

7114/24

I 6977/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AR 826330

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

ADSR Sodepur
North 24 Parganas
24/09/24
12:16 P.M.
Q-2-2242650/24

ADSR Sodepur
North 24 Parganas

2 4 SEP 2024

ADSR Sodepur
North 24 Parganas

2 4 SEP 2024

SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT made on this the 24th Day
of September TWO THOUSAND AND TWENTY FOUR.

BETWEEN


Bhijit Das Thakur
Advocate



3403

কম্বিড নং 3403 তারিখ 26/7/24

সদা: 1001

ক্রেতা:

সিকানা:

ভেণ্ডার:

লাইসেন্স

ভেণ্ডার

কাশিপুর দয়দান ও অফিস

ভেণ্ডারের নাম - রঞ্জিতা পাল

ক্রয়কারীর নাম :- বারান

ক্রয় নং :

ক্রয় সম্পন্ন তারিখ

এ টি.ডি. নং মোট কত টাকার

ক্রয় সম্পন্ন করা হয়েছে।

26 JUL 2024

150000



Subrata Kumar Das
S/o Subrata Kumar Das
P.O. - Baran, 2nd Lane
P.O. - Baran, P.S. - Baran
Kolkata - 700011
North 24 Parganas
Business

ADSR Sadepur
North 24 Parganas

24 SEP 2024



MR. NISITH BANDYOPADHYAY, (PAN NO.: ACZPB5071D, D.O.B.: 15.05.1949, AADHAAR NO.: 552189947996, MOBILE NO.: 9432232986), Son of Late Santosh Banerjee alias Santosh Kumar Banerjee, by religion -Hindu, by Nationality- Indian, residing at Matrikankha Vaban, Khardah Jelia Para, P.O.- Khardah, P.S.- Khardah, District- North 24 Parganas, State- West Bengal, Pin- 700117 hereinafter called as the **OWNER** (Which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include his heirs, successors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

NEW KARISHMA CONSTRUCTION, (PAN NO.: AATFN1740R, date of incorporate 10.02.2021), a Partnership Firm, having its registered office at 112, S.B.V. Patel Road, Tata Gate, Chaimath, P.O.- Titagarh, P.S. Khardah, Kolkata-700119, District 24 Parganas (North), represented by its Partners as per amendment of partnership deed dated (1) MOHAMMAD IMRAN alias MD. IMRAN, (PAN NO.: ACXPI1598J, D.O.B.: 29.08.1993, AADHAAR NO.: 315146167585, MOBILE NO.: 8240520675), Son of Mohammad Jalaluddin alias Md. Jalaluddin, by Faith- Muslim, by Nationality- Indian, by Occupation- Business, residing at 112, S.B.V.P. Road, P.O.- Titagarh, P.S.- Khardah, Kolkata- 700119, Dist. North 24-Parganas (2) SRI SATYAJIT DAS, (PAN NO.: AHYPD7679K, D.O.B.: 10.09.1978, AADHAAR NO.: 770341190771, MOBILE NO.: 7980421489), Son of Sri Bablu Kumar Das, by Faith- Hindu, by Occupation - Business, by Nationality- Indian, residing at West Barasat Road, Bhattacharjee Para-Nirala, Lalkuthi, P.O.- Barrackpore, P.S.- Titagarh, Kolkata- 700120, District North 24 Parganas hereinafter called the **DEVELOPER** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors

WHEREAS one Registered Development agreement was made between the Developer and the owners herein by virtue of a registered Development Agreement, being **Deed No.- 152408961 for the year 2022** and registered in Book No.- 1, Volume No. 1524-2022 Pages from 297924 to 297956 and registered at A.D.S.R. Sodepur which was executed on & registered on 26th day of September 2022 wherein the **owner's allocation** was mentioned more fully described herein below.

OWNER'S ALLOCATION

(Mentioned in the registered Development Agreement, Being No.- 152408961/2022)

THAT in lieu of the land the Developer shall pay ~~Rs. 40,00,000/-~~ Rs. 40,00,000/- (Rupees Fourty Lakh) Only to the owner more fully described herein below **FURTHER** the developer shall handover the following flats of the proposed new building mentioned herein below

DESCRIPTION OF CASH

At the time of registration of Development Agreement and Development Power of Attorney the developer shall pay a sum of Rs. 20,00,000/- (Rupees Twenty Lakh) Only to the owner

At the time of owner hand over peaceful vacate possession in favour of developer to demolished existing structure for constructed new proposed building, developer shall pay a sum of Rs. 20,00,000/- (Rupees Twenty Lakh) Only to the owner.

DESCRIPTION OF FLAT

1. Developer shall hand over One self contained residential 3BHK flat at Front side measuring 1200 Sq.ft. covered area on the Second floor of the new proposed building.

2. Developer shall hand over Four self contained residential 2BHK flats measuring 600 Sq.ft. covered area corresponding 750 Sq.ft. super built up area (25% super built) on the First floor to Fifth floor of the new proposed building.
3. Developer shall hand over One Garage space on the Ground floor measuring 150 Sq.ft. covered area corresponding 200 Sq.ft. super built up area of the new proposed building.

Along with all common right and facilities of the said building as per specification mentioned below.

AND WHEREAS the owners and the developer hereby declare that the above said owner's allocation mentioned in the Registered Development Agreement, being **Deed No.- 152408961 for the year 2022** and registered in Book No.- 1, Volume No.- 1524-2022 Pages from 297924 to 297956 and registered at A.D.S.R. Sodepur which was executed on & registered on 26th day of September 2022 shall be changed mutually in this supplementary Development agreement more fully described herein below) .

PRESENT OWNER'S ALLOCATION

(PRESENT OWNER'S ALLOCATION IN PLACE OF PREVIOUS OWNER'S ALLOCATION MENTIONED IN THE SAID DEVELOPMENT AGREEMENT)

DESCRIPTION OF CASH

At the Date of signing of this supplementary Development Agreement Rs. 20,00,000/- (Vacating possession)

DESCRIPTION OF FLAT

- The owner shall get One self contained residential **Flat, Being No.- "2C"**, measuring **Carpet area 827 Sq.ft.** more or less corresponding to measuring **Covered area 907 Sq.ft.** more or less corresponding to measuring **Super built up area 1174 Sq.ft.** more or less on the **Second floor** of the new proposed building.
- The owner shall get One self contained residential **Flat, Being No.- "2D"**, measuring **Carpet area 637 Sq.ft.** more or less corresponding to measuring **Covered area 703 Sq.ft.** more or less corresponding to measuring **Super built up area 910 Sq.ft.** more or less on the **Second floor** of the new proposed building.
- The owner shall get One self contained residential **Flat, Being No.- "4A"**, measuring **Carpet area 631 Sq.ft.** more or less corresponding to measuring **Covered area 689 Sq.ft.** more or less corresponding to measuring **Super built up area 891 Sq.ft.** more or less on the **Fourth floor** of the new proposed building.
- The owner shall get One self contained residential **Flat, Being No.- "4B"**, measuring **Carpet area 673 Sq.ft.** more or less corresponding to measuring **Covered area 738 Sq.ft.** more or less corresponding to measuring **Super built up area 954 Sq.ft.** more or less on the **Fourth floor** of the new proposed building.

- The owner shall get One self contained residential **Flat, Being No.- "1A"**, measuring **Carpet area 631 Sq.ft.** more or less corresponding to measuring **Covered area 689 Sq.ft.** more or less corresponding to measuring **Super built up area 891 Sq.ft.** more or less on the **First floor** of the new proposed building..
- Developer shall hand over **One Shop, Being No. 03**, measuring **Carpet area 320 Sq.ft.** more or less corresponding to measuring **Covered area 338** more or less corresponding to measuring **Super built up area 406 Sq.ft.** more or less on the **Ground floor** of the new proposed building.

Along with all common right and facilities of the said building as per specification mentioned below.

AND WHEREAS this Supplementary Agreement is the part of the said registered Development Agreement, being **Deed No.- 152408961 for the year 2022** and registered in Book No.- 1, Volume No. 1524-2022, Pages from 297924 to 297956 and registered at A.D.S.R. Sodepur which was executed on & registered on 26th day of September 2022.

AND WHEREAS all other terms and conditions of owners as mentioned in registered development agreement **Deed No.- 152408961 for the year 2022** shall remain unchanged and unaltered.

AND WHEREAS this supplementary agreement will be comes into force on and from the date of execution of this agreement AND it is further noted that **No construction work has been started till now.**

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of a plot of land measuring **6 Cottahs 7 Chittacks 2 Sq.ft.** more or less together with total **1500 Sq.ft. two storied building (Ground floor - 750 Sq.ft. more or less with cemented floor and First Floor- 750 Sq.ft. more or less with cemented floor)** out of which a plot of land measuring **4 Cottahs 6 Chittacks 2 Sq.ft.** more or less under Titagarh Municipality being **Holding No.- 67, Jelia Para, Ward No.- 16**, comprised **L.R. Dag No. 1682** under **L.R. Khatian No.- 7865** (in the name of Nisith Bandyopadhyay) and a plot of land measuring **2 Cottahs 1 Chittack** more or less under Titagarh Municipality being **Holding No.- 66, Jelia Para, Ward No.- 16**, comprised **L.R. Dag No. 1682** under **L.R. Khatian No.- 2544**, Touzi No.- 145, P.S.- Khardah and the relevant Map or Plan of the said Property is annexed hereto and thereon colored **RED** which is the part of this Deed and The said property is butted and bounded as follows

ON THE NORTH :- Deb Kumar Singh;

ON THE SOUTH :- **16' wide Jelia Para Road;**

ON THE EAST :- House of Uttam Das

ON THE WEST :- House of Monotosh Bandyopadhyay;

PRESENT OWNER'S ALLOCATION
(PRESENT OWNER'S ALLOCATION IN PLACE OF PREVIOUS OWNER'S ALLOCATION
MENTIONED IN THE SAID DEVELOPMENT AGREEMENT)

DESCRIPTION OF CASH

At the Date of signing of this supplementary Development Agreement Rs. 20,00,000/-
(Vacating possession)

DESCRIPTION OF FLAT

- The owner shall get One self contained residential Flat, Being No.- "2C", measuring Carpet area 827 Sq.ft. more or less corresponding to measuring Covered area 907 Sq.ft. more or less corresponding to measuring Super built up area 1174 Sq.ft. more or less on the Second floor of the new proposed building.
- The owner shall get One self contained residential Flat, Being No.- "2D", measuring Carpet area 637 Sq.ft. more or less corresponding to measuring Covered area 703 Sq.ft. more or less corresponding to measuring Super built up area 910 Sq.ft. more or less on the Second floor of the new proposed building.
- The owner shall get One self contained residential Flat, Being No.- "4A", measuring Carpet area 631 Sq.ft. more or less corresponding to measuring Covered area 689 Sq.ft. more or less corresponding to measuring Super built up area 891 Sq.ft. more or less on the Fourth floor of the new proposed building.
- The owner shall get One self contained residential Flat, Being No.- "4B", measuring Carpet area 673 Sq.ft. more or less corresponding to measuring Covered area 738 Sq.ft. more or less corresponding to measuring Super built up area 954 Sq.ft. more or less on the Fourth floor of the new proposed building.
- The owner shall get One self contained residential Flat, Being No.- "1A", measuring Carpet area 631 Sq.ft. more or less corresponding to measuring Covered area 689 Sq.ft. more or less corresponding to measuring Super built up area 891 Sq.ft. more or less on the First floor of the new proposed building..
- Developer shall hand over One Shop, Being No. 03, measuring Carpet area 320 Sq.ft. more or less corresponding to measuring Covered area 338 more or less corresponding to measuring Super built up area 406 Sq.ft. more or less on the Ground floor of the new proposed building.

Along with all common right and facilities of the said building as per specification mentioned below.

DEVELOPER'S ALLOCATION

The Balance constructed area of the building (except owner's allocation portion) consisting of several other flats/shops/Garage shall belong to the developer and the developer shall have every right to retain the same or sell, mortgage, lease out, let out or transfer the same in any manner permitted by law along with proportionate share of land attached to such flats/shops/garages with out any claim, hindrance or objection from the Owners hereto.


Abhijit Das Thakur
Advocate

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

**SIGNED, SEALED, EXECUTED AND
DELIVERED** at Kolkata in presence
of:-

Witnesses:-

1. Md Jalaluddin
S/O Lt. Nizamuddin Mistry
112, S.B.V. Patel Rd. Kol-119
P.S. Khordah.

2. Subrata Mukherjee
S/O Suban K. Mukherjee
P.O. A. Sarmah, 2nd Lane
P.O. - Birati, P.S. - Airport
Kol-700051

P. Bandyopadhyay
(Nishith Bandyopadhyay)
**Signature of the Owner
(Read over & sign by me)**

NEW KARISHMA CONSTRUCTION

Satyaajit Das
Partner

NEW KARISHMA CONSTRUCTION

Mohammed Imran
A.M. Rahman
Partner

**Signature of the Developer
(Read over & sign by us)**

**Drafted by me in my office as per
information, which is given by
the Owners & the Developer
herein:-**

Abhijit Das Thakur
Abhijit Das Thakur
Advocate
Sealdah Court, Kol-14
Registration No.- WB/437/1999

Composed by:-

Subrata Mukherjee
Subrata Mukherjee
158/3, R.B.C. Road, Kol-28

Abhijit Das Thakur
Abhijit Das Thakur
Advocate

RECEIVED of and from the within named Owner within mentioned sum of **Rs. 20,00,000/-** (Rupees Twenty Lakh) Only as Earnest money of the said Property as per memo of consideration below.

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cheque No.</u>	<u>Bank</u>	<u>Branch</u>	<u>Amount (Rs.)</u>
26.11.2022	000012	Bandhan	Ichandah	20,00,000/-
			Totat.	20,00,000/-

Witnesses:-

1. Md. Jaleeluddin

Boneville

Signature of the Owner
(Read over & sign by me)

2. Dharmendra Kumar Singh

Specimen Form for Ten Finger Prints

Signature of the Executants/ Present ants					
 Mohamad Sam A. M. Sam					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
	(Right hand)				
 Sathya S.					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
	(Right hand)				
 P. Sathya					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
	(Right hand)				

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



192024250214299848

GRN Details

GRN: 192024250214299848
GRN Date: 19/09/2024 12:42:56
BRN: 5344493791119
Gateway Ref ID: CHR1213880
GRIPS Payment ID: 190920242021429983
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 19/09/2024 12:43:26
Method: State Bank of India NB
Payment Init. Date: 19/09/2024 12:42:56
Payment Ref. No: 2002242650/1/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Ms NEW KARISHMA CONSTRUCTION
Address: 112, S.B.V. PATEL ROAD, TALA GATE, KHARDAHA- 700119
Mobile: 9330311831
Period From (dd/mm/yyyy): 19/09/2024
Period To (dd/mm/yyyy): 19/09/2024
Payment Ref ID: 2002242650/1/2024
Dept Ref ID/DRN: 2002242650/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002242650/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	2002242650/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	20021
Total				29942

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

PAID



Major Information of the Deed

Deed No :	I-1524-06977/2024	Date of Registration	24/09/2024
Query No / Year	1524-2002242650/2024	Office where deed is registered	
Query Date	21/08/2024 4:29:31 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	ABHIJIT DAS THAKUR 26, Laxmi Narayan Road, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700065, Mobile No. : 9330311831, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]	
Set Forth value		Market Value	
Rs. 3/-		Rs. 89,01,633/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,021/- (Article:48(g))		Rs. 20,021/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Jelias Para, Mouza: Khardah, , Ward No: 16, Holding No:67 JI No: 2, Pin Code : 700117

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1682 (RS :-)	LR-7865	Bastu	Bastu	4 Katha 6 Chatak 2 Sq Ft	1/-	52,86,165/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Jelias Para, Mouza: Khardah, , Ward No: 16, Holding No:66 JI No: 2, Pin Code : 700117

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-1682 (RS :-)	LR-2544	Bastu	Bastu	2 Katha 1 Chatak	1/-	24,90,468/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					10.6265Dec	2 /-	77,76,633 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1500 Sq Ft.	1/-	11,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	1 /-	11,25,000 /-	

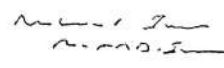
Land Lord Details :

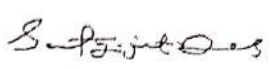
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr NISITH BANDYOPADHYAY Son of Late Santosh Banerjee Alias Santosh Kumar Banerjee Executed by: Self, Date of Execution: 24/09/2024 , Admitted by: Self, Date of Admission: 24/09/2024 ,Place : Office	 24/09/2024	 LTI 24/09/2024	 24/09/2024
Matrikankha Vaban, Khardah Jelia Para, City:- , P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.: ACxxxxxx1D, Aadhaar No: 55xxxxxxxx7996, Status :Individual, Executed by: Self, Date of Execution: 24/09/2024 , Admitted by: Self, Date of Admission: 24/09/2024 ,Place : Office				

Developer Details :

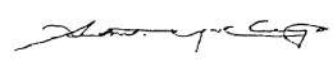
SI No	Name,Address,Photo,Finger print and Signature
1	NEW KARISHMA CONSTRUCTION 112, S.B.V. Patel Road, Tata Gate, Chaimath, City:- , P.O:- Titagarh, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700119 Date of Incorporation:XX-XX-2XX1 , PAN No.: AAxxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	MOHAMMAD IMRAN, (Alias Name: MD IMRAN) (Presentant) Son of Mohammad Jalaluddin Alias Md Jalaluddin Date of Execution - 24/09/2024, , Admitted by: Self, Date of Admission: 24/09/2024, Place of Admission of Execution: Office	 Sep 24 2024 12:41PM	 LTI 24/09/2024	 24/09/2024
112, S.B.V.P. Road, City:- , P.O:- Titagarh, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700119, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: ACxxxxxx8J, Aadhaar No: 31xxxxxxxx7585 Status : Representative, Representative of : NEW KARISHMA CONSTRUCTION (as partner)				

Name	Photo	Finger Print	Signature
Shri SATYAJIT DAS Son of Shri Bablu Kumar Das Date of Execution - 24/09/2024, , Admitted by: Self, Date of Admission: 24/09/2024, Place of Admission of Execution: Office	 Sep 24 2024 12:41PM	 LTI 24/09/2024	 24/09/2024
West Barasat Road, City:- , P.O:- Barrackpore, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700120, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: AHxxxxxx9K, Aadhaar No: 77xxxxxxxx0771 Status : Representative, Representative of : NEW KARISHMA CONSTRUCTION (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBRATA MUKHERJEE Son of Mr Tapan Kumar Mukherjee M A Sarani, City:- , P.O:- Birati, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700051	 24/09/2024	 24/09/2024	 24/09/2024
Identifier Of MOHAMMAD IMRAN, Shri SATYAJIT DAS, Mr NISITH BANDYOPADHYAY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr NISITH BANDYOPADHYAY	NEW KARISHMA CONSTRUCTION-7.22333 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr NISITH BANDYOPADHYAY	NEW KARISHMA CONSTRUCTION-3.40313 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr NISITH BANDYOPADHYAY	NEW KARISHMA CONSTRUCTION-1500.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Jelia Para, Mouza: Khardah, , Ward No: 16, Holding No:67 JI No: 2, Pin Code : 700117

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1682, LR Khatian No:- 7865	Owner:নিশিথ বন্দ্যোপাধ্যায়, Gurdian:সংলগ্ন কুমার, Address:নিজ, Classification:বাধ, Area:0.05330000 Acre,	Mr NISITH BANDYOPADHYAY

North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Jelja Para, Mouza: Khardah, , Ward No:
Holding No:66 JI No: 2, Pin Code : 700117

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
LR	LR Plot No:- 1682, LR Khatian No:- 2544	Owner:ବିଜେଶ କୁମାର ସାମଲ, Gurdian:ବିଜେଶ ସାମଲ, Address:ବିଜ . Classification:ସଂ, Area:0.05340000 Acre.	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 152406977 / 2024

On 24-09-2024

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 12:33 hrs on 24-09-2024, at the Office of the A.D.S.R. SODEPUR by MOHAMMAD IMRAN Alias MD IMRAN,.

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 89,01,633/-

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

Execution is admitted on 24/09/2024 by Mr NISITH BANDYOPADHYAY, Son of Late Santosh Banerjee Alias Santosh Kumar Banerjee, Matrikankha Vaban, Khardah Jelia Para, P.O: Khardah, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700117, by caste Hindu, by Profession Business

Indetified by Mr SUBRATA MUKHERJEE, , , Son of Mr Tapan Kumar Mukherjee, M A Sarani, P.O: Birati, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Business

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

Execution is admitted on 24-09-2024 by MOHAMMAD IMRAN, , MD IMRAN partner, NEW KARISHMA CONSTRUCTION (Partnership Firm), 112, S.B.V. Patel Road, Tata Gate, Chaimath, City:- , P.O:- Titagarh, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700119

Indetified by Mr SUBRATA MUKHERJEE, , , Son of Mr Tapan Kumar Mukherjee, M A Sarani, P.O: Birati, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Business

Execution is admitted on 24-09-2024 by Shri SATYAJIT DAS, partner, NEW KARISHMA CONSTRUCTION (Partnership Firm), 112, S.B.V. Patel Road, Tata Gate, Chaimath, City:- , P.O:- Titagarh, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700119

Indetified by Mr SUBRATA MUKHERJEE, , , Son of Mr Tapan Kumar Mukherjee, M A Sarani, P.O: Birati, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,021.00/- (B = Rs 20,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 20,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/09/2024 12:43PM with Govt. Ref. No: 192024250214299848 on 19-09-2024, Amount Rs: 20,021/-, Bank: SBI EPay (SBlePay), Ref. No. 5344493791119 on 19-09-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3403, Amount: Rs.100.00/-, Date of Purchase: 26/07/2024, Vendor name: R Pal
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/09/2024 12:43PM with Govt. Ref. No: 192024250214299848 on 19-09-2024, Amount Rs: 9,921/-, Bank: SBI EPay (SBlePay), Ref. No. 5344493791119 on 19-09-2024, Head of Account 0030-02-103-003-02



Debjani Halder

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal



ate of Registration under section 60 and Rule 69.
istered in Book - I
olume number 1524-2024, Page from 219474 to 219491
being No 152406977 for the year 2024.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2024.10.29 11:14:02 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 29/10/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.