Alipore, South 24 Parganas

14 AUG 2025

3.26 ADVOCATE: shall mean **Reo Legal (Advocates & Solicitors)**, Advocate of 6, Old Post Office Street, Basement Room No. 1, Kolkata- 700001, appointed by the **DEVELOPER herein**, inter-alia, for preparation of the documents regarding this Agreement.

3.27 COMPLETION PLAN AND COMPLETION CERTIFICATE - Time is the main essence of this contract. Subject to Force Majeure and circumstances beyond control the Developer shall complete the construction of the new building in the said premises in habitable conditions and must obtain a 'Building Completion Certificate' along with a 'Building Completion Plan', within a period of 24 months (with a grace period of 6 months) execution of this agreement over the land for Construction hereunder subject to clearance of all the Legal papers from the Government Authorities. The Developer shall be bound to legally obtain an approved completion certificate from the concerned authority at their own cost and responsibility. If any fine regarding the construction of the building is imposed by the competent authority, said cost shall exclusively be borne by the Developer.

3.28 CONFIRMING PARTY- The developer shall be the confirming party in sale deeds and agreements only in Respect of the flats under the developer's allocation, as the sale proceedings' consideration 'will be paid to the Developer, Accordingly, memo of consideration also will have to be witnessed in the name of the Developer.

3.29 DELIVERY OP THE XEROX COPY- 'Shall mean the developer shall deliver a xerox copy of the registered sale deeds in respect of the developer's allocated flats and car parking spaces to the Land Owner before the registration of the said deeds.

3.30 INTENDING BUYERS- Shall mean and include the person or persons or party or parties to whom any flat/unit or other spaces in the new building may hereafter be agreed to be transferred.

4. DEVELOPERS OBLIGATIONS:

4.1. That it is agreed by and between the parties herein that the Developer shall be entitled to construct a building upon the said property with their fund and resources or by any other funds procured by taking advance from the intending buyers, who are willing to purchase any flat/spaces in the said building which belongs to the Developer's Allocation, provided the Developer fulfill the following obligations towards the Land Owners. The Developer shall ensure that the property under development will not be encumbered in any manner.

4.2. The developer will construct the proposed building upon the said property strictly as per the building plan sanctioned by the concerned authority.



✓

District Sub Registrar-II
Alipore, South 24 Parganas

14 AUG 2025

4.3. The developer shall have to maintain the proper sizes/specifications as per the building plan and as per the advice of the Architect and Land Owner's allocation given below.

4.4. The Developer shall have to appoint a professional civil engineer or L.B.S. or firm as Architect to supervise the construction of the building/ buildings.

4.5. The entire cost and expenses for the construction of the building will be borne by the Developer, and the Developer shall have no claim or demand in any part of the said expenses from the Land Owner.

4.6. That after completion of the said building(s), the developer shall have to deliver the Land Owner, which is more fully and particularly mentioned herein. The Land Owner shall not have to bear any expenses or have to pay any consideration for this development project.

4.7. That the Land Owner's Allocation mentioned in the **SECOND SCHEDULE, PART-II** herein below will be delivered for the first time by the developer to the Land Owner in finished, ready, and habitable condition in all respects with all modern amenities and fittings before delivery of any flat or constructed part of the Developer's Allocation to any other person.

4.8. That the delivery of possession of the Owner's Allocation in the building in favour of the Land Owner will be made by the developer within a period of 24 months (with a grace period of 6 months) from the date of execution of this agreement over the land for Construction hereunder subject to clearance of all the Legal papers from the Government Authorities.

4.9. The Developer shall have no right or shall not be entitled to sell, transfer, and /or encumber in any manner the said reserved portion of the Land Owner more fully described in the **SECOND SCHEDULE, PART-II** herein below, along with the common areas/amenities.

4.10. The developer shall act as an independent contractor in constructing the building and undertake to keep the Land Owner indemnified from time to time against all third-party claims, including any Government, Quasi Govt. Local authorities, Electric Supply, Telephone, etc., and actions arising out of any act of commission or accident such as loss of life/lives of laborers, and allied natures or things in or relating to the construction of the building/development of the property.

4.11. That the Developer shall be responsible for fulfilling all the above-mentioned obligations towards the landowner, failing which the land Owner shall have every option to claim damages and/or cancel or rescind the present agreement. The



**District Sub Registrar-II
Alipore, South 24 Parganas.**

14 AUG 2025

Developer agrees to the following, which the landowner has also agreed to.

4.12. That the Developer shall install a separate electric meter in the name of the land owner and/or his nominee in the proposed building for the flats to be held by the Owner. The meter installation charges and security deposit, if any, for the same will be borne by the landowner.

4.13. That the Land Owner shall not be liable or responsible concerning the nature of construction of the proposed building and also for any financial transaction with the Third Parties.

4.14. That if the Developer fails to deliver the possession of the owner's allocation within the stipulated period of 24 months, considering the subsistence of unavoidable circumstances, a term of 6 months (in addition to the stipulated period of 6 months) will be provided to the developer. The developer will also lose the allocation as described in Part II of the Second Schedule.

4.15. The Developer shall hand over the Owner's Allocation, along with the Completion Certificate obtained from the concerned authority.

5. RIGHTS AND PRIVILEGES OF THE DEVELOPER:

5.1. That if any additional construction is done by the Developer (on getting proper permission from the concerned authority i.e. will have proper drawing and reflection in Revised Plan/Building Completion Plan) at their discretion.

5.2. That save except those portions which shall be kept reserved for the Land Owner, the Developer shall be entitled to sell and or transfer rest flats, car parking space/spaces with a proportionate share of common areas of the said building to any intending buyer/buyers in such a price and in such terms and conditions as determined by the Developer.

5.3. The Developer shall be entitled to receive the entire consideration money from the intending buyers of the Developer's Allocation against issuing proper receipt thereof, and the Memo of Consideration in conveyance will have to be marked in the name of the Developer.

5.4. The Land Owner shall have no right and or liberty to interfere in those transactions made between the Developer and the intending buyer/buyers in any manner whatsoever, and further the Land Owner shall not be entitled to claim the profit of the said venture or party thereof.

5.5. The Developer shall have every right to disclaim and/or relinquish any claim



✓

District Sub Registrar-II
Alipore, South 24 Parganas

14 AUG 2025

from the intending buyer and/or shall be entitled to settle any matter with any intending buyer in respect of payment on consideration or in any issue in any term as the Developer may think fit and proper.

5.6. That the Developer shall be entitled to execute all or any sort of Agreement with any intending flat or space buyer/buyers and shall be entitled to execute all or any type of Deed of Transfer in favour of the indenting buyer in respect of the flat/space of the building **only relating to Developer's Allocation** after handing over the possession of the reserved portion to the owner and further shall be entitled to present before the Registration Offices all those Deeds and Documents of transfer in favour of all intending buyers on behalf of Land Owner and for that purpose the land Owner will execute a registered Power of Attorney in favour of the Developer to do all such acts and deeds required for the proposed construction and registration of the Deed of Transfer against the un demarcated imitable proportionate share of the land under **FIRST SCHEDULE** property in favour of the flat buyers and the land on will ratify and confirm all those acts and deeds and also those execution and registration of deeds and documents in favour of the intending buyers and having payment or consideration of such or those being received or paid to the developer.

6. LANDOWNER'S OBLIGATIONS AND PRIVILEGES:

6.1. That during the period of construction of the proposed building, the developer shall be in absolute possession of the said property as required for construction and the land owner shall not be entitled to disturb the possession of the developer in a manner whatsoever, provided the construction of the building is done as per the terms of this agreement.

6.2. That the land Owner does hereby declare that 'they have absolute right, title and interest upon the said landed property and do hereby further declare that the said property more fully described in the **FIRST SCHEDULE** below is free from all encumbrances, disputes, litigations and in the mean time, they have not received any notice and notices to the effect that the said land is affected by any scheme of the Government of West Bengal and/or any other statutory body at the time of signing of this agreement. So, being satisfied with the marketable title of the said property and the same being free from all encumbrances, the Developer herein has entered into this Agreement.

6.3. The Land Owner shall at the time of execution of this present deliver to the developer all original documents regarding the title of the land other papers and documents against proper receipts from the developer.

6.4. That the land owner shall not be required to share or pay any portion of the cost for construction of the proposed building, including the cost of construction of the landowner's allocation more fully described in the **SECOND SCHEDULE, PART-II**.



✓

District Sub Registrar-II
Alipore, South 24 Parganas

14 AUG 2025

6.5. The land Owner shall not be entitled in any way to interfere with the management of the construction of the proposed building and in the matter of transfer of the flat spaces of the building to the intending buyers. But shall have absolute right and authority to inspect the main structural part of the building as well as the construction of the Owner's portion from time to time.

6.6. That for smooth functioning of the development work and for the purpose of construction of the proposed building the land Owner will execute a Registered Power of Attorney at the cost of the Developer in favour of the Developer empowering its administrator in the office to do all acts and deeds required for the construction of the proposed building and to sell, transfer any flat or flats or spaces of the building to any intending buyers on relating to Developer's Allocation and further to execute and register the Deed of Transfer only in respect of the proportionate share of land in favor of the flat buyers from the developer's allocation.

6.7. That in the event that a co-operative society and/ or Association be formed the Landowner shall become a member of the said Society and/ or Association be formed and shall be liable to pay and bear proportionate maintenance charges, as well as service charges and taxes in respect of his allocation for maintenance of the common areas, facilities, etc.

7. TIMEFRAME

7.1. The Developers shall complete the construction of the entire said property along with all amenities and with an Occupation Certificate (O.C.) within 36 months from the date of execution of this agreement.

7.2. If the Developers are prevented from carrying on the construction and development activities of the said property for any reasons which are beyond the control of the Developers such as (i) war, civil commotion, accident, strikes, or act of God affecting the said property; (ii) Any notice, order, rule, notification of the Government or other public, judicial or Competent Statutory Authority affecting the development of the said property; and (iii) Non-availability of steel, cement or any other building materials, water for construction or supply of electric power; and which circumstances have not arisen due to default of the Developers, the time for completion of the project shall stand suitably extended considering the period of delay occasioned on account of such reasons.

8. CANCELLATION AND ARBITRATION:

8.1. All communication in the form of letter, notice, or correspondence from/to either of the parties will be made to the address written in the agreement and page of this present and will be communicated by postal services or personal peon services article and letter, notice sewed upon either of the parties by other.



District Sub Registrar-II
Alipore, South 24 Parganas

14 AUG 2025

8.2. ARBITRATION:

- (a) Disputes to be settled by Arbitration:** Any dispute, controversy, or claims between the parties hereto arising out of or relating to this Agreement or the breach, termination, or invalidity thereof, shall be settled by arbitration by the provisions of the Arbitration and Conciliation Act, 1996, and amendments thereof.
- (b) Arbitral Tribunal:** The arbitral tribunal shall be composed by mutual consent of the parties or to be decided by the appropriate court of law having jurisdiction to decide it.
- (c) Place of Arbitration:** The place of arbitration shall be Kolkata, and any award made, whether interim or final, shall be deemed for all purposes between the Parties to be made in Kolkata.
- (d) Language and Applicable Law:** The arbitral proceeding shall be conducted in the English language, and any award or awards shall be rendered in English. The procedural law of the arbitration shall be Indian law.
- (e) Award Final and Binding:** The award of the arbitral tribunal shall be final, conclusive and binding upon the Parties hereto, and the Parties shall be entitled (but not obliged) to enforce the award. Such enforcement shall be subject to the provisions of the Arbitration and Conciliation Act, 1996.
- (f) Summary Proceedings and Interim Awards:** The Arbitrator shall have the right to proceed summarily and to make interim awards.

THE FIRST SCHEDULE THE DESCRIPTION OF THE LAND

ALL THAT piece or parcel of a Bastu land measuring about 2 Cottahs 12 Chittacks be the same or a little more or less, along with a structure standing thereon, measuring about 1000 SQ.FT., lying and situated in Mouza- Baishnabghata, J.L. No.-28, R. S. No. 11, Dag No.-162, Khatian No.-258, Touzi No-56, 158, Being Premises No- 6A, Baishnabghata Bye Lane, being Assessee No.- 211000100254, Post Office- Naktala, Police Station- Netaji Nagar, (Erstwhile Jadavpur), Kolkata- 700047, within the jurisdiction of the Kolkata Municipal Corporation, Ward No-100, and Additional District Sub Registrar at Alipore, District-South 24 Parganas, West Bengal which is butted and bounded by :

ON THE NORTH : 6K, Baishnabghata Bye Lane.

ON THE SOUTH : 20' Baishnabghata Bye Lane.

ON THE EAST : 5/1 Baishnabghata Balak Samity Club.



District Sub Registrar-II
Alipore, South 24 Parganas

14 AUG 2025

ON THE WEST :6 Baishnabghata Bye Lane

THE SECOND SCHEDULE
PART-I
THE DESCRIPTION OF THE OWNER'S ALLOCATION

In accordance with the terms and conditions of the development agreement as well as this supplementary agreement the owner shall be entitled to get the entire Third (3rd) Floor of the said Ground Plus Three (G+III) storied residential building to be constructed over the land including common areas and facilities together with undivided proportionate share of the land of the premises and a sum of **Rs. 25,00,000/- as nonrefundable deposit (Out of which a sum of Rs. 1,00,000/- will be paid by the Developer at the time of execution of this Supplementary Development Agreement and the balance amount of Rs. 24,00,000/- will be paid by the Developer at the time of handing over the possession to the developer).** The landowner shall be liable to pay the applicable GST, and other Government Taxes as applicable in respect of the said development of the landowner's allocation.

PART-II
THE DESCRIPTION OF THE PREVIOUS DEVELOPER'S ALLOCATION

In accordance with the terms and conditions of the development agreement as well as this supplementary agreement, the developer herein will be entitled to get **entire Ground Floor, entire First Floor and entire Second Floor** of the Proposed Ground Plus Three (G+III) storied building at K.M.C. Premises No. 6A, Baishnabghata Bye Lane, being **Assessee No.- 211000100254, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata- 700047, Dist- South 24 Parganas, West Bengal**, together with undivided proportionate share of the land of the premises and building.

THE THIRD SCHEDULE
DESCRIPTION OF COMMON PARTS, PORTIONS, AREAS, FACILITIES, AMENITIES, & INSTALLATIONS

The following are the Common parts, portions, areas, facilities, amenities and installations mentioned in these presents:

1. Electric wiring and fittings and fixtures for lighting the common passage in the building.
2. Electric Meter of CESE LTD.
3. Staircase of the building up to the roof and staircase landing, including the roof of the top floor.



✓

District Sub Registrar-II
Alipore, South 24 Parganas

14 AUG 2025

4. Common passage and Common land.
5. Corporation water, overhead common water tank, Motor Pump for lifting water with pipe fittings, distribution pipes. Septic Chamber, its fittings, and sewerage.
6. Electric wiring fittings in common places and Common Electric Meter Space.
7. Lift and Lift Room
8. Drains, sewer pipes, rainwater pipes from the roof and floors, bathrooms, privies, and all equipment for common use.
9. Boundary walls and Main gate.
10. Such other common parts, areas, equipment, installation, fixtures, fittings, and spaces in or about the said building as are necessary for the passage to or user and occupancy of the flats in common and as are specified expressly to be the common parts after construction of the building.

**THE FOURTH SCHEDULE ABOVE REFER TO
(THE COMMON PORTION)**

1. Staircase on all floors.
2. Staircase landing on all floors.
3. Common passage and lobbies on the ground floor.
4. Water pump, water tanks, reservoir, water pipes, septic tank, all other common plumbing installation and sanitary installations.
5. Common electrical wiring, fittings, and fixtures generators (excluding those as installed for any particular unit).
6. Drainage and sewerage.
7. Boundary walls and main gates.
8. Such other common Parts, areas, equipment, fittings, installations, fixtures, and spaces in or about the said building as necessary for passage to or user and occupancy of the said units in common and as may be specified and/or terrace and covered and uncovered car parking space and areas.
9. Roof on the top floor.



District Sub Registrar-II
Alipore, South 24 Parganas

14 AUG 2025

**THE FIFTH SCHEDULE ABOVE REFERS TO
(COVENANTS AND COMMON RESTRICTIONS)**

The owner and all unit owners shall always strictly adhere to the following restrictions:

1. The owner and/ or unit owner shall not do the following
2. Obstruct the Association (upon its formation) in their acts relating to the common purpose.
3. Violate any of the rules and/or regulations laid down for the common purpose and the user of the common portion.
4. Injure, harm, or damage the common portion or any other units in the new building' by making any alteration or withdrawing any support or otherwise.
5. Alter any portion, elevation, or color scheme of the new building.
6. Throw or accumulate or cause to be thrown or accumulation any dust, rubbish, or other refuse in the common portions save at the place indicated or worked thereof.
7. Place or cause to be placed any article or object in the common portion.
8. Use any unit or any part thereof for any purpose other than the purpose meant for (Residential/Commercial) Carry or on the cause to be carried on any obnoxious or injurious activity in or through any unit and parking space or the common portion.
9. Do or permit anything to be done that is likely to cause nuisance or annoyance to the occupants of the other units in the new building and/or the adjoining building or buildings:

**THE SIXTH SCHEDULE ABOVE REVERED TO
(THE COMMON EXPENSES)**

1. **MAINTENANCE:** All costs of maintaining, operating, replacing, repairing, whitewashing, painting, decorating, redecorating, rebuilding, reconstructing, lighting, and renovating the common portions including the exterior or interior (but not inside any unit) walls of the new building.
2. **MAINTENANCE OF STAFF:** The salaries of and all other expenses of the staff to be employed for the common purpose, including caretaker/Darwans, sweepers, plumbers, electricians, etc., and their perquisites, bonuses, and other emoluments and benefits.
3. **COMMON UTILITIES:** All charges and deposits for suppliers of common utilities to the co-owners in common.



District Sub Registrar-II
Alipore, South 24 Parganas

14 AUG 2025

4. **ELECTRICITY:** electricity charges for the electrical energy consumed for the operation of common portions.
5. **LITIGATION:** all litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common portions.
6. **RATES AND TAXES:** Taxes, multistoried building tax, water tax, and other levies in respect of the premises and the new building save those separately assessed on co-owners.

THE SEVENTH SCHEDULE
SPECIFICATIONS OF CONSTRUCTION OF THE BUILDING

1. R.C.C. work : Reinforced cement concrete for the column, beam, slab etc. as per drawing. Cement should be used by – ACC, Lafarge, Birla, Ultra Tech.
2. Brick : 1st Class Brick or 2nd Class picket will be used for 10", 8", 5" and 3" brickwork mortar; the ratio (sand: cement) shall be 6:1, 5:1 and 4:1 respectively. Soling Brick would be used in case of only soling purpose.
3. Plaster work : Any wall plaster (inside or outside), any ceiling plaster will be in the respective ratio of 6:1 and 4:1 & ceiling
4. Floor work : Vitrified Tiles flooring. Vitrified Tiles properly cut (size 2ft*2ft, more or less) and polished (2 times cut with the machine and after that finished with acid with the machine for one time). Kitchen slab will be filled with Granite.
5. Wall work : 4" skirting or Dado up to 7' height tiles will be fitted in the bath-rooms, cooking wall platform and the adjacent wall tiles will be fitted up to 2' height in the kitchen.
6. Door Frame : 4" x 2½" sal wood door frame according to the door size for the main door, all other doors would be 3"x3" and kitchen and toilet doors would be 3"x2½".
7. Door : Main door will be of 35mm thick and other inside doors will be 35mm thick phenol bonded flush door finished with wood primer and painting and necessary fittings. Inside door shutters will be of 35mm thick. C.P. or TATA PRAVESH



District Sub Registrar-II
Alipore, South 24 Parganas

14 AUG 2025

8. Window : PVC window with M.S. Grill (Straight lane design) of 5mm strip with iron stay and handle covered with 3mm glass (P-Net) proper painted with primer. All Aluminium windows made with Door type glass and mosquito screen.

9. Water Supply : Main source of water will be the supply of Corporation Water will be stored in an underground reservoir and lifting of water to overhead reservoir will be done by a 1 H.P. electric operated pump (standard made). Water will be supplied to each flat from overhead tank.

10. Sanitary & Plumbing : The sewerage line inside the premises of the proposed building shall be connected with the Corporation's sewer through the master trap (underground), all soil pipe will be of P.V.C. 4" dia, will be properly fixed with the wall and concealed to pit. Main water line from road to the underground reservoir & to the overhead reservoir to each flat will be by $\frac{3}{4}$ " tube of standard make P.V.C. All the inter- nal connections viz. Inside the bathroom, kitchen would be of $\frac{1}{2}$ " P.V.C. tube (HDP) of standard make open system P.V.C. rain water pipe will be used for roof water disposal.

11. Bathroom : English type all would be open (non-concealed) with Cistern. All porcelain material will be of Hind Ware / Jaguar / Parry Ware, and of white colour. Two nos. of Bib clock and 1 no. shower connection will be provided.

12. Basin/Sink : Three basins of white colour will be provided. One basin will be provided in the Dining Hall and other to will be provided in two toilets. One Sink will be provided in the kitchen.

13. Electric : Electrical fittings such as bulb, tube, fan, bell, exhaust fan, etc. will not be provided. Expenses towards meter deposit, service charges or any expenses towards CESC will be borne by the Developer. Arrangement for the main line laying will be done by the Developer.

14. Common Point: Common Point for main gate passage surrounding the building pump room stair gate land, terrace.



District Sub Registrar-II
Alipore, South 24 Parganas

14 AUG 2025

15. Bedrooms : 2 light point, 1 fan point, 5 Amp. Plug point at board (concealed) 1 AC point.

16. Dining/Drawing: 2 light points, 2 fan points, 1 plug point (5 Amp) at Board, 1 power point (15 Amp) for Freeze (Concealed).

17. Bathroom : 1 light point, 1 power point (15 Amp) at Board (Concealed), 1 (one) Geyser & Exhaust Fan point.

18. Kitchen (Con) : 1 light point, 2 power points - 1 power point with 5 Amp and another 1 power point with 15 Amp at Board, 1 exhaust fan point.

19. Balcony : 1 light point (Concealed). & Fan Point

20. Covering of Roof : The Roof will be covered fully with GI sheet, to protect from rain and heat. Structure should be stable, and have sufficient slope to drain away the rain water with the help of a channel at the edge of the slope.

21. Roof : Treatment Roof will be treated by I.P.S. floor, net cement finish after chemical works.

22. Pavement/ : 3" flat soling, Jhama soling 1" cement concrete with $\frac{1}{4}$ " stone chips cement and sand 4:3:1 ratio finished with neat cement, rope lining.
Parking

23. Main Gate : Made with the M.S. Bar (Modern design with locking arrangement)

24. Painting : Putty rooms and outside two coats weather coat. 1 coat primer and 2 coats of enamel painted doors, windows and grills. Interior painting (premium brand) will be borne by the Developer.

NOTE: Every wire will be of Havel's/Funplex brand and switch plugs etc. of Crabtree/Anchor Brand and the switchboard will be a plastic sheet.



MEMO OF CONSIDERATION

RECEIVED from the within-named developer a sum of **Rs.1,00,000/- (Rupees One Lakh only)**, as consideration of the said property as per the memo below:

DATE	BANK	CHEQUE/DRAFT	AMOUNT
14.08.2025		CASH	Rs.1,00,000/-
TOTAL RUPEES ONE LAKH ONLY			Rs.1,00,000/-

WITNESS

1. *Pradip Haldar*
S/o Debasish Haldar
Malamchha, Kol-145

Gopal Kundu

SIGNATURE OF THE LANDOWNER

2. *Nilankarn Banerjee*
Grantor, Kol-700084



IN WITNESS WHEREOF, THE PARTIES HEREIN PUT THEIR RESPECTIVE SIGNATURES ON THE DAY, MONTH, AND YEAR FIRST ABOVE WRITTEN.

SIGNED, SEALED & DELIVERED by
within named LAND OWNER AND
DEVELOPER in the presence of
WITNESSES.

Gopal Kundu

SIGNATURE OF LAND OWNER

1. *Debashish Helder*
Debashish Helder
Morambaria, 1401-145

G. P. Housing Pvt. Ltd.

Gopal Kundu
 Director

2. *Nilankam Banerjee*
Granita, kol-700084

SIGNATURE OF DEVELOPER

DRAFTED BY ME AS PER
 INSTRUCTIONS AND DOCUMENTS
 PROVIDED BY THE CLIENT

Rajib Ghosh

RAJIB GHOSH

Advocate

High Court Calcutta, RCO Legal
 (Advocates and Solicitors) 6, Old Post
 Office Street, Basement, Room No. 1,
 Kolkata-700001. Enrolment No.
 F/2190/2005 of 2019.



✓
District Sub Registrar-II
Alipore, South 24 Parganas

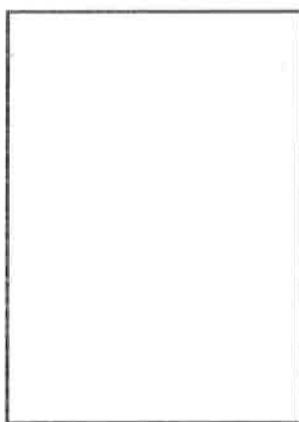
14 AUG 2025

SPECIMEN FROM FOR TEN FINGERPRINTS



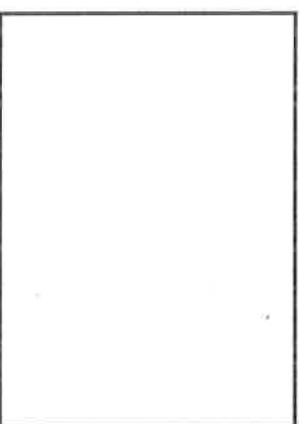
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
RIGHT HAND					

Signature Gopal Kundu



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

Signature _____



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

Signature _____



District Sub Registrar-II
Alipore, South 24 Parganas

14 AUG 2025



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



GRN Details

GRN:	192025260212274618	Payment Mode:	SBI Epay
GRN Date:	14/08/2025 12:21:15	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6174103542055	BRN Date:	14/08/2025 12:22:11
Gateway Ref ID:	559219702278	Method:	State Bank of India UPI
GRIPS Payment ID:	140820252021227460	Payment Init. Date:	14/08/2025 12:21:15
Payment Status:	Successful	Payment Ref. No:	2002338910/3/2025

[Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr Gopal Kundu
Address:	8/1A Baishnabghata Bye Lane
Mobile:	9830135704
EMail:	gopalkundu1969@gmail.com
Period From (dd/mm/yyyy):	14/08/2025
Period To (dd/mm/yyyy):	14/08/2025
Payment Ref ID:	2002338910/3/2025
Dept Ref ID/DRN:	2002338910/3/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002338910/3/2025	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	2002338910/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	1600
			Total	11521

IN WORDS: ELEVEN THOUSAND FIVE HUNDRED TWENTY ONE ONLY.



Major Information of the Deed

Deed No :	I-1602-12306/2025	Date of Registration	14/08/2025		
Query No / Year	1602-2002338910/2025	Office where deed is registered			
Query Date	14/08/2025 10:42:47 AM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas			
Applicant Name, Address & Other Details	Rajib Ghosh 6, Old Post Office Street, 5th Floor, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9073475197, Status :Advocate				
Transaction	Additional Transaction				
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]			
Set Forth value	Market Value				
Rs. 2/-	Rs. 64,49,999/-				
Stampduty Paid(SD)	Registration Fee Paid				
Rs. 10,021/- (Article:48(g))	Rs. 1,632/- (Article:E, E, B)				
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)				

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baishnab Ghata Bye Lane, , Premises No: 6A, , Ward No: 100 Pin Code : 700047

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	2 Katha 12 Chatak	1/-	54,99,999/-	Width of Approach Road: 20 Ft.,
Grand Total :				4.5375Dec	1 /-	54,99,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	9,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	1000 sq ft	1 /-	9,50,000 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Mr Gopal Kundu (Presentant) Son of Late Dasarath Kundu Executed by: Self, Date of Execution: 14/08/2025 , Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office		 Captured		
		14/08/2025		LTI 14/08/2025
8/1A, Baishanbghata Bye Lane Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XXX9 , PAN No.: AFxxxxxx8J, Aadhaar No: 46xxxxxxxx9796, Status :Individual, Executed by: Self, Date of Execution: 14/08/2025 , Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	G.P.Housing Private Limited 19T, Baishnabghata Bye Lane,, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Date of Incorporation:XX-XX-2XX1 , PAN No.: AAxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Gopal Kundu Son of Late Dasarath Kundu Date of Execution - 14/08/2025, , Admitted by: Self, Date of Admission: 14/08/2025, Place of Admission of Execution: Office		 Captured	
		Aug 14 2025 5:54PM	LTI 14/08/2025	14/08/2025
8/1A, Baishnabghata Bye Lane Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: AFxxxxxx8J, Aadhaar No: 46xxxxxxxx9796 Status : Representative, Representative of : G.P.Housing Private Limited (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pradip Halder Son of Mr Debasish Halder Malancha Mahinagar, City:- Rajpur- sonarpur, P.O:- Malancha, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145		 Captured	
	14/08/2025	14/08/2025	14/08/2025
Identifier Of Mr Gopal Kundu, Mr Gopal Kundu			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Gopal Kundu	G.P.Housing Private Limited-4.5375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Gopal Kundu	G.P.Housing Private Limited-1000.0000000 Sq Ft

Endorsement For Deed Number : I - 160212306 / 2025

On 14-08-2025

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

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

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

Presented for registration at 17:27 hrs on 14-08-2025, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr Gopal Kundu ,Executant.

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 64,49,999/-

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

Execution is admitted on 14/08/2025 by Mr Gopal Kundu, Son of Late Dasarath Kundu, 8/1A, Baishanbghata Bye Lane Road, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business

Indetified by Mr Pradip Halder, , , Son of Mr Debasish Halder, Malancha Mahinagar, P.O: Malancha, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Student

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

Execution is admitted on 14-08-2025 by Mr Gopal Kundu, Director, G.P.Housing Private Limited (Private Limited Company), 19T, Baishnabghata Bye Lane,, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr Pradip Halder, , , Son of Mr Debasish Halder, Malancha Mahinagar, P.O: Malancha, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Student

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,632.00/- (B = Rs 1,000.00/- ,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 1,600/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/08/2025 12:22PM with Govt. Ref. No: 192025260212274618 on 14-08-2025, Amount Rs: 1,600/-, Bank: SBI EPay (SBEPay), Ref. No. 6174103542055 on 14-08-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 9,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 996437, Amount: Rs.100.00/-, Date of Purchase: 14/07/2025, Vendor name:

Subhrojit Deb

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/08/2025 12:22PM with Govt. Ref. No: 192025260212274618 on 14-08-2025, Amount Rs: 9,921/-, Bank: SBI EPay (SBEPay), Ref. No. 6174103542055 on 14-08-2025, Head of Account 0030-02-103-003-02



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2025, Page from 504584 to 504615

being No 160212306 for the year 2025.



Digitally signed by SUMAN BASU
Date: 2025.08.19 18:25:53 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 19/08/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.