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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AW 505719

Certified that the document is submitted to
registration. The signature sheets and
the endorsement sheets attached with the
document are the part of this document.

District Sub-Register-(I)
Alipore, South 24-parganas

13/5/26

SUPPLEMENTARY DEVELOPMENT AGREEMENT
ALONGWITH POWER OF ATTORNEY

THIS SUPPLEMENTARY AGREEMENT ALONGWITH POWER OF
ATTORNEY is made on this the 13th day of May, Two Thousand and
Twenty-six (2026) ARISING OUT OF PRINCIPAL REGISTERED
DEVELOPMENT AGREEMENT ALONG WITH DEVELOPMENT POWER
OF ATTORNEY DATED 12.09.2025, VIDE DEED NO. 160407419 FOR THE
YEAR 2025.

BETWEEN

[Signature] MS
Advocate

Sangita Banerjee Mandal

13/05/2026
P. 2/110823/26

5947

No.....Rs.100/- Date.....

Name :

Address :

Vendor :

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kot-27

08 MAY 2026

D. K. Mehta
Advocate
HIGH COURT
CALCUTTA



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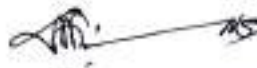
Identified by:

Abhijit Kumar Mishra
son of Late Niranjan Mishra
vill - Nij Maithane
P.O. Battala
Dist. Purba Midnapur
Pin code - 721433
Law clerk

(1) SMT. DOLON MONDAL, (PAN-JFBPM7785F) (Aadhaar No.9534 8526 7690), (D.O.B. 01.01.2005), wife of Sri Sanjay Mondal, by faith – Hindu, by Occupation – Housewife, by Nationality – Indian, residing at 18/1, Kalikapur, Kalikapur Road, P.O. Mukundapur, P.S. Garfa, Kolkata- 700 099 and (2A) SMT. BASANTI MONDAL, (PAN-AIXPM4606R) (Aadhaar No. 2682 4740 2644), (D.O.B. 24.05.1965), wife of Late Bimal Mondal, by faith – Hindu, by Occupation – Housewife, by Nationality – Indian, (2B) SRI SANJAY KUMAR MANDAL, (PAN : AIXPM4604P), (Aadhar No. 5420 6691 0167), (D.O.B. 23.03.1981) son of Late Bimal Mondal, by faith – Hindu, by Nationality – Indian, by Occupation – Business and (2C) SRI RAJIB MONDAL, (PAN : APPPM9071B), (Aadhar No. 3103 5853 3497), (D.O.B. 04.12.1984) son of Late Bimal Mondal, by faith – Hindu, by Nationality – Indian, by Occupation – Business, all are residing at 18/2, Kalikapur, Sardarpara, Post Office- Mukundapur, P.S. Garfa, Kolkata- 700 099, hereinafter jointly called and referred to as the “OWNERS/FIRST PARTIES (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective heir/heirs, executor /executors, assign/assigns, administrator/administrators and representative/ representatives) of the ONE PART.

AND

PARADISE CONSTRUCTOR, (PAN : ABEFP7943A), (D.O.B. 15.12.2023) a Partnership firm having its office at B57, Nandankanan, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700 075, represented by Partners namely (1) SRI SANJAY KUMAR MANDAL, (PAN : AIXPM4604P), (Aadhar No. 5420 6691 0167), (D.O.B. 23.03.1981) son of Late Bimal Mondal, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 18/2, Kalikapur, P.O. Mukundapur, P.S. Survey Park, Kolkata – 700 099, (2) MRS. SUNANDA DEY DWARIK, (PAN : BPMPD3932G), (Aadhar No. 9976 0799 3261), (D.O.B. 15.02.1994), wife of Sri Sukhendu Dwarik, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 18/2, Kalikapur, P.O. Mukundapur, P.S. Survey Park, Kolkata – 700 099, hereinafter called and referred to as the “DEVELOPER/ SECOND PARTY” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heir/heirs,





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W. Chatterjee

executor/executors, administrator/ administrators, assigns, representative/ representatives) of the **OTHER PART**

WHEREAS by virtue of a registered Deed of Gift dated 05.05.2025, the **OWNER No. 1** herein namely **SMT. DOLON MONDAL** obtained a demarcated plot of net land measuring an area of **2 (Two) Cottahs 25 (Twenty five) S.ft.** together with a tile shed measuring an area of **200 (Two hundred) Sq.ft.** situated in said Mouza- **Kalikapur, J.L. No. 20, R.S. No.2, Touzi No.3-5**, comprising in **R.S. Dag No. 108, L.R. Dag No. 108, under R.S. Khatian No. 141, L.R. Khatian No. 791**, corresponding to **C.S. Dag No. 93, under C.S. Khatian No. 116**, from her husband said **Sri Sanjay Mondal**, son of Late Haru Mondal, as mentioned in the registered Deed of Gift dated 05.05.2025 registered in the Office of District-Sub-Registrar,-IV, Alipore and entered into Book No. 1, Volume No. 1604-2025, Pages 111479 to 111501, Deed No. 160404105 for the year 2025.

AND WHEREAS thereafter the **OWNER No. 1** herein namely **SMT. DOLON MONDAL** recorded her name in the record of The Kolkata Municipal Corporation in respect of her said donated property known as **K.M.C. Premises No. 1015, Kalikapur Road, Assessee No. 31-106-07-2969-8** and the **OWNER No. 1** has also recorded her property in the record of the **B.L. & L.R.O., Kolkata** and at present **L.R. Khatian No. 931** is published in her name.

AND WHEREAS by virtue of another registered Deed of Conveyance dated 05.05.2025, registered in the Office of District Sub-Registrar -IV, Alipore and entered into Book No. 1, Volume No. 1604-2025, Page No. 110897 to 110920, Deed No. 160404107 for the year 2025, wife of the **OWNER No. 2A** and father of the **OWNER No. 2B and 2C** namely **Sri Bimal Mondal** now deceased purchased adjacent demarcated plot of land measuring net land area of **1 (One) Cottah 7 (Seven) Chittaks 33 (Thirty three) Sq.ft.** together with a tile shed measuring an area of **200 (Two hundred) Sq.ft.** situated in same Mouza- **Kalikapur, J.L. No. 20, Touzi No.3-5, R.S. No.2,**





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comprising in **R.S. Dag No. 108, L.R. Dag No.108, under R.S. Khatian No. 141, L.R. Khatian No. 894**, corresponding to C.S. Dag No. 93, under C.S. Khatian No. 116, within Police Station – Garfa, for a valuable consideration from one Sri Lakshman Chandra Mondal, son of Late Jogendra Nath Mondal as morefully mentioned in the registered Deed of Conveyance dated 05.05.2025.

AND WHEREAS after purchase the said Bimal Mondal since deceased mutated his name in the record of The Kolkata Municipal Corporation known as **Premises No. 1016, Kalikapur Road**, Assessee No. 31-106-07-2971-6. Said Bimal Mondal also recorded his property in the record of the B.L. & L.R.O., Kolkata and at **present L.R. Khatian No. 933** is published in his name.

AND WHEREAS the above mentioned two plots of land are situated side by side and adjacent to each other.

AND WHEREAS by virtue of a registered Deed of Amalgamation dated 20.08.2025 registered in the Office of District Sub-Registration-IV, Alipore and entered into Book No.1, Volume No. -1604-2025, Page from 182473 to 182490, Deed No.6899, for the year 2025, the present **OWNER No. 1** and said Bimal Mondal since deceased have amalgamated their individual two separate plot of lands known as **K.M.C. Premises No. 1015, Kalikapur Road**, being Assessee No. 31-106-07-2969-8, measuring land area of 2 (Two) Cottahs 0 (Zero) Chittaks 25 (Twenty Five) Sq.ft. with a tile shed measuring an area of 200(Two Hundred) Sq.ft. and **K.M.C. Premises No. 1016, Kalikapur Road**, being Assessee No. 31-106-07-2971-6, measuring land area of 1 (One) Cottahs 7 (Seven) Chittaks 33 (Thirty Three) Sq.ft. with a tile shed measuring an area of 200(Two Hundred) Sq.ft.

AND WHEREAS thereafter the present **OWNER No. 1** and said Bimal Mondal since deceased mutated their names in the record of The Kolkata Municipal Corporation in respect of their total amalgamated property measuring land area of **3 (Three) Cottahs 8 (Eight) Chittacks 13 (Thirteen) Sq.ft. more or less** together with two Nos. of tile shed





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Pr. Code

each measuring an area of 200 (Two hundred) Sq.ft. i.e. totaling area of 400 (Four hundred) Sq.ft. known as K.M.C. Premises No. 1016, Kalikapur Road, being Assessee No. 31-106-07-2971-6, within K.M.C. Ward No.106, P.S. Garfa, formerly P.S. Kasba, Kolkata - 700099.

AND WHEREAS said Smt. Dolon Mondal, the present OWNER No. 1 herein and Bimal Mondal since deceased become the absolute joint Owners and are seized and possessed of all that land measuring an area of 3 (Three) Cottahs 8 (Eight) Chittacks 13 (Thirteen) Sq.ft. more or less situated in Mouza – Kalikapur J.L. No.20, R.S. No.- 2, Touzi No.3-5, comprising in R.S. Dag No. 108, under R.S. Khatian No. 141 corresponding to L.R. Dag No. 108 under L.R. Khatian No. 931 and 933 known as KMC Premises No. K.M.C. Premises No. 1016, Kalikapur Road, being Assessee No. 31-106-07-2971-6, within Ward No.106, P.S. Garfa, formerly P.S. Kasba, Kolkata – 700099 and the said total land along with tile sheds has been more fully described in the SCHEDULE “A” hereunder written.

AND WHEREAS thereafter being desirous of the Promotion work of their said Premises said Smt. Dolon Mondal, the present OWNER No. 1 herein and Bimal Mondal, now deceased, entered into a registered Development Agreement along with Development Power of Attorney dated 12.09.2025, registered in the Office of District Sub-Registrar – IV, Alipore, South 24-Parganas and recorded into Book No. I, Volume No. 1604-2025, Pages from 201449 to 201486, Being No. 160407419 for the year 2025 with the DEVELOPER, the party of the SECOND PART herein. As per the said registered Development Agreement along with Development Power of Attorney it has been settled that the OWNERS shall get as the Owners’ Allocation as mentioned in the SCHEDULE - B and the DEVELOPER shall get as the Developer’s Allocation as mentioned in the SCHEDULE - D of the said registered Development Agreement along with Development Power of Attorney dated 12.09.2025.

AND WHEREAS thereafter the DEVELOPER has taken the sanction of the Ground plus three storied building with lift facility vide Building Permit No. 2025120347 dated 08.01.2026 from the Building Department of The Kolkata Municipal Corporation Borough Office – XII and the DEVELOPER has started construction work





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of the new building.

AND WHEREAS during construction said Bimal Mondal died intestate on 01.04.2026, leaving behind his wife, Smt. Basanti Mondal, and two sons namely Sri Sanjay Kumar Mondal and Sri Rajib Mondal, the **OWNERS** No. 2(A), 2(B) and 2(C) herein as his only legal heirs and successors who have jointly inherited the undivided share of said Bimal Mondal, since deceased as per Hindu Succession Act, 1956 and thus the said Smt. Dolon Mondal, Sri Sanjay Kumar Mondal and Sri Rajib Mondal are now the absolute joint Owners of the total property each having undivided share of the total property.

AND WHEREAS for the interest and welfare of the project the present **OWNERS** herein stretch out their hand to the Developer and become ready to co-operate the **DEVELOPER** by executing and registering a **Supplementary Development Agreement along with Development Power of Attorney** and the said **OWNERS** No. 1, 2(A), 2(B) and 2(C) herein are also ready to give **fresh** General Power of Attorney in favour of the **DEVELOPER** to continue this Development Project and accordingly the **DEVELOPER** has taken all the steps for the registration of this Supplementary Development Agreement along with Development Power of Attorney to continue this Development Project.

AND WHEREAS as per the said registered **Development Agreement along with Development Power of Attorney** dated 12.09.2025, the **OWNERS** should jointly get one complete Flat situated on the **Third Floor North-East** side of the building measuring Super built up area of **1000 (One Thousand) Sq.ft.** and one **Shop Room** on **Ground Floor** of the building measuring an area of **120 (One Hundred Twenty) Sq.ft.** built up area and one **Car Parking Space** on **Ground Floor** measuring an area of **120 (one Hundred Twenty) Sq.ft.** as per sanctioned plan and also as per Developer's choice. Besides above the **OWNERS** herein should jointly get from the **DEVELOPER** a non-refundable sum of **Rs. 7,00,000/-** (Rupees Seven Lac only) as non-refundable advance which has already been paid before execution and registration of the aforesaid Development Agreement as mentioned in the Memo of Consideration therein and the **DEVELOPER** should get rest constructed area of the whole Ground plus three storied building with lift facility, excluding the **OWNERS' ALLOCATION.**





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AND WHEREAS now the **DEVELOPER** is going to erect the proposed new Ground plus three storied building with lift facility as per said sanctioned Plan from K.M.C. by maintaining the new prevailing Rule of K.M.C. and thus by virtue of mutual discussion between both the parties, the Allocation of both the parties herein again altered and changed.

AND WHEREAS as per the **fresh OWNERS' ALLOCATION** the **OWNERS** shall jointly receive one complete Flat situated on the **Third Floor North-East side** of the building measuring Super built up area of **1000 (One Thousand) Sq.ft.** and one **Car Parking Space** on Ground Floor measuring an area of **120 (one Hundred Twenty) Sq.ft.** as per sanctioned plan and also as per Developer's choice. Besides above the **OWNERS** herein should jointly get from the **DEVELOPER** a non-refundable sum of **Rs. 7,00,000/- (Rupees Seven Lac only)** as non-refundable advance which has already been paid before execution and registration of the Principal Development Agreement along with Development Power of Attorney dated 12.09.2025 and the **OWNERS** have acknowledged the receipt of the same in the said Principal Development Agreement along with Development Power of Attorney dated 12.09.2025. The **fresh OWNERS' ALLOCATION** has been mentioned in the **SCHEDULE - B** below.

AND WHEREAS the **DEVELOPER** herein shall get the rest constructed area of the proposed Ground plus three storied building with lift facility, excluding the **fresh OWNERS' ALLOCATION** as **fresh DEVELOPERS' ALLOCATION** as mentioned in the **SCHEDULE - D** below. The **DEVELOPER** shall enjoy the common rights and undivided proportionate share of land as mentioned in the **SCHEDULE - "A"** and **"C"** above.

To fix up the **fresh OWNERS' ALLOCATION** as well as the **DEVELOPER'S ALLOCATION** both the parties i.e. the **OWNERS** and the **DEVELOPER** herein entered into this Supplementary Development Agreement along with Development Power of Attorney and **IT IS WITNESSETH IN THE MANNER FOLLOWINGS :-**

- (a) That the **OWNERS** shall enjoy their **fresh OWNERS' ALLOCATION** as mentioned in the **SCHEDULE 'B'** hereunder below and the **DEVELOPER** shall





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enjoy the **fresh DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE – 'D'** hereunder written. The **OWNERS** and the **DEVELOPER** shall also enjoy the undivided proportionate share of land as described in the **SCHEDULE – A** hereunder written and also other common rights thereto as mentioned in the **SCHEDULE – C** herein below.

- (b) That the **OWNERS** shall give full co-operation to the **DEVELOPER** herein for selling its **fresh DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE – 'D'** hereunder written along with Development Project as mentioned herein to any intending Purchaser(s) by fixing up the consideration money thereof.
- (c) That this distribution of flats and Car Parking Space shall strictly be followed by the Parties herein and it is the essence of this Supplementary Development Agreement along with Development Power of Attorney which shall be treated as part and parcel of the **principal Development Agreement along with Development Power of Attorney dated 12.09.2025** and the **OWNERS** shall not establish any further claim and demand upon the **DEVELOPER** save and except their **fresh OWNERS' ALLOCATION** as mentioned in the **SCHEDULE – 'B'** hereunder written in respect of this development project.
- (d) That the **OWNERS** shall not do any acts, deed or thing whereby the **DEVELOPER** is prevented from enjoy, rent, transferring, selling, assigning and / or for disposing of any of the **fresh DEVELOPER'S ALLOCATION** in the said building as mentioned in the **SCHEDULE – 'D'** hereunder written.
- (e) That the **DEVELOPMENT** Power of Attorney which has been executed and registered by the **OWNERS** in favour of the **DEVELOPER**, the **DEVELOPER** shall have liberty to sell/transfer its **fresh** allocation as mentioned in the **SCHEDULE - D** of the said principal Development Agreement along with Development Power of Attorney dated 12.09.2025.



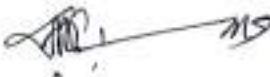


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POWER OF ATTORNEY

THE OWNERS HEREIN EXECUTE THE POWER OF ATTORNEY IN FAVOUR OF THE DEVELOPER HEREIN BELOW:

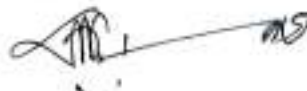
WE, the OWNERS namely, (1) SMT. DOLON MONDAL, (PAN-JFBPM7785F) (Aadhaar No.9534 8526 7690), (D.O.B. 01.01.2005), wife of Sri Sanjay Mondal, by faith – Hindu, by Occupation – Housewife, by Nationality – Indian, residing at 18/1, Kalikapur, Kalikapur Road, P.O. Mukundapur, P.S. Garfa, Kolkata- 700 099 and (2A) SMT. BASANTI MONDAL, (PAN-AIXPM4606R) (Aadhaar No. 2682 4740 2644), (D.O.B. 24.05.1965), wife of Late Bimal Mondal, by faith – Hindu, by Occupation – Housewife, by Nationality – Indian, (2B) SRI SANJAY KUMAR MANDAL, (PAN : AIXPM4604P), (Aadhar No. 5420 6691 0167), (D.O.B. 23.03.1981) son of Late Bimal Mondal, by faith – Hindu, by Nationality – Indian, by Occupation – Business and (2C) SRI RAJIB MONDAL, (PAN : APPPM9071B), (Aadhar No. 3103 5853 3497), (D.O.B. 04.12.1984) son of Late Bimal Mondal, by faith – Hindu, by Nationality – Indian, by Occupation – Business, all 2(A) to 2(C) are residing at 18/2, Kalikapur, Sardarpara, Post Office- Mukundapur, P.S. Garfa, Kolkata- 700 099, as the PRINCIPALS do hereby appoint “PARADISE CONSTRUCTOR”, (PAN : ABEFP7943A), (D.O.B.15.12.2023) a Partnership firm having its office at B57, Nandankanan, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700 075, represented by Partners namely (1) SRI SANJAY KUMAR MONDAL, (PAN : AIXPM4604P), (Aadhar No. 5420 6691 0167), (D.O.B. 23.03.1981) son of Late Bimal Mondal, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 18/2, Kalikapur, P.O. Mukundapur, P.S. Survey Park, Kolkata – 700 099, (2) MRS. SUNANDA DEY DWARIK, (PAN : BPMPD3932G), (Aadhar No. 9976 0799 3261), (D.O.B. 15.02.1994) wife of Sri Sukhendu Dwarik, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 18/2, Kalikapur, P.O. Mukundapur, P.S. Survey Park, Kolkata – 700 099, as our lawful Attorney on our behalf to do the following acts in respect of our property as mentioned in the SCHEDULE below:





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- i) To look after and manage the property on behalf of the **OWNERS/ PRINCIPALS**.
- ii) To look after and to control all the affairs for the development or the said land and construction of a **Ground plus three storied building with lift facility** thereon on the said Premises as per sanction building plan to be sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER** and the **DEVELOPER** shall sign and execute on behalf of the **OWNERS** all the Declaration Deeds or any other Declarations on the said Premises as mentioned in the **SCHEDULE** below property and register the such documents as per requirement for the interest of the proposed project.
- iii) To cause mutation of the Property where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation along with conversion of the land nature as Bastu and B.L. & L.R.O. if required and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof and pay necessary taxes to The Kolkata Municipal Corporation as and when necessary on behalf of us and our attorney shall also sign and act for the conversion of the property from Shali to Bastu if required.
- iv) To sign, execute and submit all Development building Plans, revised plan, completion plan, Documents, Statements, Papers, Undertakings, Declarations related thereto, may be required for necessary sanction, modification and/or alteration of sanctioned plan to be sanctioned by The Kolkata Municipal Corporation and/or any appropriate authority and other appropriate authorities on our behalf and to sign completion plan.
- v) To appear and represent on behalf of the **PRINCIPALS** i.e. **LAND OWNERS** herein on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, West Bengal police, necessary Departments of Government of West Bengal, in connection with the sanction, modification and/or alteration of sanctioned building Plan for the above mentioned property and also





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for the interest of the proposed project and execute and sign all the papers related thereto.

- vi) To pay fees for obtaining the sanction, modification and such other orders and permissions from the necessary authorities on behalf of us as required for sanction, modification and/or alteration of the Development Plan and also to submit and take delivery of all type of, deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as our Attorney shall think fit and proper.
- vii) To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the sanctioned plans to any authority or authorities.
- viii) To develop the said property by making construction of such type of building or buildings thereon as per sanctioned building plan as our said Attorney may deem fit and proper and for that purpose to demolish and/or remove any house, building and/or structure of whatsoever nature standing in our property, as our said Attorney shall think fit and proper.
- ix) To apply for obtaining electricity-connection and main service line from CESC and to take telephone or other connections and also install electric transformer in the said property and /or to make alteration therein and to disconnect the same and for that purpose the Attorney shall sign, execute and submit all papers, applications, documents on our behalf and shall do all the acts and deeds on our behalf and our attorney shall execute and sign all the papers related thereto.
- x) That our Attorney shall sign all the plans to be submitted before the concerned authority/authorities for the connection of water, drainage and sewerage in the said Premises and execute and sign all paper related thereto for the sanction of drainage and sewerage connection and also internal and external drainage drawing and also the connection of water in our said property shall do all such other acts, deeds and things as may be deemed fit and proper by our said Attorney on our behalf.

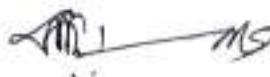




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- xi) To apply for and obtain building materials from the concerned authorities for consumption of the proposed building to be erected on the said property as aforesaid and also to pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.
- xii) To appear and represent us before all authorities for fixation and/or finalization of the annual valuation of the said property and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as our said Attorney may deem fit and proper.
- xiii) To negotiate with others for giving possession of the flats etc. in lieu of proper considerations sum only on the **fresh DEVELOPER'S ALLOCATION** excluding the **fresh OWNERS' ALLOCATION** as mentioned in the **SCHEDULE B** of this registered Supplementary Development Agreement along with Development Power of Attorney. The **DEVELOPER** shall do all the acts on the **fresh Developer's Allocation** on our behalf.
- xiv) To collect advance ~~for~~ part payment or full consideration from the intending purchasers of **flats, Car Parking Spaces, Commercial Space etc.** alongwith proportionate share of land and/or enter into Agreement for Sale and to execute and register Deed of Conveyance, Deed of Rectification, and/or collect the L.G.R. and/or Deed from the registering authority on our behalf on the **fresh DEVELOPER'S ALLOCATION** only as mentioned in the **SCHEDULE D** of the said registered Supplementary Development Agreement along with Development Power of Attorney excluding the **fresh OWNERS' ALLOCATION** as mentioned in the **SCHEDULE B** of the said Supplementary Development Agreement along with Development Power of Attorney and grant receipt in favour of the interested persons/ persons who are interested to purchase and to take possession of the flat/flats and Car parking Space, Commercial Space etc. in lieu of satisfactory consideration to be fixed by the **Developer** i.e. our Attorney.
- xv) To advertise in different news papers and display, hording in different places, and also to engage agency or agencies for selling and giving possession of the flats etc. on **fresh DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE D**

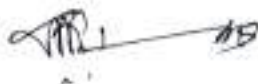




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of the said registered Supplementary Development Agreement along with Development Power of Attorney excluding the **fresh LAND OWNERS' ALLOCATION** alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the **fresh DEVELOPER'S ALLOCATION** to any Third Party or parties at any consideration price to be fixed up only by the **DEVELOPER**.

- xvi) To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/space including proportionate land share on said **fresh DEVELOPER'S ALLOCATION** of the said proposed building alongwith the proportionate share of land at the said Premises or any part thereof and for that purpose to sign and execute all deeds, as our said Attorney shall think fit and proper as per said registered Development Agreement.
- xvii) To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
- xviii) To receive part or full consideration sum against the entire **fresh DEVELOPER'S ALLOCATION** from the intending purchasers and acknowledge the receipt of the same on behalf of the Land Owner.
- xix) To appear and represent us i.e. the Land OWNERS before any notary, Registrar of Assurances, District Sub-Registrar, Additional District Sub-Registrar, Metropolitan Magistrate and Other Office or Offices or Authority or Authorities having jurisdiction and to sign and to execute the documents/deeds and present the same for registration and complete for registration and to acknowledge and register or have registered and performed any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Boundary Declaration, and/or any kind of instruments writing executed and signed by our said Attorney in any manner after taking permission from the Authority concerned if it is required concerning the said property as per said registered Development Agreement in connection with the **fresh DEVELOPER'S ALLOCATION** only.
- xx) To take necessary steps for registration of building or any part along with the





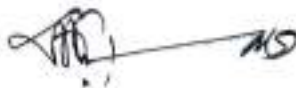
DISTRICT SUB-REGISTRAR-III
SOUTH 24 PARGANAS, ALIPORE
13 MAY 2000

proportionate share of land the entire construction represented by our Attorney as per said Supplementary Development Agreement along with Development Power of Attorney and to do all the acts and sign all the papers for installation of lift in the building.

- xxi) To convey prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.
- xxii) To file and defend suits, cases, appeals and applications of whatsoever nature for and on our behalf of or to be institute preferred by or any person or persons in respect of the said property.
- xxiii) To comprise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof.
- xxiv) To sign, declare and/or affirm any plaint, written statements petitions, affidavits, verifications, vokatnamas, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
- xxv) To deposit and withdraw free, documents and moneys in and from any Court or courts and/or other person or persons or authority and given valid receipts and discharged thereof.
- xxvi) To install lift in our building and sign all the papers related to the such lift.

AND GENERALLY TO act as our said Attorney in relation to all matters touching the said property and on his behalf to do all instruments, acts, nature, deeds and hings as fully and effectually as the **LAND OWNERS/PRINCIPALES** would do if they would personally present.

AND WE as the LAND OWNERS/PRINCIPALES hereby ratify and confirm and agree or undertake and whatsoever our said Attorney appointed under this Power herein above contained shall lawfully do or cause to be done in the right of or by virtue of these presents including such confirmation and other works.²





DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
13 MAY 2026

- (f) All other terms and conditions of the said registered principal Development Agreement along with Development Power of Attorney dated 12.09.2025 shall remain unchanged. This Supplementary Agreement shall be treated as the part and parcel of the said registered principal Development Agreement along with Development Power of Attorney dated 12.09.2025.

This Power of Attorney is always revocable in nature by both the parties herein jointly.

SCHEDULE-'A' ABOVE REFERRED TO
(DESCRIPTION OF THE PROPERTY OF)

ALL THAT piece and parcel of total amalgamated plot of land 'Bastu' in nature measuring net land area of 3 (Three) Cottahs 8 (Eight) Chittacks 13 (Thirteen) Sq.ft. more or less as per present physical measurement whereon a Ground Plus three storied building with lift facility is being erected as per sanctioned building plan lying and situated in Mouza – Kalikapur, J.L. No. 20, R.S. No. 2, Touzi No.3-5, comprised in R.S. Dag No. 108, L.R. Dag No. 108, under R.S. Khatian No. 141, present L.R. Khatian No.931 and 933, corresponding to C.S. Dag No. 93, under C.S. Khatian No.116, A.D.S.R. Office at Sealdah and D.S.R. Office at Alipore, within the jurisdiction of The Kolkata Municipal Corporation Ward No.106, known as K.M.C. Premises No. 1016, Kalikapur Road, Assessee No. 31-106-07-2971-6, P.S. Garfa, Kolkata – 700 099, in the District of South 24-Parganas and the property ZONE name is Other than on P.A.S. Connector to Other than on P.A.S. Connector and entire amalgamated land and property is butted and bounded by:

<u>ON THE NORTH</u>	:	Premises No. 315, Kalikapur;
<u>ON THE SOUTH</u>	:	11'-7½" wide K.M.C. Road;
<u>ON THE EAST</u>	:	17'-6" wide K.M.C. Road;
<u>ON THE WEST</u>	:	House of Gopal Mondal & Smt. Krishna Roy.





DISTRICT SUB-REGISTRAR-III
SOUTH 24 PARGANAS, ALIPORE

13 MAY 2006

SCHEDULE – 'B' ABOVE REFERRED TO
(FRESH OWNERS' ALLOCATION
TO BE OBTAINED FROM THE DEVELOPER)

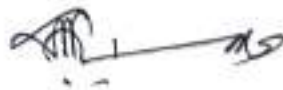
The OWNERS shall get one complete Flat situated on the Top Floor i.e. Third Floor North-East side of the building measuring Super built up area of 1000 (One Thousand) Sq.ft. and one Car Parking Space on Ground Floor measuring an area of 120 (one Hundred Twenty) Sq.ft. as per sanctioned plan and also as per Developer's choice and Rs.7,00,000/- (Rupees Seven Lac) only received before execution and registration of the Principal Development Agreement along with Development Power of Attorney dated 12.09.2025 and the OWNERS have acknowledged the receipt of the same in the said Principal Development Agreement along with Development Power of Attorney. The OWNERS shall also enjoy undivided proportionate share of land and also common rights and facilities of the new building as mentioned in the SCHEDULE – A and C. This is the called the **fresh OWNERS' ALLOCATION**.

SCHEDULE – 'C' ABOVE REFERRED TO
(COMMON RIGHTS AND FACILITIES)

Stair-case, common passage, water, lines and water, electricity main line and its wiring, land and boundary wall, fixtures and fittings vacant spaces, lift, lift-well, lift machine and lift lobby, roof and mummy roof, stair, main gate and common toilet on Ground Floor of the proposed building if any and care taker's room on Ground Floor of the proposed building if any and land of the Premises, pump and motor, septic tank, water reservoir and water tank.

SCHEDULE – 'D' ABOVE REFERRED TO
(FRESH DEVELOPER'S ALLOCATION)

The DEVELOPER herein shall get the rest constructed area i.e. flats, Car Parking Space and one Shop Room on Ground Floor, North-East side of the building measuring Carpet area of 429.63 (Four Hundred and Twenty Nine point six three) Sq.ft. corresponding to built up area of 487.049 (Four Hundred Eight Seven point zero four nine) Sq.ft. of the proposed building (excluding fresh Owners' Allocated portion of the proposed building) as **fresh DEVELOPERS' ALLOCATION**). The DEVELOPER shall enjoy the undivided proportionate share of land and all common rights of the building as mentioned in the SCHEDULE-A and SCHEDULE-C above.





DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
13 MAY 2026

IN WITNESS WHEREOF the Parties have put their respective signature hereto the day, month and year first above written.

WITNESSES:

1. Abhijit Kumar Maishre
vill - Nij Maishre
P.O. Battala
Dist. Purba Midnapur

2. Akash Kunder
93, Georgia, P.S. Rahati
Kolkata - 700084

1. *पदार्थन - मनुज*

2A. *बामनो मनुज*

2B. *Sanjay Kumar Mandal*

2C. *Rajib Mandal*

SIGNATURE OF THE OWNERS

PARADISE CONSTRUCTOR

PARADISE CONSTRUCTOR

Sanjay Kumar Mandal *Sunanda Dey Dwarik*
Partner Partner

SIGNATURE OF THE DEVELOPER

Read over, explained in Vernacular to the Parties and admitted to be correct and as per the instructions given by the parties, drafted by me and prepared in my chamber.

Deb Kumar Misra (Signature)

(DEBES KUMAR MISRA)

ADVOCATE [Enrolment No. F/364/329/1989]

HIGH COURT, CALCUTTA

Resi-cum-Chamber 'MAHESHWAR',

52, Commint Park, (Near Peerless Hospital)

P.O. & P.S. Panchasayar,

Kolkata- 700 094

MOB. 9830236148 (D.K.M.),

9051446430 (Somes),

9836115120 (Tupesh)



SPECIFICATION OF THE CONSTRUCTION

STRUCTURE	:	R.C.C. structure with beams columns and slab.
WALLS	:	Internal wall of 3" thickness External of 8" thickness of No.1 new bricks with plaster.
FLOORING	:	Flooring will be made with Johnson stain free premium quality vitrified tiles @ Rs.50/- per sq.ft..
DOORS	:	All door frames will be made of Sal wood 4" x 2½ inner surface of the frame should be painted. Entrance main door will be made of 32mm thick wood Stopper and all fittings. Other doors will be of flush door, 32/35 mm in thickness. Toilet and W.C. door will be of PVC sheet.
WINDOWS	:	Sliding Aluminum channel window with 3.5 mm Glass colour with M.S. grills and necessary fittings and the balcony will be covered by M.S. grill up to 2'- 6" from door level and one Collapsible gate of three Flats.
LIFT	:	Four passenger lift machine will be fitted.
ELECTRICAL	:	Wiring made by Finolex, Bed room-4 point, 5 Amp one point, kitchen-2 point, 5 Amp one point, 15 Amp one point. Toilet-2 point, one Exhaust fan point, two geyser point, (two toilet) Balcony- one point, Drawing/dining-4 point, 5 Amp 2 point and 15 Amp one point and a calling bell point, all switch are Modular types (Havels) and G.I. Box shall provide. Two A.C. points shall provide in two Master Bed Room.
SANITARY & PLUMBING	:	Kitchen-Black stone slab top cooking Platform with sink (20" x 17") having with Bib cock (1No.), including one gas cylinder Space. Glazed tiles up to 3' height from cooking platform in kitchen, 1 No. C.P. Bib cock below sink provided for washing. In kitchen-water point 2Nos. In Toilet 6'ft. Height glaze tiles on the wall all toilet Geiger points and complete set to pan/Commode 1 No. Wash basin (white) with fitting of No. With C.P. pillar cock (Wash basin may be fixed outside the toilet) and Essco Bib Cock & 3 in 1 mixture.
WATER SUPPLY	:	Overhead P.V.C. reservoir and undergrounds Reservoir with Municipality water line to be provided. Electrical pump and motor to be installed by the Developer at ground floor level within a suitable place for lifting water to overhead reservoir.
PAINTING	:	Internal finish by putty, External finish. All external walls covered with weather coat of good brand.
N.B.	:	All extra work of fittings can be provided subject to approval of the engineer with extra cost.

Handwritten signature: Ashok

✓ *देवनागर - मंडल*

✓ *राजेश मंडल*

✓ *Sarjay Kumar Mandal*

✓ *Rajib Mandal*

PARADISE CONSTRUCTOR
Sarjay Kumar Mandal
Partner

PARADISE CONSTRUCTOR
Sumanta Day Dwarik
Partner



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
13 MAY 2026

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name DOLON MONDAL

Signature দোলন - মন্ডল

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name BASANTI MONDAL

Signature বাসন্তী মন্ডল

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name SANJAY KUMAR MANDAL

Signature Sanjay Kumar Mandal



DISTRICT SUB-REGISTRAR-III
SOUTH 24 P.S., ALIPORE
13 MAY 2026



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name RAJIB MONDAL

Signature Rajib Mondal



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name SUNANDA DEY DWARIK

Signature Sunanda Dey Dwari



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
13 MAY 2026



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड/ऑफलाइन XML/ ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code / Offline XML / Online Authentication.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Post Date: 24/03/2017

Address: Sunanda Dey, 10/2, Kalkapur Road, F. P. School, Kalkapur, Mukundapur, South 24 Parganas, West Bengal, 700099



9976 0799 3261



1041

help@uidai.gov.in

www.uidai.gov.in



Enrollment No. 0000/00967/52095

To
Sunanda Dey Dey

Sunanda Dey,
10/2,
Kalkapur Road,
F. P. School,
Kalkapur,
VTC: Mukundapur, PO: Mukundapur,
District: South 24 Parganas,
State: West Bengal, Pin Code: 700099
Mobile: 9830781231

98000108



KF860041069F



आपका आधार क्रमांक / Your Aadhaar No. :

9976 0799 3261

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Sunanda Dey Dey
10/2, Kalkapur
F. P. School

Issue Date: 20/05/2017

9976 0799 3261

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 2730/00529/48095

To
Sanjay Kumar Mondal
5/D Bimal Mondal,
18/2,
Kulbapa,
Sardarpura,
VTC, Mokundapur,
PO: Mokundapur,
Sub Division: Santapur,
District: South 24 Parganas,
State: West Bengal,
PIN Code: 700095,
Mobile: 9051094300

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

5420 6691 0167
VID : 9185 6412 0656 5108

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Sanjay Kumar Mondal
Date of Birth/DOR: 22/03/1981
Male/MALE

आपका पहचान का प्रमाण है, नागरिकता का नहीं।
इसका उपयोग केवल (अधिकतम आवश्यकता के लिए) के लिए किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship.
It should be used only with authentication (online authentication, or scanning of QR code / offline MHA).

5420 6691 0167

मेरा आधार, मेरी पहचान



Government of India



सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता का नहीं। अनधिकृत आधार का उपयोग केवल (अधिकतम आवश्यकता के लिए) के लिए किया जाना चाहिए।
- इस आधार का भी सुरक्षित रखना होगा। अनधिकृत आधार का उपयोग केवल (अधिकतम आवश्यकता के लिए) के लिए किया जाना चाहिए।
- इस आधार का भी सुरक्षित रखना होगा। अनधिकृत आधार का उपयोग केवल (अधिकतम आवश्यकता के लिए) के लिए किया जाना चाहिए।
- आधार विशिष्ट और सुरक्षित है।
- पहचान और पते के समर्थन में दस्तावेजों को आधार के लिए आवश्यकता के अनुसार प्रदान करना होगा।
- आधार विशिष्ट और सुरक्षित है।
- आधार में अप्रत्याशित संशोधन और इनमें अद्यतन प्रदान करें।
- आधार सेवाओं का संचालन के लिए आवश्यकता के अनुसार करें।
- आधार/पहचान/पते का उपयोग न करने के कारण आधार सेवाओं/सुविधाओं का उपयोग नहीं।
- आधार की रक्षा करने वाले व्यक्ति को के लिए दायर है।
- Aadhaar is proof of identity, not of citizenship (in date of birth (DOB), DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder).
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on www.uidai.gov.in.
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar biometrics to ensure security when not using Aadhaar biometrics.
- Entities seeking Aadhaar are obligated to seek consent.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:
5/D Bimal Mondal, 18/2, Kulbapa, Sardarpura,
Mokundapur, PO: Mokundapur, DIST: South 24
Parganas,
West Bengal - 700095



5420 6691 0167

VID : 9185 6412 0656 5108

1947

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Major Information of the Deed

Deed No :	I-1603-08183/2026	Date of Registration	13/05/2026
Deed No / Year	1603-2001110823/2026	Office where deed is registered	
Deed Date	03/05/2026 2:15:03 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate		
Transaction	Additional Transaction		
[110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 100/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,05,54,168/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,070/- (Article:48(g))	Rs. 832/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

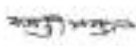
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalkapur Road, Road Zone : (Other than on P.A.S Connector – Other than on P.A.S Connector) , Premises No: 1016, Ward No: 106 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 8 Chatak 13 Sq Ft	1/-	1,05,54,168/-	Width of Approach Road: 18 Ft.
Grand Total :				5.8048Dec	1/-	105,54,168/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt DOLON MONDAL Wife of Shri Sanjay Mondal Executed by: Self, Date of Execution: 13/05/2026 Admitted by: Self, Date of Admission: 13/05/2026 ,Place : Office	 13/05/2026	 Captured LTI 13/05/2026	 13/05/2026

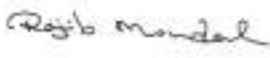
18/1, Kalikapur, Kalikapur Road,, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-2XX5 , PAN No.:: JFxxxxxx5F, Aadhaar No: 95xxxxxxxx7690, Status :Individual, Executed by: Self, Date of Execution: 13/05/2026 , Admitted by: Self, Date of Admission: 13/05/2026 ,Place : Office

Name	Photo	Finger Print	Signature
Smt BASANTI MONDAL Wife of Late Bimal Mondal Executed by: Self, Date of Execution: 13/05/2026 , Admitted by: Self, Date of Admission: 13/05/2026 ,Place : Office		 Captured	
13/05/2026	LTI 13/05/2026	13/05/2026	

18/2, Kalikapur, Sardarpara, City:- , P.O:- Mukundapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: AIxxxxxx6R, Aadhaar No: 26xxxxxxxx2644, Status :Individual, Executed by: Self, Date of Execution: 13/05/2026 , Admitted by: Self, Date of Admission: 13/05/2026 ,Place : Office

Name	Photo	Finger Print	Signature
Shri SANJAY KUMAR MONDAL Son of Late Bimal Mondal Executed by: Self, Date of Execution: 13/05/2026 , Admitted by: Self, Date of Admission: 13/05/2026 ,Place : Office		 Captured	
13/05/2026	LTI 13/05/2026	13/05/2026	

18/2, Kalikapur, Sardarpara, City:- , P.O:- Mukundapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: AIxxxxxx4P, Aadhaar No: 54xxxxxxxx0167, Status :Individual, Executed by: Self, Date of Execution: 13/05/2026 , Admitted by: Self, Date of Admission: 13/05/2026 ,Place : Office

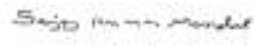
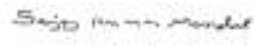
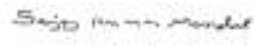
Name	Photo	Finger Print	Signature
Shri RAJIB MONDAL Son of Late Bimal Mondal Executed by: Self, Date of Execution: 13/05/2026 , Admitted by: Self, Date of Admission: 13/05/2026 ,Place : Office		 Captured	
13/05/2026	LTI 13/05/2026	13/05/2026	

18/2, Kalikapur, Sardarpara, City:- , P.O:- Mukundapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: APxxxxxx1B, Aadhaar No: 31xxxxxxxx3497, Status :Individual, Executed by: Self, Date of Execution: 13/05/2026 , Admitted by: Self, Date of Admission: 13/05/2026 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PARADISE CONSTRUCTOR B57, Nandankanan, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Date of Incorporation:XX-XX-2XX3 , PAN No.:: ABxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature															
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Shri Sanjay Kumar Mandal (Presentant) Son of Shri Bimal Mandal Date of Execution - 13/05/2026 , Admitted by: Self, Date of Admission: 13/05/2026, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr><tr><td>May 13 2026 1:18PM</td><td>LTI 13/05/2026</td><td colspan="2">13/05/2026</td></tr></table>	Name	Photo	Finger Print	Signature	Shri Sanjay Kumar Mandal (Presentant) Son of Shri Bimal Mandal Date of Execution - 13/05/2026 , Admitted by: Self, Date of Admission: 13/05/2026, Place of Admission of Execution: Office		 Captured		May 13 2026 1:18PM	LTI 13/05/2026	13/05/2026		18/2, Kalikapur, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: alxxxxxx4p, Aadhaar No: 54xxxxxxxx0167 Status : Representative, Representative of : PARADISE CONSTRUCTOR (as Partner)		
Name	Photo	Finger Print	Signature													
Shri Sanjay Kumar Mandal (Presentant) Son of Shri Bimal Mandal Date of Execution - 13/05/2026 , Admitted by: Self, Date of Admission: 13/05/2026, Place of Admission of Execution: Office		 Captured														
May 13 2026 1:18PM	LTI 13/05/2026	13/05/2026														
2	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mrs Sunanda Dey Dwarik Wife of Mr Sukhendu Dwarik Date of Execution - 13/05/2026 , Admitted by: Self, Date of Admission: 13/05/2026, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr><tr><td>May 13 2026 1:18PM</td><td>LTI 13/05/2026</td><td colspan="2">13/05/2026</td></tr></table>	Name	Photo	Finger Print	Signature	Mrs Sunanda Dey Dwarik Wife of Mr Sukhendu Dwarik Date of Execution - 13/05/2026 , Admitted by: Self, Date of Admission: 13/05/2026, Place of Admission of Execution: Office		 Captured		May 13 2026 1:18PM	LTI 13/05/2026	13/05/2026		18/2, Kalikapur, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: bpxxxxxx2g, Aadhaar No: 99xxxxxxxx3261 Status : Representative, Representative of : PARADISE CONSTRUCTOR (as Partner)		
Name	Photo	Finger Print	Signature													
Mrs Sunanda Dey Dwarik Wife of Mr Sukhendu Dwarik Date of Execution - 13/05/2026 , Admitted by: Self, Date of Admission: 13/05/2026, Place of Admission of Execution: Office		 Captured														
May 13 2026 1:18PM	LTI 13/05/2026	13/05/2026														

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhijit Kumar Mishra Son of Late Niranjan Mishra Village- Nj Matana, City:- , P.O:- Baitala, P.S:-Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433		 Captured	
13/05/2026	13/05/2026	13/05/2026	
Identifier Of Smt DOLON MONDAL, Shri Sanjay Kumar Mandal, Mrs Sunanda Dey Dwarik, Smt BASANTI MONDAL, Shri SANJAY KUMAR MANDAL, Shri RAJIB MONDAL			

10/10/10

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Endorsement For Deed Number : I - 160308183 / 2026

13-05-2026

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

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

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

Presented for registration at 12:38 hrs on 13-05-2026, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Sanjay Kumar Mandal .

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 1,05,54,168/-

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

Execution is admitted on 13/05/2026 by 1. Smt DOLON MONDAL, Wife of Shri Sanjay Mondal, 18/1, Kalikapur, Kalikapur Road., P.O: Mukundapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession House wife, 2. Smt BASANTI MONDAL, Wife of Late Bimal Mondal, 18/2, Kalikapur, Sardarpara, P.O: Mukundapur, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession House wife, 3. Shri SANJAY KUMAR MONDAL, Son of Late Bimal Mondal, 18/2, Kalikapur, Sardarpara, P.O: Mukundapur, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business, 4. Shri RAJIB MONDAL, Son of Late Bimal Mondal, 18/2, Kalikapur, Sardarpara, P.O: Mukundapur, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business

Identified by Mr Abhijit Kumar Mishra, , Son of Late Niranjan Mishra, Village- Nij Maitana, P.O: Battaala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 13-05-2026 by Shri Sanjay Kumar Mandal, Partner, PARADISE CONSTRUCTOR (Partnership Firm), B57, Nandankanan, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Identified by Mr Abhijit Kumar Mishra, , Son of Late Niranjan Mishra, Village- Nij Maitana, P.O: Battaala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

Execution is admitted on 13-05-2026 by Mrs Sunanda Dey Dwarik, Partner, PARADISE CONSTRUCTOR (Partnership Firm), B57, Nandankanan, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Identified by Mr Abhijit Kumar Mishra, , Son of Late Niranjan Mishra, Village- Nij Maitana, P.O: Battaala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 832.00/- (E = Rs 800.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 800/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/05/2026 7:53PM with Govt. Ref. No: 192026270042121078 on 12-05-2026, Amount Rs: 800/-, Bank: SBI EPay (SBIPay), Ref. No. 3359710866833 on 12-05-2026, Head of Account 0030-03-104-001-16

ment of Stamp Duty

ded that required Stamp Duty payable for this document is Rs. 20,070/- and Stamp Duty paid by , by Stamp Rs 00/-, by online = Rs 19,970/-

cription of Stamp

Stamp: Type: Impressed, Serial no 5947, Amount: Rs.100.00/-, Date of Purchase: 08/05/2026, Vendor name: S Das
cription of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
line on 12/05/2026 7:53PM with Govt. Ref. No: 192026270042121078 on 12-05-2026, Amount Rs: 19,970/-, Bank:
EPay (SBlePay), Ref. No. 3359710866833 on 12-05-2026, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2026, Page from 225463 to 225492
being No 160308183 for the year 2026.



[Handwritten signature]

Digitally signed by DEBASISH DHAR
Date: 2026.05.14 14:32:16 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 14/05/2026
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.