

1360/25

I-01314/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AS 269708

Y
 24/01/25
 9-2/3259606/24

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

[Signature]
 District Sub-Register-III
 Alipore, South 24-parganas

24-01-25

SUPPLEMENTARY DEVELOPMENT AGREEMENT

 THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT made this the
24th day of January, Two Thousand Twenty Five (2025)

62. 16/01/2025

Sl. No. Date Rs. 100/-

Name..... Amitabha Som,

Address..... Advocate Alipore Judges Court, Kol-27

Stamp Vender Alipore Judge's Court, Kol-27

GOPAL DEY

Gopal Dey



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

24 JAN 2025

Shyamal Sardar

s/o Late Ajit Sardar

of 20/2A, Chetla Hut Road

P.O + P.S. Alipore

Kolkata - 700027

Occupation - Advocate

BETWEEN

SRI ANIL CHANDRA DEY, (PAN : BDPPD9769J), (AADHAAR NO. 8694 1828 9393) and (MOBILE NO. 9831092227), son of Late Rabati Mohan Dey, by nationality Indian, by religion Hindu, by occupation Retired, residing at 15/1/20, Jheel Road, P.O. Dhakuria, P.S. Garfa, Kolkata - 700031, West Bengal, hereinafter referred to as the 'OWNER' (which term or expression shall, unless excluded by or repugnant to the context be always mean and include his heirs, executors, legal representatives, administrators and assigns) of the **ONE PART** ;

AND

GLOBAL CONSTRUCTION, a sole proprietorship firm, having its office at 2/6, Sree Colony, P.O. Regent Estate, P.S. Netaji Nagar, Kolkata - 700092 and represented by its sole proprietor **SRI KAMAL CHANDRA KARMAKAR**, (PAN : AGAPK4391E), (AADHAAR NO. 9573 7713 8319) and (MOBILE NO. 9831149542), son of Late Jitendra Nath Karmakar, by nationality Indian, by religion Hindu, by occupation Business, residing at 2/11, Sree Colony, P.O. Regent Estate, P.S. Netaji Nagar, Kolkata - 700092, hereinafter called the 'DEVELOPER' (which term or expression shall, unless excluded by or repugnant to the context always mean and include its successors, successors-in-office, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS the owner herein, entered into a registered development agreement on 15.03.2023 with the developer **GLOBAL CONSTRUCTION**, a sole proprietorship firm, having its office at 2/6, Sree Colony, P.O. Regent Estate, P.S. Netaji Nagar, Kolkata - 700092 and represented by its sole proprietor **SRI KAMAL CHANDRA KARMAKAR**, (PAN : AGAPK4391E), (AADHAAR



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NO. 9573 7713 8319) and (MOBILE NO. 9831149542), son of Late Jitendra Nath Karmakar, by nationality Indian, by religion Hindu, by occupation Business, residing at 2/11, Sree Colony, P.O. Regent Estate, P.S. Netaji Nagar, Kolkata - 700092, morefully described in the **FIRST SCHEDULE** of the said registered development agreement dated 15.03.2023, subject to certain terms and conditions and according to the sanctioned plan of the **Rajpur-Sonarpur Municipality** in lieu of consideration of the said property to be paid by the developer to the owner by way of providing constructed area in the form of flats as owner's allocation as mentioned in the **SECOND SCHEDULE** of the said registered development agreement dated 15.03.2023.

AND WHEREAS the owner thereafter executed a Boundary Declaration in respect of the property and premises, fully described in the **FIRST SCHEDULE** of the registered **Development Agreement dated 15.03.2023** whereby the quantum of the land measuring 4 Cottahs 4 Sq.Ft. as stated in the **FIRST SCHEDULE** of the said **Development Agreement dated 15.03.2023** had to be altered due to some unavoidable circumstances and in terms of the Boundary Declaration, the quantum of land became 3 Cottahs 9 Chittacks 11 Sq.Ft. instead of 4 Cottahs 4 Sq.Ft. of land as stated in the **FIRST SCHEDULE** of the said **Development Agreement dated 15.03.2023** and as such though the measurement of land in the **FIRST SCHEDULE** of the said registered **Development Agreement dated 15.03.2023** was 4 Cottahs 4 Sq.Ft. but after execution and registration of the **Boundary Declaration dated 29.02.2024**, the total measurement of land by estimation has become 3 Cottahs 9 Chittacks 11 Sq.Ft. for all future purposes commencing from sanctioning of the Building Plan from **Rajpur-Sonarpur Municipality** upto the finishing of the project by transfer of all the flats and car parking spaces of Promoter/Developer's allocation and



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delivery of owner's allocation and the description of the said premises has become morefully mentioned and described in the **SCHEDULE - X** hereunder.

AND WHEREAS that though I am the owner of the aforesaid land but I am in physical possession of Plot No. 1195 contains 3 Cottahs 9 Chittacks 11 Sq.Ft. bastu land as per Title Deed in **Mouza - Kumrakhali**, J.L. No. 48, L.R. Khatian No. 3979 under **Police Station - formerly Sonarpur presently Narendrapur** and has been assessed as **Holding No. 3204** under **Ward No. 27, South Kumrakhali**, bearing **Assessee No. 1104302448416** under **Rajpur-Sonarpur Municipality**, District - South 24-Parganas.

AND WHEREAS the owner's allocation as stipulated in the definition under Article - I and Second Schedule of the registered development agreement dated 15.03.2023 though has been decided between the owner and the developer and accordingly stipulated in the said registered development agreement dated 15.03.2023 before execution and registration of Boundary Declaration but after execution and registration of the Boundary Declaration, the Second Schedule of the registered development agreement dated 15.03.2023 has been totally changed.

AND WHEREAS after execution and registration of the Development Agreement dated 15.03.2023 and after execution and registration of the Boundary Declaration dated 29.02.2024, the owner has decided to relinquish his right over certain portion of his allocation and also has decided to take some consideration from the developer for granting right to the developer to develop the said premises, by way of constructing a proposed straight three storied building thereon in accordance with the sanctioned plan of the Rajpur-Sonarpur Municipality and the developer shall pay the consideration of the said property



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to the owner by way of providing constructed area of the proposed building in the form of flats, one car parking space and money consideration as owner's allocation morefully mentioned and described in the **SCHEDULE - Y** of this Supplementary Development Agreement.

AND WHEREAS accordingly the owner's allocation and developer's allocation necessitate an amendment for which a supplementary development agreement is necessary to be executed between the owner and the developer herein.

NOW IT IS HEREBY AGREED by and between the owner and the developer as follows :

1. The description of the premises as described in the **FIRST SCHEDULE** of the Development Agreement dated 15.03.2023, has been changed due to the execution and registration of the Boundary Declaration dated 29.02.2024 and as such the description of the premises as described in the **FIRST SCHEDULE** of the Development Agreement dated 15.03.2023, has been altered and morefully described in the **SCHEDULE - X** of this Supplementary Development Agreement.
2. The owner's allocation as defined in para VIII under Article - I as well as described in the **SECOND SCHEDULE** of the said registered development agreement dated 15.03.2023 will be amended hereunder :-

OWNER'S ALLOCATION shall mean 45% of floor areas of the proposed straight three storied building out of which entire second floor (top floor) consisting of three number of flats will be provided to the owner and one number of car parking space measuring more or less 135 sq. ft. on the front side



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of the ground floor including undivided proportionate share in common areas and facilities in the proposed building appurtenant to owner's allocation to be constructed as per sanctioned plan of the Rajpur-Sonarpur Municipality together with undivided proportionate share of land appurtenant to owner's allocation.

Out of the owner's allocation of 45% share, balance 230 sq. ft. carpet area on the ground floor of the straight three storied building, the owner do hereby relinquish residential 230 sq. ft. carpet area on the ground floor of the straight three storied building in lieu of **Rs. 3,00,000/- (Rupees Three Lakh)** only being paid to the owner by the developer as stated hereunder.

Rs. 3,00,000/- (Rupees Three Lakh) only simultaneously with the execution and registration of this Supplementary Development Agreement by draft bearing no. 906947, dated 13.01.2025, drawn on State Bank of India, Regent Estate Branch, Kolkata - 700092.

And for the purpose of delivery of possession of owner's allocation, it shall always mean three number of flats covering the entire second floor (top floor) and one car parking space measuring 135 sq. ft. more or less on the front side of the ground floor of the proposed straight three storied building.

The owner shall be entitled to the ultimate roof as common areas and facilities to be enjoyed with the other flat owner's of the proposed building.

3. The developer's allocation as defined in para IX under Article - I as well as described in the **THIRD SCHEDULE** of the said registered development agreement dated 15.03.2023 will be amended as under.



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DEVELOPER'S ALLOCATION shall mean the number of flats covering the entire first floor and covering the entire residential floor area in the form of a flat or number of flats of the ground floor and one car parking space on the rear side of the ground floor of the straight three storied building including undivided proportionate share in common areas and facilities in the proposed building appurtenant to developer's allocation to be constructed as per sanctioned plan of the Rajpur-Sonarpur Municipality together with undivided proportionate share of land appurtenant to developer's allocation.

4. The para VIII & IX under Article - I, the **SECOND SCHEDULE** and the **THIRD SCHEDULE** of the registered development agreement dated 15.03.2023, stand amended in terms of this Supplementary Development Agreement executed by the owner and the developer herein. The owner's allocation as amended in terms of this Supplementary Development Agreement is described in the **SCHEDULE - Y** hereunder and the developer's allocation as amended in terms of this Supplementary Development Agreement is described in the **SCHEDULE - Z** hereunder.

All other terms and conditions and covenants of the registered development agreement dated 15.03.2023 shall remain valid and binding upon the owner and the developer herein.

5. This Supplementary Development Agreement shall be treated as the part and parcel of the registered development agreement dated 15.03.2023 and the registered development agreement dated 15.03.2023 shall always be read with this Supplementary Development Agreement executed hereunder by the parties herein.



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SCHEDULE - X

(Description of the said premises)

ALL THAT piece or parcel of land measuring 3 Cottahs 9 Chittacks 11 Sq.Ft., recorded in L.R. Khatian No. 3979, being L.R. Plot No. 1195 and R.S. Dag No. 1127 contains 3 Cottahs 9 Chittacks 11 Sq.Ft. bastu land as per Title Deed in Mouza - Kumrakhali, J.L. No. 48, under Police Station - formerly Sonarpur presently Narendrapur and has been assessed as Holding No. 3204 under Ward No. 27, South Kumrakhali, bearing Assessee No. 1104302448416 under Rajpur-Sonarpur Municipality, District - South 24-Parganas with liberties, privileges and easement rights connected therewith and butted and bounded as follows :-

ON THE NORTH : Part of R.S. Dag No. 1127
ON THE SOUTH : Part of R.S. Dag No. 1126
ON THE EAST : 14' ft wide Municipal Road
ON THE WEST : Part of R.S. Dag No. 1129

SCHEDULE - Y

(Owner's allocation)

OWNER'S ALLOCATION shall mean 45% of floor areas of the proposed straight three storied building out of which entire second floor (top floor) consisting of three number of flats will be provided to the owner and one number of car parking space measuring more or less 135 sq. ft. on the front side of the ground floor including undivided proportionate share in common areas and facilities in the proposed building appurtenant to owner's allocation to be constructed as per sanctioned plan of the Rajpur-Sonarpur Municipality together with undivided proportionate share of land appurtenant to owner's allocation.



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Out of the owner's balance allocation of 45% share, balance 230 sq. ft. carpet area on the ground floor of the straight three storied building, the owner do hereby relinquish residential 230 sq. ft. carpet area on the ground floor of the straight three storied building in lieu of Rs. 3,00,000/- (Rupees Three Lakh) only being paid to the owner by the developer as stated hereunder.

Rs. 3,00,000/- (Rupees Three Lakh) only simultaneously with the execution and registration of this Supplementary Development Agreement by draft bearing no. 906947, dated 13.01.2025, drawn on State Bank of India, Regent Estate Branch, Kolkata - 700092.

And for the purpose of delivery of possession of owner's allocation, it shall always mean three number of flats covering the entire second floor (top floor) and one car parking space measuring 135 sq. ft. more or less on the front side of the ground floor of the proposed straight three storied building.

The owner shall be entitled to the ultimate roof as common areas and facilities to be enjoyed with the other flat owner's of the proposed building.

SCHEDULE - Z

(Developer's allocation)

DEVELOPER'S ALLOCATION shall mean the number of flats covering the entire first floor and covering the entire residential floor area in the form of a flat or number of flats of the ground floor and one car parking space on the rear side of the ground floor of the straight three storied building including undivided proportionate share in common areas and facilities in the proposed building appurtenant to developer's allocation to be constructed as per sanctioned plan of the Rajpur-Sonarpur Municipality together with undivided proportionate share of land appurtenant to developer's allocation.



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IN WITNESS WHEREOF the owner and the developer have signed this Supplementary Development Agreement as token of acceptance of the terms contained herein on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

in presence of WITNESSES :

1. Chandan Das
S/o. Late Sriprati Das
Khan Sahab Abad
Sageer - 29 Pgs (S)
D.B. - 743373

2. Shyamal Sardar
Bhance
Alipore Judges Court
Kolkata - 700027

Amir ch Das

SIGNATURE OF THE OWNER

GLOBAL CONSTRUCTION

Kamal Chandrakumar
Proprietor

SIGNATURE OF THE DEVELOPER

RECEIVED from the withinnamed Developer the withinmentioned sum of **Rs. 3,00,000/-** (Rupees Three Lakh) only being the withinmentioned consideration money paid by the Developer to me under this agreement as per memo below

✓

Rs. 3,00,000/-



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
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MEMO OF CONSIDERATION

By draft bearing no. 906947, dated 13.01.2025, drawn on
State Bank of India, Regent Estate Branch, Kolkata - 700092
in favour of Sri Anil Chandra Dey, the Owner herein.

Rs. 3,00,000/-

Rupees Three Lakh Only.

WITNESSES :

1. Choudhary Das
S/o. Late Souparni Das
Khan Sahab Asad
Sagar - 29 Pgs (S)
A.C. - 743373
2. Shyamal Sardar
Advocate
Alipore Judges Court
Kolkata - 700027



SIGNATURE OF THE OWNER












Drafted & printed in my office














AMITABHA SOM, Advocate,
Alipore Judges' Court, Kol-27
Enrollment No. WB/605/1982,
M : 92314 23109




DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
24 JAN 2025

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name: ANIL CHANDRA DEY
 Signature: Anil Ch Dey

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name: KAMAL CHANDRA KARMAKAR
 Signature: Kamal Chandra Karmakar

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name:
 Signature:

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name:
 Signature:



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
24 JAN 2025



ভারত সরকার

Unique Identification Authority of India

Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1215/80061/04800

To

শ্যামল সর্দার
Shyamal Sardar
20/2A, ROOM-10 CHETLA HUT ROAD
Alipore
Alipore
Circus Avenue Kolkata
West Bengal 700027
9681099903

10/03/2016

343624661



MA438246018FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2743 2818 9497

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



শ্যামল সর্দার
Shyamal Sardar
পিতা : অজিত সর্দার
Father : Ajit Sardar
জন্মতারিখ / DOB : 02/02/1968
পুরুষ / Male



2743 2818 9497

আমার আধার, আমার পরিচয়

তথ্য

- আধার 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 .



ভারতীয় পরিচয় প্রমাণ প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
২০-২এ, রুম-১০, চেতলা হাট
রোড, আলিপুর, কোলকাতা,
আলিপুর, পশ্চিম বঙ্গ, 700027

Address:
20/2A, ROOM-10, CHETLA HUT
ROAD, Alipore, Kolkata, Alipore,
West Bengal, 700027

2743 2818 9497



1947



help@uidai.gov.in



www.uidai.gov.in

Shyamal Sardar

Major Information of the Deed

Deed No :	I-1603-01314/2025	Date of Registration	24/01/2025
Query No / Year	1603-2003259606/2024	Office where deed is registered	
Query Date	23/12/2024 5:43:29 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SHYAMAL SARDAR ALIPORE JUDGES COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8334054468, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4306] Other than Immovable Property, Sale [Rs : 3,60,000/-]	
Set Forth value		Market Value	
		Rs. 60,82,222/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 28,020/- (Article:48(g))		Rs. 3,653/- (Article:E, E, A(1))	
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: Kumrakhall, , Ward No: 027, Holding No:3204 JI No: 48, Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1195 (RS :-)	LR-3979	Bastu	Bastu	3 Katha 9 Chatak 11 Sq Ft		60,82,222/-	Width of Approach Road: 14 Ft.,
Grand Total :					5.9033Dec	0 /-	60,82,222 /-	

Land Lord Details :

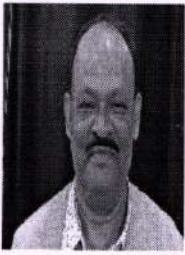

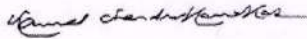
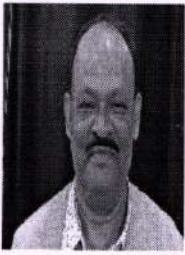

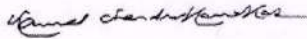
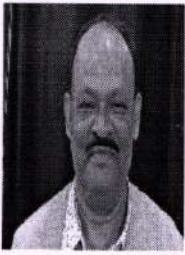

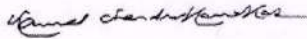
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Anil Chandra Dey Son of Late Rabati Mohan Dey Executed by: Self, Date of Execution: 24/01/2025 , Admitted by: Self, Date of Admission: 24/01/2025 ,Place : Office	 24/01/2025	 Captured LTI 24/01/2025	 24/01/2025

15/1/20, Jheel Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: bdxxxxxx9j, Aadhaar No: 86xxxxxxxx9393, Status :Individual, Executed by: Self, Date of Execution: 24/01/2025 , Admitted by: Self, Date of Admission: 24/01/2025 ,Place : Office



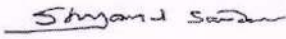
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Global Construction 2/6, Sree Colony, City:- , P.O:- Regenet Estate, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Date of Incorporation:XX-XX-2XX3 , PAN No.:: agxxxxx1e,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 Kamal Chandra Karmakar (Presentant) Son of Late Jitendra Nath Karmakar Date of Execution - 24/01/2025, , Admitted by: Self, Date of Admission: 24/01/2025, Place of Admission of Execution: Office </td> <td>  <small>Jan 24 2025 11:46AM</small> </td> <td>  <small>LTI 24/01/2025</small> </td> <td>  <small>24/01/2025</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Kamal Chandra Karmakar (Presentant) Son of Late Jitendra Nath Karmakar Date of Execution - 24/01/2025, , Admitted by: Self, Date of Admission: 24/01/2025, Place of Admission of Execution: Office	 <small>Jan 24 2025 11:46AM</small>	 <small>LTI 24/01/2025</small>	 <small>24/01/2025</small>	2/11, Sree Colony, City:- , P.O:- Regent Estate, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: agxxxxxx1e, Aadhaar No: 95xxxxxxxx8319 Status : Representative, Representative of : Global Construction (as PROPRIETOR)		
Name	Photo	Finger Print	Signature									
Mr Kamal Chandra Karmakar (Presentant) Son of Late Jitendra Nath Karmakar Date of Execution - 24/01/2025, , Admitted by: Self, Date of Admission: 24/01/2025, Place of Admission of Execution: Office	 <small>Jan 24 2025 11:46AM</small>	 <small>LTI 24/01/2025</small>	 <small>24/01/2025</small>									

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Shyamal Sardar Son of Late Ajit Sardar Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 <small>24/01/2025</small>	 <small>Captured</small>	 <small>24/01/2025</small>

Identifier Of Mr Anil Chandra Dey, Mr Kamal Chandra Karmakar

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Anil Chandra Dey	Global Construction-5.90333 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sonarpur Station Road,
Mouza: Kumrakhali, , Ward No: 027, Holding No:3204 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:- 1195, LR Khatian No:- 3979	Owner:অনিল চন্দ্র দে, Gurdian:রুবতী মোহন, Address:মিজ , Classification:শালি, Area:0.06000000 Acre,	Mr Anil Chandra Dey

Endorsement For Deed Number : I - 160301314 / 2025

On 24-01-2025

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 11:33 hrs on 24-01-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Kamal Chandra Karmakar ,.

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 60,82,222/-

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

Execution is admitted on 24/01/2025 by Mr Anil Chandra Dey, Son of Late Rabati Mohan Dey, 15/1/20, Jheel Road, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Retired Person

Indetified by Mr Shyamal Sardar, , , Son of Late Ajit Sardar, 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 24-01-2025 by Mr Kamal Chandra Karmakar, PROPRIETOR, Global Construction, 2/6, Sree Colony, City:- , P.O:- Regenet Estate, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700092

Indetified by Mr Shyamal Sardar, , , Son of Late Ajit Sardar, 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 3,653.00/- (A(1) = Rs 3,600.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 3,621/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/01/2025 9:07PM with Govt. Ref. No: 192024250355575018 on 13-01-2025, Amount Rs: 3,621/-, Bank: SBI EPay (SBlePay), Ref. No. 5011498206956 on 13-01-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 28,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 27,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 62, Amount: Rs.100.00/-, Date of Purchase: 16/01/2025, Vendor name: G DEY Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/01/2025 9:07PM with Govt. Ref. No: 192024250355575018 on 13-01-2025, Amount Rs: 27,920/-, Bank: SBI EPay (SBlePay), Ref. No. 5011498206956 on 13-01-2025, 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 49623 to 49641

being No 160301314 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.02.04 14:54:08 +05:30
Reason: Digital Signing of Deed.

**(Debasish Dhar) 04/02/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.**