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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 861605

9-2002774445/2023

Certified that the document is genuine
to registration. The Signature Sheet and
endorsement Sheet attached to the
document are the part of the document.

Additional District Sub-Registrar
Chandpur, Chandpur, 24 P.S. District

01 DEC 2023

**SUPPLEMENTAL AGREEMENT BETWEEN
OWNERS AND DEVELOPER**

THIS AGREEMENT is made this the 8th day of November, Two thousand Twenty Three

BETWEEN

159166

No.
Name: N. K. SAMANTA, Adv.
Sealdah Civil Court, Kol-14
Address:
.....

Rs.
Kolkata Collectorate
4/5, Nandi Sonar Rd.,
Kolkata-1

Amal Kr. Saha
Licensed Stamp
Vendor

28 SEP 2023



Nisith K. Samanta
N. NISITH KR. SAMANTA
SEALDAH CIVIL COURT
1st Floor, Room No.-302
Kolkata-700014
E-40 WB/1120/78

[Signature]
Dist. District Sub-Registrar
Dum Dum

01 DEC 2023

- (1) SRI SANJOY SHAW, PAN BCLPS2438A, son of Late Nanda Dulal Shaw, by faith – Hindu, by nationality – India, by occupation – Business, residing at 86, Gopal Lal Tagore Road, P.O. & Police Station - Baranagar, Kolkata- 700 036, 2(a) SRI GOPAL KUNDU, PAN OBYPK7200P, son of Late Jagabandhu Kundu, by faith – Hindu, by nationality – India, by occupation – Business, 2(b) SRI BIJOY KUNDU, PAN BRIPK0526K, son of Sri Gopal Kundu, by faith – Hindu, by nationality – India, by occupation – Business, 2(c) SMT. SWAPNA KUNDU, PAN IYKPK2276Q, by faith – Hindu, by nationality – India, by occupation – House-wife, all residing at 86, Gopal Lal Tagore Road, P.O. & Police Station - Baranagar, Kolkata- 700 036, (3) SRI SANTOSH KUMAR SHAW, PAN BLJPS0888M, son of Late Monilal Shaw, grand-son of Late Nanda Dulal Shaw, by faith – Hindu, by nationality – India, by occupation – Service, residing at 27C, Ramdhan Mitra Lane, Police Station – Shyampukur, Kolkata – 700004 (4) SMT. SANTI MAJUMDER, PAN ETAPM9879L wife of Sri Sakti Pada Majumder, daughter of Late Nanda Dulal Shaw, by faith – Hindu, by nationality – India, by occupation –Housewife, all residing at East – Dhaniala, Police Station – Amdanga, Post Office – Masunda, Pin – 743711, District North 24 – Parganas, (5) SMT. PADMA SHAW, PAN MLSPS5699L, wife of Late Monilal Shaw, daughter-in-law of Late Nanda Dulal Shaw, by faith – Hindu, by nationality – India, by occupation –Housewife, residing at 27C, Ramdhan Mitra Lane, Police Station – Shyampukur, Kolkata - 700004, (6) SMT. SONALI SHAW, PAN CTSPS7843C, daughter of Late Monilal Shaw, grand-daughter of , Late Nanda Dulal Shaw, by faith – Hindu, by nationality – India, by occupation –Business, residing at 42/B, Raja Raj Ballav Street, Police Station – Shyampukur, Post Office – Shyambazar, Kolkata – 700003, (7) SRI SOMNATH GUPTA, PAN BDHPG1985R, son of Late Manmohan Gupta, grandson of Late Nanda Dulal Shaw, by faith – Hindu, by nationality – India, by occupation –Service, (8) SMT. RAMA SHAW, PAN BNWPS8808L, wife of Sk. Salim, daughter of Late Manmohan Shaw, grand-daughter of of Late Nanda Dulal

Shaw, by faith - Hindu, by nationality - India, by occupation - Service & (9) SMT. GAYATRI BANERJEE, PAN BJCPG0230Q, daughter of Late Manmohan Shaw, grand-daughter of of Late Nanda Dulal Shaw, by faith - Hindu, by nationality - India, by occupation - Service, 6,7,8 are residing at 86, Gopal Lal Tagore Road, P.O. & P.S - Baranagar, Kolkata - 700036, do hereby nominate, constitute and appoint,, hereinafter jointly called and referred to as the "OWNERS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include their heirs, executors, administrators, representatives and assigns) of the FIRST PART

A N D

M/S P S CONSTRUCTION, PAN AANFP7789C, its partnership firm having its Regd. Office at 193, Kashinath Dutta Road, P.S. Baranagar, Kolkata - 700036, represented by its two partners out of three partners as per deed of partnership namely (1) SRI PRASENJIT DE, PAN ADTPD1410F, son of Late Sudhin Kumar De, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at 21, Satchasi Para Lane, Police Station - Cossipore, Kolkata - 700036, (2) SRI SHIB SHANKAR GUHA, PAN AICPG8754H, son of Late Naresh Chandra Guha, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at 1/1H/5, Sistri Dhar Dey lane, Police Station - Cossipore, Kolkata - 700036, hereinafter jointly called and referred to as the "DEVELOPER" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to include its respective heirs, executors, administrators, representatives and assigns) of the SECOND PART:

WHEREAS the Development agreement dated 20th day of October 2020 made between all owners and said developer, by a registered development agreement as recorded in office of Additional Registrar of Assurances-II, Kolkata and entered into Book No. 1, CD Volume no. 1902-2020, Pages from 178426 to 178471, Being no. 190203853 for the year 2020 hereinafter called "Principal Development Agreement"

AND WHEREAS it is agreed between parties hereto that the owners and developer have respectively observed and performed the covenants on their parts set forth in the Principal Agreement down to the date thereof and all the provisions of the Principal agreement mutatis mutandis shall be deemed to be incorporated in this agreement as though the same were repeated herein.

AND WHEREAS the said owner, Sri Ram Chandra Shaw, serial no. 1 of Development Agreement, died intestate on 01.10.2023 leaving behind his only legal heirs both & sisters namely (1) Sri Sanjoy Shaw, & (2) Smt Santi Majumder, that besides the above legal heirs the deceased did not leave any other legal heirs or near relations at the time of his death.

AND WHEREAS the said owner Smt. Jaysree Kundu, serial no. 3 of Development Agreement, died intestate on 21.09.2023 leaving behind her only legal heirs husband and son namely (1) Sri Gopal Kundu, (2) Sri Bijoy Kundu & (3) Smt. Swapna Kundu that besides the above legal heirs the deceased did not leave any other legal heirs or near relations at the time of her death

AND WHEREAS it is agreed between parties hereto that the owners and Developer have respectively observed and performed the covenants on their parts set forth in the Principal Development Agreement down to the date thereof and all the provisions of the Principal Development agreement mutatis mutandis shall be deemed to be incorporated in this agreement as though the same were repeated herein.

It is needless to mention that at present condition the owner's allocation and the developer's allocation both are mutually settled between them and accordingly amended from the Principal Development Agreement which is more specifically described in the Schedule "B" and "C" hereunder.

AND WHEREAS the present owners have confirmed the original Development agreement which has already signed by predeceases of the present owners.

AND WHEREAS the owners do not any objection against dispose the all constructed area of said property by the developer.

-: THE SCHEDULE OF ENTIRE PROPERTY AS REFERRED TO ABOVE:

ALL THAT piece and parcel of the landed property measuring an area of 25(twenty five) Cottahs 5 (five) Chittacks 17.93 (Seventeen point ninety three) Sq.ft. be the same more or less together with building lying and situated at 86, Gopal Lal Tagore Road, Police Station – Baranagar, Kolkata – 700036, comprised in J. L. No. 5, R. S. No. 6, under the Baranagar Mouza, Touzi No. 1068/2833, appertaining to R.S Dag No. 6015, 6016 & 6029 and L.R. Dag no.8960, 8961 & 8962 in R.S. Khatian no. 3857 and L. R. Khatian no. 11623 as per settlement record within the limit of Baranagar Municipality, Being Ward No. 25, Holding No. 195 under the jurisdiction of Additional District Sub Registrar Cossipore Dum Dum office, in the District North 24 Parganas. The property is butted and bounded as follows:

ON THE NORTH:	By Property of Chittaranjan Pal,
ON THE SOUTH :	By Bengal Immunity Co.
THE EAST :	By Property of Dhirendra Nath Dasgupta,
ON THE WEST :	By Gopal Lal Tagore Road.

"B" SCHEDULE (OWNERS' ALLOCATION)

AS per consideration of the said property the owners herein shall entitled to get the proposed G+4 storied building as per construction area according to original Development agreement & present Building plan sanctioned (G+5) and/or developer shall provide covered area means including proportionate stair area, stair landing and lift of their respective share the proposed G+5 storied building to the owners as owners allocation in the following manner:-

- a) Entire Ground floor except one extra stair case measuring 66 Sq.ft for entering the First Floor use only by developer and all flat owners and tenants, they use only the common stair, lift and other common facilities.
- b) Entire Second floor.
- c) On the Fourth floor 50% covered area on the North- East- West side.
- d) On the Fifth floor 50% covered area on the South - East- West side except $250 - 66 \text{ Sq.ft} = 184 \text{ Sq.ft}$ will be allotted to developer's allocation.
- e) The owner namely Sri Santosh Kumar Shaw shall be allocated with one Flat measuring about 500 (five hundred) Sq.ft covered area on the North - East side of the First floor.

amount of Rs. 10,00,000/- (Ten Lakh) only refundable interest free security money from the Developer which will be paid by the Developer to the owners as follows:

- a) At the time of signing the Development Agreement Rs. 5,00,000/-
- b) Rest amounts will be paid at the time of Section plan Rs. 5,00,000/-

DEVELOPER'S ALLOCATION

Save and except the aforesaid owners Allocation all other constructed areas of the proposed G+5 storied building will be treated as Developer's Allocation in the following manner:

- a) one extra stair case measuring 66 Sq.ft on the ground floor for entering the First Floor exclusively use only by the developer.
- b) First floor excepting 500 Sq.ft on the North - East side the entire remaining portion of that floor shall be entitled to get the Developer's only.
- c) Entire third floor.
- d) On the fourth floor 50% covered area on the East - South - West side.
- e) On the fifth floor 50% covered area on the East - North- West side + $250 - 66 = 184 \text{ Sq.ft}$ covered area from the owners' allocation.

Together with undivided proportionate share or interest of underneath land along with proportionate rights on all common area and facilities of the proposed G+5 storied building.

IN WITNESS WHEREOF the parties have hereunto set subscribed their respective hands and seals the day, month and year first above written.

SIGNED SEALED AND DELIVERED

In the presence of: -

1. *Sri Nisith Kr. Samanta*
B2 B.K. MOITRA RD
KOL-36

- Samjoy Shaw*
1) *Gopal Kundu*
2a) *Rajoy Kundu*
2b) *Swapna Kundu*
2c) *Lantosh Kumar Shaw*
3) *Sasli Majumder*
4) *Padma Shaw*
5) *Somali Shaw*
6) *Somnath Gupt*
7) *Rama Shaw*
8) *...*
9) *...*

SIGNATURE OF THE OWNERS

2. *Sri Nisith Kr. Samanta*
AS

P. S. CONSTRUCTION

Pranab De *Shub Shankar Chakraborty*
PARTNER PARTNER

SIGNATURE OF THE DEVELOPER

Drafted & prepared by me,

Sri Nisith Kr. Samanta
SRI NISITH KR. SAMANTA
ADVOCATE,
SEALDAH CIVIL COURT,
KOLKATA - 700014.

Eno. No. 1126/78

Thumb
impression

Thumb

1st finger

middle finger

ring finger

small finger

Left
hand



Right
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Som...

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Signature _____

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of a person named...

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Signature _____

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	Right hand					

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Name _____
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	Right hand					

Name _____
 Signature _____

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 [Signature]	Left hand					
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Name _____
 Signature _____

Thumb
impression



Left
hand

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Right hand					

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Signature _____

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Name _____
Signature _____

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PHOTO	Left hand					
	Right hand					

Name _____
Signature _____



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



192023240278346751

GRN Details

GRN:	192023240278346751	Payment Mode:	Online Payment
GRN Date:	07/11/2023 14:19:58	Bank/Gateway:	State Bank of India
BRN :	CKY5762383	BRN Date:	07/11/2023 14:23:04
GRIPS Payment ID:	071120232027834674	Payment Init. Date:	07/11/2023 14:19:58
Payment Status:	Successful	Payment Ref. No:	2002774445/2/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	P S CONSTRUCTION
Address:	BARANAGAR ,, West Bengal, 700036
Mobile:	9239880397
Depositor Status:	Buyer/Claimants
Query No:	2002774445
Applicant's Name:	Mr Nisith Kumar Samanta
Identification No:	2002774445/2/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	07/11/2023
Period To (dd/mm/yyyy):	07/11/2023

Payment Details

Sl. No.	Payment Ref. No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2002774445/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	74920
2	2002774445/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				74941

IN WORDS: SEVENTY FOUR THOUSAND NINE HUNDRED FORTY ONE ONLY.

Major Information of the Deed

Deed No.	I-1506-12930/2023	Date of Registration	01/12/2023
Query No./Year	1506-2002774445/2023	Office where deed is registered	
Query Date	07/11/2023 12:37:43 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Nisith Kumar Samanta Sealdah Civil Court, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9830346879, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set forth value	Market Value		
Rs. 5/-	Rs. 4,10,26,171/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Gopal Lal Thakur Road, Mouza: Baranagar, Premises No: 86, JI No: 5, Pin Code : 700036

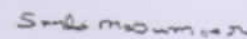
Sch No.	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-8960 (RS :-)	LR-11623	Bastu	Bastu	10 Katha 8 Chatak 10.73 Sq Ft	1/-	1,86,78,881/-	Property is on Road Adjacent to Metal Road,
L2	LR-8961 (RS :-)	LR-11623	Pukur	Pukur	12 Katha 13 Chatak 31.5 Sq Ft	1/-	1,82,70,481/-	Property is on Road Adjacent to Metal Road,
L3	LR-8962 (RS :-)	LR-11623	Pukur	Pukur	1 Katha 15 Chatak 20.7 Sq Ft	1/-	27,94,309/-	Property is on Road Adjacent to Metal Road,
TOTAL :					41.8067Dec	3 /-	397,43,671 /-	
Grand Total :					41.8067Dec	3 /-	397,43,671 /-	

Structure Details :

Sch No.	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	10,12,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	1000 Sq Ft.	1/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		2500 sq ft	2 /-	12,82,500 /-	

Land Lord Details :

Sl 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> Sanjoy Shaw Son of Late Nanda Dulal Shaw Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>01/12/2023</td> <td></td> <td>LTI 01/12/2023</td> <td>01/12/2023</td> </tr> </tbody> </table> 86 Gopal Lal Tagore Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bcxxxxxx8a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Sanjoy Shaw Son of Late Nanda Dulal Shaw Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office		 Captured		01/12/2023		LTI 01/12/2023	01/12/2023
Name	Photo	Finger Print	Signature										
Sanjoy Shaw Son of Late Nanda Dulal Shaw Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office		 Captured											
01/12/2023		LTI 01/12/2023	01/12/2023										
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Name	Photo	Finger Print	Signature										
Gopal Kundu Son of Late Jagabandhu Kundu Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office		 Captured											
01/12/2023		LTI 01/12/2023	01/12/2023										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Bijoy Kundu Son of Gopal Kundu Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>01/12/2023</td> <td></td> <td>LTI 01/12/2023</td> <td>01/12/2023</td> </tr> </tbody> </table> 86 Gopal Lal Tagore Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: brxxxxxx6k,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Bijoy Kundu Son of Gopal Kundu Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office		 Captured		01/12/2023		LTI 01/12/2023	01/12/2023
Name	Photo	Finger Print	Signature										
Bijoy Kundu Son of Gopal Kundu Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office		 Captured											
01/12/2023		LTI 01/12/2023	01/12/2023										

	Name	Photo	Finger Print	Signature
4	Swapna Kundu Daughter of Gopal Kundu Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office	 01/12/2023	 Captured LTI 01/12/2023	 01/12/2023
86 Gopal Lal Tagore Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: lyxxxxxx6q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office				
5	Santosh Kumar Shaw Son of Late Monilal Shaw Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office	 01/12/2023	 Captured LTI 01/12/2023	 01/12/2023
27C Ramdhan Mitra Lane, City:- , P.O:- Shyampukur, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: blxxxxxx8m,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office				
6	Santi Majumder Wife of Sakti Pada Majumder Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office	 01/12/2023	 Captured LTI 01/12/2023	 01/12/2023
East Dhaniala, City:- , P.O:- Masunda, P.S:-Amdanga, District:-North 24-Parganas, West Bengal, India, PIN:- 743711 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: etxxxxxx9l,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office				
7	Padma Shaw Wife of Late Monilal Shaw Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office	 01/12/2023	 Captured LTI 01/12/2023	 01/12/2023

	Name	Photo	Finger Print	Signature
4	Swapna Kundu Daughter of Gopal Kundu Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office	 01/12/2023	 Captured LTI 01/12/2023	 01/12/2023
86 Gopal Lal Tagore Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: lyxxxxxx6q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office				
5	Santosh Kumar Shaw Son of Late Monilal Shaw Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office	 01/12/2023	 Captured LTI 01/12/2023	 01/12/2023
27C Ramdhan Mitra Lane, City:- , P.O:- Shyampukur, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: blxxxxxx8m,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office				
6	Santi Majumder Wife of Sakti Pada Majumder Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office	 01/12/2023	 Captured LTI 01/12/2023	 01/12/2023
East Dhania, City:- , P.O:- Masunda, P.S:-Amdanga, District:-North 24-Parganas, West Bengal, India, PIN:- 743711 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: etxxxxxx9l,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office				
7	Padma Shaw Wife of Late Monilal Shaw Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office	 01/12/2023	 Captured LTI 01/12/2023	 01/12/2023

27C Ramdhan Mitra Lane, City:- , P.O:- Shyampukur, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: mlxxxxxx9l, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/11/2023
 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office

Name	Photo	Finger Print	Signature
8 Sonali Show Daughter of Late Monilal Shaw Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office	 01/12/2023	 Captured LTI 01/12/2023	Sonali Show 01/12/2023

42/B Raja Raj Ballav Street, City:- , P.O:- Shyambazar, P.S:-Shyambazar, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ctxxxxxx3c, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/11/2023
 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office

Name	Photo	Finger Print	Signature
9 Somnath Gupta Son of Late Manmohan Gupta Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office	 01/12/2023	 Captured LTI 01/12/2023	Somnath Gupta 01/12/2023

86 Gopal Lal Tagore Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: bdxxxxxx5r, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/11/2023
 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office

Name	Photo	Finger Print	Signature
10 Rama Shaw Wife of Sk Salim Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office	 01/12/2023	 Captured LTI 01/12/2023	Rama Shaw 01/12/2023

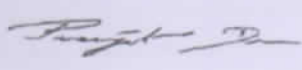
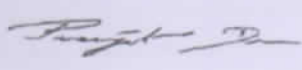
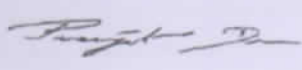
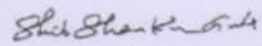
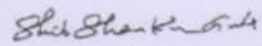
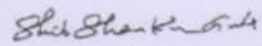
86 Gopal Lal Tagore Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: bnxxxxxx8l, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/11/2023
 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Gayatri Banerjee Daughter of Late Manmohan Shaw Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office		 Captured	 01/12/2023
86 Gopal Lal Tagore Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: bjxxxxxx0q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	P S CONSTRUCTION 193 Kashinath Dutta Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 , PAN No.:: AAxxxxxx9C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl 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> Prasenjit De (Presentant) Son of Late Sudhin Kumar De Date of Execution - 08/11/2023, , Admitted by: Self, Date of Admission: 01/12/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  01/12/2023 </td> </tr> <tr> <td colspan="4"> 21 Satchasi Para Lane, City:- , P.O:- Baranagar, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx0f,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : P S CONSTRUCTION (as Partner) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Prasenjit De (Presentant) Son of Late Sudhin Kumar De Date of Execution - 08/11/2023, , Admitted by: Self, Date of Admission: 01/12/2023, Place of Admission of Execution: Office		 Captured	 01/12/2023	21 Satchasi Para Lane, City:- , P.O:- Baranagar, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx0f,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : P S CONSTRUCTION (as Partner)			
Name	Photo	Finger Print	Signature										
Prasenjit De (Presentant) Son of Late Sudhin Kumar De Date of Execution - 08/11/2023, , Admitted by: Self, Date of Admission: 01/12/2023, Place of Admission of Execution: Office		 Captured	 01/12/2023										
21 Satchasi Para Lane, City:- , P.O:- Baranagar, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx0f,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : P S CONSTRUCTION (as Partner)													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shib Shankar Guha Son of Late Naresh Chandra Guha Date of Execution - 08/11/2023, , Admitted by: Self, Date of Admission: 01/12/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  01/12/2023 </td> </tr> <tr> <td colspan="4"> Dec 1 2023 12:51PM </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shib Shankar Guha Son of Late Naresh Chandra Guha Date of Execution - 08/11/2023, , Admitted by: Self, Date of Admission: 01/12/2023, Place of Admission of Execution: Office		 Captured	 01/12/2023	Dec 1 2023 12:51PM			
Name	Photo	Finger Print	Signature										
Shib Shankar Guha Son of Late Naresh Chandra Guha Date of Execution - 08/11/2023, , Admitted by: Self, Date of Admission: 01/12/2023, Place of Admission of Execution: Office		 Captured	 01/12/2023										
Dec 1 2023 12:51PM													

1/1H/5 Sistri Dhar Dey Lane, City:- , P.O:- Baranagar, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aixxxxxx4h,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : P S CONSTRUCTION (as Partner)

Identifier Details :

Name	Photo	Finger/Print	Signature
Nisith Kumar Samanta Son of Late P G Samanta Sealdah Court, City:- , P.O:- Entaly, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014		 Captured	
	01/12/2023	01/12/2023	01/12/2023
Identifier Of Sanjoy Shaw, Gopal Kundu, Bijoy Kundu, Swapna Kundu, Santosh Kumar Shaw, Santi Majumder, Padma Shaw, Sonali Show, Somnath Gupta, Rama Shaw, Gayatri Banerjee, Prasenjit De, Shib Shankar Guha			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Sanjoy Shaw	P S CONSTRUCTION-1.57724 Dec
2	Gopal Kundu	P S CONSTRUCTION-1.57724 Dec
3	Bijoy Kundu	P S CONSTRUCTION-1.57724 Dec
4	Swapna Kundu	P S CONSTRUCTION-1.57724 Dec
5	Santosh Kumar Shaw	P S CONSTRUCTION-1.57724 Dec
6	Santi Majumder	P S CONSTRUCTION-1.57724 Dec
7	Padma Shaw	P S CONSTRUCTION-1.57724 Dec
8	Sonali Show	P S CONSTRUCTION-1.57724 Dec
9	Somnath Gupta	P S CONSTRUCTION-1.57724 Dec
10	Rama Shaw	P S CONSTRUCTION-1.57724 Dec
11	Gayatri Banerjee	P S CONSTRUCTION-1.57724 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Sanjoy Shaw	P S CONSTRUCTION-1.92844 Dec
2	Gopal Kundu	P S CONSTRUCTION-1.92844 Dec
3	Bijoy Kundu	P S CONSTRUCTION-1.92844 Dec
4	Swapna Kundu	P S CONSTRUCTION-1.92844 Dec
5	Santosh Kumar Shaw	P S CONSTRUCTION-1.92844 Dec
6	Santi Majumder	P S CONSTRUCTION-1.92844 Dec
7	Padma Shaw	P S CONSTRUCTION-1.92844 Dec
8	Sonali Show	P S CONSTRUCTION-1.92844 Dec
9	Somnath Gupta	P S CONSTRUCTION-1.92844 Dec
10	Rama Shaw	P S CONSTRUCTION-1.92844 Dec
11	Gayatri Banerjee	P S CONSTRUCTION-1.92844 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Sanjoy Shaw	P S CONSTRUCTION-0.294938 Dec
2	Gopal Kundu	P S CONSTRUCTION-0.294938 Dec
3	Bijoy Kundu	P S CONSTRUCTION-0.294938 Dec
4	Swapna Kundu	P S CONSTRUCTION-0.294938 Dec
5	Santosh Kumar Shaw	P S CONSTRUCTION-0.294938 Dec
6	Santi Majumder	P S CONSTRUCTION-0.294938 Dec
7	Padma Shaw	P S CONSTRUCTION-0.294938 Dec
8	Sonali Show	P S CONSTRUCTION-0.294938 Dec
9	Somnath Gupta	P S CONSTRUCTION-0.294938 Dec
10	Rama Shaw	P S CONSTRUCTION-0.294938 Dec
11	Gayatri Banerjee	P S CONSTRUCTION-0.294938 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Sanjoy Shaw	P S CONSTRUCTION-136.36363600 Sq Ft
2	Gopal Kundu	P S CONSTRUCTION-136.36363600 Sq Ft
3	Bijoy Kundu	P S CONSTRUCTION-136.36363600 Sq Ft
4	Swapna Kundu	P S CONSTRUCTION-136.36363600 Sq Ft
5	Santosh Kumar Shaw	P S CONSTRUCTION-136.36363600 Sq Ft
6	Santi Majumder	P S CONSTRUCTION-136.36363600 Sq Ft
7	Padma Shaw	P S CONSTRUCTION-136.36363600 Sq Ft
8	Sonali Show	P S CONSTRUCTION-136.36363600 Sq Ft
9	Somnath Gupta	P S CONSTRUCTION-136.36363600 Sq Ft
10	Rama Shaw	P S CONSTRUCTION-136.36363600 Sq Ft
11	Gayatri Banerjee	P S CONSTRUCTION-136.36363600 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Sanjoy Shaw	P S CONSTRUCTION-90.90909100 Sq Ft
2	Gopal Kundu	P S CONSTRUCTION-90.90909100 Sq Ft
3	Bijoy Kundu	P S CONSTRUCTION-90.90909100 Sq Ft
4	Swapna Kundu	P S CONSTRUCTION-90.90909100 Sq Ft
5	Santosh Kumar Shaw	P S CONSTRUCTION-90.90909100 Sq Ft
6	Santi Majumder	P S CONSTRUCTION-90.90909100 Sq Ft
7	Padma Shaw	P S CONSTRUCTION-90.90909100 Sq Ft
8	Sonali Show	P S CONSTRUCTION-90.90909100 Sq Ft
9	Somnath Gupta	P S CONSTRUCTION-90.90909100 Sq Ft
10	Rama Shaw	P S CONSTRUCTION-90.90909100 Sq Ft
11	Gayatri Banerjee	P S CONSTRUCTION-90.90909100 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Gopal Lal Thakur Road, Mouza: Baranagar, Premises No: 86, JI No: 5, Pin Code : 700036

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 8960, LR Khatian No:- 11623		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 8961, LR Khatian No:- 11623		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 8962, LR Khatian No:- 11623		Seller is not the recorded Owner as per Applicant.

ON 01-12-2023

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 11:59 hrs on 01-12-2023, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Prasenjit De .

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 4,10,26,171/-

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

Execution is admitted on 01/12/2023 by 1. Sanjoy Shaw, Son of Late Nanda Dulal Shaw, 86 Gopal Lal Tagore Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Business, 2. Gopal Kundu, Son of Late Jagabandhu Kundu, 86 Gopal Lal Tagore Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Business, 3. Bijoy Kundu, Son of Gopal Kundu, 86 Gopal Lal Tagore Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Business, 4. Swapna Kundu, Daughter of Gopal Kundu, 86 Gopal Lal Tagore Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession House wife, 5. Santosh Kumar Shaw, Son of Late Monilal Shaw, 27C Ramdhan Mitra Lane, P.O: Shyampukur, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Service, 6. Santi Majumder, Wife of Sakti Pada Majumder, East Dhania, P.O: Masunda, Thana: Amdanga, , North 24-Parganas, WEST BENGAL, India, PIN - 743711, by caste Hindu, by Profession House wife, 7. Padma Shaw, Wife of Late Monilal Shaw, 27C Ramdhan Mitra Lane, P.O: Shyampukur, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession House wife, 8. Sonali Shaw, Daughter of Late Monilal Shaw, 42/B Raja Raj Ballav Street, P.O: Shyambazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Business, 9. Somnath Gupta, Son of Late Manmohan Gupta, 86 Gopal Lal Tagore Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Service, 10. Rama Shaw, Wife of Sk Salim, 86 Gopal Lal Tagore Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Service, 11. Gayatri Banerjee, Daughter of Late Manmohan Shaw, 86 Gopal Lal Tagore Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Service

Indetified by Nisith Kumar Samanta, , Son of Late P G Samanta, Sealdah Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 01-12-2023 by Prasenjit De, Partner, P S CONSTRUCTION (Partnership Firm), 193 Kashinath Dutta Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036

Indetified by Nisith Kumar Samanta, , Son of Late P G Samanta, Sealdah Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 01-12-2023 by Shib Shankar Guha, Partner, P S CONSTRUCTION (Partnership Firm), 193 Kashinath Dutta Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036

Indetified by Nisith Kumar Samanta, , Son of Late P G Samanta, Sealdah Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/11/2023 2:23PM with Govt. Ref. No: 192023240278346751 on 07-11-2023, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKY5762383 on 07-11-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 74,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 159166, Amount: Rs.100.00/-, Date of Purchase: 26/09/2023, Vendor name: A K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/11/2023 2:23PM with Govt. Ref. No: 192023240278346751 on 07-11-2023, Amount Rs: 74,920/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKY5762383 on 07-11-2023, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey

ADDITIONAL DISTRICT SUB-REGISTRAR

**OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

cate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2023, Page from 365478 to 365501
being No 150612930 for the year 2023.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2023.12.01 14:13:02 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 01/12/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.