

SUPPLEMENTARY

AGREEMENT

DATED

17TH DAY OF OCTOBER, 2025.

REGISTERED AT

THE OFFICE OF THE DISTRICT SUB - REGISTRAR-III, AT ALIPORE.

RECORDED IN

BOOK NO. - 1.

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BEING NO. 160319645 FOR THE YEAR 2025.

BY

SMT. KAMALA RANI SAHA AND ANR.

... LAND OWNERS.

AND

PACIFIC CONSTRUCTION.

... DEVELOPER.

20/30/25

I-19645/25

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 828512

17.10.2025
Qm.2/2807488/25

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

District Sub-Register-III;
Alipore, South 24-pargana

17/10/25

SUPPLEMENTARY AGREEMENT

THIS SUPPLEMENTARY AGREEMENT IS MADE
ON THIS THE 17TH DAY OF OCTOBER
2025 (TWO THOUSAND AND TWENTY FIVE) A.D.

000312

09 OCT 2025

S. No. _____ A. _____ Amount 1000/-

Address: _____
_____ (Advocate)
Alipore Judge Court
Kolkata-700021

P.D. _____ P.S. _____

Signature: *D. J.*

Suzamul Das
ALIPORE POLICE COURT
Kolkata-27



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PCS ALIPORE
17 OCT 2025

I certified by me,
Sukhranjit Halder
Advocate.

S/o Manoj ram Halder.
Alipore Judge Court
K01-27.

BY A N DBETWEEN

(1) SMT. KAMALA RANI SAHA (PAN : AMAPS 3575 L), wife of Late Sudhamoy Saha and daughter of Late Pran Ballav Saha, a Housewife and residing at 107A/4, Regent Park, Post Office Regent Park, Police Station Jadavpur, Kolkata – 700040, District South 24 Parganas AND (2) SMT. SUBARNA SAHA (PAN : ALXPS 1249 K), daughter of Late Sudhamoy Saha and wife of Sri Surhid Ranjan Saha, by occupation Business and residing at Harish Chandra Dutta Road, Panihati, Police Station Khardah, Pin Code – 700114, District North 24 Parganas – both are by religion Hindu and by nationality Indian, hereinafter jointly called and referred to as the LAND OWNERS (which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include their respective heirs, successors, executors, administrators, legal representatives, assignees) of the FIRST PART.

AND

PACIFIC CONSTRUCTION, a Sole Proprietorship Concern, having its Office at 395, Boral Main Road, Garia, Kolkata - 700084, Post Office : Garia, Police Station Bansdrani (previously Regent Park) District : South 24 – Parganas, and being represented by its Sole Proprietor namely SRI BIJOY GHOSH (PAN ADYPG 4183 B), son of Late Lalmohan Ghosh, by religion Hindu, by nationality Indian, by occupation Business and residing at C/9, Rajnarayan Park, Boral, Post Office Boral, Police Station Narendrapur (previously Sonarpur), Kolkata – 700154, District South 24 Parganas, hereinafter called and referred to as the DEVELOPER (which term or expression unless excluded by or repugnant to the context shall mean and include the successors-in-office, legal representatives, administrators, executors and assignees etc.) of the SECOND PART.

WHEREAS One Rabejan Bibi, the mother of Miyajan Bibi and wife of Late Meher Ali Mistry, purchased all that piece and parcel of land measuring areas 21 (Twenty One) Decimal on 27/10/1943, from then Owner Golam Soban Safui, son of Late Natabar Safui

of Kamdahari, then Police Station Sadar Tollygunge against a reasonable consideration which was registered at the Office of D.R. Alipore, South - 24 Parganas and duly recorded in Book No. 1, Volume No.92, Pages from 65 to 67, Being No. 4411 for the year 1943 and thus, said Rabejan Bibi became the lawful absolute owner of the aforesaid land which is lying and situates at Mouja - Kamdahari, J.L. No. 49, Touji No. 14, Pargana - Magura, Dag No.944, Khatian No. sabek 144, Hal Khatian - 477, PS formerly Tollygunge, thereafter Jadavpur, then Regent Park now Banadroni under the District Collectorate South - 24 Parganas, now within the limit of the Kolkata Municipal Corporation, Ward No. 111, A.D.S.R. Office Alipore, South 24 Parganas.

AND WHEREAS After being the absolute owner with every right, title and interest of the aforesaid land mentioned in the preceding Para, said Rabejan Bibi mutated her name in respect of aforesaid Property with the records of the Government Authority and had been paying rates, taxes and other levies of the same on regular basis.

AND WHEREAS thereafter, said Rabejan Bibi executed a 'Hebanama' or called as Mohammedan Gift Deed on 12-03-1980 in respect of areas of land measuring about 07 (Seven) Cottahs more or less out of her total landed properties in favour of her son Miajan Ali Mistry, son of Late Meher Ali Mistry which was duly registered at the Office of the District Sub-Registrar, Alipore, South 24 Parganas and recorded in Book No I, Volume No.81, Pages from 1 to 4, Being No. 1090 for the year 1980. Thus, the said Miajan Ali Mistry became lawful absolute owner of aforesaid areas of land measuring more or less 07 (Seven) Cottah, out of above mentioned of the total land, recited in the beginning Paragraph.

AND WHEREAS the said Rabejan Bibi, further announced to sell an another piece and parcel of land measuring more or less 02 (Two) Cottahs 08 (Eight) Chittacks 13 (Thirteen) Sq. Ft. more or less, out of her remaining landed Properties, due to her urgent need of money and her said son Miajan Ali Mistry Son of Late Meher Ali Mistry, purchased said areas of land from her mother named above, against a valuable consideration by virtue

of a Bengali Deed of Sale or Saf Bikroy Kobala executed on 19/06/1980, duly registered at the Office of the District Sub-Registrar at Alipore, South-24 Parganas and recorded in Book No I, Volume No. 127, Pages from 185 to 188, Being No.5083 for the year 1980. Thus, Miajan Ali Mistri became the absolute lawful Owner and lawful possessor of the aforesaid landed property.

AND WHEREAS said Miajan Ali Mistri, by way of 'Hebanama' or 'Mohammedan Deed of Gift' and also by way of lawful purchase, both mentioned above, became the lawful absolute owner of all that piece and parcel of land measuring more or less 09 (Nine) Cottahs 08 (Eight) Chittak 13 (thirteen) Sq Ft. by virtue of Deed of Gift (Hebanama) and Deed of Sale (Saf Bikroy Kobala) who thereafter mutated his name in the records of Government authority and also then in Calcutta Municipal Corporation presently Kolkata Municipal Corporation, subsequently paying rates, taxes and levies thereof regularly

AND WHEREAS while said Miajan All Mistri had been enjoying the aforesaid areas of land with every right, title, interest and possession thereof with free, fair and unencumbered condition, owing to his need of cash, he sold, conveyed an areas of land measuring more or less 04 (Four) Cottahs 12 (Twelve) Chittak 6.5 (Six Point Five) Sq. Ft. out of his aforesaid total landed property, lying and situates at Mouja Kamdahari, J.L. No. 49, Touji No.14, Dag No. 944, Old Khatian No. 144, Hal Khatian 477, P.S. formerly Tollygunge, then Jadavpur, thereafter Regent Park, now Bansdroni under District South 24 Parganas, now within the limit of the Kolkata Municipal Corporation, Ward No. 111, A.D.S.R. Office Alipore, South-24 Parganas unto or in favour of one named Kalachand Saha, by virtue of a Bengali Sale Deed, executed on 07/10/1987, registered at the Office of the Additional District Sub-Registrar at Alipore, South 24 Parganas, recorded in Book No. I, Volume No. 44, Pages from 75 to 83, Being No. 1780 for the year-1987. Thus, said Kalachand Saha, now deceased became lawful absolute owner with every right, title and possession of said areas of land 04 (Four) Cottahs 12 (Twelve) Chittacks 6.5 (Six Point Five) Sq. Ft. or a little more or less, free from all encumbrances.

AND WHEREAS after lawful transfer of the aforesaid land, the said Miajan All Mistri remained in possession an areas of land measuring more or less 04 (Four) Cottahs 12 (Twelve) Chittack 6.5 (Six Point Five) Sq. Ft. and further, due to his urgent necessity of cash sold, conveyed and forever transferred his aforesaid remaining portion of land measuring more or less 04 (Four) Cottahs 12 (Twelve) Chittack 6.5 (Six Point Five) Sq. Ft. unto or in favour of Smt. Kamala Rani Saha wife of Sudhamoy Saha then of 107A/4, Regent Park, Kolkata-700040, District: South-24Pargans, by virtue Bengali Deed of Saf Bikroy Kobala, registered at the office of the District Registrar Alipore, South-24 Parganas, Alipore, Book No I, Volume No. 296, Pages from 211 to 219, Being No.14905 for the year 1987. Thus, Smt. Kamala Rani Saha became owner of the said land measuring 04 Cottahs 12 Chittack 6.5 Sq Ft. more or less.

AND WHEREAS aforesaid Kalachand Saha son of Late Amar Chand Saha, lawfully seized and possessed of or sufficiently entitled to every right, title and possession of aforesaid areas of land measuring more or less 04 (Four) Cottah 12 (Twelve) Chittack 6.5 (Six point Five) Sq Ft. at Mouja Kamdahari, J.L. No. 49, Touji No. 14, Dag No. 944, old Khatian No. 114, Hal Khatian 477, P.S. before Tollygunge, then Jadavpur, thereafter Regent Park, now Bansdroni under the District South-24 Parganas, now within the limit of the Kolkata Municipal Corporation, Ward No.111, Kolkata 700084 and said Kalachand Saha was a Hindu governed by the Dayabhaga School of law, died intestate on 27-02-1995, leaving behind him his widow wife named Chandana Saha and three daughters Viz. Smt. Santana Saha, Smt. Swikriti Hazra nee Saha and Smt. Bijoya Saha as his legal heirs and successors as per provision of the Hindu Succession Act, 1956.

AND WHEREAS the said Chandana Saha and her three daughters namely Smt. Santana Saha, Smt. Swikriti Hazra nee Saha and Smt. Bijoya Saha lawfully seized and possessed of all that aforesaid land mentioned in the preceding clause and sufficiently entitled to every right, title, interest and possession of the same as per Law of Inheritance and Hindu Succession Act, 1956.

AND WHEREAS thereafter, said Chandana Saha and her three daughters namely Smt. Santana Saha, Smt. Swikriti Hazra nee Saha and Smt. Bijoya Saha gifted, transfer with possession all that said areas of land measuring more or less 04 (Four) Cottahs 12 (Twelve) Chittack 6.5 (Six point Five) Sq. Ft. at Mouja-Kamdahari, J.L. No. 49, Touji No. 14, Dag No. 944, old Khatian No. 144, Hal Khatian No. 477, Police Station before Tollygunge, then Jadavpur, thereafter Regent Park, at present Bansdroni under the District South-24 Parganas, now within limit of the Kolkata Municipal Corporation, Ward No.111, Kolkata-700084 unto or in favour of Smt. Rakhi Saha, Daughter of Sudhamoy Saha then of 107A/4, Regent Park, Kolkata-700040, District: South-24 Pargans, by virtue of registered Deed of Gift or Bengali Danpatra Dalil executed on 23-12-1998 A.D. which was registered at the Office of the Additional District Sub-Registrar Alipore, South-24 Parganas dated : 14.01.1999, recorded in Book No. 1, Volume No.5, Pages from 147 to 156, Being No.130 for the year 1999. Thus, the said Rakhi Saha became lawful absolute owner and possessor of said land.

AND WHEREAS thereafter, Rakhi Saha daughter of Sri Sudhamoy Saha constructed thereon a Asbestos Shed structure measuring more or less 300 Sq. Ft., more or less as a service areas of the said land and mutated her name in respect of the said land Together with 300 Sq. Ft., Asbestos Shed structure in the record of the Kolkata Municipal Corporation Ward No.111 which has been identified as Premises No. 460, Boral Main Road, Assessee No.31-111-05-0460-7.

AND WHEREAS the said Rakhi Saha daughter of Sri Sudhamoy Saha gifted, transferred and released with peaceful possession of the land unto or in favour said Kamala Rani Saha wife of Sri Sudhamoy Saha (Daughter of Late Pran Ballav Saha) all that aforesaid land measuring more or less 04 (Four) Cottah 12 (Twelve) Chittack 6.5 (Six point Five) Sq. Ft. at Mouja Kamdahari, J.L. No. 49, Touji No. 14, Dag No. 944, old Khatian No.144, Hal Khatian No.477, Police Station before Tollygunge, then Jadavpur, thereafter Regent Park, now Bansdroni Together with 300sq. Ft. R.T Shed structure as recorded in

the Kolkata Municipal Corporation, Ward No. 111 which has been identified as Premises No.460, Boral Main Road, Assessee No.31-111-05-0460-7, by virtue of a Deed of Gift, executed on 02/08/2013 and registered at the Office of D.S.R. I, South-24 Parganas, recorded in Book No. I, CD Volume No.14, Pages from 3720 to 3733, Being No.03236 for the year 2013. Thus, said Kamala Rani Saha became the lawful absolute Owner of the said land with 300 Sq Ft. Asbestos Shed Structure with every right, title, interest and possession of the same.

AND WHEREAS Thus, said Kamala Rani Saha wife of Sudhamoy Saha, by way of lawful purchase from said Miajan Ali Mistri an areas of land measuring more or less 04 (Four) Cottahs 12 (Twelve) Chittack 6.5 (Six Point Five) Sq. Ft., by virtue of registered deed mentioned above, duly recorded in her name in the Kolkata Municipal Corporation identified as Premises No.461, Boral Main Road, KMC Ward No.111, Assessee No.31-111-05-0461-9 and also got an areas of land measuring 04 (Four) Cottahs 12 (Twelve) Chittack 6.5 (Six Point Five) Sq. Ft. more or less, identified as Premises No. 460, Boral Main Road, K. M. C. Ward No.111, Assessee No. 31-111-05-0460-7, by virtue of registered Deed of Gift from the said Rakhi Saha mentioned in the preceding Para, both the aforesaid Plots of land, lying and situates at Mouja Kamdahari, J.L. No. 49, Touji, No. 14, Dag No.944, old Khatian No. 144, Hall Khatian No.477, P.S. before Tollygunge, then Jadavpur, thereafter Regent Park, now Bansdrani under the District Collector-ate South-24 Parganas, now within the limit of the Kolkata Municipal Corporation, Ward No. 111 and thereafter said Kamala Rani Saha erected 1200 Sq.Ft. Asbestos Shed Structure Premises No.461, Boral Main Road, K.M.C. Ward No.111, Assessee No.31-111-05-0461-9 and aforesaid two plots of land i.e. Premises No. 460, Boral Main Road, K.M.C. Ward No.111, Assessee No. 31-111-05-0460-7 and Premises No. 461, Boral Main Road, K.M.C. Ward No.111, Assessee No.31-111-05-0461-9, being adjacent to each other which may be treated as one Plot of land and said Kamala Rani Saha has started proceeding and persuasion the Kolkata Municipal Corporation to have one Premises No. and One Assessee No, instead of two Premises No. and two Assessee Nos ie. PREMISES NO.460, Boral Main Road,

K.M.C. Ward No.111, Assessee No. 31-111-05-0460-7 and PREMISES NO. 461, Boral Main Road, K.M.C. Ward No.111, Assessee No.31-111-05-0461-9, treating said two plots of land adjacent to each other and lawfully owned by one named Kamala Rani Saha who made proper persuasion to the Concerned Authority of the Kolkata Municipal Corporation and the said authority was pleased to allow one plot considering both are owned by one, aggregating total land 09 (Nine) Cottah 08 (Eight) Chittak 13 (thirteen)Sq. Ft. more or less belongs to said Kamala Rani Saha herein and the said entire plot of land was allotted as Premises No.461, Boral Main Road, K.M.C. Ward No.111, Assessee No.31-111-05-0461-9 Together-with Asbestos Shed Structure 1500 Sq. Ft more or less.

AND WHEREAS being absolute Owner of the aforesaid land, said Kamala Rani Saha wife of Late Sudhamoy Saha, by virtue of a Deed of Gift, executed on 11th day of May-2018, absolutely transferred with possession All that an undivided and un-demarcated areas of land 04 (Four) Cottahs 12 (Twelve) Chittack 6.5 (Six Point Five) Sq. Ft. along-with undivided areas of asbestos Shed Structure, measuring about 750 Sq. Ft. out of the entire land 09 Cottahs 08 Chittak 13 Sq.Ft. more or less Together-with 1500 Sq. Ft. asbestos shed structure thereon at Mouja Kamdahari, J.L. No. 49, Touji No. 14, Dag No.944, old Khatian No. 144, Hal Khatian No.477, Police Station before Tollygunge, then Jadavpur, thereafter Regent Park, now Bansdroni under the District South-24Parganas, now within the limit of the Kolkata Municipal Corporation, Ward No.111, being undivided portion of land of aforesaid Premises No.461, Boral Main Road, P.O. Garia, P.S. Bansdroni, Kolkata-700084 unto or in favour of her legitimate daughter named Smt. Subarna Saha daughter of Late Sudhamoy Saha and wife of Surid Ranjan Saha and said Deed of Gift was registered at the Office of A.D.S.R. Alipore, South-24 Parganas, duly recorded in Book No. I, Volume No. 1605-2018, Pages from 99050 to 99072, Being No. 160503042 for the year-2018. Thus, said Kamala Rani Saha remain in lawful physical possession of aforesaid undivided un-demarcated areas of land with structure measuring areas of land 04 (Four) Cottahs 12 (Twelve) Chittacks and 6.5 (Six Point Five) Sq. Ft. more or less Together with asbestos Shed Structure, measuring about 750 Sq. Ft. and be it needful to mention here that after

the registration of the aforesaid Deed of Gift, Smt. Kamala Rani Saha and her legitimate daughter SMT. SUBARNA SAHA, daughter of Sudhamoy Saha now jointly seized and possessed of ALL THAT areas of land measuring more or less 09 Cottahs 08 Chittak 13 Sq. Ft. more or less Together-with 1500 Sq Ft. asbestos structure, having undivided equal share or interest of each. Thus, said Smt. Kamala Rani Saha and Smt. Subarna Saha became the lawful Owners of the said land at Mouja Kamdahari, J.L. No. 49, Touji No. 14, Dag No 944, old Khatian No.144, Hal Khatian No. 477, P.S. before Tollygunge, then Jadavpur, thereafter Regent Park, now Bansdroni, the District South-24 Parganas, now Premises No.461, Boral Main Road, K.M.C. Ward No.111, Assessee No.31-111-05-0461-9 under the Kolkata Municipal Corporation.

During their joint, absolute and peaceful possession and enjoyment of the said property, the said Smt. Kamala Rani Saha and Smt. Subarna Saha, as the Land Owners, have entered into an Agreement for Development with M/s. Pacific Construction, being represented by its Sole Proprietor Sri Bijoy Ghosh, on 14.12.2018. The said Deed has been registered at the Office of the Additional District Sub Registrar, at Alipore and recorded in Book No. I, Volume No. 1605 - 2018, from 257546 to 257593 Pages and being Deed No. 160507989 for the year 2018.

Subsequently, the said Smt. Kamala Rani Saha and Smt. Subarna Saha have also executed a Development Power of Attorney on the same date i.e. on 14.12.2018, appointing and/or nominating and/or constituting the above-named BIJOY GHOSH, being the Sole Proprietor of M/S. PACIFIC CONSTRUCTION as their true & lawful Attorney. The said Deed has been registered at the Office of the Additional District Sub Registrar, at Alipore and recorded in Book No. I, Volume No. 1605 - 2018, from 255809 to 255835 Pages and being Deed No. 160507997 for the year 2018.

AND WHEREAS out of the various of TERMS and CONDITIONS as set forth there in the said Agreement for Development dated 14.12.2018, it has been agreed by and between the Parties therein (being the Land Owners and the Developer) that owing to

involvement of land by the Land Owners and investment of fund, engagement of set up, energy and involvement of endeavour by the Developer Concern, the Land Owners and the Developer will be provided with the following Allocation:

➤ 'THE OWNERS' ALLOCATION WILL CONSIST OF:

On or after Completion of the building or project in all respects the Land Owner as settled herein shall be provided as follows:-

The LAND OWNERS / PRINCIPALS here-in-after called OWNERS, the FIRST PART herein shall get: 1) 50% (Fifty Percent) Built up area out of the total constructed areas subject to saleable/utilizable areas Together-with undivided proportionate share or interest of aforesaid land described in SCHEDULE-A Together with Common Facilities and Common amenities subject to general restrictions same as be provided to all Flat Owners and as per settlement already made by and between the LAND OWNERS and the DEVELOPER FIRM and remaining 50% shall be provided to the Developer, hereunder described below:-

- That, the Land Owners' Allocation shall be provided in the form of Flats/ units Shop/Car-Parking areas and be delivered over in the following manner:-
- The Land Owners named above the FIRST PART herein shall get 50% (Fifty Percent) Constructed portions or F.A.R. or Built up areas in proportion to the numbers and sizes of the said Flats / units / Shop which will be provided Together with undivided proportionate share of land common areas, common facilities and get also Ground Floor constructed areas in manner:- In case of SHOP / COMMERCIAL AREAS: the Land Owners shall get One shop Room, including extra 100 One Hundred) Sq. ft. i.e. more than the areas of their ratio 50% that the Land Owners will get in the Ground-Floor as per equal ratio as calculated All Shop of the Land Owners shall be on one side.

- That, said 50% (Fifty Per-cent) Constructed areas shall be provided to the Land-Owners lawfully in the manner of Flats/Units/Car-Parking, out of which the LAND OWNERS, herein the FIRST PART will get the same as per sanctioned Building Plan approved by the Kolkata Municipal Corporation and aforesaid constructed areas shall be delivered to the LAND OWNERS complete and habitable condition in all respects as Land Owners allocated Portions after obtaining the Completion Plan and/or Completion Certificate from the K.M.C. The Land Owners may accept their allocated portions at a lot or part by part. After amicable settlement between the First Part and the Second Part, Land Owners allocated portions in case Flats from 1 to 4th Floor are herein fixed as per their choice as follows:-
- In brief the Land Owners shall get:- i) The Entire Second Floor.
- AS PER LAND OWNER'S CHOICE:- ii) 2 (Two) Flats on the THIRD FLOOR, i.e. One on the SOUTH-EAST Side, another one on the SOUTH-WEST Side.
iii) 2(Two) Flats on the Fourth Floor, One on the NORTH-WEST and another One the North-East side.

All of the aforesaid Flats shall be in equal size, be provided to the Land Owners herein the First Part, here-in-after called the Land Owners' Allocation.

- The Land Owners shall also jointly get Rs.2,00,000/- (Rupees Two Lac) Only by cheque as non-refundable or non-adjustable money apart from their allocated portions. Be it mentioned here that the DEVELOPER and the LAND OWNERS shall have every right to change, car-mark and identify the respective allocation of the Land Owners henceforth and also the Developer separately and for this reason, the both the land Owners and the Developer jointly may execute a Supplementary

Deed due to finalization of particulars Flats/Unit/Shop and Car-Parking spaces of either party, duly signed by both Party and that Supplementary Deed be executed here-in-after shall be granted to all Banks, financial institutions and any other authorities as it is already agreed by these presents, not only that the construction areas of Allocated portions of the both parties shall have the same 50: 50(Fifty-fifty Ratio and also neither party shall be deprived of getting of his/her/it/their actual or respective share of allocated portions.

Also it is invariably written here that all the said Land Owners AND the Developers Allocation shall be provided Together-with undivided proportionate share or interest of below Schedule-A land Together-with common areas, Common Facilities and Common amenities, subject to general restrictions to be abided by the all Flat/unit/Commercial-units Owners and the aforesaid Flats/Units shall be handed over in habitable vacant condition TO HAVE AND TO HOLD same with all rights, title interest and possession thereof and also with all usufructs to enjoy the same hereditably with every right to transfer same by way of any kinds of acts, Deed and things under the Transfer of Property Act now in force or time to time applicable or the Deeds like Deed of Sale/Conveyance, lease, Gift, Rent, bequeath by WILL and others whatsoever and the land Owners jointly shall have right to sell or dispose of their allocation as recited above independently without help of others.

Be it noted here that the Land Owner and the Developer have every right to adjust or alter the aforesaid allocated portion by way of mutual understanding and the same shall be reflected in the Supplementary Agreement be signed by both party which is to be treated as part and parcel of this Development Agreement and the same shall be considered as legal document to all whom it may concern as it is made without changing the percentage of each party's allocation. It is worth to mention here that in the sanctioned Building Plan if found that there are some number of Car Parking spaces under the Shed on the Ground Floor the same shall be divided into 50 : 50 ratio between the Land Owners and the Developer, herein

AND

➤ THE DEVELOPER'S ALLOCATION WILL CONSIST OF :

Save and except Land Owners' Allocation as recited above, all the rest of or remaining constructed areas and/or saleable areas shall be provided to the Developer or lawfully achieved by the Developer's Firm on the strength of this DEVELOPMENT AGREEMENT Together-With undivided proportionate share of land including all rights, facilities and others whatsoever recited above in brief the Developer shall get the same manner as if the Land Owners have got, here-in-after treated as DEVELOPERS' ALLOCATION and the SAID FIRM shall have lawful right to make Agreement for sale, Deed of Sale or Conveyance and dispose of said allocated portion lawfully on the strength of Development Power of Attorney and also execute all other acts, deeds and things time to time necessary as per acts and rules of the Transfer of property Act and the DEVELOPER, the SECOND PART/ OTHER PART herein, shall get its allocated portions in the following manner:

- i) The Developer / Other Part shall get 50% (Fifty Per-cent) allocated Portions and all those allocated Portions shall be in Built up areas more fully described here-under SCHEDULE-C in the following manner:-
- ii) Developer Firm, the Other Part herein shall get the 50% (Fifty Percent) F.A.R. OR Built up area in the form of Residential Flat/Unit/Commercial areas/Car-Parking area, all shall be calculated in the manner of 50% as per Sanctioned Plan, be obtained from the Kolkata Municipal Corporation and the same shall be delivered to the Developer, complete and habitable condition to the Developer, here-in-after called the Developer's allocation.
- iii) The Developer has every right to adjust, alter any of the constructed areas like Flat/unit/Commercial areas/Car-Parking Spice of the Developer with any alternative

areas of the Land Owners mutually but that shall be reflected in the Supplementary Agreement, made here-in-after which shall be granted as related and lawful document which will also be accepted to all.

iv) The areas of Car-Parking Space on the Ground Floor which shall be mutually and amicably distributed between the Land Owners and the Developer 50:50 ratio as per Sanctioned Building-Plan which shall be obtained from the Kolkata Municipal Corporation and same shall be delivered to each Party in complete and habitable condition. De it mentioned here that the Developer and the Land owners here-in-after may mutually settle between themselves in regards to each Party's particular allocated Car-Parking Spaces in the Ground Floor by way of amicable written settlement to be signed by the both Party. The aforesaid Developer's Allocation shall be provided Together with Common areas, Common Facilities

AND WHEREAS in this context, it is to be mentioned here that after execution and registration of the above mentioned Development Agreement and Development Power of Attorney and after a span of time, the Developer has obtained the Building Sanction Plan for construction of a G + 4 storied Building and for the same the Land Owners and the Developer has decided to Specify their Allocation as per the Building Plan and hence the Land Owners and the Developer have decided to change the Allocation as mentioned below:

➤ THE OWNERS' ALLOCATION WILL CONSIST OF :

The "LAND OWNERS' ALLOCATION" shall mean, the Land Owners / First Parties will be Provided with the following Allocation, out of the total constructed area to be constructed on the basis of the Building Plan, as sanctioned by the Competent Authority of The Kolkata Municipal Corporation –

* ALL THAT the self – sufficient Residential Flat, being No. A2, on the South – Eastern side of the Second Floor, measuring about 702 (Seven Hundred and Two) Sq. Ft. Built- Up Area ;

* ALL THAT the self – sufficient Residential Flat, being No. B2, on the South – Western side of the Second Floor, measuring about 940 (Nine Hundred and Forty) Sq. Ft. Built- Up Area ;

* ALL THAT the self – sufficient Residential Flat, being No. C2, on the North – Western side of the Second Floor, measuring about 940 (Nine Hundred and Forty) Sq. Ft. Built- Up Area ;

* ALL THAT the self – sufficient Residential Flat, being No. D2, on the North – Eastern side of the Second Floor, measuring about 702 (Seven Hundred and Two) Sq. Ft. Built- Up Area ;

* ALL THAT the self – sufficient Residential Flat, being No. A3, on the South – Eastern side of the Third Floor, measuring about 702 (Seven Hundred and Two) Sq. Ft. Built- Up Area ;

* ALL THAT the self – sufficient Residential Flat, being No. B3, on the South – Western side of the Third Floor, measuring about 940 (Nine Hundred and Forty) Sq. Ft. Built- Up Area ;

* ALL THAT the self – sufficient Residential Flat, being No. C4, on the North – Western side of the Fourth Floor, measuring about 940 (Nine Hundred and Forty) Sq. Ft. Built- Up Area AND

* ALL THAT the self – sufficient Residential Flat, being No. D4, on the North – Eastern side of the Fourth Floor, measuring about 702 (Seven Hundred and Two) Sq. Ft. Built- Up Area ;

* ALL THAT the Shop Room, being No. 1, on the Eastern side of the Ground Floor, measuring about 144 (One Hundred and Forty Four) Sq. Ft. Built- Up Area ;

* ALL THAT the Shop Room, being No. 2, on the North - Eastern side of the Ground Floor, measuring about 337 (Three Hundred and Thirty Seven) Sq. Ft. Built- Up Area ;

* ALL THAT the Shop Room, being No. 3, on the Northern side of the Ground Floor, measuring about 172 (One Hundred and Seventy Two) Sq. Ft. Built- Up Area ;

* ALL THAT the Roof Covered Car parking Space, being No. 3, on the Southern side of the Ground Floor, measuring about 135 (One Hundred and Thirty Five) Sq. Ft. ;

* ALL THAT the Roof Covered Car parking Space, being No. 4, on the South - Western side of the Ground Floor, measuring about 135 (One Hundred and Thirty Five) Sq. Ft. AND

* ALL THAT the Two Interdependent Roof Covered Car parking Spaces, being No. 5 and 6, on the Western (Entry Lobby and Security Cabin) side of the Ground Floor, measuring about 135 (One Hundred and Thirty Five) Sq. Ft. each;

-- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at its own cost ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

AND

A Lump sum non refundable amount of Rs. 2,00,000/- (Rupees Two Lakh) only which has already been paid by the Developer to the Land Owners herein jointly.

➤ 'THE DEVELOPER'S ALLOCATION WILL CONSIST' OF :

The "DEVELOPERS' ALLOCATION" shall mean the remaining construction area (except the Owners' Allocation) to be constructed on the basis of the Building Plan, as sanctioned by the Competent Authority of The Kolkata Municipal Corporation –

-- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed will be of the Developer's Allocation.

The roof of the building will remain common to both the parts herein.

It is to be mentioned here that the Land Owners are being provided with excess Shop Room area of about 121 (One Hundred and Twenty One) Sq. Ft. Built – Up Area and as per the Development Agreement it has been mentioned that the Land Owners shall be provided with excess area of 100 (One Hundred) Sq. Ft. Apart from the 50% allocated portion and after mutual discussion made by and between the Parties herein, it has been decided that the Developer shall relinquish the said excess area of 21 (Twenty One) Sq. Ft.

in favour of the Land Owners herein jointly and no monetary transaction shall be made in respect of the said excess area.

Save and except what are mentioned in the Development Agreement, the Developer herein shall complete the said building within 36 (Thirty Six) months from the date of execution and registration of the said Supplementary Agreement, failing which a grace period of 06 (Six) months time will be provided. It is further to be mentioned that in case of failure on the part of the Developer for completion of the entire Project within the stipulated period as mentioned above, the Developer shall be liable to make payment of Rs. 30,000/- (Rupees Thirty Thousand) only per month as penalty to the Land Owners jointly from 43rd month to till the date of handing over the Land Owners' allocation to the Land Owners herein named.

Both the Parties herein will abide by all the terms and conditions, as mentioned herein-above.

This Supplementary Agreement is made for the purpose of proper demarcation of the Developer and the Land Owners' Allocation, executed by & between the Parties herein.

THE FIRST SCHEDULE ABOVE REFERRED TO
(THE LAND PROPERTY)

ALL THAT the piece and parcel of land measuring 09 (Nine) Cottah 08 (Eight) Chittak 13 (Thirteen) Sq. Ft., lying and situates at situates at Mouja-Kamdahari, J.L.49, Touji, No. 14, Old Khatian No. 144, Hal Khatian-477, L.R. Khatian No. 1330 and 2302, R.S. & L.R. Dag No. 944, P.S. before Tollygunge, then Jadavpur, thereafter Regent Park, now Bansdroni, A.D.S.R. Alipore, District-South-24 Pargarnas and presently the land is known

and identified as Premises No. 461, Boral Main Road, Assessee No. 31-111-05-0461-9 of the Kolkata Municipal Corporation, K.M.C. Ward No.111, Borough-XI, P.O. Garia, Police Station Bansdrani (previously Regent Park), Kolkata 700084.

The property is butted and bounded by:

- ON THE NORTH : 30' (Thirty Feet) wide Boral Main Road ;
- ON THE SOUTH : Land of Mr. Satish Chandra Saha;
- ON THE EAST : Land of Mr. Sankar Kundu;
- ON THE WEST : Land & Building of the Premises 81, Boral Main Road.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(PARTICULARS OF THE LAND OWNERS' ALLOCATION)

The LAND OWNERS' ALLOCATION shall mean, the Land Owners / First Parties will be Provided with the following Allocation, out of the total constructed area to be constructed on the basis of the Building Plan, as sanctioned by the Competent Authority of The Kolkata Municipal Corporation -

* ALL THAT the self - sufficient Residential Flat, being No. A2, on the South - Eastern side of the Second Floor, measuring about 702 (Seven Hundred and Two) Sq. Ft. Built- Up Area ;

* ALL THAT the self - sufficient Residential Flat, being No. B2, on the South - Western side of the Second Floor, measuring about 940 (Nine Hundred and Forty) Sq. Ft. Built- Up Area ;

* ALL THAT the self – sufficient Residential Flat, being No. C2, on the North – Western side of the Second Floor, measuring about 940 (Nine Hundred and Forty) Sq. Ft. Built- Up Area ;

* ALL THAT the self – sufficient Residential Flat, being No. D2, on the North – Eastern side of the Second Floor, measuring about 702 (Seven Hundred and Two) Sq. Ft. Built- Up Area ;

* ALL THAT the self – sufficient Residential Flat, being No. A3, on the South – Eastern side of the Third Floor, measuring about 702 (Seven Hundred and Two) Sq. Ft. Built- Up Area ;

* ALL THAT the self – sufficient Residential Flat, being No. B3, on the South – Western side of the Third Floor, measuring about 940 (Nine Hundred and Forty) Sq. Ft. Built- Up Area ;

* ALL THAT the self – sufficient Residential Flat, being No. C4, on the North – Western side of the Fourth Floor, measuring about 940 (Nine Hundred and Forty) Sq. Ft. Built- Up Area AND

* ALL THAT the self – sufficient Residential Flat, being No. D4, on the North – Eastern side of the Fourth Floor, measuring about 702 (Seven Hundred and Two) Sq. Ft. Built- Up Area ;

* ALL THAT the Shop Room, being No. 1, on the Eastern side of the Ground Floor, measuring about 144 (One Hundred and Forty Four) Sq. Ft. Built- Up Area ;

* ALL THAT the Shop Room, being No. 2, on the North - Eastern side of the Ground Floor, measuring about 337 (Three Hundred and Thirty Seven) Sq. Ft. Built- Up Area ;

* ALL THAT the Shop Room, being No. 3, on the Northern side of the Ground Floor, measuring about 172 (One Hundred and Seventy Two) Sq. Ft. Built- Up Area ;

* ALL THAT the Roof Covered Car parking Space, being No. 3, on the Southern side of the Ground Floor, measuring about 135 (One Hundred and Thirty Five) Sq. Ft. ;

* ALL THAT the Roof Covered Car parking Space, being No. 4, on the South - Western side of the Ground Floor, measuring about 135 (One Hundred and Thirty Five) Sq. Ft. AND

* ALL THAT the Two Interdependent Roof Covered Car parking Spaces, being No. 5 and 6, on the Western (Entry Lobby and Security Cabin) side of the Ground Floor, measuring about 135 (One Hundred and Thirty Five) Sq. Ft. each;

-- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at its own cost ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

AND

A Lump sum non refundable amount of Rs. 2,00,000/- (Rupees Two Lakh) only which has already been paid by the Developer to the Land Owners herein.

↖

THE THIRD SCHEDULE ABOVE REFERRED TO:
(PARTICULARS OF THE DEVELOPER'S ALLOCATION)

The "DEVELOPER'S ALLOCATION" shall mean the remaining construction area (except the Owners' Allocation) to be constructed on the basis of the Building Plan, as sanctioned by the Competent Authority of The Kolkata Municipal Corporation -

-- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed will be of the Developer's Allocation.

↘

THE FOURTH SCHEDULE ABOVE REFERRED TO:
(PARTICULARS OF THE COMMON AREAS)

1. Boundary walls, parapet walls, common drain, sewerage system, roof and common spaces.
2. Common Staircase.
3. Underground water reservoir, septic tank, overhead tank.
4. Room for Electric Meter and Pump motor.
5. Room for Pump motor
6. Main entrance gate from public road to the said proposed building.
7. Entrance passage of the building to be the common entrance from Public Road to proposed building.
8. Water connection pipe lines.
9. Lift, Lift Well, Lift Machine Room.
10. Common egress and ingress to the other parts of the said proposed building.

THE FIFTH SCHEDULE ABOVE REFERRED TO:
(Detail of provisions to be made in the Flat / Flats as follows)

STRUCTURE & BRICK WORK Reinforcement for column Beam Slab etc. have been approved by the concern authority of K.M.C drawing concrete will be as per ratio of stone chips 3/4 down, medium sand. Cement with the ratio 4:2:1 burn clay bricks 8" x 5" x 3" will be used for walls with moter ratio 5:1, 4:1, 3:1 as applicable. Wall plaster would be in the respective ratio 4:1 and celling 3:1. Whereof Iron Road shall be used of Shyam Steel and Cement shall be used of Ultra-Tech/Ambuja Cement.

Internal Walls : Wall Putty/Plaster of Paris.

FLOOR All floors except Bath-Room / Toilet will be finished with Vitrified Tiles of size 2' x 2' with skirting and Room Floor also shall be made of Vitrified Tiles brand name Somany / Johnson / Orient bell and the Land Owners' SHOP Floor will be made of Vitrified Tiles also in case of Land Owners' Allocation. But Stair/Stair-case made of marble.

STAIR RAILING will be made of Iron Grill and Stair handle shall be made of Wood Duly polished by wooden colour.

TOILET: Floor shall be Marble on floors and Ceramic tiles up to 6' x 0 on walls. Concealed Plumbing line with hot and cold water electrical point for geyser in both two toilets. Dsons' or equivalent CP Fittings and Hindware or equivalent sanitary fittings of ISI standard. Bath Room Fitting shall be made of Perry-Warc / Jaquar and there shall be electrical point of an exhaust Fan point in the Toilet and one Fan -Point also.

KITCHEN Floor shall be made of Marble and Cooking platform top will be finished with Granite slab 6' x 20" length and there shall be provided vitrified glazed tiles 2-6" height above the cooking Platform and one stainless steel sink and in the kitchen, there shall be different electrical points of aqua guard, Freeze, Grinding Machine Exhaust fan other than the necessary light points.

DOORS: All doors frames will be Sal wood and Main Doors shall be good quality made of Wood or any modern good quality door in case of other than Land Owners other all Doors shall be flash Door, but in case of Land owners the Main Door will be Wooden with good finishing and with good fittings finished by Wooden burnish polish. P.V.C. door at toilet and also in case of Land Owners allocation, the main Door and others three Rooms, there shall be fitted Godrej Lock each room.

WATER SUPPLY : K.M.C. Water Supply Only.

WINDOWS : Sliding aluminium window with frosted Glass Panes with Grill.

ELECTRICAL : Concealed wiring with proper gauge of copper wire in PVC. conduit to be done in flats including point, switch, switch board cover etc. at suitable places in the following manner generally. There shall be one cable point in the Dining Room all Electrical switches shall be of Anchor/Havel's Brand/Company.

Place	Light Point	Fan Point	6 amp Point	Calling Bell	16 amp Point	Exhaust Fan
Bed Room Each	4Nos	1No.	1 No.	One (1) Each Main Door	3 AC for Three bed rooms	-
Kit/Din	5 Nos	2 Nos	2 Nos.	-	5 Nos.	1
Toilet	1	1	-	-	1	1
Balcony	1	1	1	-	-	-

Phone/TV wiring : TV & telephone point in Living / Dining room.

Exterior : Latest weather proof exterior finish paint of good quality.

Roof : I. P. S. with roof treatment.

Lift : OTIS/KONE, having 5 (Five) Persons' Capacity.

Generator : One Sound Proof Generator shall be installed in said Premises to have 24 hours electricity facilities and the said Generator must be brand of Kirloskar /Ashok

Leyland / Mahindra or any one the cost of the Developer, but shall be reimbursed by the Intending Purchasers of the Developers Allocation.

SHOP : Rolling Shutter at entrance of shop and there shall be One A.C Point and the Floor shall be made of Vitrified Tiles with one Fan point two light point and two 15 AMP Plug points.

GROUND FLOOR COMMON AREAS : Apart from Building areas other common areas or common Passages of the said Premises shall be made of Checker Tile Rain water and Soil-wastage Pipe must be within covered panel & Main Gate will be made of Iron with covered iron sheet and main gate the Flat of the Land Owners shall be collapsible Gate (for Land Owner only).

ELECTRICITY METER : The Vendors shall provide for the Electrical Meter for common services including stair case-outer lighting initially at their cost but the amount shall be proportionately recovered from the intending buyers of the units. Electric switches are of Anchor/Havel's in each room.

N.B.: All fixtures such of any kind as Fan, Bulb, regulator exhaust fan etc. will be supplied by the purchasers and anything more demanded by the Purchaser apart from this specification shall be executed by the Developer at the cost of the Purchaser.

All the above technical specification if subject to being approved by respective authority and may be altered depending upon the size of the flat concerned and on mutual agreement between the Developer / Purchaser

Anything extra is demanded by the owner or in case of intending Purchasers Apart from the technical specification given in Schedule "F" shall be made or done by the cost of the Owners / Purchasers.

IN WITNESS WHEREOF the Parties herein have set and subscribed their respective hands and signatures on the day, month and year above mentioned after going through the contents herein, understanding the meaning of the same and realizing the results thereof.

IN THE PRESENCE OF:

(1) Rupa Gupta

Advocate,
Alipore Criminal Court,
Kolkata 700027.

Kamala Ranbi Saha
Sudama Saha

SIGNATURE OF THE LAND OWNERS

(2) Subhrajit Halder
Advocate.

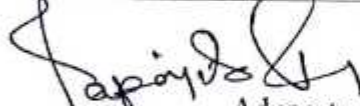
Alipore Judges' Court
KOL-27.

PACIFIC CONSTRUCTION

Proprietor

SIGNATURE OF THE DEVELOPER

DRAFTED & PREPARED BY:


Advocate

Alipore Judges' Court,
Kolkata- 700027.

D. 11/8/15/50/2009.



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME - KAMALA RANI SAHA

SIGNATURE.....*Kamala Rani Saha*.....



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME - SUBARNA SAHA

SIGNATURE.....*Subarna Saha*.....



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME - BIJOY GHOSH

SIGNATURE.....



BAR COUNCIL OF WEST BENGAL

(A body constituted under the Advocate Act, 1961)

2 & 3, Kisan Sadak Ray Road, City Civil Court Building, 7th FL., Kal-700 001

Phone : 2243-3950, 2243-7233, 2230-5771, Tele Fax : 2243-7233

E-mail : westbengalbarcouncil@gmail.com

Website : www.westbarcouncil.org

IDENTITY CARD

NAME : **SUBHRAJIT HALDER, Advocate**

Father's/Husband's Name **Mantu Ram Halder**



Shyamal Ghatak
(SHYAMAL GHATAK)
Chairman Executive Committee

Ashok Kumar Deb
(ASHOK KUMAR DEB)
Chairman



ভাষা

পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।

পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

Aadhaar is proof of identity, not of citizenship.

To establish identity, authenticate online.

আধার সারা দেশে মান্য।

আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।

Aadhaar is valid throughout the country.

Aadhaar will be helpful in availing Government and Non-Government services in future.



Unique Identification Authority of India

ঠিকানা: S/O: লক্ষ্মন ঘোষ, সি/৯, রাজনারায়ন পার্ক, রাজপুর সোনারপুর (এম), বোরাল, দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ, ৭০০১৫৪

Address: S/O: Lalmohan Ghosh, C/9, RAJNARAYAN PARK, Rajpur Sonarpur(m), Boral, South 24 Parganas, West Bengal, 700154

4079 8352 1391



ভারত সরকার

Unique Identification Authority of India Government of India

তালিকাভুক্তির আই ডি / Enrollment No., 2010/17527/25633

To: বিজয় ঘোষ, Bijoy Ghosh, S/O: Lalmohan Ghosh, C/9 RAJNARAYAN PARK, Rajpur Sonarpur(m), Boral, Boral South 24 Parganas, West Bengal 700154

18/06/2014, 150412360



ML504123600FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4079 8352 1391

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার Government of India



বিজয় ঘোষ, Bijoy Ghosh, পিতা: লক্ষ্মন ঘোষ, Father: Lalmohan Ghosh, জন্মতারিখ / DOB: 01/04/1957, লিঙ্গ / Male



4079 8352 1391

আধার - সাধারণ মানুষের অধিকার

Major Information of the Deed



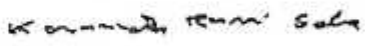
Deed No :	I-1603-19645/2025	Date of Registration	17/10/2025
Query No / Year	1603-2002807488/2025	Office where deed is registered	
Query Date	12/10/2025 8:58:39 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	TAPAJIT ROY ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8981114954, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 1,59,90,336/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 632/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: South 24-Parganas, P.S:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Boral Main Road, , Premises No: 461, , Ward No: 111 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	9 Katha 8 Chatak 13 Sq Ft	1,00,000/-	1,59,90,336/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :				15.7048Dec	1,00,000 /-	159,90,336 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt KAMALA RANI SAHA Wife of Late SUDHAMOY SAHA Executed by: Self, Date of Execution: 17/10/2025 , Admitted by: Self, Date of Admission: 17/10/2025 ,Place : Office	 17/10/2025	 Captured LTI 17/10/2025	 17/10/2025










107A/4 REGENT PARK, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: AMxxxxxx5L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/10/2025 , Admitted by: Self, Date of Admission: 17/10/2025 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mrs SUBARNA SAHA Daughter of Late SUDHAMOY SAHA Executed by: Self, Date of Execution: 17/10/2025 , Admitted by: Self, Date of Admission: 17/10/2025 ,Place : Office		 Captured	
		17/10/2025	LTI 17/10/2025	17/10/2025
107A/4, REGENT PARK, JADAVPUR, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: ALxxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/10/2025 , Admitted by: Self, Date of Admission: 17/10/2025 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PACIFIC CONSTRUCTION 395 BORAL MAIN ROAD GARIA, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Date of Incorporation:XX-XX-2XX5 , PAN No.:: ADxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr BIJOY GHOSH (Presentant) Son of Late LAL MOHAN GHOSH Date of Execution - 17/10/2025, , Admitted by: Self, Date of Admission: 17/10/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td></td> <td>Oct 17 2025 1:06PM</td> <td>LTI 17/10/2025</td> <td>17/10/2025</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr BIJOY GHOSH (Presentant) Son of Late LAL MOHAN GHOSH Date of Execution - 17/10/2025, , Admitted by: Self, Date of Admission: 17/10/2025, Place of Admission of Execution: Office		 Captured			Oct 17 2025 1:06PM	LTI 17/10/2025	17/10/2025
Name	Photo	Finger Print	Signature										
Mr BIJOY GHOSH (Presentant) Son of Late LAL MOHAN GHOSH Date of Execution - 17/10/2025, , Admitted by: Self, Date of Admission: 17/10/2025, Place of Admission of Execution: Office		 Captured											
	Oct 17 2025 1:06PM	LTI 17/10/2025	17/10/2025										
C/9 RAJNARAYAN PARK BORAL, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: ADxxxxxx3B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PACIFIC CONSTRUCTION (as SOLE PROPRIETOR)													

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHRAJIT HALDER Son of Mr MANTU RAM HALDER ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S.-Alipore, District:-South 24 Parganas, West Bengal, India, PIN:- 700027			
	17/10/2025	17/10/2025	17/10/2025
Identifier Of Smt KAMALA RANI SAHA, , Mrs SUBARNA SAHA, Mr BIJOY GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt KAMALA RANI SAHA	PACIFIC CONSTRUCTION-7.8524 Dec
2	Mrs SUBARNA SAHA	PACIFIC CONSTRUCTION-7.8524 Dec

Endorsement For Deed Number : I - 160319645 / 2025

On 17-10-2025

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

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

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

Presented for registration at 12:49 hrs on 17-10-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr BIJOY GHOSH ,,

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 1,59,90,336/-

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

Execution is admitted on 17/10/2025 by 1. Smt KAMALA RANI SAHA, Wife of Late SUDHAMOY SAHA, 107A/4 REGENT PARK, P.O: REGENT PARK, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 2. Mrs SUBARNA SAHA, Daughter of Late SUDHAMOY SAHA, 107A/4, REGENT PARK, JADAVPUR, P.O: REGENT PARK, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife

Indetified by Mr SUBHRAJIT HALDER, , , Son of Mr MANTU RAM HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-10-2025 by Mr BIJOY GHOSH, SOLE PROPRIETOR, PACIFIC CONSTRUCTION (Sole Proprietorship), 395 BORAL MAIN ROAD GARIA, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr SUBHRAJIT HALDER, , , Son of Mr MANTU RAM HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 632.00/- (E = Rs 600.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/10/2025 10:35AM with Govt. Ref. No: 192025260308559448 on 17-10-2025, Amount Rs: 600/-, Bank: SBI EPay (SBlePay), Ref. No. 6313813986833 on 17-10-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by , by Stamp Rs 1,000.00/-, by online = Rs 39,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 312, Amount: Rs.1,000.00/-, Date of Purchase: 09/10/2025, Vendor name: J Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/10/2025 10:35AM with Govt. Ref. No: 192025260308559448 on 17-10-2025, Amount Rs: 39,020/-, Bank: SBI EPay (SBlePay), Ref. No. 6313813986833 on 17-10-2025, 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 1603-2025, Page from 533775 to 533810
being No 160319645 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.11.04 19:08:07 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 04/11/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.