18231/24

I-17804/24

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

AR 375354

Q no - 2/26985 62/24
24/10/24

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.

District Sub-Registrar-III
Alipore, South 24-parganas

24 OCT 2024

**SUPPLEMENTARY DEVELOPMENT AGREEMENT**

**THIS AGREEMENT** made this 24th day of October, Two Thousand Twenty and Twenty Four (2024)

**BETWEEN**

2855

- 3 JAN 2024

No..... ₹ 100/- Date.....

Name :.....

Address :.....

Vendor :.....

Alipore Collectorate, 24Pgs. (South)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, KOI-27

ASUTOSH DAS
M.A., LL.B., Advocate
ALIPORE JUDGES COURT
BAR LIBRARY ROOM NO.-4
KOLKATA-700 027

Office of the Dist. Sub-Registrar-III
দক্ষিণ ২৪ পরগণা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
24 OCT 2024

Asutosh Das, Advocate
S/O Late Basudeb Das.
Alipore Judges court
Kolkata-700027

**(1) <u>SMT SARITA DEVI KOTHARI</u> (PAN No. AFYPK9835J) (Aadhaar No. 972332552880) (DOB-20.08.1966)** wife of Late Dilip Kumar Kothari alias Dilip Kothari, by faith Hindu, by Nationality Indian, by occupation-Housewife, residing at 18, Deshapriya Park Road, P.O. Sarat Bose Road, P.S. Tollygunge, Kolkata – 700026 at present residing at 22/4, Nakulaswar Bhattacharjee Lane, P.O. Kalighat, P.S. Kalighat, Kolkata 700026 **(2) <u>SMT ARPITA NAHATA</u> (PAN No. BIAPK9921M) (Aadhaar No. 889901514389) (DOB-26.10.1989) alias Arpita Himanshu Nahata** wife of Sri Himanshu Nahata daughter of Late Dilip Kumar Kothari alias Dilip Kothari, by faith Hindu, by Nationality Indian, by occupation-Housewife, permanently residing at E-1, Vijay Tower, Kankaria, Opposite Kankaria Police Chowki, Ahamedabad City, Ahamedabad, Beherampura, P.O.Kankaria, P.S. Kankaria, Gujarat, Pin 380022 also residing at 18, Deshapriya Park Road, P.O. Sarat Bose Road, P.S. Tollygunge, Kolkata – 700026 at present residing at 22/4, Nakulaswar Bhattacharjee Lane, P.O. Kalighat, P.S. Kalighat, Kolkata 700026 **(3) <u>SRI ARIHANT KOTHARI</u> (PAN No. EERPK3565R) (Aadhaar No. 853528508223) (DOB-24.08.1997)** son of Late Dilip Kumar Kothari alias Dilip Kothari, by faith Hindu, by Nationality Indian, by occupation-Service, residing at 18, Deshapriya Park Road, P.O. Sarat Bose Road, P.S. Tollygunge, Kolkata – 700026 at present residing at 22/4, Nakulaswar Bhattacharjee Lane, P.O. Kalighat, P.S. Kalighat, Kolkata 700026 hereinafter referred to as the **"<u>LAND OWNERS</u>"** (which term or expression shall, unless excluded by or repugnant to the context, be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and/or assigns) of the **<u>ONE PART</u> AND <u>M/S. BMS CONSTRUCTION PRIVATE LIMITED</u> (PAN No. AACCB9946R) (DOI-29.06.2006)** a Private Limited Company having its office at 3, Tiljala Road, P.O. Tiljala, P.S. Tiljala, Kolkata – 700 039,

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South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
24 OCT 2024

represented by its **Directors** (1) **SRI BISHNU PADA JANA (PAN No. ACVPJ9411F) (Aadhaar No.282286652435) (DOB-09.01.1954)** son of Late Narendra Nath Jana, by Nationality – Indian, by faith – Hindu, by occupation – Business, residing at 11, Satyen Roy Road, P.S. Behala, P.O. Behala, Kolkata – 700 034 (2) **SRI MANOJ SINGH (PAN No. AZGPS4065C) (Aadhaar No.684641674420) (DOB-05.01.1973)** son of Sri Prahlad Singh, by Nationality – Indian, by faith – Hindu, by occupation – Business, residing at 37C, Swinhoe Lane, P.S. Kasba, P.O. Kasba, Kolkata – 700 042 (3) **SRI SHIV KUMAR GUPTA (PAN No. ADYPG8759M) (Aadhaar No.453534547458) (DOB-03.07.1964)** son of Late Ramsundar Gupta, by Nationality – Indian, by faith – Hindu, by Occupation – Business, residing at 212B, Picnic Garden Road, P.S. Kasba, P.O. Tiljala, Kolkata – 700 039, hereinafter jointly referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its legal heirs, executors, administrators, successors-in-office, legal representatives and assigns) of the **OTHER PART;**

**WHEREAS.**

A. One Sri Dilip Kumar Kothari alias Dilip Kothari, since deceased during his lifetime entered into a Development Agreement dated 20th November 2018 (hereinafter referred to as the "said Development Agreement") with the Developer to develop the Schedule mentioned Premises on the terms and conditions contained therein and which was duly registered with the office of the District Sub Registrar-IV, South 24 Parganas at Alipore and entered in Book No.I, Volume No. 1604-2018, Pages 199409 to 199463, Being No. 160406778 for the year 2018.

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South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
24 OCT 2024

C. The said Sri Dilip Kumar Kothari alias Dilip Kothari executed and registered a Development Power of Attorney dated 20th November 2018 in favour of the Developer (hereinafter referred to as the "Said Development Power of Attorney") to act and do the things necessary for development of the Schedule mentioned Premises as fully mentioned therein and which was duly registered with the office of the District Sub Registrar-IV, South 24 Parganas at Alipore and entered in Book No.I, Volume No. 1604-2018, Pages 199830 to 199862, Being No. 160406789 for the year 2018.

D. Pursuant to the said Development Agreement and the said Development Power of Attorney, the Developer has already paid an amount of Rs.51,00,000/- (Rupees Fifty One Lakhs Only) to Sri Dilip Kumar Kothari alias Dilip Kothari, since deceased and has taken possession of the said Premises and has further taken steps for development of the said premises. The said Development Agreement and the said Development Power of Attorney are and continue to be valid and subsisting.

E. The said Dilip Kumar Kothari alias Dilip Kothari died intestate on 25th March 2024 leaving behind his wife Smt Sarita Devi Kothari, One married daughter Smt Arpita Nahata, and One son Sri Arihant Kothari who thus, became entitled to the entirety of the estate of Late Dilip Kumar Kothari alias Dilip Kothari including the Schedule mentioned land and the properties appurtenant thereto with the amount already paid being entitled to an undivided 1/3rd Share in the Schedule mentioned land and the properties appurtenant thereto.

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DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
24 OCT 2024

F. Pursuant to the above, the said Co-Owners are required to substitute their names in the said Development Agreement in the place and stead of Late Dilip Kumar Kothari alias Dilip Kothari with an express understanding that they are jointly the Co Owners to the said Premises to the extent of share of the Late Dilip Kumar Kothari alias Dilip Kothari therein together with all benefits, accruals, entitlements, liabilities and obligations in respect thereof in terms of the said Development Agreement in their said Respective Shares as stated above and are bound by all the terms and conditions of the said Development Agreement.

G. The present Co-owners and the Developers are desirous of recording the same in the manner following.

**NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows :-**

1. That the name of Late Dilip Kumar Kothari alias Dilip Kothari in the said Development Agreement dated 20th November, 2018 and duly registered with office of the District Sub Registrar-IV, South 24 Parganas at Alipore and entered in Book No.I, Volume No. 1604-2018, Pages 199409 to 199463, Being No. 160406778 for the year 2018 shall stand substituted with the names of the Co- Owners.

2. That the Co-Owners shall be entitled to all benefits, accruals and entitlements and be liable and responsible for all liabilities and obligations as stated in the said Development Agreement relating to the share of Late Dilip Kumar Kothari alias Dilip Kothari in equal 1/3rd Share each.

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South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
24 OCT 2024

3. That all terms and conditions of the said Development Agreement dated 20th November, 2018 shall be binding on the said Co-Owners including all liabilities, obligations and performances as stated therein.

4. The Co-owners are hereby appointing and authorizing the said Developer herein as their true and lawful constituted attorney to act and do all the things on their behalf mentioned in the said Development Power of Attorney dated 20th November, 2018 for development of the said premises in terms of the Development Agreement dated 20th November, 2018.

5. The Co-owners are also simultaneously executing and registering a fresh Development Power of Attorney in favour of the Developer similar to the Power of Attorney dated 20th November, 2018.

**THE FIRST SCHEDULE (A) ABOVE REFERRED TO:**

**(Entire Land and structure)**

**ALL THAT** the Bastu land measuring 42 decimal along with Tin Shed Structure measuring 5760 Sq Ft (48 Ft x 120 Ft) , 2000 Sq Ft RCC Structure, 1600 Sq Ft 2 storied Pucca Structure (800 Sq Ft each floor) under Mouza Banagram, Touzi 3,4,5, Pargana Khaspur, J.L.No. 16, R.S. No.30, R.S. Khatian No. 88, 168, L.R. Khatian No. 1110, R.S. Dag No. 349, L.R. Dag No. 404,(17 decimal) 405, (25 decimal) P.S. Bishnupur, under Rasapunja Gram Panchyat, District 24 Parganas(South) along with all easement right, and existing facilities, together with all easement right therein, which is butted and bounded that is to say:

ON THE NORTH BY: Dag No. 349

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South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
24 OCT 2024

ON THE SOUTHBY : Dag No. 333 & Dag No.334

ON THE EAST BY : Dag No. 349

ON THE WEST BY : 90 Ft Bakhrahat Road

## THE SECOND SCHEDULE (B) ABOVE REFERRED TO:

## (OWNERS ALLOCATION)

Developer shall provide and allocate 35% on spiral basis of sanctioned FAR from the Rasapunja Gram Panchyat or any local authority empowered in this behalf and a sum of Rs.51,00,000/- (Rupees Fifty One lakh) only has paid to the said Sri Dilip Kumar Kothari alias Dilip Kothari at the time of execution of the Development Agreement which is refundable.

## THE THIRD SCHEDULE ( C) ABOVE REFERRED TO:

## (DEVELOPER'S ALLOCATION)

That the Developer shall be entitled to the remaining 65% share of sanction FAR in the proposed new building on spiral basis save and except the Owner's allocation as mentioned above.

Office of the Dist. Sub-Registrar-III
South 24 Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

24 OCT 2024

**IN WITNESS WHEREOF** the parties put their respective hands and seals on the day, month and year first above written.

**WITNESS**

1. Asutosh Das Adv

1. Sarita devi kothari
2. Arpita Nakata
3. Anthony Lohat

**SIGNATURE OF THE LAND OWNERS**

E.M.S CONSTRUCTION PVT. LTD.
Bishnu Pada Jana
DIRECTOR
Shivkumar Gupta

2. Baidyanath Dole
Alipore Poli Court
20/1.27

**SEAL AND SIGNATURE OF THE DEVELOPER**

Drafted by me and typed in my office

Asutosh Das. WB-133/1990

**ASUTOSH DAS**, Advocate
Alipore Judges Court
Bar Library, Room No.4
Kolkata 700 027

Residential Chamber:
C-4/1, Ramgarh,
P.O. Naktala
Kolkata 700 047

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DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
24 OCT 2024

| | | Thumb | First Finger | Middle Finger | Ring Finger | Small Finger |
|---|---|---|---|---|---|---|
| | Left Hand | | | | | |
| | Right Hand | | | | | |

Name (1) **SMT SARITA DEVI KOTHARI**

Signature.....Sarita devi kothari.....

| | | Thumb | First Finger | Middle Finger | Ring Finger | Small Finger |
|---|---|---|---|---|---|---|
| | Left Hand | | | | | |
| | Right Hand | | | | | |

Name (2) **SMT ARPITA NAHATA**

Signature.....Arpita Nahata.....

| | | Thumb | First Finger | Middle Finger | Ring Finger | Small Finger |
|---|---|---|---|---|---|---|
| | Left Hand | | | | | |
| | Right Hand | | | | | |

Name (3) **SRI ARIHANT KOTHARI**

Signature.....Arihant Kothari.....

Office of the Dist. Sub-Registrar-III
জেলা সাব রেজিস্ট্রার
সত্যমেব জয়তে
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24 Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

24 OCT 2024

| | | Thumb | First Finger | Middle Finger | Ring Finger | Small Finger |
|---|---|---|---|---|---|---|
| | Left Hand | | | | | |
| | Right Hand | | | | | |

Name (1) **SRI BISHNU PADA JANA**

Signature.....Bishnu Pada Jana.....

| | | Thumb | First Finger | Middle Finger | Ring Finger | Small Finger |
|---|---|---|---|---|---|---|
| | Left Hand | | | | | |
| | Right Hand | | | | | |

Name (2) **SRI MANOJ SINGH**

Signature.....Manoj Singh.....

| | | Thumb | First Finger | Middle Finger | Ring Finger | Small Finger |
|---|---|---|---|---|---|---|
| | Left Hand | | | | | |
| | Right Hand | | | | | |

Name (3) **SRI SHIV KUMAR GUPTA**

Signature.....Shiv Kumar Gupta.....

Office of the Dist. Sub-Registrar-III
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South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

24 OCT 2024

# IDENTITY CARD

## ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE : CIVIL : 2479-9335/7330, CRIMINAL : 2479-1477

Card No. : I/C/164

Name ASUTOSH DAS Advocate

Father's/Husband's name Late Basudeb Das

Address C4/1, Ramgarh, P.O. Naktala, P.S. - Patuli, Kolkata - 700 047

Ph. No. 9830065237, 9748631508, 2412 2853

W.B. Bar Council Enrolment No. WB / 133 / 1990

Indranil Basu.
SECRETARY

Asutosh Das.

## Major Information of the Deed

| | | | |
|---|---|---|---|
| Deed No : | I-1603-17804/2024 | Date of Registration | 24/10/2024 |
| Query No / Year | 1603-2002698562/2024 | Office where deed is registered | |
| Query Date | 22/10/2024 1:33:08 PM | D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | Baidyanath Dolui<br>Alipore,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9064896216, Status :Solicitor firm | | |
| 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. 1,73,65,392/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 40,020/- (Article:48(g)) | | Rs. 53/- (Article:E, E) | |
| Remarks | | | |

### Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Banagram, Jl No: 16, Pin Code : 745311

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Land Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---|---|---|---|---|---|---|---|---|
| L1 | LR-404 (RS :- ) | LR-1110 | Bastu | Bastu | 17 Dec | | 60,37,992/- | Width of Approach Road: 90 Ft., Adjacent to Metal Road, |
| L2 | LR-405 (RS :- ) | LR-1110 | Bastu | Bastu | 25 Dec | | 88,79,400/- | Width of Approach Road: 90 Ft., Adjacent to Metal Road, |
| | | TOTAL : | | | 42Dec | 0 /- | 149,17,392 /- | |
| | Grand Total : | | | | 42Dec | 0 /- | 149,17,392 /- | |

### Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|---|---|---|---|---|
| S1 | On Land L1, L2 | 4160 Sq Ft. | 0/- | 12,48,000/- | Structure Type: Structure |
| | Gr. Floor, Area of floor : 4160 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete | | | | |
| S2 | On Land L1, L2 | 1600 Sq Ft. | 0/- | 12,00,000/- | Structure Type: Structure |
| | Gr. Floor, Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete<br><br>Floor No: 1, Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete | | | | |
| | Total : | 5760 sq ft | 0 /- | 24,48,000 /- | |

**Land Lord Details :**

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|---|
| 1 | **Name** | **Photo** | **Finger Print** | **Signature** |
| | **Mrs SARITA DEVI KOTHARI**<br>Wife of Late DILIP KUMAR KOTHARI<br>Executed by: Self, Date of Execution: 24/10/2024<br>, Admitted by: Self, Date of Admission: 24/10/2024 ,Place : Office | <br>24/10/2024 | <br>Captured<br>LTI<br>24/10/2024 | 24/10/2024 |
| | 22/4 NAKULASWAR BHATTACHARJEE LANE, City:- Not Specified, P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: AFxxxxxx5J, Aadhaar No: 97xxxxxxxx2880, Status :Individual, Executed by: Self, Date of Execution: 24/10/2024<br>, Admitted by: Self, Date of Admission: 24/10/2024 ,Place : Office | | | |
| 2 | **Name** | **Photo** | **Finger Print** | **Signature** |
| | **Mrs ARPITA NAHATA, (Alias: Mrs ARPITA HIMANSHU NAHATA)**<br>Daughter of Late DILIP KUMAR KOTHARI<br>Executed by: Self, Date of Execution: 24/10/2024<br>, Admitted by: Self, Date of Admission: 24/10/2024 ,Place : Office | <br>24/10/2024 | <br>Captured<br>LTI<br>24/10/2024 | 24/10/2024 |
| | 22/4 NAKULASWAR BHATTACHARJEE LANE, City:- Not Specified, P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: BIxxxxxx1M, Aadhaar No: 88xxxxxxxx4389, Status :Individual, Executed by: Self, Date of Execution: 24/10/2024<br>, Admitted by: Self, Date of Admission: 24/10/2024 ,Place : Office | | | |
| 3 | **Name** | **Photo** | **Finger Print** | **Signature** |
| | **Mr ARIHANT KOTHARI**<br>Son of Late DILIP KUMAR KOTHARI<br>Executed by: Self, Date of Execution: 24/10/2024<br>, Admitted by: Self, Date of Admission: 24/10/2024 ,Place : Office | <br>24/10/2024 | <br>Captured<br>LTI<br>24/10/2024 | 24/10/2024 |

| | |
|---|---|
| | 22/4 NAKULASWAR BHATTACHARJEE LANE, City:- Not Specified, P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: EExxxxxx5R, Aadhaar No: 85xxxxxxxx8223, Status :Individual, Executed by: Self, Date of Execution: 24/10/2024 , Admitted by: Self, Date of Admission: 24/10/2024 ,Place : Office |

**Developer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **BMS CONSTRUCTION PRIVATE LIMITED**<br>3 TILJALA ROAD, City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Date of Incorporation:XX-XX-2XX6 , PAN No.:: AAxxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

**Representative Details :**

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | **Mr BISHNUPADA JANA (Presentant )**<br>Son of Late NARENDRA NATH JANA<br>Date of Execution - 24/10/2024, , Admitted by: Self, Date of Admission: 24/10/2024, Place of Admission of Execution: Office | | Captured | |
| | | Oct 24 2024 12:17PM | LTI 24/10/2024 | 24/10/2024 |
| | 11 SATYEN ROY ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: ACxxxxxx1F, Aadhaar No: 28xxxxxxxx2435 Status : Representative, Representative of : BMS CONSTRUCTION PRIVATE LIMITED (as DIRECTOR) | | | |
| 2 | Name | Photo | Finger Print | Signature |
| | **Mr MANOJ SINGH**<br>Son of Mr PRAHLAD SINGH<br>Date of Execution - 24/10/2024, , Admitted by: Self, Date of Admission: 24/10/2024, Place of Admission of Execution: Office | | Captured | |
| | | Oct 24 2024 12:19PM | LTI 24/10/2024 | 24/10/2024 |
| | 37C SWINHOE LANE, City:- Not Specified, 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, Date of Birth:XX-XX-1XX3 , PAN No.:: AZxxxxxx5C, Aadhaar No: 68xxxxxxxx4420 Status : Representative, Representative of : BMS CONSTRUCTION PRIVATE LIMITED (as DIRECTOR) | | | |

| 3 | Name | Photo | Finger Print | Signature |
|---|---|---|---|---|
| | **Mr SHIV KUMAR GUPTA**<br>Son of Mr RAMSUNDAR GUPTA<br>Date of Execution - 24/10/2024, , Admitted by: Self, Date of Admission: 24/10/2024, Place of Admission of Execution: Office | | Captured | |
| | | Oct 24 2024 12:21PM | LTI<br>24/10/2024 | 24/10/2024 |
| | 212B PICNIC GARDEN ROAD, City:- Not Specified, P.O:- TILJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: ADxxxxxx9M, Aadhaar No: 45xxxxxxxx7458 Status : Representative, Representative of : BMS CONSTRUCTION PRIVATE LIMITED (as DIRECTOR) | | | |

**Identifier Details :**

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| **Mr ASUTOSH DAS**<br>Son of Late BASUDEB DAS<br>ALIPUR JUDGES COURT, City:- Not Specified, P.O:- ALIPUR, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 | | Captured | |
| | 24/10/2024 | 24/10/2024 | 24/10/2024 |
| Identifier Of Mrs SARITA DEVI KOTHARI, Mrs ARPITA NAHATA, Mr ARIHANT KOTHARI, Mr BISHNUPADA JANA, Mr MANOJ SINGH, Mr SHIV KUMAR GUPTA | | | |

| Transfer of property for L1 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mrs SARITA DEVI KOTHARI | BMS CONSTRUCTION PRIVATE LIMITED-5.66667 Dec |
| 2 | Mrs ARPITA NAHATA | BMS CONSTRUCTION PRIVATE LIMITED-5.66667 Dec |
| 3 | Mr ARIHANT KOTHARI | BMS CONSTRUCTION PRIVATE LIMITED-5.66667 Dec |
| Transfer of property for L2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mrs SARITA DEVI KOTHARI | BMS CONSTRUCTION PRIVATE LIMITED-8.33333 Dec |
| 2 | Mrs ARPITA NAHATA | BMS CONSTRUCTION PRIVATE LIMITED-8.33333 Dec |
| 3 | Mr ARIHANT KOTHARI | BMS CONSTRUCTION PRIVATE LIMITED-8.33333 Dec |
| Transfer of property for S1 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mrs SARITA DEVI KOTHARI | BMS CONSTRUCTION PRIVATE LIMITED-1386.66666700 Sq Ft |
| 2 | Mrs ARPITA NAHATA | BMS CONSTRUCTION PRIVATE LIMITED-1386.66666700 Sq Ft |
| 3 | Mr ARIHANT KOTHARI | BMS CONSTRUCTION PRIVATE LIMITED-1386.66666700 Sq Ft |
| Transfer of property for S2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mrs SARITA DEVI KOTHARI | BMS CONSTRUCTION PRIVATE LIMITED-533.33333300 Sq Ft |
| 2 | Mrs ARPITA NAHATA | BMS CONSTRUCTION PRIVATE LIMITED-533.33333300 Sq Ft |
| 3 | Mr ARIHANT KOTHARI | BMS CONSTRUCTION PRIVATE LIMITED-533.33333300 Sq Ft |

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Banagram, Jl No: 16, Pin Code : 745311

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|---|---|---|---|
| L1 | LR Plot No:- 404, LR Khatian No:- 1110 | Owner:দিলীপ কুমার কোঠারী, Gurdian:ঝানোয়ারলাল , Address:নিজ , Classification:শালি, Area:0.12000000 Acre, | Mrs SARITA DEVI KOTHARI |
| L2 | LR Plot No:- 405, LR Khatian No:- 1110 | Owner:দিলীপ কুমার কোঠারী, Gurdian:ঝানোয়ারলাল , Address:নিজ , Classification:শালি, Area:0.25000000 Acre, | Mrs ARPITA NAHATA |

## Endorsement For Deed Number : I - 160317804 / 2024

**On 24-10-2024**

**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 11:24 hrs on 24-10-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr BISHNUPADA JANA ,. .

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,73,65,392/-

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

Execution is admitted on 24/10/2024 by 1. Mrs SARITA DEVI KOTHARI, Wife of Late DILIP KUMAR KOTHARI, 22/4 NAKULASWAR BHATTACHARJEE LANE, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 2. Mrs ARPITA NAHATA, Alias Mrs ARPITA HIMANSHU NAHATA, Daughter of Late DILIP KUMAR KOTHARI, 22/4 NAKULASWAR BHATTACHARJEE LANE, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 3. Mr ARIHANT KOTHARI, Son of Late DILIP KUMAR KOTHARI, 22/4 NAKULASWAR BHATTACHARJEE LANE, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service

Indetified by Mr ASUTOSH DAS, , , Son of Late BASUDEB DAS, ALIPUR JUDGES COURT, P.O: ALIPUR, 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 24-10-2024 by Mr BISHNUPADA JANA, DIRECTOR, BMS CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 3 TILJALA ROAD, City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by Mr ASUTOSH DAS, , , Son of Late BASUDEB DAS, ALIPUR JUDGES COURT, P.O: ALIPUR, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 24-10-2024 by Mr MANOJ SINGH, DIRECTOR, BMS CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 3 TILJALA ROAD, City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by Mr ASUTOSH DAS, , , Son of Late BASUDEB DAS, ALIPUR JUDGES COURT, P.O: ALIPUR, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 24-10-2024 by Mr SHIV KUMAR GUPTA, DIRECTOR, BMS CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 3 TILJALA ROAD, City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by Mr ASUTOSH DAS, , , Son of Late BASUDEB DAS, ALIPUR JUDGES COURT, P.O: ALIPUR, 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 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 53/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/10/2024 6:45PM with Govt. Ref. No: 192024250252038488 on 22-10-2024, Amount Rs: 21/-, Bank: SBI EPay ( SBIePay), Ref. No. 5349649304223 on 22-10-2024, Head of Account 0030-03-104-001-16
Online on 24/10/2024 11:46AM with Govt. Ref. No: 192024250254155408 on 24-10-2024, Amount Rs: 32/-, Bank: SBI EPay ( SBIePay), Ref. No. 0009780770225 on 24-10-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2855, Amount: Rs.100.00/-, Date of Purchase: 03/01/2024, Vendor name: S DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 22/10/2024 6:45PM with Govt. Ref. No: 192024250252038488 on 22-10-2024, Amount Rs: 19,920/-, Bank: SBI EPay ( SBIePay), Ref. No. 5349649304223 on 22-10-2024, Head of Account 0030-02-103-003-02

Online on 24/10/2024 11:46AM with Govt. Ref. No: 192024250254155408 on 24-10-2024, Amount Rs: 20,000/-, Bank: SBI EPay ( SBIePay), Ref. No. 0009780770225 on 24-10-2024, Head of Account 0030-02-103-003-02

Dhar

**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 1603-2024, Page from 456053 to 456072**

**being No 160317804 for the year 2024.**

Seal of the District Sub-Registrar III, South 24 Parganas, South 24 Parganas

Digitally signed by Debasish Dhar
Date: 2024.10.24 14:13:55 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 24/10/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.