

5215/25

I-05069/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AU 262502

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-Register-III  
Alipore, South 24-parganas

17.03.23

SUPPLEMENTARY DEVELOPMENT AGREEMENT

1. Date: 17/03/2025
2. Nature of Document : Supplementary Development Agreement
3. Parties: (Collectively the following, which shall include their successors-in-interest)

17/3/2025  
2441055/25

01 MAR 2025

01 MAR 2025

Sl. No. 59<sup>th</sup> Date.....

Name.....

Address.....

Vendor Sig.....



*[Handwritten signature]*

TAPAN KUMAR DAS  
Alipore Police Court  
Kolkata-700027



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
17 MAR 2025

*Teaketa Das  
S. Das  
Rabaglam  
Shyampur  
Howrah  
711315*

- 3.1 **OWNERS:** (1) **EKDANTA NIKETAN PRIVATE LIMITED (PAN: AACCE1752A) (CIN : U45400WB2009PTC134620)** a company registered under the Companies Act, 2013, (2) **LAMBODAR ESTATES PRIVATE LIMITED (PAN: AABCL6150G) (CIN: U45400WB2009PTC134625)** a company registered under the Companies Act, 2013, **AND** (3) **DAMODAR PROPERTIES PRIVATE LIMITED (PAN: AADCD1523D) (CIN: U45400WB2009PTC134625)** a company registered under the Companies Act, 2013, all having their registered office at 70/1, Tiljala Road, Kolkata- 700046, South 24 Parganas, West Bengal, India, all represented by their authorized signatory **MR. SALAJ TULSYAN (PAN: AEXPT5674G) (AADHAR: 7773 3917 9472)** son of Mr. Damodar Prasad Tulsyan, residing at Flat No. 6E, 34, Ballygunge Circular Road, P.O. and P.S. Ballygunge, Kolkata- 700019, South 24 Parganas, West Bengal, India of the **ONE PART**;

**AND**

- 3.2 **DEVELOPER: SRIJI GOPALJI NPR ENCLAVE LLP (PAN AEZFS8347H) (LLPIN: ACB-1007) (formerly SRIJI GOPALJI ENCLAVE LLP)** a limited liability partnership firm registered under the Limited Liability Partnership Act, 2008, having its registered office at Biowonder, 789, Anandapur, 14<sup>th</sup> floor, Unit No. 1402, P.O. and P.S. Anandapur, Kolkata- 700107, South 24 Parganas, West Bengal, India, represented by its authorized signatory **MR. ANANT NATHANY (PAN: ACRPN7067R) (AADHAR: 8325 2321 9317)** son of Mr. Rajesh Nathany, by faith – Hindu, by occupation business, residing at 10A, Ballygunge Circular Road, P.O. and P.S. Ballygunge, Kolkata- 700019, South 24 Parganas, West Bengal, India of the **OTHER PART**;

(The expression "**Owner**" and "**Developer**" shall, hereafter, collectively, be referred to as the "**Parties**" and individually as a "**Party**")

**WHEREAS:**

- A) By an agreement dated the 26<sup>th</sup> day of September, 2023 registered in the office of District Sub-Registrar-III, South 24 Parganas, recorded in Book No. I, Volume No. 1603-2023, Pages from 428512 to 428572 being deed number 160315560 for the year 2023, executed by and between the Parties hereto (the "**Said Development Agreement**") the Owners granted the exclusive rights, unto and in favor of the Developer for construction and development of a Residential/ Commercial Building Complex (the "**Project**") on the premises morefully described in the first schedule of the Said Agreement as also in the **SCHEDULE** hereunder written. (the "**Project Land**") subject to the terms and conditions as provided in the said Agreement.
- B) Pursuant to the Said Agreement, the Developer approached the Owner and requested the Owner for change in terms and conditions, which the Owner has accepted subject to the Developer complying with all its obligations and hence the Parties have since decided to incorporate certain changes and/or amendments in the terms and conditions as stated in the Said Agreement and pursuant thereto this supplementary agreement is being entered upon by and between the Parties herein in continuity, as an addendum with and to the Said Agreement dated 26<sup>th</sup> September, 2023 to amend and/or incorporate the revised terms and conditions in the Said Agreement and accordingly this agreement records the following;



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SOUTH 24 P.C.S. ALIPORE

17 MAR 2025

**NOW IT IS HEREBY AGREED AS FOLLOWS:**

- a. That the "**Agreed Ratio**" as stated in clause 1.1 of the Said Development Agreement stands revised to 39:61 wherein the "**Owner's Revenue Share**" as defined in clause 1.15 of the Said Development Agreement stands amended to 39% of the **Sales Revenue** which shall be receivable by the Owners in the manner agreed in the Said Development Agreement and the "**Developer's Revenue Share**" as defined in clause 1.10 of the Said Development Agreement stands amended to net 61% of the Sales Revenue which shall be receivable by the Developer in the manner agreed in the Said Agreement.
- b. The Developer further reiterate that no marketing, brokerage and advertising cost shall be deducted and/or adjusted from the **Owner's Revenue Share** and entire marketing, brokerage and advertising cost shall be borne by the Developer.
- c. The Developer shall be entitled to receive the Extras and Deposits subject to Clause 9.2 of the Said Development Agreement.
- d. The **Residual Areas**, if any, will be identified and allocated between the Owner and Developer in the ratio of 40.63 : 59.37 respectively as per the terms of clause 10.1 of the said agreement.
- e. The Developer has further represented that some units shall have triple height terrace ( to be sanctioned free of FAR, as shall be shown in the sanction plan) attached to it, admeasuring each around 40 square feet of built up area (more or less) and the same shall also form part of the saleable area to be sold to the intending purchasers and as such the Owners and the Developer have agreed to share the revenue generated from the sale of the said triple height terrace in the ratio of 30:70 belonging to the Owners and the Developer respectively. It being clarified that the cost of sanction, construction, marketing, brokerage etc. of the same shall be borne by the Developer only. The distribution of funds shall be done similarly as is applicable for the other saleable/transerable areas.
- f. The Developer further states and represents that there would be additional 19 mechanical car parks (plan of which has been shown and signed by both the parties separately) over and above the current car parks i.e 168 car parks as per the tentative plan to be sanctioned. It has been agreed that the revenue of the said 19 mechanical car parks at the upper level shall be shared in the ratio of 30:70 belonging to the Owners and the Developer respectively. It being clarified that the cost of sanction, construction, marketing, brokerage etc. of the same, shall be borne by the Developer only. However, it being further clarified that this sharing ratio shall be limited to 19 mechanical car parks, if the same is constructed over and above 168 car parks and if the Developer fails to achieve the threshold limit of 168 car parks then the additional mechanical car parks shall be first adjusted with the threshold limit and the sharing of the same shall be as per the Agreed Ratio and similarly any car parks over and above  $(168+19)= 187$  car parks shall also be shared in the Agreed Ratio. The distribution of funds shall be done similarly as is applicable for the other saleable/transerable areas.
- g. The Developer hereby further states that it shall cause no hindrance and/or objection for use and/or enjoyment of the Project Land by the Owners still the Developer has obtained all Approvals for commencement of construction over the Project Land. The Owners will remove all its men and materials from the Project Land within 2 months from the date of obtaining all Approvals for commencement of construction. However, as per clause 6.2 of the Said Agreement, the Owners shall allow the Developer to cause necessary Survey and Soil Testing



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS. ALIPORE

17 MAR 2025

done on the Project Land as per the schedule so proposed by the consultant of the Developer and approved by the Owners. It is, however, stated that the portion of the Project Land where the survey and soil testing shall be done shall be restored to its original form subsequent to the successful completion of the survey and soil testing only in case any structure has to be broken for soil testing.

h. That Clause 6.3 (b) of the said Development Agreement shall stand modified as follows:

"The Developer has represented and assured the Owner that within a period of 11 months commencing from 20<sup>th</sup> January 2025, the Developer shall apply and receive all necessary sanctioned Building Plan(s) and all other Approval(s) from the concerned authority (ies) for commencement of construction of the new building save and except the environmental clearance. Subject to the Developer complying with the timelines of obtaining the sanction plan as stated hereinabove the Developer shall further be obligated to obtain the environmental clearance within 4 months of date of receipt of sanction plan. It being agreed that timeline of 11 and 4 months (from the date of sanction of Building Plan or from the expiry of 11 months, whichever is earlier) respectively includes the grace/cure period and no further cure period as mentioned in Clause 17.1 of the said Development Agreement shall be provided to the Developer on default of the abovementioned timelines. In the event, the Developer is unable to fulfill any its above representation and commitment within the above defined timeline, the Owner shall be at liberty to exercise clause 17.2 of the Said Development Agreement. Further it being clarified that if the Developer fails to obtain the sanction plan due to any title defect, which has to be notified to the Owner within 30 days of receiving any notice from Kolkata Municipal Corporation, then in such an event the parties shall try to rectify the same, however, if the parties fail to rectify the same within a period of 6 months from the date of receiving notice of the same, this Development agreement shall stand terminated on refund of the Security Deposit received along with interest @ 12% per annum on the same."

i. That the payment of the balance amount of Rs. 2,00,00,000/- (Rupees Two Crores only) of the "Refundable Security Deposit" in supersession Clause of 9.8 (a) (iii) and (iv) of the Said Development Agreement shall as follows

- (1) Rs. 50,00,000/- (Rupees Fifty Lakhs) is paid simultaneously with execution and registration of this Supplementary Agreement.
- (2) Rs. 50,00,000/- (Rupees Fifty Lakhs) shall be paid by the Developer to the Owners on or before 25<sup>th</sup> March 2025
- (3) Rs. 50,00,000/- (Rupees Fifty Lakhs) shall be paid by the Developer to the Owners on or before 15<sup>th</sup> April 2025.
- (4) Rs. 50,00,000/- (Rupees Fifty Lakhs) shall be paid by the Developer to the Owners on or before 15<sup>th</sup> November 2025 or on sanction of Building Plan, whichever is earlier.
- (5) The Developer unconditionally undertakes to make the abovementioned payment within the timelines as mentioned hereinabove and failure to make the same shall be treated as an event of default and if such event of default continues for a period of 7 days from the date of the abovementioned payment being due, then the Developer shall be liable to pay the liquidated damage amount as mentioned in Clause 17.2 of the said Development Agreement for the period till the abovementioned payments are made, and if such failure continues for a period of



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6 months then in such an event the Owners shall terminate the agreement as per Clause 17.2 of the said Development Agreement.

- j. This Agreement further records that the Owners have complied with all their obligations as mentioned in the said Development Agreement and/or stated elsewhere and the Developer has fully satisfied itself with regard to the same and henceforth the Developer shall not call for the Owners to carry out any other work in any manner whatsoever or howsoever.
- k. It has also further been represented and assured by the Developer to the Owners that there shall be no further negotiations and amendments in the commercial understanding between the Parties and the said Development Agreement read with this Supplementary Agreement shall be final and binding on the Parties herein.
- l. This Agreement is supplemental to the Said Development Agreement dated 26<sup>th</sup> September, 2023 and save and except as stated hereinabove all other provisions of the Said Development Agreement dated 26<sup>th</sup> September, 2023 shall remain in full force and effect and shall be binding on the Parties hereto.
- m. All the capitalized terms used herein but not defined herein shall, unless the context otherwise requires, be deemed to bear the same meaning as ascribed to them in the Said Development Agreement dated 26<sup>th</sup> September, 2023.

**THE SCHEDULE ABOVE REFERRED TO**  
**PROJECT LAND**

All that the piece and parcel of land having an area of 5 Bighas 13 Cottah 19 sft, be the same, a little more or less, with buildings, sheds, quarters and other structures lying constructed thereat having an area of 62,013 sft, be the same, a little more or less, lying at and being Premises No. 22, New Tangra Road, P.O. and P.S. Tangra under Ward No. 58 of the Kolkata Municipal Corporation, comprised in Holding No. 19 and 18 (formerly 11D and 11E) in Sub-Division I, Division-IV, in Mouja - Tangra, within the jurisdiction of Registration District Alipore, and Sub-Registration office Sealdah, butted and bounded in the manner following, i.e. to say

- ON THE NORTH : Partly by land and house of S.E. Enayatullah, partly by land and house of Charu Bhusan Dala and others and partly by the house of Pran Krishna Khan and Gokul Chandra Khan and partly by Premises No. 4, Chingrighatta Lane, and partly by the land belonging to Kshettra Hari Sarkar;
- ON THE SOUTH : Partly by Premises No. 20 and partly by the house of Jugal Chandra Biswas and others.
- ON THE EAST : Partly by land belonging to S. Moslem and partly by the land belonging to Kshettra Hari Sarkar
- ON THE WEST : Partly by the house of Pran Krishna Khan and Gokul Chandra Khan and partly by Premises No. 4, Chingrighatta Lane, partly by New Tangra Road and partly by the house of Jugal Chandra Biswas and others



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SOUTH 24 PGS. ALIPORE  
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**IN WITNESS WHEREOF** the Parties to this agreement have hereunto set their respective hands and seals on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED** by  
the Owners at Kolkata in the presence  
of :

1. Partha Deb  
2/77A, Dum Dum Road  
Kolkata - 700074
2. Brajankar Das  
85A Sarat Bose Road  
K-26

Damodar Properties Pvt. Ltd  
Ekdanta Niketan Pvt. Ltd  
Lambodar Estates Pvt. Ltd  
*Sahaj Talwar*  
Authorised Signatory/Director

**SIGNED, SEALED AND DELIVERED**  
by the Developer at Kolkata in the  
presence of :

1. Partha Deb
2. Brajankar Das

*Sriji*  
SRJI GOPALJI NPR ENCLAVE LLP  
*Arun Kumar*  
Designated Partner

Drafted by :

*AAI*  
c/o Sampark Attorneys  
85A Sarat Bose Road  
Kolkata 700026  
F/491/2020



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS. ALIPORE

17 MAR 2025

## SPECIMEN FORM FOR TEN FINGERPRINTS



*Sahaj Tulyan*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Karim*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS. ALIPORE

17 MAR 2025

### Major Information of the Deed

Deed No :	I-1603-05069/2025	Date of Registration	17/03/2025
Query No / Year	1603-2000441055/2025	Office where deed is registered	
Query Date	13/02/2025 7:45:16 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRAVAKAR DAS 85A, Sarat Bose Road, Jyoti Vihar, 3rd Floor, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 7501785960, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,00,000/-]		
Set Forth value	Market Value		
	Rs. 30,26,57,442/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,121/- (Article:48(g))	Rs. 50,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Tangra, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: New Tangra Road, , Premises No: 22, , Ward No: 058 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	5 Bigha 13 Katha 19 Sq Ft		27,12,63,361/-	Property is on Road
<b>Grand Total :</b>				<b>186.4935Dec</b>	<b>0 /-</b>	<b>2712,63,361 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	62013 Sq Ft.	0/-	3,13,94,081/-	Structure Type: Structure
Gr. Floor, Area of floor : 62013 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>62013 sq ft</b>	<b>0 /-</b>	<b>313,94,081 /-</b>	

### Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>EKDANTA NIKETAN PRIVATE LIMITED</b> 70/1 Tiljala Road, City:- , P.O:- Tiljala Road, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: AAxxxxxx2E, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative, Executed by: Representative











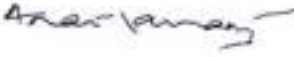

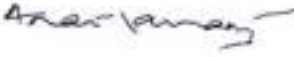

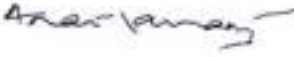


2	<b>LAMBODAR ESTATES PRIVATE LIMITED</b> 70/1 Tiljala Road, City:- , P.O:- Tiljala Road, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.: AAxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	<b>DAMODAR PROPERTIES PRIVATE LIMITED</b> 70/1 Tiljala Road, City:- , P.O:- Tiljala Road, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.: AAxxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Developer Details :**




SI No	Name,Address,Photo,Finger print and Signature
1	<b>SRIJI GOPALJI NPR ENCLAVE LLP</b> 789, Anandapur, 14th Floor, Unit No.- 1402, City:- , P.O:- Anandapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Date of Incorporation:XX-XX-2XX5 , PAN No.: AExxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr SALAJ TULSYAN</b>            Son of Mr Damodar Prasad Tulsyan            Date of Execution - 17/03/2025, , Admitted by: Self, Date of Admission: 17/03/2025, Place of Admission of Execution: Office         </td> <td>   <small>Mar 17 2025 3:30PM</small> </td> <td>   <small>LT1 17/03/2025</small> </td> <td>   <small>17/03/2025</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr SALAJ TULSYAN</b> Son of Mr Damodar Prasad Tulsyan Date of Execution - 17/03/2025, , Admitted by: Self, Date of Admission: 17/03/2025, Place of Admission of Execution: Office	 <small>Mar 17 2025 3:30PM</small>	 <small>LT1 17/03/2025</small>	 <small>17/03/2025</small>	Flat 6E, 34, Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: AExxxxxx4G, Aadhaar No: 77xxxxxxxx9472 Status : Representative, Representative of : EKDANTA NIKETAN PRIVATE LIMITED (as Authorised signatory), LAMBODAR ESTATES PRIVATE LIMITED (as Authorised signatory), DAMODAR PROPERTIES PRIVATE LIMITED (as Authorised signatory)		
Name	Photo	Finger Print	Signature									
<b>Mr SALAJ TULSYAN</b> Son of Mr Damodar Prasad Tulsyan Date of Execution - 17/03/2025, , Admitted by: Self, Date of Admission: 17/03/2025, Place of Admission of Execution: Office	 <small>Mar 17 2025 3:30PM</small>	 <small>LT1 17/03/2025</small>	 <small>17/03/2025</small>									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr ANANT NATHANY (Presentant)</b>            Son of Mr Rajesh Nathany            Date of Execution - 17/03/2025, , Admitted by: Self, Date of Admission: 17/03/2025, Place of Admission of Execution: Office         </td> <td>   <small>Mar 17 2025 3:31PM</small> </td> <td>   <small>LT1 17/03/2025</small> </td> <td>   <small>17/03/2025</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr ANANT NATHANY (Presentant)</b> Son of Mr Rajesh Nathany Date of Execution - 17/03/2025, , Admitted by: Self, Date of Admission: 17/03/2025, Place of Admission of Execution: Office	 <small>Mar 17 2025 3:31PM</small>	 <small>LT1 17/03/2025</small>	 <small>17/03/2025</small>	10A, Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.: acxxxxxx7r, Aadhaar No: 83xxxxxxxx9317 Status : Representative, Representative of : SRIJI GOPALJI NPR ENCLAVE LLP (as Authorised signatory)		
Name	Photo	Finger Print	Signature									
<b>Mr ANANT NATHANY (Presentant)</b> Son of Mr Rajesh Nathany Date of Execution - 17/03/2025, , Admitted by: Self, Date of Admission: 17/03/2025, Place of Admission of Execution: Office	 <small>Mar 17 2025 3:31PM</small>	 <small>LT1 17/03/2025</small>	 <small>17/03/2025</small>									



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Pravakar Das</b> Son of Mr Sankar Das Nabagram, City:- Howrah, P.O:- Nabagram, P.S:-Shyampur, District:- Howrah, West Bengal, India, PIN:- 711315		 Captured	
	17/03/2025	17/03/2025	17/03/2025
Identifier Of Mr SALAJ TULSYAN, Mr ANANT NATHANY			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	EKDANTA NIKETAN PRIVATE LIMITED	SRIJI GOPALJI NPR ENCLAVE LLP-62.1645 Dec
2	LAMBODAR ESTATES PRIVATE LIMITED	SRIJI GOPALJI NPR ENCLAVE LLP-62.1645 Dec
3	DAMODAR PROPERTIES PRIVATE LIMITED	SRIJI GOPALJI NPR ENCLAVE LLP-62.1645 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	EKDANTA NIKETAN PRIVATE LIMITED	SRIJI GOPALJI NPR ENCLAVE LLP-20671.00000000 Sq Ft
2	LAMBODAR ESTATES PRIVATE LIMITED	SRIJI GOPALJI NPR ENCLAVE LLP-20671.00000000 Sq Ft
3	DAMODAR PROPERTIES PRIVATE LIMITED	SRIJI GOPALJI NPR ENCLAVE LLP-20671.00000000 Sq Ft



**Endorsement For Deed Number : I - 160305069 / 2025**

**On 17-03-2025**

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

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

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

Presented for registration at 12:04 hrs on 17-03-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr ANANT NATHANY ..

**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 30,26,57,442/-

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

Execution is admitted on 17-03-2025 by Mr SALAJ TULSYAN, Authorised signatory, EKDANTA NIKETAN PRIVATE LIMITED, 70/1 Tiljala Road, City:- , P.O:- Tiljala Road, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046; Authorised signatory, LAMBODAR ESTATES PRIVATE LIMITED, 70/1 Tiljala Road, City:- , P.O:- Tiljala Road, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046; Authorised signatory, DAMODAR PROPERTIES PRIVATE LIMITED, 70/1 Tiljala Road, City:- , P.O:- Tiljala Road, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046

Identified by Mr Pravakar Das, , Son of Mr Sankar Das, Nabagram, P.O: Nabagram, Thana: Shyampur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Service

Execution is admitted on 17-03-2025 by Mr ANANT NATHANY, Authorised signatory, SRIJI GOPALJI NPR ENCLAVE LLP, 789, Anandapur, 14th Floor, Unit No.- 1402, City:- , P.O:- Anandapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Identified by Mr Pravakar Das, , Son of Mr Sankar Das, Nabagram, P.O: Nabagram, Thana: Shyampur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 50,053.00/- ( B = Rs 50,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 50,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2025 6:03PM with Govt. Ref. No: 192024250445624298 on 13-03-2025, Amount Rs: 50,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 4401846090027 on 13-03-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 75,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 59, Amount: Rs.100.00/-, Date of Purchase: 01/03/2025, Vendor name: T KR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2025 6:03PM with Govt. Ref. No: 192024250445624298 on 13-03-2025, Amount Rs: 75,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 4401846090027 on 13-03-2025, Head of Account 0030-02-103-003-02



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**





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

**Registered in Book - I**

**Volume number 1603-2025, Page from 149577 to 149589**

**being No 160305069 for the year 2025.**



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2025.04.02 15:43:10 +05:30  
Reason: Digital Signing of Deed.

**(Debasish Dhar) 02/04/2025**

**DISTRICT SUB-REGISTRAR**

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

**West Bengal.**