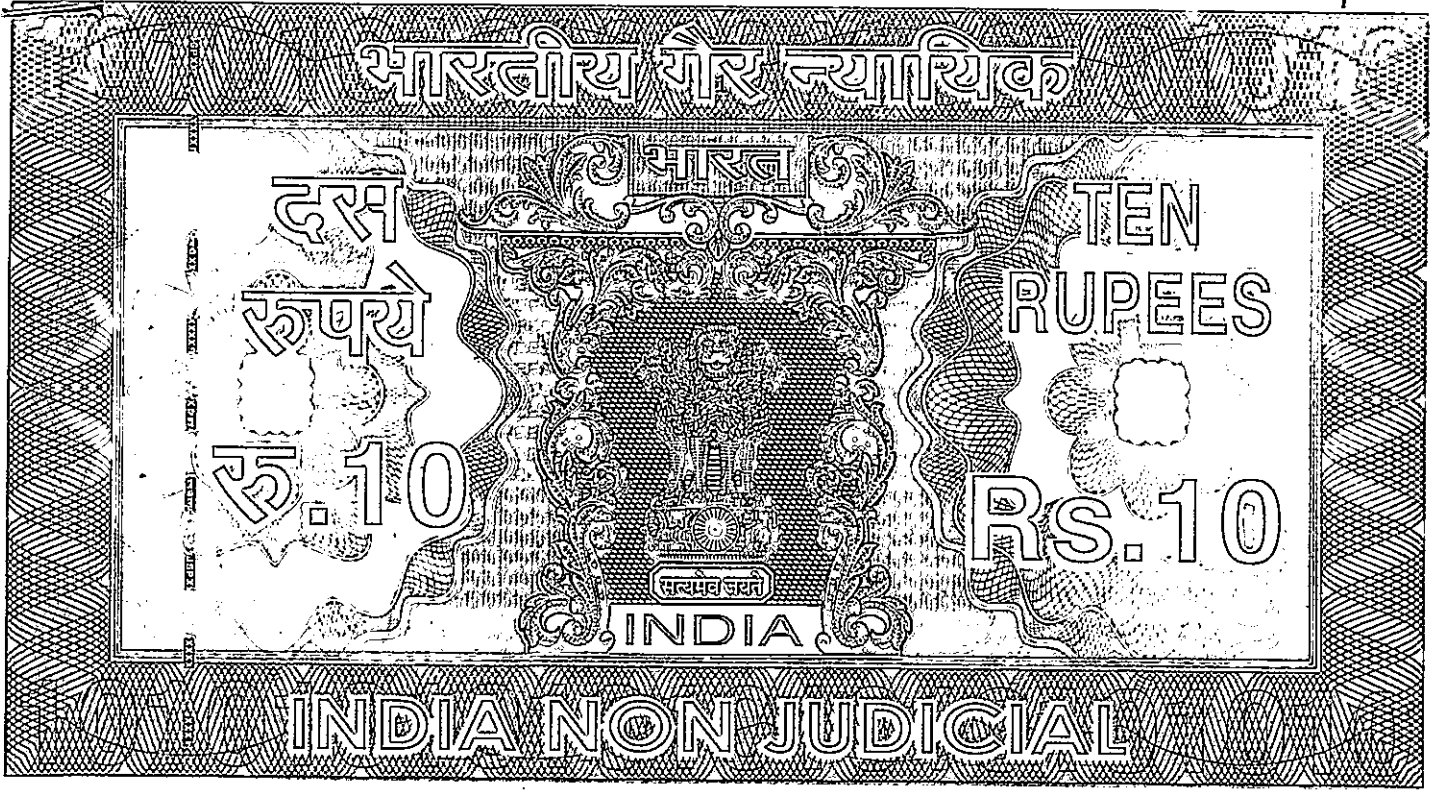


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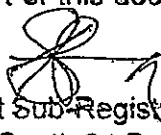
### SUPPLEMENTARY DEVELOPMENT AGREEMENT

1. Date: 25 /02/2021
2. Place: Kolkata
3. Parties:

3.1 (SMT.) DOLLY DAS (PAN BATPD0837J) (AADHAR NO. 4897 0170 1719), wife of Late Ajoy Kumar Das, by faith Hindu, by Nationality Indian, by occupation Homemaker, residing at 189C, B.B. Chatterjee Road, P.S. Kasba, P.O. Kasba, Kolkata 700042;

3.2 AMIT DAS (PAN BATPD0834M) (AADHAR NO. 2190 1547 1676), son of Late Ajoy Kumar Das, by faith Hindu, by nationality Indian, by occupation Business, residing at 189C, B.B. Chatterjee Road, P.S. Kasba, P.O. Kasba, Kolkata 700042;

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

  
District Sub-Registrar-II  
Alipore, South 24 Parganas

2.5 FEB 2021

- 3.3 **(SMT.) PRIYANKA DAS CHOWDHURY (PAN BATPD0835L) (AADHAR NO. 2073 8657 9989)**, daughter of Late Ajoy Kumar Das and wife of Santosh Chowdhury, by faith Hindu, by nationality Indian, by occupation Homemaker, residing at 189C, B.B. Chatterjee Road, P.S. Kasba, P.O. Kasba, Kolkata 700042;

(collectively **Owners**, includes their respective heirs, successors, executors, legal representatives and/or assigns)

**And**

**PAI INFRA REALTY LLP (PAN AAWFP8727H)**, a Limited Liability Partnership Company incorporated under the Limited Liability Partnership Act, 2008, having its Principal Office at 3A, Madan Street, P.S. New Market, P.O. New Market, Kolkata 700072, being represented by its Partners **(1) INDER CHADHA (PAN ACDPC5460D) (AADHAR NO. 4231 5091 2092)**, son of Late Jagannath Chadha, by faith Hindu, by occupation Business, Nationality Indian, residing at 8, Chapel Road, P.S. Hastings, P.O. Hastings, Kolkata 700022 **AND (2) PREM M ROHIRA (PAN ADJPR1348A) (AADHAR NO. 4697 1867 7110)**, son of Sri Manohar Ganeshmal Rohira, by faith Hindu, by occupation Business, Nationality Indian, residing at Flat No. 8C, Bally High, 1, Ballygunge Park Road, P.S. Karaya, P.O. Ballygunge, Kolkata 700019, and/or its successors-in-interest, executors, administrators-in-office, and assigns) of the **OTHER PART**

(**Developer**, includes its successors-in-interest, executors, administrators-in-office, legal representatives and assigns)

Owners and Developer are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

#### 4. **Subject matter of Agreement:**

- 4.1. **Modification of Principal Development Agreement:** Modification of the terms and conditions contained in the Development Agreement dated 31st December, 2019, registered in the office of the District Sub-Registrar II at Alipore and recorded in Book No. I, Volume No. 1602-2020, Pages from 6656 to 6718, Being No. 160210337 for the year 2019 (**Principal Development Agreement**), with regard to development of land measuring **5 Cottahs 10 Chittacks 25 Sq. ft.**, a bit more or less together with the building standing thereon situate and lying at the Municipal Premises No. 189C, Kasba Road (Mailing address 189C, B.B. Chatterjee Road),, Kolkata 700042, Police Station Kasba, within the limits of Kolkata Municipal Corporation Ward No. 91 under Assessee No. 21-091-09-0019-5, District

Registration Office at Alipore, District South 24 Parganas more fully described in the **Schedule below (Said Premises).**

5. **Background:**

- 5.1 Ajoy Kumar Das, (Smt.) Rina Das, (Smt.) Rita Das, (Smt.) Rupa Das alias Nupur Dey and (Smt.) Ruma Das alias Ruma Roy were jointly the absolute owners of the plot of land totally admeasuring 5 Cottahs 10 Chittacks 25 Sq. ft., a bit more or less situate and lying at the Municipal Premises No. 189C, Kasba Road (Mailing address 189C, B.B. Chatterjee Road),, P.S. Kasba, Kolkata 700042 each one thus possessed undivided 1/5th (one-fifth) share in the Said Premises.
- 5.2 The said Owners jointly became interested to develop and commercially exploit the Said Premises after amalgamating the adjacent Premises No. 189/C/1, Kasba Road, (Mailing address 189C, B.B. Chatterjee Road),, P.S. Kasba, Kolkata 700042 by constructing a new multi storied building thereon entered into a Joint Venture Development Agreement with **Pai Infra Realty LLP**, a Limited Liability Partnership Firm being represented by its Directors (1) Inder Chadha, son of Late Jagannath Chadha and (2) Prem M Rohira, son of Manohar Ganeshmal Rohira dated 31st December, 2019, registered in the office of the District Sub-Registrar II at Alipore and recorded in Book No. I, Volume No. 1602-2020, Pages from 6656 to 6718, Being No. 160210337 for the year 2019, for developing the Said Premises by constructing a new building comprising of several flats/units/car parking spaces/ shops with the resources and funds of the said Developer in accordance with the building plan to be sanctioned by Kolkata Municipal Corporation with such modifications and/or alterations, additions as may be required or which may be made and prepared by the Developer in consultation with the Architect from time to time on the terms and conditions morefully described in the Principal Development Agreement. Pursuant to the Principal Development Agreement the Owners therein dated 31st December, 2019, registered in the office of the District Sub-Registrar II at Alipore and recorded in Book No. I, Volume No. 1602-2020, Pages from 6560 to 6592, Being No. 160210340 for the year 2019.
- 5.3 Pursuant to the Principal Development Agreement the Owners therein were allocated the following areas in the new building as per the Building Plan to be sanctioned by Kolkata Municipal Corporation **together with** the proportionate undivided impartable share and/or interest in the Amalgamated land comprised in the Said Premises **together with** the proportionate undivided impartable share in the common areas, roof, facilities, amenities and installations in the Said Building.

Ajoy Kumar Das ,	900 Sq. ft. Built up area Flat ÷ 1 Covered Car Parking Space admeasuring 120 Sq. ft. + 1 Shop Room on the Ground Floor measuring 150 Sq. ft. Built up area. (Smt. side)
(Smt.) Rina Das	450 Sq. ft. Built up area of flat
(Smt.) Rita Das	450 Sq. ft. Built up area of flat
(Smt.) Rupa Das alias Nupur Dey	400 Sq. ft. Built up area of flat

(Smt.) Ruma Das alias Ruma Roy	400 Sq. ft. Built up area of flat
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- 5.4 The said Premises No. 189C, Kasba Road (Mailing address 189C, B.B. Chatterjee Road),, P.S. Kasba, Kolkata 700042, is partly tenanted by having 4 (four) shop rooms on the ground floor. The said Tenants will be allocated from the Owners' Allocation as mentioned below and will be re-allocated in the new building to be constructed in the Said Premises after amalgamation of the adjacent premises as per the building plan to be sanctioned by Kolkata Municipal Corporation (i.e. Owners of the Premises No. 189C, Kasba Road (Mailing address 189C, B.B. Chatterjee Road),, P.S. Kasba, Kolkata 700042). During the construction of the new building the shopkeepers may be temporarily shifted and/or re-allocated inside/outside of the Said Premises at the costs and expenses of the Developer. However besides the area allocation mentioned herein below, the Developer shall not pay any further sum to the owners/shopkeepers.

Name of the Owners to be allotted to the shopkeepers	Occupied Area Covered/Built up Area	Allocated Areas in the Said Building Covered/Built up Area
Ajoy Kumar Das.	3 (Three) Nos. of shops each one admeasuring 150 Sq. ft. Covered Area and one shop room of 50 sq. ft. Covered Area.	2 (Two) Nos. of shops each one admeasuring 150 Sq.ft. Covered Area at front and One shop room at the back portion of the new building
Rita Das, Rina Das, Ruma Roy and Rupa Das alias Nupur Dey jointly	335 Sq. ft. Covered Area	335 Sq.ft. Covered Area at the front portion of the new building

- 5.5 Pursuant to the Principal Development Agreement Ajoy Kumar Das, a co-owner of the Said Premises was allocated the following areas:

Ajoy Kumar Das	900 Sq. ft. Built up area Flat + 1 Covered Car Parking Space admeasuring 120 Sq. ft. + 1 Shop Room on the Ground Floor admeasuring 150 Sq. ft. Built up area. + 2 (Two) Nos. of shops each one admeasuring 150 Sq. ft. Covered Area at front and one shop room at the back portion of the new building
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- 5.6 While being the absolute owner of the undivided 1/5th (one-fifth) share in the Said Premises the said Ajoy Kumar Das, son of Late Chittaranjan Das who was a Hindu governed by Dayabhaga School of Hindu Law died intestate on 24th August, 2020

leaving behind surviving his wife (Smt.) Dolly Das, only son Amit Das and only daughter (Smt.) Priyanka Das Chowdhury as his only legal heirs successors who jointly inherited his undivided share in the Said Premises and became the absolute owners of the undivided 1/5th (one-fifth) share in the Said Premises as per Hindu Succession Act, 1956.

- 5.7 In the circumstances as aforesaid (Smt.) Dolly Das, Amit Das and (Smt.) Priyanka Das Chowdhury the present owners (being the Legal heirs of Ajoy Kumar Das, who are the Party Nos. 3.1 to 3.3 in this Supplementary Development Agreement, and the Developer have agreed to execute a Supplementary Development Agreement/ Development Power to record certain facts/events and also to record certain terms and conditions that have been agreed between the Parties, which the Parties are desirous of recording hereunder.

**NOW THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:**

6. **Basic Understanding**
- 6.1 **Principal Agreement Valid:** No other terms and conditions are altered in The Principal Development Agreement dated dated 31<sup>st</sup> December, 2019, is valid and legal subject to the insertion of legal heirs of Ajoy Kumar Das in the supplementary agreement mentioned herein.
7. **Terms Agreed**
- 7.1 **Interpretation of this Supplementary Development Agreement:** The Parties have agreed to the following with regard to interpretation of this Supplementary Development Agreement:
- 7.1.1 **Agreement Supplemental:** This Supplementary Development Agreement shall be and always be deemed to be an integral part of the Principal Development Agreement and shall always remain supplemental to the same.
- 7.1.2 **Mutatis Mutandis:** This Supplementary Development Agreement and the Principal Development Agreement shall always be read together to interpret the complete understanding between the Parties and all provisions of the Principal Development Agreement shall apply to this Supplementary Development Agreement *mutatis mutandis*.
- 7.1.3 **Contrary Terms:** If any of the terms contained in the Principal Development Agreement are contrary to the terms contained in this Supplementary Development Agreement, the terms contained in this Supplementary Development Agreement shall prevail.

7.2 **Revised Terms:** Notwithstanding anything contained in the Principal Development Agreement, the Parties confirm that the following updated facts, revised and/or new terms and conditions (**collectively Revised Terms**) have been agreed between the Parties:

7.2.1 **Present Owners' Allocation:** The Owners herein namely (1) (Smt.) Dolly Das, (2) Amit Das and (3) (Smt.) Priyanka Das Chowdhury jointly will be allocated the following areas in the new building as per the Building Plan to be sanctioned by Kolkata Municipal Corporation as per Corporation rules which was allocated in favour of their predecessor-in-interest Ajoy Kumar Das, since deceased **together with** the proportionate undivided impartable share and/or interest in the Amalgamated land comprised in the Said Premises **together with** the proportionate undivided impartable share in the common areas, ultimate roof, facilities, amenities and installations in the Said Building. The flats/units of the Owners' Allocation in the new building shall be demarcated in a Supplementary Agreement as mutually agreed and affirmed by the Owners herein to be executed after the sanction of the Building Plan by Kolkata Municipal Corporation and to be marked in the map or plan to be annexed to the said Supplementary Agreement on the same terms and condition mentioned in this Development Agreement.

(Smt.) Dolly Das Amit Das and (Smt.) Priyanka Das Chowdhury	900 Sq. ft. Built up area Flat + 1 Covered Car Parking Space admeasuring 120 Sq. ft. + 1 Shop Room on the Ground Floor admeasuring 150 Sq. ft. Built up area. + 2 (Two) Nos. of shops each one admeasuring 150 Sq. ft. Covered Area at front and one shop room at the back portion of the new building
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7.2.3 The Parties hereby namely (Smt.) Dolly Das, Amit Das and (Smt.) Priyanka Das Chowdhury confirm and record that the present Owners (being the only Legal heirs of Late Ajoy Kumar Das and the Party Nos. 3.1 to 3.3 in this Supplementary Development Agreement) have intimated and informed the Developer about the death/demise of erstwhile owner of the Said Premises namely, Late Ajoy Kumar Das and have requested the Developer to execute this Supplementary Development Agreement with the present Owners.

7.2.4 The Owners shall execute a fresh <sup>Development</sup> General Power of Attorney in favour of the Developer *inter-alia* in respect of the Developer's Allocation.

7.2.5 The Owners herein after the demise of their predecessor-in-interest, Ajoy Kumar Das will be entitled to receive the allocation as specified in the Joint Venture Development Agreement dated 31/12/2019 but the non-refundable sum received by Late Ajoy Kumar Das shall not be entitled to be claimed by the Developer in future from the Owners herein who are the deceased successors and/or legal heirs as morefully agreed by and between both the parties herein.

**SCHEDULE  
(PREMISES )**

**ALL THAT** the undivided **1/5th (one-fifth) share** of the piece or parcel of homestead land admeasuring 5 (Five) Cottahs 10 (Ten) Chittacks 25 (Twenty Five) Sq. ft., a bit more or less (**which portion is equivalent to 1 Cottah 2 Chittacks 5 Sq. ft.**, a bit more or less) together with the undivided **1/5th (one-fifth) share** of the building and structures standing thereon admeasuring **1500 Sq. ft.**, a bit more or less (equivalent to **300 Sq. ft.**, a bit more or less), situate and lying at the Municipal Premises No. 189C, Kasba Road (Mailing address 189C, B.B. Chatterjee Road), Kolkata 700042, Police Station Kasba, within the limits of the Kolkata Municipal Corporation Ward No. 91 under Assessee No. 21-091-09-0019-5, District Registration office at Alipore, District: South 24 Parganas butted and bounded in the manner as follows:

ON THE NORTH	:	Partly by Premises No. 189/C/11, B.B. Chatterjee Road, partly by Premises No. 189/F/3, B.B. Chatterjee Road & partly by Premises No. 189/C//1C, B.B. Chatterjee Road;
ON THE SOUTH	:	By the K.M.C. Road named B.B. Chatterjee Road;
ON THE EAST	:	Partly by Premises No. 189/C/1, B.B. Chatterjee Road & partly by Premises No. 189/C/1A, B.B. Chatterjee Road;
ON THE WEST	:	Partly by Premises No. 189/E/7, B.B. Chatterjee Road, partly by Premises No. 189/E, B.B. Chatterjee Road & partly by Premises No. 189/D, B.B. Chatterjee Road;

**OR HOWSOEVER OTHERWISE** the same hereditaments and premises are situated bounded called known described or distinguished together with building and structure for the time being thereon and which the said piece or parcel of land.

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their hands and seals on the day month and year first above written

**SIGNED SEALED AND DELIVERED**  
by the **OWNERS** herein at Kolkata  
in the presence of:

1. *Bitan Chaudhuri*  
Advocate, Calcutta High Court
2. *R. K. Sanyal*  
995, Last Court R. Pally, Cal. 39

*Priyanka Das Chowdhury*

*Dolly Das*

*Amit Das*

**SIGNED SEALED AND DELIVERED**  
by the **DEVELOPER** herein at Kolkata  
in the presence of:

1. *Bitan Chaudhuri*  
Advocate, Calcutta High Court
2. *R. K. Sanyal*  
995, Last Court R. Pally  
1001-39

PAI INFRA REALTY LLP

*Powar (PREM M ROHITA)*  
Designated Partner

PAI INFRA REALTY LLP

*Indu Bhattacharya*  
Designated Partner

*Bitan Chaudhuri*

Drafted and prepared by:

**BITAN CHAUDHURI**, Advocate,

Calcutta High Court.

Registration No. WB/310/1989





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

**GRN Details**

GRN: 192020210234240018      Payment Mode: Online Payment (SBI Epay)  
GRN Date: 25/02/2021 08:30:52      Bank/Gateway: SBIEpay Payment Gateway  
BRN : 0131724800636      BRN Date: 25/02/2021 08:02:23  
Gateway Ref ID: IGAKPAXMU6      Method: State Bank of India NB  
Payment Status: Successful      Payment Ref. No: 2000431650/1/2021  
[Query No/\*\*/Query Year]

**Depositor Details**

Depositor's Name: Bitan Chaudhuri  
Address: Calcutta High Court  
Mobile: 9051483366  
Depositor Status: Advocate  
Query No: 2000431650  
On Behalf Of: Mr Bitan Chaudhuri  
Identification No: 2000431650/1/2021  
Remarks: Sale, Development Agreement of Construction agreement

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000431650/1/2021	Property Registration Stamp duty	0030-02-103-003-02	7020
2	2000431650/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>7041</b>

IN WORDS: SEVEN THOUSAND FORTY ONE ONLY.



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature Dolly Das



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature Priyanka Das Choudhary



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature Amit Das



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature Prem M Rohira (PREM M ROHIRA)

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....



Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

left hand					
right hand					

Name .....

Signature *M. A. S. D. S.*

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....

## Major Information of the Deed

Deed No :	I-1602-02024/2021	Date of Registration	25/02/2021
Query No / Year	1602-2000431650/2021	Office where deed is registered	
Query Date	25/02/2021 1:28:35 AM	1602-2000431650/2021	
Applicant Name, Address & Other Details	Bitan Chaudhuri Calcutta High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9051483366, 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. 2/-	Rs. 53,18,751/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,030/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



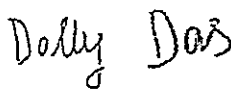





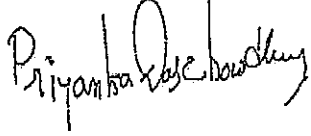
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kasba Road, Road Zone : ((Ward-91) -- (Ward-91)) , , Premises No: 189C, , Ward No: 091 Pin Code : 700042

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	1 Katha 2 Chatak 5 Sq Ft	1/-	50,93,751/-	Property is on Road
<b>Grand Total :</b>				<b>1.8677Dec</b>	<b>1 /-</b>	<b>50,93,751 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	2,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>300 sq ft</b>	<b>1 /-</b>	<b>2,25,000 /-</b>	



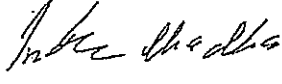


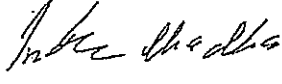


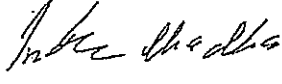


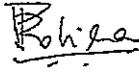


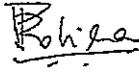


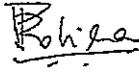
**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mrs Dolly Das</b> Wife of Late Ajoy Kumar Das Executed by: Self, Date of Execution: 25/02/2021 , Admitted by: Self, Date of Admission: 25/02/2021 ,Place : Office			
	25/02/2021	LTI 25/02/2021	25/02/2021	
189C, B.B. Chatterjee Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BAxxxxxx7J, Aadhaar No: 48xxxxxxxx1719, Status :Individual, Executed by: Self, Date of Execution: 25/02/2021 , Admitted by: Self, Date of Admission: 25/02/2021 ,Place : Office				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Amit Das</b> Son of Late Ajoy Kumar Das Executed by: Self, Date of Execution: 25/02/2021 , Admitted by: Self, Date of Admission: 25/02/2021 ,Place : Office			
	25/02/2021	LTI 25/02/2021	25/02/2021	
189C, B.B. Chatterjee Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BAxxxxxx4M, Aadhaar No: 21xxxxxxxx1676, Status :Individual, Executed by: Self, Date of Execution: 25/02/2021 , Admitted by: Self, Date of Admission: 25/02/2021 ,Place : Office				
3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mrs Priyanka Das Chowdhury</b> Wife of Mr Santosh Chowdhury Executed by: Self, Date of Execution: 25/02/2021 , Admitted by: Self, Date of Admission: 25/02/2021 ,Place : Office			
	25/02/2021	LTI 25/02/2021	25/02/2021	
189C, B.B. Chatterjee Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BAxxxxxx5L, Aadhaar No: 20xxxxxxxx9989, Status :Individual, Executed by: Self, Date of Execution: 25/02/2021 , Admitted by: Self, Date of Admission: 25/02/2021 ,Place : Office				



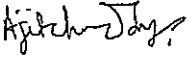
**Developer Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>Pai Infra Realty LLP</b> 3A, Madan Street, Block/Sector: New Market, P.O:- New Market, P.S:- New Market, District-Kolkata, West Bengal, India, PIN - 700072 , PAN No.:: AAxxxxxx7H, Aadhaar No Not Provided by UIDAI, Status : <del>Organization</del> 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> <b>Mr Inder Chadha</b>                      Son of Late Jagannath Chadha                      Date of Execution - 25/02/2021, , Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office                 </td> <td>                       Feb 25 2021 1:09PM                 </td> <td>                       LTI                      25/02/2021                 </td> <td>                       25/02/2021                 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Inder Chadha</b> Son of Late Jagannath Chadha Date of Execution - 25/02/2021, , Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office	 Feb 25 2021 1:09PM	 LTI 25/02/2021	 25/02/2021	8, Chapel Road, P.O:- Hastings, P.S:- Ekbalpore, District:-South 24-Parganas, West Bengal, India, PIN - 700022, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx0D, Aadhaar No: 42xxxxxxxx2092 Status : Representative, Representative of : Pai Infra Realty LLP (as PARTNER)		
Name	Photo	Finger Print	Signature									
<b>Mr Inder Chadha</b> Son of Late Jagannath Chadha Date of Execution - 25/02/2021, , Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office	 Feb 25 2021 1:09PM	 LTI 25/02/2021	 25/02/2021									
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Name	Photo	Finger Print	Signature									
<b>Mr Prem Manohar Rohira (Presentant)</b> Son of Mr Manohar Ganeshmal Rohira Date of Execution - 25/02/2021, , Admitted by: Self, Date of Admission: 25/02/2021, Place of Admission of Execution: Office	 Feb 25 2021 1:10PM	 LTI 25/02/2021	 25/02/2021									

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Ajit Chowdhury</b> Son of Late Suresh Chandra Chowdhury F/26, Katjunagar, P.O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032	 25/02/2021	 25/02/2021	 25/02/2021
Identifier Of Mrs Dolly Das, Mr Amit Das, Mrs Priyanka Das Chowdhury, Mr Inder Chadha, Mr Prem Manohar Rohira			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Dolly Das	Pai Infra Realty LLP-0.622569 Dec
2	Mr Amit Das	Pai Infra Realty LLP-0.622569 Dec
3	Mrs Priyanka Das Chowdhury	Pai Infra Realty LLP-0.622569 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Dolly Das	Pai Infra Realty LLP-100.00000000 Sq Ft
2	Mr Amit Das	Pai Infra Realty LLP-100.00000000 Sq Ft
3	Mrs Priyanka Das Chowdhury	Pai Infra Realty LLP-100.00000000 Sq Ft

**On 25-02-2021**

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

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

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

Presented for registration at 12:53 hrs on 25-02-2021, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr Prem Manohar Rohira ,

**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 53,18,751/-

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

Execution is admitted on 25/02/2021 by 1. Mrs Dolly Das, Wife of Late Ajoy Kumar Das, 189C, B.B. Chatterjee Road, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife, 2. Mr Amit Das, Son of Late Ajoy Kumar Das, 189C, B.B. Chatterjee Road, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business, 3. Mrs Priyanka Das Chowdhury, Wife of Mr Santosh Chowdhury, 189C, B.B. Chatterjee Road, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife

Indetified by Mr Ajit Chowdhury, , , Son of Late Suresh Chandra Chowdhury, F/26, Katjunagar, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 25-02-2021 by Mr Inder Chadha, PARTNER, Pai Infra Realty LLP (LLP), 3A, Madan Street, Block/Sector: New Market, P.O:- New Market, P.S:- New Market, District:-Kolkata, West Bengal, India, PIN - 700072

Indetified by Mr Ajit Chowdhury, , , Son of Late Suresh Chandra Chowdhury, F/26, Katjunagar, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Law Clerk

Execution is admitted on 25-02-2021 by Mr Prem Manohar Rohira, PARTNER, Pai Infra Realty LLP (LLP), 3A, Madan Street, Block/Sector: New Market, P.O:- New Market, P.S:- New Market, District:-Kolkata, West Bengal, India, PIN - 700072

Indetified by Mr Ajit Chowdhury, , , Son of Late Suresh Chandra Chowdhury, F/26, Katjunagar, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/02/2021 8:33AM with Govt. Ref. No: 192020210234240018 on 25-02-2021, Amount Rs: 21/-, Bank: SBI EPay ( SBlePay), Ref. No. 0131724800636 on 25-02-2021, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 7,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 580742, Amount: Rs.10/-, Date of Purchase: 18/02/2021, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/02/2021 8:33AM with Govt. Ref. No: 192020210234240018 on 25-02-2021, Amount Rs: 7,020/-, Bank: SBI EPay ( SBlePay), Ref. No. 0131724800636 on 25-02-2021, Head of Account 0030-02-103-003-02

*Samar*

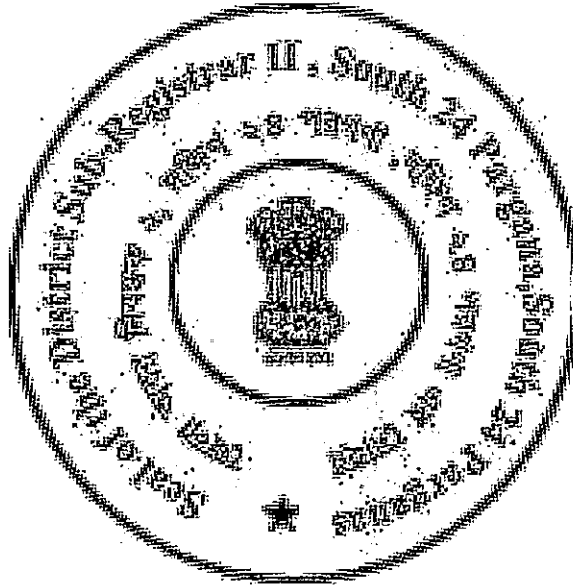
**Samar Kumar Pramanick  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1602-2021, Page from 105199 to 105230**

**being No 160202024 for the year 2021.**



Digitally signed by SAMAR KUMAR PRAMANICK

Date: 2021.03.18 18:21:22 +05:30

Reason: Digital Signing of Deed.

**(Samar Kumar Pramanick) 2021/03/18 06:21:22 PM**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS**

**West Bengal.**



**(This document is digitally signed.)**