

850/26

P.00754/2026



Implementation
Dev. Agmt.
07/09/2026
22/4/26
पश्चिम बंगाल WEST BENGAL

AW 489650

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

Addl. Dist. Sub-Registrar
Alipore, South 24 Parganas

22 APR 2026

--: SUPPLEMENTARY AGREEMENT :--

(After registered Development Agreement)

THIS SUPPLEMENTARY AGREEMENT is made on this the

22nd day of April 2026 (Two Thousand Twenty Six) A.D.;

BETWEEN

6542

21/6/2016

Sl. No. Date

Sold to..... *Shambha K Das 8 an*

of..... *37/2 Beni Banerjee Ann*

Rupees..... *100*

6-51

[Signature]
Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-2

Documents are not to be
the endorsement sheet with this
to registration. The signature sheet and
Certified that the document is submitted



Identified by
Apur K... *Advocate*
S/O Late Bijoy Choudhary

Alipore Police Court
Kol-27

-:: (2) ::-

(1) **SRI SWAPAN DEY**, (PAN-FNRPD0261D, Aadhaar No. 2478 2263 7862 & Mobile No. 9903419430), son of Rashu Chandra Dey, by faith – Hindu, by Nationality – Indian, by occupation – Service, residing at 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, (2) **SRI TAPAN DEY**, (PAN-FCMPD4360R, Aadhaar No. 8864 9688 7180 & Mobile No. 9051634402), son of Rashu Chandra Dey, by faith – Hindu, by Nationality – Indian, by occupation – Retired, residing at 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, hereinafter jointly called and referred to as the “**OWNERS**” (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, executors, legal representatives, administrators and/or assigns) of the **FIRST PART**.

AND

‘**M/S. SHIVCON**’, a partnership firm, having its office at 39B, Beni Banerjee Avenue, P.S. - Garfa, Kolkata - 700031, represented by its partners namely (1) **SRI SHAMBHU KUMAR DAS**, (Aadhaar No. 6718 1405 7293, PAN-AHPPD8741H & Mobile No. 9830157090), son of Late

-:: (3) ::-

Sachindra Nath Das, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 37/2, Beni Banerjee Avenue, P.S. - Garfa, Kolkata - 700031, (2) **SRI RANADEV MAJUMDER**, (Aadhaar No. 6438 2078 3337, PAN-AYFPM8636D & Mobile No. 9830911213), son of Late Jatindra Mohan Majumder, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 4/110B, Vidyasagar Colony, P.S. - Netaji Nagar, Kolkata - 700047, hereinafter called and referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its heirs, executors, legal representatives, administrators and/or assigns) of the **SECOND PART**.

WHEREAS a Saf Bikray Kobala Deed being dated 12/01/1968, registered at A.D.S.R. Alipore office and entered in Book No. I, Volume No. 3, Pages from 240 to 244, Deed No. 208, for the year 1968, Smt. Subhasini Dey, wife of Late Rashu Chandra Dey of 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, became the sole and absolute owner of land measuring more or less 2 Cottahs 7 Chattacks 26 Sq.ft. lying and situated at Mouza - Raipur, J.L. No. - 33, Pargana - Khaspur, Touzi No. 56, comprising in C.S. Dag No. 1074, under C.S. Khatian No. 237, within

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the limits of the Kolkata Municipal Corporation, being Premises No. 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, under Ward No. 100, which was purchased from the previous owners Sukran Bibi and Ralbani Ustanagar and others.

AND WHEREAS by virtue of the said Saf Bikray Kobala Deed, said **Subhasini Dey** became the sole and absolute owner of the land and thereafter constructed a residential house on the said plot of land and mutated her name in the records of Assessment Registered Book of K.M.C. The said property is now recorded as K.M.C. Premises 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, under Ward No. 100 and had been enjoying the said property by paying taxes to the authority of K.M.C.

AND WHEREAS after purchasing the said land together with dwelling house said **Subhasini Dey** adjacent plot holder made a road for smooth walking from road to their own property and after physical measurement said Subhasini Dey got her land measuring more or less 2 Cottahs 1 Chattack 14 Sq.ft. and thereafter for residential purpose said Subhasini Dey constructed a dwelling house with asbestos shed and

mutated her name in the records of Assessment Registered Book of K.M.C. The said property is now recorded as K.M.C. Premises 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, under Ward No. 100 being Assessee No. 211000900982 and had been enjoying the said property by paying taxes to the authority of K.M.C.

AND WHEREAS said Subhasini Dey while had been enjoying the said property out of love and affection Gifted the entire property unto and in favour of her two sons namely (1) **SRI SWAPAN DEY**, son of Rashu Chandra Dey, (2) **SRI TAPAN DEY**, son of Rashu Chandra Dey, by way of a registered Deed of Gift which was registered in the office of Additional District Sub Registrar at Alipore and recorded in Book No. I, Volume No. 1605-2021, Pages from 32652 to 32674, being No. 160500669. for the year 2021.

AND WHEREAS by virtue of a Deed of Gift said (1) **SRI SWAPAN DEY**, son of Rashu Chandra Dey, (2) **SRI TAPAN DEY**, son of Rashu Chandra Dey, both are the joint owners of the above mentioned property and seized and possessed of well and sufficiently entitled the said property and have been jointly enjoying the same.

AND WHEREAS by virtue of the Saf Bikray Kobala Deed being registered at A.D.S.R. Alipore office and entered in Book No. I, Volume No. 48, Pages from 278 to 284, Deed No. 4133, for the year 1962, Rashu Chandra Dey, the husband of Smt. Subhasini Dey and the father of Sri Tapan Dey and Swapan Dey and Supriya Biswas (Dey), wife of Late Ajay Biswas, became the sole and absolute owner of land measuring more or less 2 Cottahs 8 Chattacks lying and situated at Mouza - Raipur, J.L. No. - 33, Pargana - Khaspur, Touzi No. 56, comprising in C.S. Dag No. 1074, under C.S. Khatian No. 237, within the limits of the Kolkata Municipal Corporation, being Premises No. 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, under Ward No. 100.

AND WHEREAS by virtue of the said Saf Bikray Kobala Deed, said **Rashu Chandra Dey** became the sole and absolute owner of the land and thereafter constructed a residential house on the said plot of land and mutated his name in the records of Assessment Registered Book of K.M.C. The said property is now recorded as K.M.C. Premises 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, under Ward No. 100, being Assessee

No. 211000900994 and had been enjoying the said property by paying taxes to the authority of K.M.C.

AND WHEREAS said Rashu Chandra Dey while had been enjoying the said property died intestate on 22/11/2006 leaving behind his widow Smt. Subhasini Dey and two sons Sri Tapan Dey and Swapan Dey and one daughter Supriya Biswas (Dey), wife of Late Ajay Biswas, as his only legal heirs and successors.

AND WHEREAS the said legal heirs of said Rashu Chandra Dey became the joint owners of the said property know and recorded as Premises No. 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, under Ward No. 100 and the said property is free from all encumbrances.

AND WHEREAS thereafter said Smt. Subhasini Dey and Supriya Biswas (Dey), wife of Late Ajay Biswas, out of love of affection gifted their 1/2 share of the land measuring 1 Cottah 3 Chattacks 18 Sq.ft. together with 1/2 share structure measuring 200 Sq.ft. out of total undivided land measuring 2 Cottahs 6 Chattacks 36 Sq.ft. together with 400 Sq.ft. kuncha Structure, lying at Premises No. 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata -

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700047, under Ward No. 100 unto and in favour of (1) SRI SWAPAN DEY, son of Rashu Chandra Dey, (2) SRI TAPAN DEY, son of Rashu Chandra Dey, which was registered in the office of Additional District Sub Registrar at Alipore and recorded in Book No. I, Volume No. 1605-2021, Pages from 3328 to 33315, being No. 160500723, for the year 2021.

AND WHEREAS by virtue of two separate Deed of Gift (1) SRI SWAPAN DEY, son of Rashu Chandra Dey, (2) SRI TAPAN DEY, son of Rashu Chandra Dey are the joint owners of the above mentioned undivided land measuring 4 Cottah 8 Chattacks 5 Sq.ft. together with kuncha structure more or less 400 Sq.ft. lying and situate at the Kolkata Municipal Corporation being two separate Premises No. 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, and the Kolkata Municipal Corporation Premises No. 23/1-H/2, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, under Ward No. 100 of the K.M.C. and physical enjoyment in respect of the said property free from all encumbrances.

AND WHEREAS the Owners herein for better enjoyment and to develop the said land of the two premises amalgamated the said two plots

of land into a single Premises in the record of the Assessment register Book of K.M.C. and recorded as Premises No. 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, under Ward No. 100, being Assessee No. 211000900994.

AND WHEREAS the Owners/Vendors herein, is looking for a proper person/firm for making construction of a straight Three storied building on the land by investing funds and having experience in the construction of the building.

AND WHEREAS the Developers herein coming to know the said intention of the Owners herein approached to the Owners and agreed to invest funds for making development of the property by making construction of a straight Three storied building.

AND WHEREAS the Owners herein and the Developers herein after having several discussion have agreed that the Developers will develop the said land at their own costs and expenses and efforts and will complete the construction of a Three storied Building over the said plot of land as per sanction building plan.

AND WHEREAS the Developers herein, who have acquired sufficient goodwill in the business of land promotion and development,

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being agreed with the said proposal of the land Owners have agreed to develop the schedule property and to erect building thereon at his own costs and expenses and efforts and in pursuance to the above, the parties herein entered into the Development Agreement in between them on the following terms and conditions mentioned therein.

AND WHEREAS the said Development Agreement was registered in the office of District Sub-Registrar-I at Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1601-2021, Pages from 164094 to 164146, being Deed No. 160103114, for the year 2021 and the said Owners also executed and registered the Development Power of Attorney unto and in favour of the Developer to complete the said building and to do acts, deeds and things, and shall handover the Owners' allocation share to the owners and remaining flats shall have right to transfer to intending buyers / purchasers as the Developer's allocation share and the said power of attorney duly registeed in the office of District Sub-Registrar-I at Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1601-2021, Pages from 164842 to 164881, being Deed No. 160103120, for the year 2021.

AND WHEREAS the Developer herein started the construction as per sanction Building Plan and as per said Development Agreement and

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the construction of the said building will be completed by the Developer but the stipulated period of the said previous Development Agreement is time out and both the Owners and the Developers mutually settled to extend the time period and revalidate the Development Agreement being No. 160103114, for the year 2021 at D.S.R.-I Alipore, and the Owners have given their consent to prepare the Supplementary Agreement and Supplementary Power of Attorney and both the Owners and the Developers mutually settled to execute and register the Supplementary Agreement and Supplementary Power of Attorney before appearing the registration office and the Developers shall handover the Owners' allocation share to the Owners as mentioned in the Schedule - "B" hereunder written and remaining portion shall get the Developers and shall have right to transfer their allocation share to the intending buyers / purchasers.

AND WHEREAS the Developers expressed their ability to complete the building within 31st December, 2027 and all the parties of the present agreement have mutually agreed to extend the period of time.

NOW THIS AGREEMENT as follows:-

- a) That the Developers will construct the incomplete straight **Three storied building**, over the said plot of land strictly as per the

building plan duly sanctioned by the authority of the K.M.C. and complete the same within 31st December, 2027.

- b) That the Developers shall have to maintain the proper size/ specification as per building plan and also as per advice of the Architect.
- c) That the Developers shall have to appoint professional civil engineer or L.B.S. or firm as Architect to supervise the construction of the proposed straight Three storied building.
- d) That the entire costs and expenses for the construction of the straight Three storied building will be borne by the Developers and the Developers shall not claim or demand in any part of the said expenses from the land owners.
- e) That after completion of the proposed building the Developers shall deliver the Owners' Allocation share to the owners with their full satisfaction with copies of sanctioned building plan, letter of possession, permanent water and electric supply, upto date paid up tax bill and electric bill, permanent drainage and sewerage line within the specified period. And after delivering

-:: (13) ::-

possession of owners allocation the Developers shall have right to sell the flats of the proposed building under its allocation to the different buyers together with proportionate share or interest of the land. It is to be categorically mentioned that the land owners shall not bare any expenses in the matter of construction of the building and shall have n liabilities any manner whatsoever in the matter of constructional work of the said building as well as development work of the said land as described in the Schedule below.

- f) That after giving lawful physical possession of the flats under the Owners Allocation in favour of the land Owners the Developers shall have the right to sell the remaining flats of the proposed building in the favour of the buyer/buyers and to fix up consideration value for the same in favour of such buyers and to enter into Agreement for Sale with such buyers and to receive part price or full consideration money from such buyers under the terms and conditions as the Developers shall think fit and proper and on receipt of the full payment for the concerned flat/flats from the Purchaser/Purchasers transferring the flat/flats in their favour and in such deed the land Owners shall joint as

-:: (14) ::-

Vendors and the land Owners shall execute the register a Supplementary General Power of Attorney in favour of the Developers to that effect and to do all acts, deeds and things and to complete the proposed building.

That all money in respect of the Developers Allocation to their Purchaser shall be taken by the Developers and the land Owners shall not be liable for any such transaction by the Developers.

- g) That the Developers started the constructional works of the proposed straight Three storied building as per sanction building plan from the authority of the K.M.C. and the Developers shall complete the said construction of the proposed straight Three storied building within **31st December, 2027** from the date of execution of this Supplementary Agreement and shall handover physical possession of the owners' allocation share to the owners within the said stipulated period without any delay in any manner whatsoever as per original Development Agreement. It is to be noted herein that the time as mentioned in this paragraph shall be the essence of this contract.

- h) That the Developers shall have no right or shall not be entitled to sell, transfer, and/or encumber the flats under the Owners Allocation.
- i) That the Developers shall act as an independent contractor in constructing the straight Three storied building and under take to keep the land owners indemnified from time to time all 3rd party claims and actions arising out of any act of commission or accident such as loss of life of labourers, mistries, and allied natures or things or relating to the construction of the building.
- j) That the Developers shall be responsible to fulfill all the above mentioned obligations towards the land Owners, failing which the Land Owners shall have every option to claim damages and/or cancel, rescind, the present agreement.
- k) That the Developers if and when the circumstances demand shall install separate electric meter in the name of the Owners of the proposed building for the flats under the Developers Allocation. The meter installation charges and security deposit if any for the same will be borne by the Developers.



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- l) That the Owners shall not be liable with regard to the nature of construction of the proposed building and also for any financial transaction with the Third Party.
- m) That the Developers shall pay a sum of Rs. 12,000/- (Rupees Twelve Thousand) only as rent per month directly to the Owners herein as per said original Development Agreement.
- n) That this Supplementary Agreement will always be treated as part and parcel of the previous Development Agreement.
- o) This Supplementary shall always be treated as an agreement by and between principal to principal. The Owners and Developers have entered into the Supplementary Agreement purely as a contract.
- p) That it is also agreed by and between the parties that all other terms and conditions mentioned in the said Development Agreement dated 18/11/2021 will remain unchanged and unaltered and this Supplementary Agreement will be treated as a part of the said original Development Agreement dated 18/11/2021.

-:: (17) ::-

THE SCHEDULE - 'A' OF THE PROPERTY

(Description of the Entire Property)

ALL THAT piece and parcel of Bastu land measuring 4 Cottah 8 Chattacks 5 Sq.ft. together with kuncha structure more or less 400 Sq.ft. having cemented floor, lying and situate at Premises No. 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, in Mouza - Raipur, J.L. No. - 33, Pargana - Khaspur, Touzi No. 56, comprising in C.S. Dag No. 1074, under C.S. Khatian No. 237, under Ward No. 100 of the K.M.C., being Assessee No. 211000900994, in the District 24 Parganas (now South 24 Parganas) along with use all easement right which is butted and bounded as follows :-

ON THE NORTH : 23/1/C/2, Raipur Mondal Para Road, Kolkata - 700047.

ON THE SOUTH : 21/1B/3, Raipur Mondal Para Road, Kolkata - 700047.

ON THE EAST : 23/6, Naktala Lane, 23/5/3/1, D.P.P. Road, 4/114,
Vidyasagar Colony, Kolkata - 700047.

ON THE WEST : 8'-0" ft. wide Road and 15'-0" ft. wide Road.

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**THE SCHEDULE - 'B' OF THE PROPERTY
ABOVE REFERRED TO
(OWNERS' ALLOCATION)**

The Owners Shall get 50% of the total sanction FAR as to be sanctioned by the authority of the Kolkata Municipal Corporation out of 50% of the total sanction FAR, the Owners shall get One Flat, North side, on the Ground Floor, and Two Flats on the First Floor (one flat on the North side and another flat on the East side) and One Flat, South side, on the Top Floor of the proposed building along with One Car Parking Space on the Ground Floor of the building as per sanction building plan together with undivided proportionate share of the land along with all other common areas and facilities of the proposed Building of the said premises.

**SCHEDULE- 'C' OF THE PROPERTY
ABOVE REFERRED TO
(DEVELOPERS ALLOCATION)**

The Developers shall get 50% of the total sanction FAR as to be sanctioned by the authority of the Kolkata Municipal Corporation out of 50% of the total sanction FAR, the Developers shall get One Flat, East side, on the Ground Floor, and One Flat on the First Floor, South side and

Two Flats (one flat on the North side and another flat on the East side) on the Top Floor of the proposed building along with One Car Parking Space, on the Ground Floor as per sanction building plan together with undivided proportionate share of the land along with all other common areas and facilities of the proposed Building of the said premises.

THE SCHEDULE - 'D' ABOVE REFERRED TO
(Common areas and facilities)

1. Stair case on all floors.
2. Stair case landings on all floors.
3. Common passage and lobbies on the Ground Floor.
4. Water pumps, Water Tanks, reservoirs, water pipes, septic tank, all rain water pipes and all other common plumbing installations and sanitary installations.
5. Common Electrical wiring, fittings and fixtures, generators (excluding those installed for any particular unit).
6. Drainage and Sewerage.
7. Boundary walls and Main Gates.

8. Such other common parts, areas, equipments, fittings, installations, fixtures and spaces in or about the said building as necessary for passage to or user and occupancy of the said unit in common and as may be specified and/or terrace.
9. Ultimate roof on the top floor of the proposed building.
10. Lighting of the common portion.
11. Water supply system, common lavatory.

SCHEDULE - 'E'
(WORKS SPECIFICATION)

1. Entire flooring of the flat will be made of Floor Tiles.
2. Kitchen/toilet floor will be of marble and in toilet wall-tiles up to 3 feet will be provided.
3. In the kitchen one cooking platform and wall dado of glazed tiles upto 18" height over the platform and one basin and one sink will be provided and one top for sink and basin purpose.
4. Height of the flat will be created as per sanction building plan.
5. Door: Wooden frame will flush doors commercial play but main door would be wooden frame & wooden panel.

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6. Window: To be provided with Grills & Aluminums frame with Glass.
7. Interior walls will be furnished with plaster of parish.
8. in the toilet, one western of Indian Commode with cistern. In addition to this one basin, two tap connections shall be provided in the W.C. on Western commode and one tap.
9. Concealed wiring with points as under:
 - a) Bed Room: Two light points, One fan points, One plug point (5 Amp.).
 - b) Toilet: One light point, One plug point (15 Amp.).
 - c) Kitchen: Exhaust fan point, Two plug point (One 5 Amp.).
 - d) Drawing: Two light Points, One fan Point, Three plug points (dining 5 Amp.).
 - e) Balcony: One Light point.
 - f) One calling bell connection in each flat above/beside the rear floor frame.
 - g) Special fitting as per Owners choice will be provided at entire cost of the Developers.

IN WITNESS WHEREOF the party of the First Part and the Party of the Second Part after fully understanding the terms and conditions contained in this Supplementary Agreement in good faith and we put our hands and seals on this the day, month and year first above written.

In presence of:

WITNESSES:

1. Swapan Kumar Majumder
4/110 B, Vidyasagar Colony,
Baktala, Kolkata-700047.

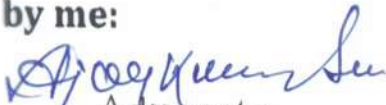
✓ Swapan Dey

✓ Tapan Dey

2. 
3/188 Vidyasagar Colony
Kolkata-47
P.S. Netaji Nagar

SIGNATURE OF THE OWNERS

Drafted by me:


Advocate

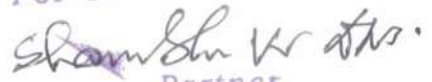
Alipore Criminal Court,

Kolkata - 700 027. Email no = F 726768@1981

Computer Printed by:

Biswajit Karmakar
Alipore Criminal Court,
Kolkata - 700 027.

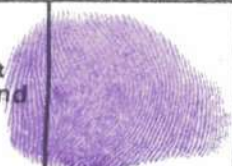
For SHIV CON


Partner

For SHIV CON

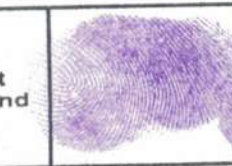
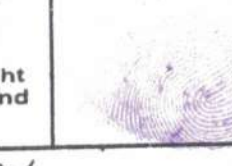
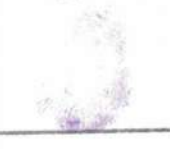

Partner

SIGNATURE OF THE DEVELOPERS

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left hand					
right hand					

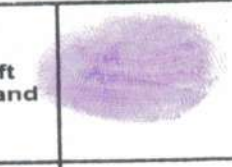
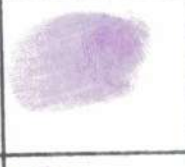
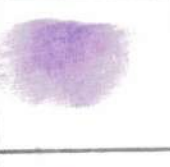
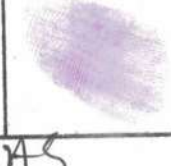
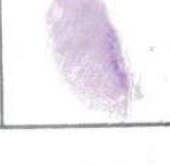
Name Supan Dey

Signature Supan Dey

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left hand					
right hand					

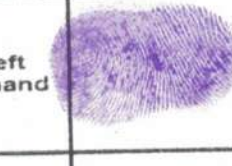
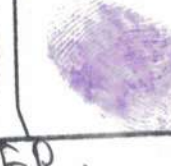
Name Tapan Dey

Signature Tapan Dey

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SHAMDHAR KR DAS

Signature Shamdhhar K R

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name RANDEV MAJUMDER

Signature Randev Majumder



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPSeChallan



192026270021170218

GRN Details

GRN:	192026270021170218	Payment Mode:	SBI Epay
GRN Date:	21/04/2026 11:26:20	Bank/Gateway:	SBIePayPayment Gateway
BRN :	7292515082817	BRN Date:	21/04/2026 11:26:31
Gateway Ref ID:	CHW8152187	Method:	State Bank of India NB
GRIPS Payment ID:	210420262002117020	Payment Init. Date:	21/04/2026 11:26:20
Payment Status:	Successful	Payment Ref. No:	2000996632/1/2026
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr SHAMBHU KUMAR DAS
Address:	37/2,BENI BENERJEE AVENUE
Mobile:	9830157090
Period From (dd/mm/yyyy):	21/04/2026
Period To (dd/mm/yyyy):	21/04/2026
Payment Ref ID:	2000996632/1/2026
Dept Ref ID/DRN:	2000996632/1/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount ()
1	2000996632/1/2026	Property Registration- Stamp duty	0030-02-103-003-02	6920
2	2000996632/1/2026	Property Registration- Registration Fees	0030-03-104-001-16	600
3	2000996632/1/2026	ReceiptsonaccountofStandard User Charge-Other fees	0030-02-102-008-16	300
Total				7820

IN WORDS: SEVEN THOUSAND EIGHT HUNDRED TWENTY ONLY.

Major Information of the Deed

Deed No :	I-1605-00754/2026	Date of Registration	22/04/2026
Query No / Year	1605-2000996632/2026	Office where deed is registered	
Query Date	17/04/2026 2:05:06 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Ajoy Kumar Sen Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8001308534, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 58,66,078/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 600/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

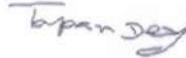
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Mondal Para Road, , Premises No: 23/1-H/1, , Ward No: 100 Pin Code : 700047

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	4 Katha 8 Chatak 5 Sq Ft	1/-	55,66,078/-	Width of Approach Road: 15 Ft.,
Grand Total :				7.4365Dec	1 /-	55,66,078 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	3,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	1 /-	3,00,000 /-	

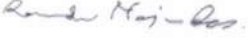
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SWAPAN DEY Son of Mr RASHU CHANDRA DEY Executed by: Self, Date of Execution: 22/04/2026 , Admitted by: Self, Date of Admission: 22/04/2026 ,Place : Office	Photo  22/04/2026	Finger Print  Captured LTI 22/04/2026	Signature  22/04/2026
23/1-H/1, RAIPUR MONDAL PARA ROAD, City:- Kolkata, P.O:- Naktala, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: FNxxxxxx1D, Aadhaar No: 24xxxxxxxx7862, Status :Individual, Executed by: Self, Date of Execution: 22/04/2026 , Admitted by: Self, Date of Admission: 22/04/2026 ,Place : Office				
2	Name Mr TAPAN DEY Son of Mr RASHU CHANDRA DEY Executed by: Self, Date of Execution: 22/04/2026 , Admitted by: Self, Date of Admission: 22/04/2026 ,Place : Office	Photo  22/04/2026	Finger Print  Captured LTI 22/04/2026	Signature  22/04/2026
23/1-H/1, RAIPUR MONDAL PARA ROAD, City:- Kolkata, P.O:- NAKTALA, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: FCxxxxxx0R, Aadhaar No: 88xxxxxxxx7180, Status :Individual, Executed by: Self, Date of Execution: 22/04/2026 , Admitted by: Self, Date of Admission: 22/04/2026 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHIVCON 39B, BENI BANERJEE AVENUE, City:- Kolkata, P.O:- GARFA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Date of Incorporation:XX-XX-2XX2 , PAN No.:: adxxxxxx4c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SHAMBHU KUMAR DAS Son of Late SACHINDRA NATH DAS Date of Execution - 22/04/2026, , Admitted by: Self, Date of Admission: 22/04/2026, Place of Admission of Execution: Office	Photo  Apr 22 2026 12:33PM	Finger Print  Captured LTI 22/04/2026	Signature  22/04/2026
	37/2, BENI BANERJEE AVENUE, City:- Kolkata, P.O:- GARFA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: AHxxxxxx1H, Aadhaar No: 67xxxxxxxx7293 Status : Representative, Representative of : SHIVCON (as PARTNER)			
2	Name Mr RANADEV MAJUMDER (Presentant) Son of Late JATINDRA MOHAN MAJUMDER Date of Execution - 22/04/2026, , Admitted by: Self, Date of Admission: 22/04/2026, Place of Admission of Execution: Office	Photo  Apr 22 2026 12:34PM	Finger Print  Captured LTI 22/04/2026	Signature  22/04/2026
	4/110B, VIDYASAGAR COLONY, City:- Kolkata, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: AYxxxxxx6D, Aadhaar No: 64xxxxxxxx3337 Status : Representative, Representative of : SHIVCON (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AJOY KUMAR SEN Son of Late BIJOY CHANDRA SEN ALIPORE POLICE COURT, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 22/04/2026	 Captured 22/04/2026	 22/04/2026
Identifier Of Mr SWAPAN DEY, Mr TAPAN DEY, Mr SHAMBHU KUMAR DAS, Mr RANADEV MAJUMDER			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN DEY	SHIVCON-3.71823 Dec
2	Mr TAPAN DEY	SHIVCON-3.71823 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN DEY	SHIVCON-200.00000000 Sq Ft
2	Mr TAPAN DEY	SHIVCON-200.00000000 Sq Ft

Endorsement For Deed Number : I - 160500754 / 2026

On 22-04-2026

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 12:29 hrs on 22-04-2026, at the Office of the A.D.S.R. ALIPORE by Mr RANADEV MAJUMDER ,.

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 58,66,078/-

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

Execution is admitted on 22/04/2026 by 1. Mr SWAPAN DEY, Son of Mr RASHU CHANDRA DEY, 23/1-H/1, RAIPUR MONDAL PARA ROAD, P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 2. Mr TAPAN DEY, Son of Mr RASHU CHANDRA DEY, 23/1-H/1, RAIPUR MONDAL PARA ROAD, P.O: NAKTALA, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person

Indetified by Mr AJOY KUMAR SEN, , , Son of Late BIJOY CHANDRA SEN, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, 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 22-04-2026 by Mr SHAMBHU KUMAR DAS, PARTNER, SHIVCON (Partnership Firm), 39B, BENI BANERJEE AVENUE, City:- Kolkata, P.O:- GARFA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Indetified by Mr AJOY KUMAR SEN, , , Son of Late BIJOY CHANDRA SEN, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 22-04-2026 by Mr RANADEV MAJUMDER, PARTNER, SHIVCON (Partnership Firm), 39B, BENI BANERJEE AVENUE, City:- Kolkata, P.O:- GARFA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Indetified by Mr AJOY KUMAR SEN, , , Son of Late BIJOY CHANDRA SEN, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, 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 600.00/- (E = Rs 600.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/04/2026 11:26AM with Govt. Ref. No: 192026270021170218 on 21-04-2026, Amount Rs: 600/-, Bank: SBI EPay (SBlePay), Ref. No. 7292515082817 on 21-04-2026, 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 , by Stamp Rs 100.00/-, by online = Rs 6,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6542, Amount: Rs.100.00/-, Date of Purchase: 21/04/2026, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/04/2026 11:26AM with Govt. Ref. No: 192026270021170218 on 21-04-2026, Amount Rs: 6,920/-, Bank: SBI EPay (SBlePay), Ref. No. 7292515082817 on 21-04-2026, Head of Account 0030-02-103-003-02



Debjit Roy

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2026, Page from 32297 to 32328
being No 160500754 for the year 2026.



Digitally signed by DEBJIT ROY
Date: 2026.05.05 14:08:21 +05:30
Reason: Digital Signing of Deed.

(Debjit Roy) 05/05/2026

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.