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29/11/2022
Q-2003289796/2022
Certified that the document is admitted the Registrar. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
23 NOV 2022

Ashirbad Realty Pvt.Ltd
for and on behalf of

Satyen Ghosh
4810127

THIS SUPPLEMENTARY AGREEMENT ALONGWITH
POWER OF ATTORNEY made this the 23rd day of
November, Two Thousand and Twenty Two (2022) ARISING
OUT OF PRINCIPAL REGISTERED DEVELOPMENT
AGREEMENT DATED 13.10.2020

BETWEEN

[Signature]
ABACOM

(1) **SRI SATYEN GHOSH**, (PAN - AVYPG3239J), (Aadhaar No. 546017028873), son of Late Sukumar Ghosh, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 9, Purbachal Bidhan Lane, Purbachal, P.O. Haltu, presently P.S. Garfa, (formerly P.S. Kasba) Kolkata - 700 078, District - South 24- Parganas and (2) **SRI PRABHAT GHOSH**, (PAN - CQGPG6555E), (Aadhaar No. 527824978429), son of Late Sukumar Ghosh, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 9/1, Bidhan Lane, Purbachal, P.O. Haltu, presently P.S. Garfa, (formerly P.S. Kasba) Kolkata - 700 078, District - South 24- Parganas, hereinafter called and referred to as the "**OWNERS/FIRST PARTIES**" (which terms or expressions unless repugnant to the subject or context shall mean and include their heir/heirs, executor /executors, assign/ assigns, administrator/ administrators and representative/ representatives) of the **ONE PART**

AND

ASHIRBAD REALITY PRIVATE LIMITED, (PAN-AAQCA5059G), a private Limited company having its office at 6B/28, Mukundapur, 1st Floor, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata - 7000 99, represented by its Director namely **SRI PRODIP KUMAR DAS**, (PAN - AHPPD1812P), (Aadhar No.3089 4498 3168), son of Late Purnendu Sekhar Das, by faith : Hindu, by Occupation : Business, by Nationality : Indian, residing at 1983, Mukundapur, Satabdi Park, 4th Floor, Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700099, hereinafter called and referred to as the "**DEVELOPER/ SECOND PARTY**" (which term or expression unless repugnant to the subject or context shall mean and include its heir/ heirs, executor/ executors, administrator/ administrators, assign/ assigns, representative/ representatives, successors-in-office and successors-in-interest) of the **OTHER PART**



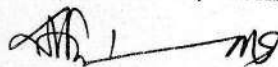
Satyen Ghosh

Ashirbad Reality Pvt. Ltd.

WHEREAS by three separate Deed of Gifts, the OWNERS/ Parties of the **FIRST PART** herein have acquired the ownership of a demarcated plot of land measuring an area of 5 (Five) Cottahs situated in Mouza – Garfa, J.L. No. 19, comprising in R.S. Dag No. 1735/2440, under R.S. Khatian No. 1541 and 1542, known as K.M.C. **Premises No. 25, Purbachal Main Road**, Assessee No. 31-106-16-0025-9, and the property is also known as Postal Address 9, Bidhan Lane, Purbachal, P.O. Haltu, Presently P.S. Garfa, (formerly P.S. Kasba), Kolkata-700078, These three Nos. Deed of Gifts are (i) Deed of Gift, registered in the Office of D.S.R. III, Alipore and entered into Book No. 1 Deed No. 8473 for the year 2011 measuring land area of 1 (One) Cottah, (ii) Deed of Gift, registered in the Office of D.S.R. III, Alipore and entered into Book No. 1 Deed No. 6435 for the year 2014 measuring land area of 1 (One) Cottah and (iii) Deed of Gift registered in the office of District Sub-Registrar III, Alipore and entered into Book No. 1, Deed No. 3426 for the year 2019 measuring land area of 3 Cottahs,

AND WHEREAS the present OWNERS herein are the absolute joint recorded Owners of the entire amalgamated property measuring an area of 5 (Five) Cottahs 0 (Zero) Chittack 0 (Zero) Sq.ft. togetherwith two storied building measuring total built up area of 1722 (One Thousand seven hundred twenty two) Sq.ft. and also structures situated in Mouza – Garfa, J.L. No.19, Touzi No.155, Pargana – Khaspur, comprising in present R.S. Dag No.1735/2440, under R.S. Khatian No.1541 and 1542, within the K.M.C. Ward No. 106, known as K.M.C. **Premises No.25, Purbachal Main Road**, P.S. Garfa, Kolkata – 700 078, as described in the **SCHEDULE-‘A’** below, hereinafter referred to as the “said property”.

AND WHEREAS in order to develop in respect of the said plot of land measuring more or less 5 (Five) Cottahs lying and situate at Mouza – Garfa, formerly P.S. Kasba at present P.S. Garfa, J.L. No. 19, Touzi No. 155, under R.S. Khatian Nos. 1541 and 1542, comprising in R.S. Dag No.

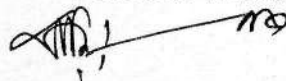


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Ashirbad Realty Pvt Ltd
Head Office

1735/2440, at present within the limits of The Kolkata Municipal Corporation, Ward No. 106, Being **Premises No. 25, Purbachal Main Road**, P.S. Garfa, Kolkata – 700 078, in the District South 24 Parganas morefully described in the **SCHEDULE-A** hereunder written, the **OWNERS** herein decided to construct a Ground plus three storied building with lift facility through the **SECOND PARTY/DEVELOPER** herein and for which the **OWNERS** herein entered into a registered **Development Agreement with a Developer Power of Attorney dated 13.10.2020** and it was registered in the Office of District Sub-Registrar-IV Alipore and entered into Book No. 1, Volume No. 1604-2020, Page No. 148518 to 148565, Deed No. 4013 for the year 2020 with certain terms and condition as mentioned therein.

AND WHEREAS as per said registered Development Agreement dated 13.10.2020 it was settled that the **OWNERS** should obtain 50% of constructed area i.e. entire First Floor consisting of two flats and one Flat on Third Floor back side and 50% of constructed area i.e. Flat area and also total sanction Car Parking Space area of the proposed building out of which the **OWNERS** herein shall jointly get Four Nos. of Flat in the said proposed building i.e. **Flat No.1B on First Floor North East side, Flat No.1C on First Floor North-West side, Flat No.2A on Second Floor Southern side and Flat No.2C on Second Floor North-West side** of the proposed building and the **OWNERS** herein shall jointly get 50% of the sanction Car parking Space area from the Southern side of the proposed building. It is also noted that the **OWNERS** herein shall also get 50% Flat area from the **Flat No.3C on Third Floor North-West side** of the proposed building and the said **Flat No.3C on Third Floor North-West side** shall be jointly sold by the **DEVELOPER** and the **OWNERS** and the total consideration sum shall be divided equally by and between the **OWNERS** and the **DEVELOPER** and both of them



1735/2440/19/14

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Ashirbad Reality Pvt.Ltd
Kolkata

shall receive their individual share of consideration (i.e. 50%) accordingly at the time of sale of such Flat. Besides the **OWNERS** herein shall also get two separate shifting from the **DEVELOPER** till the completion of the proposed ground plus three storied building and existing building and structures shall be demolished by the **DEVELOPER** who shall enjoy entire sale proceeds thereto. Necessary monthly total rent of Rs.23,000/- (Rupees Twenty three thousand) only of the tenanted accommodation for the **OWNERS** shall be borne by the **DEVELOPER** during construction i.e. up to delivery of Owners allocation complete in all respect. Besides the **OWNERS** herein shall also jointly get the non-refundable sum of Rs. 15,00,000/- (Rupees Fifteen Lac) only from the **DEVELOPER** by two separate instalments i.e. at the time of execution and registration of final Development Agreement with Developer Power of Attorney Rs.7,50,000/- (Rupees Seven Lac Fifty thousand) only and balance Rs.7,50,000/- (Rupees Seven Lac Fifty thousand) only shall be paid to the **OWNERS** by the **DEVELOPER** at the time of vacating the entire Premises and deliver the same to the **DEVELOPER**. The **OWNERS** shall also enjoy the proportionate share of land together with the right of enjoyment of all the common amenities/facilities of the building. That **OWNERS** herein hereby declare that if any litigation is arisen during construction of the building the owners shall take entire liability of the same and a non refundable sum of Rs. 15,00,000/- (Rupees Fifteen Lac) only which had already been paid by the **DEVELOPER** to the **OWNERS**.

AND WHEREAS as per said registered Development Agreement dated 13.10.2020 the **Developer's Allocation** has been fixed up the 50% of the total sanction Flat area and also total sanction Car Parking Space area of the proposed building and out of which the **DEVELOPER** herein

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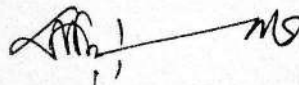
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shall get Four Nos. of Flat in the said proposed building i.e. Flat No.1A on First Floor Southern side, Flat No.2B on Second Floor North-East side, Flat No.3A on Third Floor Southern side and Flat No.3B on Third Floor North-East side of the proposed building and the DEVELOPER herein shall get 50% of the sanction Car parking Space area from the Northern side of the proposed building. It is also noted that the DEVELOPER herein shall also get 50% Flat area from the Flat No.3C on Third Floor North-West side of the proposed building and the said Flat No.3C on Third Floor North-West side shall be jointly sold by the DEVELOPER and the OWNERS and the such total consideration sum shall be divided equally by and between the OWNERS and the DEVELOPER and both of them shall receive their individual share of consideration (i.e.50%) accordingly at the time of sale of such Flat and the DEVELOPER shall demolish the said old building which is standing in the said Premises and the DEVELOPER shall have right to enjoy the entire sale proceeds of the entire existing building, and structures. The entire building shall be constructed by the DEVELOPER at his cost as per sanctioned building plan and also as per annexed specification. The DEVELOPER shall enjoy undivided proportionate land share out of total land as mentioned in the SCHEDULE – “A” hereinabove alongwith the benefit of all the common facilities as mentioned in the SCHEDULE – ‘C’ as mentioned in the SCHEDULE-B of the said registered Development Agreement alongwith Power of Attorney.

AND WHEREAS after execution and registration of the Development Agreement along with Power of Attorney the DEVELOPER at its cost completed the mutation of B.L. & L.R.O. of the property and also conversion and mutation of the K.M.C. at its cost and thereafter the DEVELOPER has

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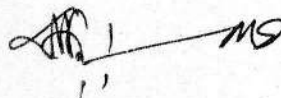
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taken the sanction of the **ground plus three storied building plan with lift facility in** respect of the property vide Building Permit No. 2020120282 dated 22.12.2020 from the Kolkata Municipal Corporation at its cost.

AND WHEREAS after demolishing the existing building and structure the **DEVELOPER** started the construction thereon as per sanctioned building plan at its cost and alongwith proper specification as mentioned the said registered Development Agreement dated 13.10.2020. Foundation of the building and all columns on the Ground Floor have been erected but due to some differences of mind between the **OWNERS** and their married sisters and others a T.S. Suit No. 307 of 2021 at Ld. 5th Sub Judge Alipore was instituted on 03.03.2021 unnecessarily and the Learned Court passed the order dated 23.03.2021 directing the parties of the Suit except the Developer who is not party in this Suit to maintain status quo and accordingly the construction was stopped since 23.05.2021 to till date i.e. for 21 months. It is pertinent to mention that the **DEVELOPER** has also been compelled to file application dated 21.01.2022 before the Learned Court to be added as the party in the said Suit.

AND WHEREAS after intervention of well-wishers both the **OWNERS** and the **DEVELOPER** have now decided to enter into a Supplementary Agreement alongwith Power of Attorney to settle their different issues and disputes and accordingly the **OWNERS** and the **DEVELOPER** herein entered into this Supplementary Agreement along with Power of Attorney to fix up again their individual allocation amicably after filing the Compromise Petition in the said Title Suit No. 307 of 2021 and a compromise decree was passed by the Learned Court in the mean time and **IT IS WITNESSETH IN THE MANNER FOLLOWING MANNER :-**

(a) That both the **Owners' Allocation** and the **Developer's Allocation** have been again altered after discussion between the Parties herein and accordingly the **OWNERS** shall now obtain the **fresh OWNERS'**



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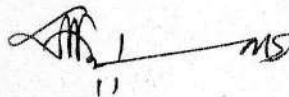
Satyen Ghosh

Ashirbad Realty Pvt Ltd
for & on behalf of

ALLOCATION as mentioned in the **SCHEDULE-'B'** below of this Supplementary Agreement and the **Owner's Allocation** shall be handed over to the **OWNERS** by the **DEVELOPER** on and within 21 (Twenty One) months to be counted from the date of execution of this Supplementary Agreement and the **DEVELOPER** shall obtain and enjoy the **fresh DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE-'D'** of this **Supplementary Agreement** and both the **OWNERS** and the **DEVELOPER** shall get and enjoy their individual allocation as per this **Supplementary Agreement** **alongwith Power of Attorney** instead of registered Development Agreement **alongwith Power of Attorney** dated 13.10.2020. It is pertinent to mention that as per new Supplementary Agreement, the **OWNERS** herein have relinquished their right of 50% of a Flat No. 3C on Third Floor North-West Side of the building and 50% of one Car Parking Space on Ground Floor in favour of the **DEVELOPER** in exchange of money consideration of Rs. 23,00,000(Rupees Twenty Three Lac) only paid by the **DEVELOPER** to the **OWNERS** herein over and above the previous non-refundable sum of Rs. 15,00,000/- has already been received by the **OWNERS** from the **DEVELOPER**.

(b) That the **DEVELOPER** shall have exclusive right to sell its new/fresh **Developer's Allocation** as mentioned in the **SCHEDULE-'D'** below which shall be completed as per aforesaid building plan at the cost of the **DEVELOPER** together with as per specification as mentioned in the Principal registered Development Agreement dated 13.10.2020. The **OWNERS** herein shall have exclusive right to deal its fresh **OWNERS ALLOCATION** as mentioned in the **SCHEDULE - B** below and the **DEVELOPER** shall liable to handover Owners' Allocation to be completed in all respect within the stipulated period.

(c) That **OWNERS** shall give the full Co-operation to the **DEVELOPER** herein for the completion of the Development Project which shall be done by the **DEVELOPER** in the said Premises. The **DEVELOPER** shall also complete the project as early as possible i.e. on and within 21


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for Satyendra Ghosh

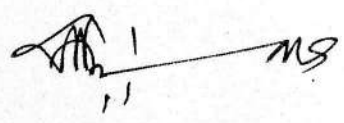
(Twenty One) months from the date of this Supplementary Agreement.

(d) That this distribution of **both the fresh Allocations** as mentioned in **SCHEDULE** below shall strictly be followed by both the Parties herein and it is the essence of this Supplementary Agreement which shall be treated as part and parcel of the principal registered Development Agreement alongwith Power of Attorney dated 13.10.2020.

(e) That the **DEVELOPER** shall install the lift of the building **at its cost.** and complete the building. After completion of the building the **DEVELOPER** shall deliver the **Owners' fresh allocation** within the stipulated time as mentioned in this Supplementary Agreement. Both the parties herein shall have to abide by the terms and conditions of this registered Supplementary Agreement alongwith Power of Attorney.

(f) That due to amendment of the both sides' allocation the **OWNER** hereby again execute and register a fresh Development Power of Attorney in favour of the **DEVELOPER** herein to complete the project as within mentioned and the **DEVELOPER** shall have right to execute and register the necessary Deed of Conveyance or Agreement for Sale in favour of the intending Purchasers only on the **DEVELOPER'S ALLOCATION** of the building by virtue of this registered Supplementary Agreement alongwith Power of Attorney and the **DEVELOPER** is hereby empowered by the **OWNER** to execute and register its **Developer's Allocation** to the Third Party and the such fresh **DEVELOPER'S ALLOCATION** is described in the **SCHEDULE-D** below.

(g) That the **OWNERS** herein shall give full co-operation to the **DEVELOPER** herein for the rest construction of this development project and also to sell the **Developer's Allocation** to the intending purchasers during



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pendency of Agreement.

(h) That both the **OWNERS** and the **DEVELOPER** shall use their individual Car Parking Space by mutual understating between themselves at the time of egress and ingress their individual cars without raising any obstruction and hindrances to other at the time of such egress and ingress of their individual car. Both sides allocations of the Car Parking Space have been described in the Schedule below

(i) That both the **OWNERS** and the **DEVELOPER** or its intending purchasers shall have to pay the maintenance and taxes in respect their individual allocation without fail from the date of possession. If the **DEVELOPER** fails to handover possession to his **OWNERS** within time, then the **DEVELOPER** shall pay Rs.50,000/- per month (Apart from monthly shifting charge) for extra time up to delivery of possession.

(j) That it has also been settled between the parties that each party shall have full right and liberty to remodel and/or addition or alteration of their individual portion at their individual cost.

(k) That as per the terms and conditions of the Principal Development Agreement along with Power of Attorney, the **DEVELOPER** has demolished the old building and structure and received the entire sale proceeds thereof and the **DEVELOPER** has been compelled to stop the payment of monthly rent to the **OWNERS** during cease of construction-work for the owners for 21 (Twenty One) months due to the status quo order duly passed by the Learned 5th Civil Court (Senior Division) in Title Suit No. 307 of 2021 which is to be disposed of by a compromise petition dated 23.11.2022 signed by all the parties of this suit duly filed before the Court and now the **DEVELOPER** shall have to make the payment of monthly total rent of Rs.23,000/- (Rupees Twenty three

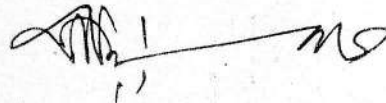


Thousand) only from the date of execution of this Supplementary Agreement along with Power of Attorney till the date of construction of the project to be done i.e. upto delivery of **Owners' Allocation** and performed as per the specification as annexed in the Principal Development Agreement dated 13.10.2020.

(1) This Supplementary Agreement alongwith Power of Attorney shall be treated as the part and parcel of the Principal Development Agreement alongwith Power of Attorney dated 13.10.2020 made between the **OWNERS** and the **DEVELOPER**.

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

WE the OWNERS Namely, (1) **SRI SATYEN GHOSH**, (PAN - AVYPG3239J), (Aadhaar No. 546017028873), son of Late Sukumar Ghosh, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 9/1, Bidhan Lane, Purbachal, P.O. Haltu, presently P.S. Garfa, (formerly P.S. Kasba) Kolkata - 700 078, District - South 24- Parganas and (2) **SRI PRABHAT GHOSH**, (PAN - CQGPG6555E), (Aadhaar No. 527824978429), son of Late Sukumar Ghosh, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 9/1, Bidhan Lane, Purbachal, P.O. Haltu, presently P.S. Garfa, (formerly P.S. Kasba) Kolkata - 700 078, District - South 24- Parganas, do hereby appoint **ASHIRBAD REALITY PRIVATE LIMITED**, (PAN-AAQCA5059G), a private Limited company having its office at 6B/28, Mukundapur, 1st Floor, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata - 7000 99, represented by its Director namely **SRI PRODIP KUMAR DAS**, (PAN - AHPPD1812P), Aadhar No.3089 4498 3168, son of Late Purnendu Sekhar Das, by faith :

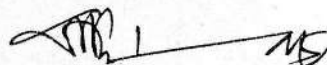


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Ashirbad Reality Pvt.Ltd
for Prodip Kumar Das

Hindu, by Occupation : Business, by Nationality : Indian, residing at 1983, Mukundapur, Satabdi Park, 4th Floor, Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700099, as our lawful Attorney on our behalf to do the following acts in respect of our property as mentioned in the **SCHEDULE** below:

1. To look after and manage the property on behalf of the **OWNERS/PRINCIPALS**.
2. 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 us i.e. the **OWNERS** all the Declaration Deed or any other Declaration as mentioned in the **SCHEDULE** below property and register the such document as per requirement for the interest of the proposed project.
3. To cause mutation of our said Property where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation 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 Corp[oration as and when necessary on our behalf.
4. To cause mutation and/or conversion of our Property where necessary effected in the revenue and/or in the record of the LD. B.L. & L.R.O.


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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 said Attorney shall think fit and proper.

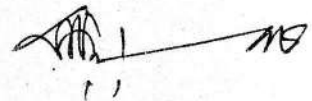
- 8. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the sanctioned plans to any authority or authorities.
- 9. To develop the said property by making construction of such type of building or buildings thereon as per sanctioned building plan as the 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 the said property, as our said Attorney shall think fit and proper.
- 10. To apply for obtaining electricity-connection from CESC and also gas connection and also for installation lift in the Premises and to take telephone or other connections and also install electric transformer in the said property if required and /or to make alteration therein and to disconnect the same and for that purpose our Attorney shall sign, execute and submit all papers, applications, documents on our behalf and shall do all the acts and deeds on our behalf as our attorney shall execute and sign all the papers related thereto.
- 11. Our Attorney shall sign 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

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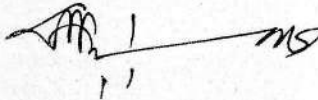
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Ashirbad Realty Pvt.Ltd
for & on behalf of



- water in the said property and to do all such other acts, deeds and things as may be deemed fit and proper by our said Attorney on our behalf.
12. 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.
 13. 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 the said Attorney may deem fit and proper.
 14. To negotiate with others for giving possession of the flats etc. in lieu of proper considerations sum only on the fresh **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE D** of this registered Supplementary Agreement excluding the **fresh OWNERS' ALLOCATION** as mentioned in the **SCHEDULE B** of the said registered Supplementary Agreement. **The DEVELOPER** shall do all the acts on **Developer's Allocation** on behalf of the **Owners/Principals**.
 15. To collect advance or part payment or full consideration from the intending purchasers of flats, Car Parking Spaces 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 I.G.R. and/or Deed from the registering authority on



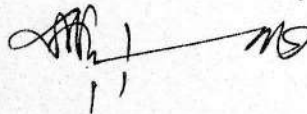
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Aspirad Realty Pvt Ltd
 For Deed No. 57

our behalf on the **fresh DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE D** of this registered Supplementary Development Agreement excluding the **fresh OWNERS' ALLOCATION** as mentioned in the **SCHEDULE B** of this registered Supplementary Development Agreement along with Power of Attorney and grant receipt in favour of the interested persons/ persons who are interested to take possession of the flat/flats and Car parking Space etc. in lieu of satisfactory consideration to be fixed by the Developer.

16. To advertise in different news papers and display, hording in different places, and also to engage agency or agencies for giving possession of the flats on **fresh DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE D** of this registered Supplementary Development Agreement excluding the **fresh LAND OWNERS' ALLOCATION** alongwith the proportionate share of land in any name as our 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**.
17. 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 **DEVELOPER'S ALLOCATION** of the said proposed building alongwith the proportionate share of land at our 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 the registered Development Agreement.
18. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities



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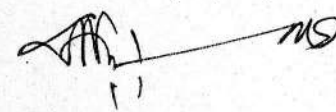
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in connection with the matters herein contained.

19. To receive part or full consideration sum against the entire such fresh **DEVELOPER'S ALLOCATION** from the intending purchasers and acknowledge the receipt of the same on our behalf.
20. To appear and represent us before any notary, Registrar of Assurances, District 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 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/Declaration writing executed and signed by the 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.
21. To take necessary steps for registration of building or any part alongwith the proportionate share of land the entire construction represented by our Attorney as per said Development Agreement.
22. To convey prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.
23. To file and defend suits, cases, appeals and applications of whatsoever nature for and on our behalf of or to be instituted preferred by or any person or persons in respect of the said property.

✓ Satyendra Ghosh
4 (5) 10 (4) 27

✓
Surbhad Realty Pvt. Ltd.
for Developer

 MS

- 24. To comprise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof.
- 25. To sign declare and/or affirm any plaint, written statements petitions, affidavits, verifications, vokatatnamas, warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
- 26. To deposit and withdraw fee, 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.

72 1/4 @ 1075

Satyen Ghosh ✓

AND GENERALLY TO act as our Attorney in relation to all matters touching our said property and on our behalf to do all instruments, acts, nature, deeds and things as fully and effectually as We would do if We would personally present.

AND We 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 confirming and other works.2

IT IS ALSO NOTED THAT All other terms and conditions of the said registered principal Development Agreement dated 13.10.2020 shall remain unchanged. This Supplementary Agreement along with Power of Attorney shall be treated as the part and parcel of the said registered Principal Development Agreement along with Power of Attorney dated 13.10.2020.

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

ALL THAT piece and parcel of the total Bastu land measuring an area of 5 (Five) Cottahs 0 (Zero) Chittack 0 (Zero) Sq.ft. whereon a ground plus three storied building with lift facility shall be erected as per sanctioned building

[Handwritten signature]

Asurbaad Realty Pvt.Ltd
Asurbaad
Asurbaad

Plan Vide No. 2020120282 dated 22.12.2020 situated within Mouza – Garfa, J.L. No.19, R.S. No.2, Touzi No.155, comprising in C.S. Dag No. 1435, under C.S. Khatian No. 857 and 829 corresponding to R.S. Dag No.1735/2440, under R.S. Khatian No.1541 and 1542, District : South 24 Parganas, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 106, known as K.M.C. Premises No.25, Purbachal Main Road, Assessee No.31-106-16-0025-9, and the entire property is also known as postal address 9, Bidhan Lane Purbachal, P.O. Haltu, presently P.S. Garfa, (formerly P.S. Kasba) Kolkata – 700 078, District – South 24- Parganas and Zone is (Other than on Kalikapur Road (P.A.S. Connector)---Other than on Kalikapur Road (P.A.S. Connector) and the entire property is butted and bounded by :

ON THE SOUTH : 12'-0" wide Road;

ON THE NORTH : Property of Barun Das;

ON THE EAST : Property of Roy Chowdhury ;

ON THE WEST : Property of Sukumar Ghosh.

Satyen Ghosh

SCHEDULE – 'B' ABOVE REFERRED TO
(FRESH OWNER'S ALLOCATION)
TO BE OBTAINED FROM THE DEVELOPER AGAINST THIS
PROPERTY

The OWNERS herein shall get 4 Nos. of Flats and 4 Nos. of Car Parking Space area of the proposed building as per sanction building plan. The OWNERS herein shall jointly get Four Nos. of Flat in the said proposed building i.e. Flat No.1B on First Floor North East side, Flat No.1C on First Floor North-West side, Flat No.2A on Second Floor Southern side and Flat No.2C on Second Floor North-West side of the proposed building as per sanctioned building plan and the OWNERS herein shall also jointly get 4 Nos. of Car Parking Space area from the Southern side of the proposed building. Besides the OWNERS herein shall also get two separate shifting from the DEVELOPER till the completion of the proposed ground plus three storied building i.e. after delivery of possession of Owner's Allocation. Besides the OWNERS herein shall also jointly get the non-refundable sum of Rs.38,00,000/- (Rupees Thirty Eight Lac) only from the DEVELOPER

and out of Rs. 38,00,000/- the **OWNERS** have already received the sum of Rs. 15,00,000 (Rupees Fifteen Lac only) previously and at present the **OWNERS** have received the sum of Rs. 23,00,000/- from the **DEVELOPER** as mentioned in the memo below at the time of execution and registration of this Supplementary Development Agreement with Developer Power of Attorney. The **OWNERS** shall also enjoy the proportionate share of land togetherwith the right of enjoyment of all the common amenities/facilities of the building. That **OWNERS** herein hereby declare that if any litigation arise during construction of the building the owners shall take entire liability of the same.

✓ Sachin Ghosh 4/10/15

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, roof, and mumpy roof, lift, lift Room, lift lobby and lift well, stair, main gate and entrance Caretaker Room and proportionate land, pump and motor, septic tank, water reservoir and water tank.

✓ Ashubad Realty Pvt.Ltd
for Sachin Ghosh

SCHEDULE - 'D' ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

ALL THAT the **DEVELOPER** herein shall get rest Flat area and also 5 Nos. of Car Parking Space area of the proposed building and out of which the **DEVELOPER** herein shall get 5 Nos. of Flat as per sanctioned building plan in the said proposed building i.e. Flat No.1A on First Floor Southern side, Flat No.2B on Second Floor North-East side, Flat No.3A on Third Floor Southern side Flat No.3B on Third Floor North-East side, Flat No.3C on Third Floor North-West side of the proposed building i.e. entire Third Floor of the building and the **DEVELOPER** herein shall get 5 Nos. of Car Parking Space area from the Northern side of the proposed building as per sanctioned building plan. The entire building shall be constructed by the **DEVELOPER** at his cost as per sanctioned building plan to be sanctioned by K.M.C. and also as per annexed specification. The **DEVELOPER** shall enjoy undivided proportionate land share out of total land as mentioned in the SCHEDULE - "A" hereinabove alongwith the benefit of all the common facilities as mentioned in the SCHEDULE - 'C'.

1)

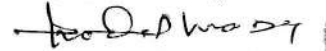
IN WITNESS WHEREOF the Parties herein have put their respective signature hereto on this the day, month and year first above written.

WITNESS :

1. Manju Chakraborty
53/11, Bhairab Ghat
Lane, Howrah - 71106
1. Satyen Ghosh
2. Sharada Nandy
18/18, Fern Road
Kolkata - 700019
2. 4/10 (4/1) 21
3. Anindey
12, Lal Bahadur Shastri
Road Kolkata - 700078
4. Maya Paul
2/151, Bijoyganj
Kolkata - 700032

SIGNATURE OF THE OWNERS

Ashirbad Reality Pvt. Ltd



READ OVER, EXPLAINED
AND ALSO
DRAFTED & PREPARED BY:

SIGNATURE OF THE DEVELOPER.

Debes Kumar Misra (MS) (MS)

(MR. DEBES KUMAR MISRA)
ADVOCATE [Enrolment No. F/364/329/1989]

HIGH COURT CALCUTTA
Resi-cum-Chamber : 69/1, Baghajatin
Place, Kolkata-700 086.
PH-9830236148(D.K.M.),
Email:debeskumarmisra@gmail.com
9051446430(Somesh),
Email:mishrasomesh08@gmail.com
9836115120(Tapesh),
Email:tapesh.mishra85@gmail.com

MEMO OF CONSIDERATION

RECEIVED the balance sum of Rs. 23,00,000 (Rupees Twenty Three Lac only) as non-refundable sum from the DEVELOPER in the manner followings :

SL No.	Date	Draft No.	Name of the Bank and Branch	Amount Rs.
1.	14.11.2022		Through R.T.G.S. Payment in favour of owner No.1	Rs. 10,00,000.00
2.	DO		By Cash Paid to owner No.1	Rs. 1,50,000.00
3.	15.11.2022		Through R.T.G.S. Payment in favour of owner No.2	Rs. 7,00,000.00
4.	18.11.2022		- DO -	Rs. 4,00,000.00
5.	DO		By Cash Paid P to owner No.2	Rs. 50,000.00
Total				<u>Rs. 23,00,000.00</u>

(Total Rupees Twenty Three Lac) only

WITNESSES :

1. Manju Chakraborty
53/11, Bhairab Ghatak, Satej Ghosh
Lane, Howrah - 711106

2. Jharna Nandy ✓ 9/10/18/2
18/18, Fern Road,
Kolkata - 70019

SIGNATURE OF THE OWNERS NO. 1 & 2

3. Anindey
12, Lal Bahadur
Shastri Road, Kolkata - 78

4. Maya Paul
2/151, Bigayganj
Kolkata - 700032

Advocate

Satej Ghosh



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

Name PRADIP KUMAR DAS

Signature Pradip Kumar Das



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

Name SATYEN GHOSH

Signature Satyen Ghosh



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

Name PRADHAT GHOSH

Signature Pradhat Ghosh



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

Name PRADIP KUMAR DAS

Signature Pradip Kumar Das

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



192022230186255518

GRN Details

GRN: 192022230186255518 Payment Mode: SBI Epay
GRN Date: 22/11/2022 23:18:09 Bank/Gateway: SBIPay Payment Gateway
BRN : 5449491962433 BRN Date: 22/11/2022 23:18:34
Gateway Ref ID: 223268887189 Method: HDFC Retail Bank NB
GRIPS Payment ID: 221120222018625550 Payment Init. Date: 22/11/2022 23:18:09
Payment Status: Successful Payment Ref. No: 2003289796/2/2022
[Query No/*:Query Year]

Depositor Details

Depositor's Name: Mr SOMESH
Address: HIGH COURT
Mobile: 9051446430
Period From (dd/mm/yyyy): 22/11/2022
Period To (dd/mm/yyyy): 22/11/2022
Payment Ref ID: 2003289796/2/2022
Dept Ref ID/DRN: 2003289796/2/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003289796/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	39971
2	2003289796/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	30528
			Total	70499

IN WORDS: SEVENTY THOUSAND FOUR HUNDRED NINETY NINE ONLY.

PAID



al

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2003289796/2022	Office where deed will be registered
Query Date	20/11/2022 11:00:04 PM	Deed can be registered in any of the offices mentioned on Note: 11
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	
[0110] Sale, Development Agreement or Construction agreement	[4002] General Power of Attorney [Rs : 100/-], [4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs 30,50,000/-]	
Set Forth value	Market Value	
Rs. 1/-	Rs. 1,70,99,998/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 40,071/- (Article:48(g))	Rs. 30,528/- (Article:E, E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Main Road, Road Zone : (Other than on Kalikapur Road (P.A.S Connector) -- Other than on Kalikapur Road (P.A.S Connector)) , , Premises No: 25, , Ward No: 106, Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha	1/-	1,70,99,998/-	Width of Approach Road: 12 Ft.,
Grand Total :				8.25Dec	1/-	170,99,998 /-	

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Shri Satyen Ghosh Son of Sukumar Ghosh,9, Purbachal Bidhan Lane, Purbachal, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. avxxxxxx9j, Aadhaar No.: 54xxxxxxxx8873, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Prabhat Ghosh
Sukumar Ghosh,9/1, Bidhan Lane, Purbachal, City:- ,
Haltu, P.S:-Kasba, District:-South 24-Parganas, West
Bengal, India, PIN:- 700078
Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of:
India, PAN No. cqxxxxxx5e, Aadhaar No.:
52xxxxxxx8429,Status :Individual, Executed by: Self
To be Admitted by: Self

Individual

Executed by: Self
To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	Ashirbad Reality Private Limited (Private Limited Company) ,6B/28, Mukundapur, 1st Floor, City:- , P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 PAN No. AAxxxxxx9G, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Shri Prodip Kumar Das Son of Late Purnendu Sekhar Das1983, Mukundapur, Satabdi Park, 4th Floor, 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. AHxxxxxx2P , Aadhaar No.: 30xxxxxxx3168	Ashirbad Reality Private Limited (as Director)

Identifier Details :

Name & address
Mr Somesh Mishra Son of Mr Debes Kumar Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri Prodip Kumar Das, Shri Satyen Ghosh, Shri Prabhat Ghosh

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Satyen Ghosh	Ashirbad Reality Private Limited-4.125 Dec
2	Shri Prabhat Ghosh	Ashirbad Reality Private Limited-4.125 Dec



Land or Building Details as received from KMC :

Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
Assessment No. : 1061600259 Premises No. : 25 Ward No. : 106 Street Name : PURBACHAL MAIN ROAD	Reference Deed No. : 11134/2020 Date of Registration. : Jul 02, 2020 Office Where Registered : DSR- V,ALI	Owner Name : SRI SATYEN GHOSH & SRI PRABHAT GHOSH Owner Address : 9, BIDHAN LANE , NEAR HARI SABHA , P.O.- HALTU, P.S.-GARFA , KOLKATA-78 Pin No. : 700078	Character of Premises: Total Area of Land: 05 Cottah,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 20-12-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 20-12-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
 D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA





ভারত সরকার
Government of India



সোমেশ মিশ্র
Somesh Mishra
জন্মতারিখ/DOB: 02/02/1983
পুরুষ/ MALE



4232 6452 4800

VID : 9172 7194 6616 9268

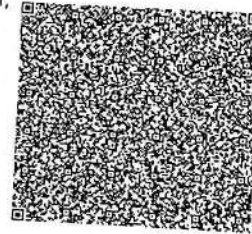
আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India

ঠিকানা:
69/1, বাঘাযতীন প্লেস, বাঘাযতীন, কোলকাতা,
কোলকাতা,
পশ্চিমবঙ্গ - 700086

Address:
69/1, BAGHA JATIN PLACE, BAGHA
JATIN, KOLKATA, Kolkata,
West Bengal - 700086



4232 6452 4800

VID : 9172 7194 6616 9268

1997

www.aadhaar.gov.in

www.aadhaar.gov.in



भारत सरकार
GOVERNMENT OF INDIA



Prabhat Ghosh
DOB: 01/01/1971
MALE



5278 2497 8429

আমার আধার, আমার পরিচয়



आ धार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :

S/O Sukumar Ghosh, 9, PURBACHAL
BIDHAN LANE, Haktu, Kolkata,
West Bengal - 700078

Date: 01/06/2013



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Major Information of the Deed



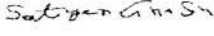


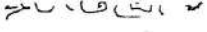
Deed No :	I-1604-13595/2022	Date of Registration	23/11/2022
Query No / Year	1604-2003289796/2022	Office where deed is registered	
Query Date	20/11/2022 11:00:04 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status :Advocate		
Transaction	Additional Transaction		
[0110] 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], [4311] Other than Immovable Property, Receipt [Rs : 30,50,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,70,99,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,071/- (Article:48(g))	Rs. 30,560/- (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:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Main Road, Road Zone : (Other than on Kalikapur Road (P.A.S Connector) -- Other than on Kalikapur Road (P.A.S Connector)) , , Premises No: 25, , Ward No: 106 Pin Code : 700078

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	5 Katha	1/-	1,70,99,998/-	Width of Approach Road: 12 Ft.,
Grand Total :				8.25Dec	1 /-	170,99,998 /-	




and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Satyen Ghosh Son of Sukumar Ghosh Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office	 23/11/2022	 LTI 23/11/2022	 23/11/2022
9, Purbachal Bidhan Lane, Purbachal, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: avxxxxxx9j, Aadhaar No: 54xxxxxxxx8873, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri Prabhat Ghosh Son of Sukumar Ghosh Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office	 23/11/2022	 LTI 23/11/2022	 23/11/2022
9/1, Bidhan Lane, Purbachal, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: cqxxxxxx5e, Aadhaar No: 52xxxxxxxx8429, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ashirbad Reality Private Limited 6B/28, Mukundapur, 1st Floor, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: AAxxxxxx9G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Shri Prodip Kumar Das (Presentant) Son of Late Purnendu Sekhar Das Date of Execution - 23/11/2022, , Admitted by: Self, Date of Admission: 23/11/2022, Place of Admission of Execution: Office	 Nov 23 2022 1:55PM	 LTI 23/11/2022	 23/11/2022
1983, Mukundapur, Satabdi Park, 4th Floor, 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.: AHxxxxxx2P, Aadhaar No: 30xxxxxxxx3168 Status : Representative, Representative of : Ashirbad Reality Private Limited (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Somesh Mishra Son of Mr Debes Kumar Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 23/11/2022	 23/11/2022	 23/11/2022

Identifier Of Shri Prodip Kumar Das, Shri Satyen Ghosh, Shri Prabhat Ghosh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Satyen Ghosh	Ashirbad Reality Private Limited-4.125 Dec
2	Shri Prabhat Ghosh	Ashirbad Reality Private Limited-4.125 Dec

23-11-2022

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

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

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

Presented for registration at 13:47 hrs on 23-11-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Prodip Kumar Das ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,70,99,998/-

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

Execution is admitted on 23/11/2022 by 1. Shri Satyen Ghosh, Son of Sukumar Ghosh, 9, Purbachal Bidhan Lane, Purbachal, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business, 2. Shri Prabhat Ghosh, Son of Sukumar Ghosh, 9/1, Bidhan Lane, Purbachal, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business

Indetified by Mr Somesh Mishra, , , Son of Mr Debes Kumar Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 23-11-2022 by Shri Prodip Kumar Das, Director, Ashirbad Reality Private Limited (Private Limited Company), 6B/28, Mukundapur, 1st Floor, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Somesh Mishra, , , Son of Mr Debes Kumar Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,560.00/- (B = Rs 30,500.00/- ,E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 30,528/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/11/2022 11:18PM with Govt. Ref. No: 192022230186255518 on 22-11-2022, Amount Rs: 30,528/-, Bank: SBI EPay (SBlePay), Ref. No 5449491962433 on 22-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,071/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3290, Amount: Rs.100.00/-, Date of Purchase: 18/10/2022, Vendor name: SMRITI BIKASH DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/11/2022 11:18PM with Govt. Ref. No: 192022230186255518 on 22-11-2022, Amount Rs: 39,971/-, Bank: SBI EPay (SBlePay), Ref. No. 5449491962433 on 22-11-2022, Head of Account 0030-02-103-003-02



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 399043 to 399074

being No 160413595 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.11.24 13:29:07 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/11/24 01:29:07 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

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DATED THIS DAY OF 2022

B E T W E E N
SRI SATYEN GHOSH & ORS
OWNERS

AND
ASHIRBAD REALITY PRIVATE
LIMITED
DEVELOPER

SUPPLEMENTARY
AGREEMENT ALONGWITH
POWER OF ATTORNEY

MR. DEBES KUMAR MISRA WITH
SOMESH MISHRA & TAPESH
MISHRA
ADVOCATES
HIGH COURT, CALCUTTA
69/1, BAGHAJATIN PLACE
(NEAR BAGHAJATIN RLY.
STN.)
KOLKATA-700086
MOBILE : 9830236148
9051446430, 9836115120.