

Y - 10383/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 348086

8/7/22

6-2/205 1837



## **SUPPLEMENTARY DEVELOPMENT AGREEMENT**

**THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT**  
made on this 08<sup>th</sup> day of July Two thousand and  
twenty two (2022);

## BETWEEN

**(1) SRI SUSANTA KUMAR NANDY (PAN- ABSPN2037K, Aadhaar No. 4848 6774 5514)**, son of Late Purna Chandra Nandy, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Dakshin Kumrakhali, Green Park, P.O.- Narendrapur, P.S.- Narendrapur, Kolkata-700103, District- South 24 Parganas, **(2) SRI DHEERAJ LALWANI (PAN- ABUPL5751E, Aadhaar No.4140 6422 9186)**, son of Shyam Das Lalwani, by faith – Hindu, by Nationality - Indian, by occupation – Business, residing at 257/3, S.N. Roy Road, P.O.- Sahapur, P.S.- New Alipore, Kolkata-700038, hereinafter called and referred to as the **OWNERS/FIRST PARTY** (which term and expression unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, successors, legal representative and assigns) of the **ONE PART**.

**AND**

**M/S. NAVYUG DEVELOPER (PAN- AAKFN7669J)**, a Partnership Firm, having its office at 2235/778, Dakshin Kumrakhali, P.O.- Narendrapur, P.S.- Sonarpur at present Narendrapur, Kolkata-700103, District – South 24 Parganas, represented by its partners **(1) SRI DHEERAJ LALWANI (PAN- ABUPL5751E, Aadhaar No.4140 6422 9186)**, son of Shyam Das Lalwani, by faith – Hindu, by Nationality - Indian, by occupation – Business, residing at 257/3, S.N. Roy Road, P.O.- Sahapur, P.S.- New Alipore, Kolkata-700038 and **(2) SMT. LAVINA LALWANI (PAN- BOMPK1185H, Aadhaar No. 2467 5544 1717)**, wife of Sri Dheeraj Lalwani, by faith – Hindu, by Nationality - Indian, by occupation – Business, residing at 257/3, S.N. Roy Road, P.O.-

Sahapur, P.S.- New Alipore, Kolkata-700038, (3) **JYOTI CHAWLA (PAN- ABCPC0061A, Aadhaar No. 6454 4651 0066)**, wife of Naveen Chawla, by faith – Hindu, by Nationality - Indian, by occupation – Business, residing at PP-3, Maurya Enclave, Pitampura, North West Delhi, Pin- 110034, hereinafter called and referred to as the **DEVELOPER/ SECOND PARTY** (which term and expression unless excluded by or repugnant to the context be deemed to mean and include its, successors, successors-in-office, administrators, successors) of the **OTHER PART. Represented and executed by one of its partners SRI DHEERAJ LALWANI (PAN- ABUPL5751E, Aadhaar No.4140 6422 9186)**, son of Shyam Das Lalwani, by faith – Hindu, by Nationality - Indian, by occupation – Business, residing at 257/3, S.N. Roy Road, P.O.- Sahapur, P.S.- New Alipore, Kolkata-700038, by virtue of Resolution dated 15.06.2022.

**WHEREAS** by a Development Agreement dated 27<sup>th</sup> day of October, 2014 (hereinafter referred to as the said Development Agreement) made between Owners Susanta Kumar Nandy, land owner no.1 and the land owner no.2 herein and Prem Lalwani, since deceased, and Sri Dheeraj Lalwani, the land owner no.3 herein as Owners AND **M/S. NAVYUG DEVELOPER (PAN- AAKFN7669J)**, a Partnership Firm, having its office at 2235/778, Dakshin Kumrakhali, P.O.- Narendrapur, P.S.- Sonarpur at present Narendrapur, Kolkata-700103, District – South 24 Parganas, represented by its partners (1) **SRI PREM LALWANI** & (2) **SRI DHEERAJ LALWANI** and, as the Developer and settled certain terms and conditions thereby agreed between

themselves with regard to the Development of a piece of land measuring more or less 27 Cottahs 9 Chittacks 14.80 sq.ft. i.e. 2 Cottah 3 Chittack 4.8 sq.ft. in R.S. Dag No. 1405, 6 Cottah 12 Chittack 15 Sq.ft. in R.S. Dag No. 1414, 9 Cottahs 1 chittack 9 sq.ft. in R.S. Dag No. 1415, 7 Cottah 1 Chittack 39 Sq.ft. in R.S. Dag No. 1416 and 2 cottahs 6 chittacks 37 sq.ft. in R.S. Dag No. 1417, under R.S. Khatian Nos. 798, 802 and 1527 corresponding to L.R. Dag Nos. 1481, 1491, 1492, 1493, 1490 under L.R. Khatian Nos. 1415, 2932 and 2931 in Mouza-Kumrakhali, J.L. No. 48, within P.S.- Sonarpur, District- South 24 Parganas, with tile shed cemented structure measuring 100 sq.ft. within the limits of the Rajpur Sonarpur Municipality, Ward No. 27 having Holding No. 2068, Dakshin Kumrakhali, Kolkata-700103, more fully and Particularly described in the First Schedule hereunder written as well First Schedule in the said Development Agreement. The said Development Agreement was registered in the Office of D.S.R.-IV, Alipore, South 24 Parganas and was recorded in Book No. I, CD Volume Number - 46, pages from 1511 to 1544, Being No. 07964 for the year 2014.

**AND WHEREAS** in connection with the said Development Agreement the said Executant as Owners also executed a Development Power of Attorney on 6<sup>th</sup> day of September, 2016 in favour of said **M/S. NAVYUG DEVELOPER**, a Partnership Firm, having its office at 2235/778, Dakshin Kumrakhali, P.O.- Narendrapur, P.S.- Sonarpur at present Narendrapur, Kolkata-700103, District - South 24 Parganas, represented by its partners (1) **SRI DHEERAJ LALWANI** and (2) **SRI PREM**

**LALWANI**, since deceased, to do all acts, deeds and things as enumerated in the said Power of Attorney. The said Power of Attorney was duly registered in the office of D.S.R.-IV, Alipore, South 24 Parganas and was recorded in Book No. I, Volume Number – 1604-2016, pages from 158566 to 158588, Being No. 160405805 for the year 2016.

**AND WHEREAS** the said Prem Lalwani died on 18.10.2019 by executing a Will dated 5<sup>th</sup> June, 2017 and said Will has been probated being Act 39 Case No. 409 of 2019 on 27<sup>th</sup> August, 2021 in favour of Sri Dheeraj Lalwani.

**AND WHEREAS** now Dheeraj Lalwani became the absolute owner of share of Prem Lalwani, since deceased according to said Will.

**AND WHEREAS** the Developer herein after sanction of building plan being No. 844/CB/27/80 dated 17.07.2014 from Rajpur Sonarpur Municipality construct the building over the First Schedule mentioned property.

**AND WHEREAS** upon consequence of the death of Prem Lalwani, the previous Power of Attorney has become nonest and/or shall have no effect moreover in the Joint Venture Agreement the names of legatee of Prem Lalwani, is required to be incorporated by executing a Supplementary Development Agreement which is required to be executed between the Present Owners by recording the death of Prem Lalwani and by

incorporating the name of Dheeraj Lalwani in place of the name of Late Prem Lalwani and other added partners.

**NOW THIS SUPPLEMENTARY AGREEMENT WTTNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:**

1. That the name of Prem Lalwani shall have to be deleted due to his death from the original Development Agreement dated 27.10.2014 and in his place the names of legatee of Prem Lalwani, since deceased namely Dheeraj Lalwani shall have to be read and hereby incorporated as the Owners.
2. That the Owners do hereby agreed and undertake that they will abide all the terms and conditions of the Principal Development Agreement dated 27<sup>th</sup> day of October 2014 in toto and at the same time the Other Party Developer will abide by all the terms and conditions of Principal Development Agreement dated 27.10.2014.
3. That for the purpose of proper construction of the proposed Building if any Supplementary Building Plan to be made or to be submitted the Developer **M/S. NAVYUG DEVELOPER** shall be entitled to do the same and shall further be empowered to sign on behalf of the present Owners as and when necessary.

4. That the developer will hand over five flats along with five to the land owner no.1 by 15.10.2022 remaining six flats along with seven garages will hand over to the land owner no.1 by 30.04.2023. Compensation of Rs.2,00,000/- per month will be started on 01.05.2023 until handing over the above possession of flats to the land owner Susanta Kumar Nandy. ✓
5. That the developer shall pay the total compensation of Rs.14,25,000/- (Rupees fourteen lakhs twenty five thousand) only in the following manner :-

i. At the time of execution of this Supplementary Agreement and Power	Rs. 5,00,000/-
ii. Before 75 days from the date of execution of this Supplementary Agreement and Power.	Rs. 2,31,250/-
iii. Before 150 days from the date of execution of this Supplementary Agreement and Power.	Rs. 2,31,250/-
iv. Before 210 days from the date of execution of this Supplementary Agreement and Power.	Rs. 2,31,250/- ✓
v. Before 270 days from the date of execution of this Supplementary Agreement and Power.	Rs. 2,31,250/- ✓
<b>Total Compensation</b>	<b>14,25,000/-</b>

6. All the terms and conditions of the Principal Development Agreement shall remain the same.

7. This Supplementary Agreement shall be treated as Supplementary to the Original Principal Development Agreement dated 27.10.2014.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land measuring more or less 27 Cottahs 9 Chittacks 14.80 sq.ft. i.e. 2 Cottah 3 Chittack 4.8 sq.ft. in R.S. Dag No. 1405, 6 Cottah 12 Chittack 15 Sq.ft. in R.S. Dag No. 1414, 9 Cottahs 1 chittack 9 sq.ft. in R.S. Dag No. 1415, 7 Cottah 1 Chittack 39 Sq.ft. in R.S. Dag No. 1416 and 2 cottahs 6 chittacks 37 sq.ft. in R.S. Dag No. 1417, under R.S. Khatian Nos. 798, 802 and 1527 corresponding to L.R. Dag Nos. 1481, 1491, 1492, 1493, 1490 under L.R. Khatian Nos. 1415, 2932 and 2931 in Mouza- Kumrakhali, J.L. No. 48, within P.S.- Sonarpur, District- South 24 Parganas, with tile shed cemented structure measuring 100 sq.ft. within the limits of the Rajpur Sonarpur Municipality, Ward No. 27 having Holding No. 2068, Dakshin Kumrakhali, Sonarpur Station Road, Kolkata-700103, , the said land is butted and bounded by:-

ON THE NORTH : St. John Bosco School and land in part of  
Dag Nos. 1404 and 1405.

ON THE SOUTH : Land in Part of R.S. Dag Nos. 1416, 1414  
and 1412.

ON THE EAST : Land in Part of R.S. Dag Nos. 1408.

ON THE WEST : 25' feet wide Road.

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(Land Owners' allocation)**

A. The owner No.1 **SUSANTA KUMAR NANDY** will get the following flats/units.

<b><u>Flat No.</u></b>	<b><u>Built up area</u></b>	<b><u>Flat No.</u></b>	<b><u>Built up area</u></b>
A-2	1054.183 sq.ft.	C-4	771.52 sq.ft.
D-4	610.103 sq.ft.	E-4	1116.226 sq.ft.
F-2	1176.343 sq.ft.	F-3	1176.343 sq.ft.
G-3	1012.225 sq.ft.	H-3	1225.922 sq.ft.
H-4	1225.922 sq.ft.	J-1	1201.499 sq.ft.
J-4	1201.449 sq.ft.	<b>TOTAL</b>	<b>11771.368 sq.ft.</b>

The owner No.1 **SUSANTA KUMAR NANDY** will also get 12 Nos. of car parking spaces, being Car Parking Space Nos. 2, 7, 17, 18, 19, 20, 21, 24, 27, 32, 34 and 37 on the ground floor.

B. The owner No.2 **SRI DHEERAJ LALWANI** will get the following flats/units.

<u>Flat No.</u>	<u>Built up area</u>	<u>Flat No.</u>	<u>Built up area</u>
C-3	771.52 sq.ft.	H-2	1225.922 sq.ft.
B-2	881.56 sq.ft.	E-3	1116.226 sq.ft.
		<b>TOTAL</b>	<b>3995.17sq.ft.</b>

The owner No.2 **SRI DHEERAJ LALWANI** will also get 4 Nos. of car parking spaces, being Car Parking Space Nos. 5, 10, 15 & 33 on the ground floor.

### **THIRD SCHEDULE**

#### **(Developer's allocation)**

The Developer Will get the following flats/units

<u>Flat No.</u>	<u>Built up area</u>	<u>Flat No.</u>	<u>Built up area</u>
A-1	1054.183 sq.ft.	A-3	1054.183 sq.ft.
A-4	1054.183 sq.ft.	B-1	881.56 sq.ft.
B-3	881.56 sq.ft.	B-4	881.56 sq.ft.
C-1	771.52 sq.ft.	C-2	771.52 sq.ft.
D-1	610.103 sq.ft.	D-2	610.103 sq.ft.
D-3	610.103 sq.ft.	E-1	1116.226 sq.ft.
E-2	1116.226 sq.ft.	F-1	1176.343 sq.ft.
F-4	1176.343 sq.ft.	G-1	1012.225 sq.ft.
G-2	1012.225 sq.ft.	G-4	1012.225 sq.ft.
H-1	1225.922 sq.ft.	I-1	1045.012 sq.ft.
I-2	1045.012 sq.ft.	I-3	1045.012 sq.ft.
I-4	1045.012 sq.ft.	J-2	1201.499 sq.ft.
J-3	1201.499 sq.ft.	<b>TOTAL</b>	<b>24611.676 Sq.ft.</b>

The Developer Will also get 23 nos. of car parking spaces, being nos. 1, 3, 4, 6, 8, 9, 11, 12, 13, 14, 16, 22, 23, 25, 26, 28, 29, 30, 31, 35, 36, 38 & 39 on the ground floor.

#### **FOURTH SCHEDULE**

##### **(Common portions)**

1. Areas:
  - a. Entrance and exists to the Premises and the New Building,
  - b. Boundary walls and main gate of the Premises.
  - c. Staircase, stair head room and lobbies on all the floors.
  - d. Vertical Shaft.
  - e. Entrance lobby, electric/utility room, water pump room.
  - f. Common installations on the roof.
  - g. Common lavatory.
  - h. Lifts, lift wells, lift machine rooms.
  - i. Side space, passage of the said property/building.
  - j. Generator Room, Electric Meter Room, Caretaker's Room and ail other areas and spaces provided for common utilities.
  
2. Water supply. Plumbing and Drainage:
  - a. Drainage and sewage lines and other installation for the same (except only those as are installed within the exclusive 23 car parking spaces of any unit and/or exclusively for its use).
  - b. Water supply system.

- c. Water pump, underground and overhead water reservoir together with all common plumbing installations for carriage of water (save only those as are within the exclusive area of any unit/or exclusively for its use).
- 3. Electric Installation:
  - a. Electrical Wiring and other fittings excluding only those as are installed within the exclusively any unit and/or exclusively for its use).
  - b. Lighting of the common portions.
  - c. Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.
- 4. **Others:** Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the premises and the new building as are necessary for passage to and/or user of the units in common by the Co-owner.

#### **THE FIFTH SCHEDULE** **(SPECIFICATION OF WORK)**

Construction to be made and equipments, fittings and fixtures to be installed and provided in the building shall be standard quality and according to the plans and advice of the architect and including the following:-

**Structure :** R.C.C framed Structure

**Walls :** Conventional

**Wall Finish** : interior : POP/putty finish Exterior: Snowcem paint.

### **Flooring**

**Bed room** : Marble cut pieces/Vitrified tiles

**Living/Dining** : Marble cut pieces/tiles.

**Kitchen** : Counter marble top, kitchen Dado-ceramic tiles (2 ft above counter)

**Toilet** : Ceramic tiles and Dado upto door level.

**Ground floor lobby** : Mosaic/Tiles.

**Stairs** : Mosaic/Tiles.

### **Door-Window**

**Door frame** : Sal wood duly seasoned & treated with good quality shutters.

**Window** : Aluminium

**Electrical** : Adequate numbers of light, fan, T.V. Telephone and Plug points in bed rooms, living/dining room, gu/ser po...ts in toilet.

**Switches** : Electric switches of standard make, concealed coper wiring of FR grade of ISI made

**Sanitary Plumbing** : CP fittings and Ceramic fittings of reputed companies in Kitchen & Toilets.

**Elevator/lift** : High speed Elevator of reputed make.

**Generator** : DG set of reputed make.

**IN WITNESS WHEREOF** the **PARTIES** have hereunto set and subscribed their hands and seals on this Day and month and the year first above written.

**SIGNED, SEALED AND DELIVERED**

By the parties in presence of:

1)

*[Signature]*  
28 Block H  
New Alipore  
601-53

2) *[Signature]*  
138 Greenpark  
KOL-103

*[Signature]*  
*[Signature]*

**SIGNATURE OF THE 1<sup>ST</sup> PARTY / OWNERS**

M/s. NAVYUG DEVELOPER

*[Signature]*  
PARTNER

**SIGNATURE OF THE 2<sup>ND</sup> PARTY / DEVELOPER**

Drafted by me:

*[Signature]*  
Advocate  
Alipore Judges' Court, F/328/513/90  
Kolkata-700027.

Computer Print by:-

*[Signature]*  
Alipore Judges' Court,  
Kolkata-700027.

### Small Finger

Left hand					
Right hand					

Signature .....



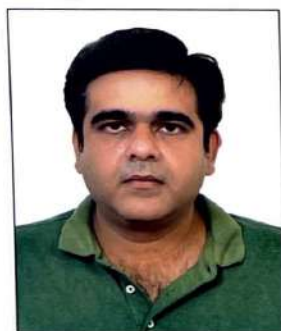
Small Finger

	Thumb	Index	Middle	Ring	Small
Left hand					
Right hand					

Signature \_\_\_\_\_

Susanta Kumar Mandal

### Small Finger



Left hand					
Right hand					

Name DHEERAJ LALWANI

Signature ..... *Dheeraj Lalwani* .....

### Small Finger

	Left hand					
	Right hand					

Signature .....

### MEMO OF CONSIDERATION

**RECEIVED** of and from the within named Developer the sum of **Rs.5,00,000/- (Rupees Five Lakhs) only** in the following manner:-

By Deewan Draft NO. 005143  
dt- 07.07.2022 Drawn  
on Axis Bank (Vandrapur)  
Branch

Rs. 5,00,000/-

**Total**

**Rs.5,00,000/-**

**(Rupees Five Lakhs) only**

**WITNESSES:**

1. Dileep K. Verma

2. Rajesh Kalwani

Susanta Kumar Bandy

**SIGNATURE OF THE OWNERS**

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DHEERAJ LALWANI  
SHYAMDAS LALWANI  
23/07/1983

Permanent Account Number

ABUPL5751E

*Dheeraj Lalwani*

Signature



*In case this card is lost / found, kindly inform / return to :*

Income Tax PAN Services Unit, UTITSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटारें :

आयकर पैन सेवा यूनिट, यू टी आई आई टी एस एल,  
प्लॉट नं: 3, सेक्टर 11, सीबीडी बेलपुर,  
नवी मुंबई-400 614.

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

NAVYUG DEVELOPER

14/02/2014

Permanent Account Number

AAKFN7669J

Signature

*In case this card is lost / found, kindly inform / return to :*  
Income Tax PAN Services Unit, UTITSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटाएं :  
आयकर पैन सेवा यूनिट, UTITSL  
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,  
नवी मुंबई-४०० ६१४.

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ABSPN2037K

नाम / Name  
SUSANTA KUMAR NANDY

पिता का नाम / Father's Name  
PURNA CHANDRA NANDY

जन्म की तारीख /  
Date of Birth  
07/08/1953

हस्ताक्षर / Signature

30092021



ভারত সরকার

Government of India



সুশান্ত কুমার নন্দী

Susanta Kumar Nandy

জন্মতারিখ / DOB : 07/08/1953

পুরুষ / Male



4848 6774 5514

আমার আধার, আমার পরিচয়



আধার

ঠিকানা:

এস/ও: পূর্ণ চন্দ্র নন্দী, 1864  
সোনারপুর স্টেশন রোড, গ্রীন  
পার্ক, রাজপুর সোনারপুর (এম),  
নরেন্দ্রপুর, দক্ষিণ ২৪ পরগনা,  
সোনারপুর, পশ্চিম বঙ্গ, 700103

Address:

S/O: Purna Chandra Nandy, 1864  
sonarpur station road, green park,  
Rajpur Sonarpur(M), Narendrapur,  
South 24 Parganas, Sonarpur,  
West Bengal, 700103

4848 6774 5514



1947



help@uidai.gov.in



www.uidai.gov.in



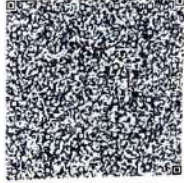


सत्यमेव जयते

भारत सरकार  
Government of India

Enrollment No.: 0638/11398/14066

To  
Dheeraj Lalwani  
257/3, S.N ROY ROAD,  
VTG, Sahapur,  
PO. Sahapur,  
Sub District: Circus Avenue, District: Kolkata,  
State: West Bengal,  
PIN Code: 700038,  
Mobile: 9831128782  
25219314  
MF252193148F1



आपका आधार क्रमांक / Your Aadhaar No. :  
**4140 6422 9186**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India

Dheeraj Lalwani  
DOB : 23/07/1983  
Male



24/01/2014

9186

पहचान



सत्यमेव जयते

Government of India

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

NOTIFICATION

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

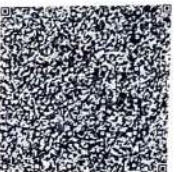
- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar
- Carry Aadhaar in your smart phone - use mAdhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Address: 257/3, S.N ROY ROAD,  
Sahapur, Kolkata, West Bengal,  
700038



4140 6422 9186

1947

help@uidai.gov.in

www.uidai.gov.in

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

GRN Details

GRN: 192022230068311801  
GRN Date: 07/07/2022 18:33:56  
BRN: CKU1440705  
Payment Status: Successful  
Payment Mode: Online Payment  
Bank/Gateway: State Bank of India  
BRN Date: 07/07/2022 18:36:10  
Payment Ref. No: 2002051837/2/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: DHEERAJ LALWANI  
Address: 257/3 S N ROY ROAD SAHAPUR KOL 38  
Mobile: 9433206888  
Depositor Status: Buyer/Claimants  
Query No: 2002051837  
Applicant's Name: Mr Baidyanath Dolui  
Identification No: 2002051837/2/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002051837/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	74921
2	2002051837/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	5021
Total				79942

IN WORDS: SEVENTY NINE THOUSAND NINE HUNDRED FORTY TWO ONLY.

## Major Information of the Deed

Deed No / Year	I-1603-10383/2022	Date of Registration	08/07/2022
Deed Date	1603-2002051837/2022	Office where deed is registered	
Applicant Name, Address & Other Details	06/07/2022 5:25:04 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Transaction	Baidyanath Dolui Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9064896216, Status : Solicitor firm		
[0110] Sale, Development Agreement or Construction agreement	Additional Transaction [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 6/-	Rs. 4,63,11,994/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 5,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :






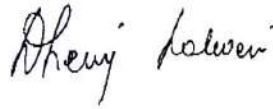
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sonarpur Station Road,  
Mouza: Kumrakhali, , Holding No:2068 JI No: 48, Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1481 (RS :- )	LR-1415	Bastu	Bastu	2 Katha 3 Chatak 4.8 Sq Ft	1/-	36,81,861/-	Width of Approach Road: 25 Ft.,
L2	RS-1414	RS-802	Bastu	Bastu	6 Katha 12 Chatak 15 Sq Ft	1/-	1,13,61,613/-	Width of Approach Road: 25 Ft.,
L3	RS-1415	RS-1527	Bastu	Bastu	9 Katha 1 Chatak 9 Sq Ft	1/-	1,52,28,057/-	Width of Approach Road: 25 Ft.,
L4	RS-1416	RS-798	Bastu	Bastu	7 Katha 1 Chatak 39 Sq Ft	1/-	1,19,41,928/-	Width of Approach Road: 25 Ft.,
L5	RS-1417	RS-802	Bastu	Bastu	2 Katha 6 Chatak 37 Sq Ft	1/-	40,71,535/-	Width of Approach Road: 25 Ft.,
		<b>TOTAL :</b>			<b>45.5121Dec</b>	<b>5 /-</b>	<b>462,84,994 /-</b>	
	<b>Grand Total :</b>				<b>45.5121Dec</b>	<b>5 /-</b>	<b>462,84,994 /-</b>	

**Details :**

Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
<b>Total :</b>	<b>100 sq ft</b>	<b>1 /-</b>	<b>27,000 /-</b>	

**Land Lord Details :**

SI No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr SUSANTA KUMAR NANDY</b> Son of Late PURNA CHANDRA NANDY Executed by: Self, Date of Execution: 08/07/2022 , Admitted by: Self, Date of Admission: 08/07/2022 ,Place : Office	 08/07/2022	 LTI 08/07/2022	 08/07/2022
DAKSHIN KUMRAKHALI GREEN PARK, City:- Not Specified, P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx7K, Aadhaar No: 48xxxxxxxx5514, Status :Individual, Executed by: Self, Date of Execution: 08/07/2022 , Admitted by: Self, Date of Admission: 08/07/2022 ,Place : Office				
2	<b>Mr DHEERAJ LALWANI</b> Son of SHYAM DAS LALWANI Executed by: Self, Date of Execution: 08/07/2022 , Admitted by: Self, Date of Admission: 08/07/2022 ,Place : Office	 08/07/2022	 LTI 08/07/2022	 08/07/2022
257/3 S N ROY ROAD, City:- Not Specified, P.O:- SAHAPUR, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx1E, Aadhaar No: 41xxxxxxxx9186, Status :Individual, Executed by: Self, Date of Execution: 08/07/2022 , Admitted by: Self, Date of Admission: 08/07/2022 ,Place : Office				






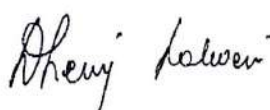
**Details :**

Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tiles  
Shed, Extent of Completion: Complete

**Total :**      **100 sq ft**      **1 /-**      **27,000 /-**

**Land Lord Details :**

SI No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr SUSANTA KUMAR NANDY</b> Son of Late PURNA CHANDRA NANDY Executed by: Self, Date of Execution: 08/07/2022 , Admitted by: Self, Date of Admission: 08/07/2022 , Place : Office	 08/07/2022	 LTI 08/07/2022	 08/07/2022
	DAKSHIN KUMRAKHALI GREEN PARK, City:- Not Specified, P.O:- NARENDRAPUR, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ABxxxxxx7K, Aadhaar No: 48xxxxxxxx5514, Status : Individual, Executed by: Self, Date of Execution: 08/07/2022 , Admitted by: Self, Date of Admission: 08/07/2022 , Place : Office			
	Name	Photo	Finger Print	Signature
2	<b>Mr DHEERAJ LALWANI</b> Son of SHYAM DAS LALWANI Executed by: Self, Date of Execution: 08/07/2022 , Admitted by: Self, Date of Admission: 08/07/2022 , Place : Office	 08/07/2022	 LTI 08/07/2022	 08/07/2022
	257/3 S N ROY ROAD, City:- Not Specified, P.O:- SAHAPUR, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ABxxxxxx1E, Aadhaar No: 41xxxxxxxx9186, Status : Individual, Executed by: Self, Date of Execution: 08/07/2022 , Admitted by: Self, Date of Admission: 08/07/2022 , Place : Office			



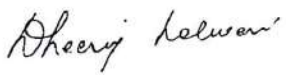
# Details :

Name,Address,Photo,Finger print and Signature



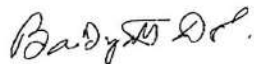
## NAVYUG DEVELOPER

2235/778 DAKSHIN KUMRAKHALI, City:- Not Specified, P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24 Parganas, West Bengal, India, PIN:- 700103 , PAN No.:: AAxxxxxx9J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

## Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr DHEERAJ LALWANI</b> <b>(Presentant )</b> Son of SHYAM DAS LALWANI Date of Execution - 08/07/2022, , Admitted by: Self, Date of Admission: 08/07/2022, Place of Admission of Execution: Office	 <small>Jul 8 2022 1:22PM</small>	 <small>LTI 08/07/2022</small>	 <small>08/07/2022</small>
257/3 S N ROY ROAD, City:- Not Specified, P.O:- SAHAPUR, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx1E, Aadhaar No: 41xxxxxxxxx9186 Status : Representative, Representative of : NAVYUG DEVELOPER (as PARTNER)				

## Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr BAIDYANATH DOLUI</b> Son of Late B DOLUI ALIPUR POLICE COURT, City:- Not Specified, P.O:- ALIPUR, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 <small>08/07/2022</small>	 <small>08/07/2022</small>	 <small>08/07/2022</small>
Identifier Of Mr SUSANTA KUMAR NANDY, Mr DHEERAJ LALWANI, Mr DHEERAJ LALWANI			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA KUMAR NANDY	NAVYUG DEVELOPER-1.81019 Dec
2	Mr DHEERAJ LALWANI	NAVYUG DEVELOPER-1.81019 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA KUMAR NANDY	NAVYUG DEVELOPER-5.58594 Dec
2	Mr DHEERAJ LALWANI	NAVYUG DEVELOPER-5.58594 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA KUMAR NANDY	NAVYUG DEVELOPER-7.48688 Dec
2	Mr DHEERAJ LALWANI	NAVYUG DEVELOPER-7.48688 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA KUMAR NANDY	NAVYUG DEVELOPER-5.87125 Dec
2	Mr DHEERAJ LALWANI	NAVYUG DEVELOPER-5.87125 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA KUMAR NANDY	NAVYUG DEVELOPER-2.00177 Dec
2	Mr DHEERAJ LALWANI	NAVYUG DEVELOPER-2.00177 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA KUMAR NANDY	NAVYUG DEVELOPER-50.00000000 Sq Ft
2	Mr DHEERAJ LALWANI	NAVYUG DEVELOPER-50.00000000 Sq Ft

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sonarpur Station Road,  
Mouza: Kumrakhali, Holding No:2068 JI No: 48, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1481, LR Khatian No:- 1415	Owner:সুশান্ত কুমার নন্দী, Gurdian:পূর্ণচন্দ্র নন্দী, Address:নিজ , Classification:বাস্ত, Area:0.08000000 Acre,	Mr SUSANTA KUMAR NANDY
L2	RS Plot No:- 1414, RS Khatian No:- 802		Seller is not the recorded Owner as per Applicant.
L3	RS Plot No:- 1415, RS Khatian No:- 1527		Seller is not the recorded Owner as per Applicant.
L4	RS Plot No:- 1416, RS Khatian No:- 798		Seller is not the recorded Owner as per Applicant.

1. I, **Mr. S. K. Sanyal**, Son of **Mr. S. K. Sanyal**, aged **45** years, residing at **South 24 Parganas, West Bengal**.

2. I, **Mr. S. K. Sanyal**, do hereby declare that the above mentioned land is the property of **Mr. S. K. Sanyal** and is not the property of any other person.

3. I, **Mr. S. K. Sanyal**, do hereby declare that the above mentioned land is not the property of any other person.

4. I, **Mr. S. K. Sanyal**, do hereby declare that the above mentioned land is not the property of any other person.

5. I, **Mr. S. K. Sanyal**, do hereby declare that the above mentioned land is not the property of any other person.

6. I, **Mr. S. K. Sanyal**, do hereby declare that the above mentioned land is not the property of any other person.

7. I, **Mr. S. K. Sanyal**, do hereby declare that the above mentioned land is not the property of any other person.

8. I, **Mr. S. K. Sanyal**, do hereby declare that the above mentioned land is not the property of any other person.

9. I, **Mr. S. K. Sanyal**, do hereby declare that the above mentioned land is not the property of any other person.

10. I, **Mr. S. K. Sanyal**, do hereby declare that the above mentioned land is not the property of any other person.

**Signature of Mr. S. K. Sanyal**  
**DISTRICT SUB REGISTRAR**  
**OFFICE OF THE D.S.R. SOUTH 24**  
**PARGANAS**  
**South 24 Parganas, West Bengal**

2022  
Date of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

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

Presented for registration at 12:53 hrs on 08-07-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr  
DHEERAJ LALWANI ,.

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  
4,63,11,994/-

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

Execution is admitted on 08/07/2022 by 1. Mr SUSANTA KUMAR NANDY, Son of Late PURNA CHANDRA NANDY,  
DAKSHIN KUMRAKHALI GREEN PARK, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST  
BENGAL, India, PIN - 700103, by caste Hindu, by Profession Business, 2. Mr DHEERAJ LALWANI, Son of SHYAM  
DAS LALWANI, 257/3 S N ROY ROAD, P.O: SAHAPUR, Thana: New Alipore, , South 24-Parganas, WEST BENGAL,  
India, PIN - 700038, by caste Hindu, by Profession Business

Indetified by Mr BAIDYANATH DOLUI, , Son of Late B DOLUI, ALIPUR POLICE COURT, P.O: ALIPUR, Thana:  
Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 08-07-2022 by Mr DHEERAJ LALWANI, PARTNER, NAVYUG DEVELOPER (Partnership  
Firm), 2235/778 DAKSHIN KUMRAKHALI, City:- Not Specified, P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South  
24-Parganas, West Bengal, India, PIN:- 700103

Indetified by Mr BAIDYANATH DOLUI, , Son of Late B DOLUI, ALIPUR POLICE COURT, P.O: ALIPUR, Thana:  
Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,053/- ( B = Rs 5,000/- ,E = Rs 21/- ,H = Rs  
28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 5,021/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 07/07/2022 6:36PM with Govt. Ref. No: 192022230068311801 on 07-07-2022, Amount Rs: 5,021/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. CKU1440705 on 07-07-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-,  
by online = Rs 74,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 348086, Amount: Rs.100/-, Date of Purchase: 07/07/2022, Vendor name: M Gazi  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 07/07/2022 6:36PM with Govt. Ref. No: 192022230068311801 on 07-07-2022, Amount Rs: 74,921/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. CKU1440705 on 07-07-2022, 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