

7090/2025

T-07203/2025

2-2-2586671/025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the Endorsement Sheet's and the Signature Sheet's attached to this documents are part of the Document.

252438

M 252438

16.09.25 1:48 pm

District Sub-Registrar-I
Purba Bardhaman

16 SEP 2025

SUPPLEMENTARY AGREEMENT

Deed of Supplementary Agreement for development as well as construction on the basis of Regd. deed of Development agreement of Multi Storied building under the name and style "GREEN VIEW APARTMENT" at Mouza - Guskara, J.L No. 110, Ward No. 06, under Guskara Municipality, P.S. Ausgram & District - Purba Bardhaman

THIS SUPPLEMENTARY AGREEMENT MADE ON THE 16TH DAY OF SEPTEMBER IN ENGLISH YEAR 2025

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4553 12/09/2025

স্বাক্ষর নাম: অক্ষয় কুমার

পরিচয়: ১০০৩

স্বাক্ষর: ১০০৩

কর্তৃত্ব: ১০০৩

তারিখ: ১০/০৯/২০২৫

কোর্ট কলেক্টর: কলকাতা

12 8 AUG 2025



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District Sub-Registrar-I
Purba Bardhaman

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BETWEEN

MR. AMIT PODDAR, PAN - ANUPP9819M, son of Rajendra Poddar, Indian by Nationality, Hindu by Religion, Business by Occupation, resident of 7 Hriday Sarkar Lane, Parapukur, P.O and P.S. Burdwan Sadar, District - Purba Bardhaman, Pin - 713101, hereinafter collectively referred to as the **LAND OWNER** (which terms or expression shall unless excluded by or made repugnant to the context be deemed to mean and include his legal heirs, successors, successor-in-interest and assignees) of the "**FIRST PART**".

AND

PODDAR REALTORS PVT. LTD., PAN - AAGCP2937G, CIN No. U70109WB2011PTC169550, a company Registered under the Companies Act, 1956, having its Registered office at 1 No. Parcus Road, P.O and P.S - Burdwan, District - Purba Bardhaman, Pin - 713101, represented by its present directors namely (1) **Mr. Amit Poddar, PAN - ANUPP9819M**, son of Rajendra Poddar and (2) **Mr. Atul Poddar, PAN - AKCPP4765H**, son of Rajendra Poddar, both are Indian by Nationality, Hindu by Religion, Business by Occupation, resident of 7 Hriday Sarkar Lane, Parapukur, P.O and P.S. Burdwan Sadar, District - Purba Bardhaman, Pin - 713101, hereinafter referred to as "**the Developer**" (which term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean

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M. Poddar
K.M.



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and include their successors and assigns) of the **OTHER PART**.

This deed witnesseth as follows:-

WHEREAS the party of the **FIRST PART** herein is the absolute owner and possessor of the piece and parcel of land situated at District - Purba Bardhaman, P.S. Guskara, Sub Registry Office Guskara, Dist. Purba Burdwan of Mouza - Guskara, J.L No. 110, appertaining to R.S and L.R Plot No. 3839, corresponding to Previous L.R Khatian No. 1220 (Nepal Chandra Roy) and 13175 (Tapan Kumar Roy), Present L.R Khatian No. 13751 (Amit Poddar), classification as Bastu, total measuring an area 0.31 acres, Project measuring an area 12259 Sqft. within Ward No. 06, Mahalla - Gokul Sundari Primary School Road, Holding No. 29/ A, under Guskara Municipality, P.O Guskara, P.S. Ausgram & District - Purba Bardhaman, along with a 16 feet wide Municipal Metal Road, situated on the Eastern side which is morefully described in the schedule herein below of the regd. deed of development agreement vide deed No. I - 01696 dated 29/02/2024, recorded in Book No. 1, Volume No. 0201-2024, Pages from 36311 to 36381, being No. 020101696 for the year 2024, which was registered in the office of DSR - I, Burdwan in the name of aforesaid land owner namely Amit Poddar, son of Rajendra Poddar.

AND WHEREAS the above mentioned **LAND OWNER**, as the party to the **FIRST PART** herein are now in absolute khas

M. Poddar
KW.

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possession of the schedule mentioned landed property hereunder by exercising his right, title, interest and possession by paying land Revenue to the Govt. of West Bengal and Municipality Taxes to the Guskara Municipality.


AND WHEREAS the LAND OWNER, herein, the party to the FIRST PART, desirous of developing the aforesaid land by new constructing a multi-storied building containing several self contained flats or Apartments, Shops and car parking spaces, over the schedule mentioned property in accordance with the building-plan sanctioned by the Guskara Municipality, Purba Bardhaman, vide building Permit number SWS-OBPAS/1203/2023/0236 dated 18/12/2023 issued by the Guskara Municipality, P.S. Guskara & District - Purba Bardhaman. But for necessary experience, technical know how, skills and other abilities and facilities and adequate funds, the above mentioned LAND OWNER i.e. the party to the FIRST PART was unable to proceed with such a huge project with cost.

But again on the representation of the LAND OWNER, the Developer herein have further obtained sanction of building plan from the Guskara Municipality over the existing sanctioned building plan for Proposed G+III storied project building for addition and alteration and modification of the project building vide new building Permit number SWS-OBPAS/1203/2023/0236/ALT/1 dated 07/04/

Signature
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2025 issued by the Guskara Municipality, P.S. Guskara & District - Purba Bardhaman.

AND WHEREAS the LAND OWNER was looking of a well-equipped organization to take up the project and to start and complete the proposed construction and by taking all sorts of steps for developing the said property by providing funds from his/their own sources.

AND WHEREAS on the other hand the said DEVELOPER was engaged in civil construction and development of immovable properties of its kind, the LAND OWNER has approached the developer i.e. party to the Other Part to take up the project and complete the same by providing necessary funds on the basis of new sanctioned plan.

AND WHEREAS the Developer has agreed to take up the project for development of the said property and to provide necessary funds for the said proposed project there upon and to start and complete the same.

AND WHEREAS the LAND OWNER and the DEVELOPER after a detailed discussion over the 'modus operandi' and all the terms and conditions in regard to the said construction as well as development of the said property, have agreed upon.

AND WHEREAS the DEVELOPER have agreed to enter into



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the development agreement, vide deed No. I - 01696 dated 29/02/2024, recorded in Book No. 1, Volume No. 0201-2024, Pages from 36311 to 36381, being No. 020101696 for the year 2024, which was registered in the office of DSR - I, Purba Bardhaman in between the parties and on the representation of the LAND OWNER that he is the absolute owner-in-possession of the said property and is entitled to enter into the Development agreement, over the schedule mentioned property in accordance with the sanctioned flat building project plan issued by the Guskara Municipality, at Purba Burdwan consisting self contained flats, Shops, Car Parking Space which intended to sell out as on ownership basis with the developer jointly and on certain terms and conditions contained in the development agreement and on the basis of Developer Power of Attorney vide deed No. 7580 dated 30/08/2024 recorded in Book No. 1, Volume No. 0201-2024, Pages from 175671 to 175701, being No. 020107580 for the year 2024, which was registered in the office of DSR-I, Purba Bardhaman.

AND WHEREAS the registered deed of development agreement in between both the parties reflected in ARTICLE - VII, CLAUSE - 7.1, - the title - "OWNER'S ALLOCATION" that means, the LAND OWNER has got 30% (thirty percent) of the Flats/Garages/Units area and/or floor area out of the portion of the total (G+III) Residential building under the name and style "GREEN VIEW APARTMENT" to be constructed on the said Holding as sanctioned

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by the Guskara Municipality, the particular numbers of the Flats and Garages as mentioned herein below :

(a) The LAND OWNER herein will get two numbers of Flat being No. '1A' and '1E' in the First Floor, as per Municipal Sanctioned plan.

(b) The LAND OWNER herein will get three numbers of Flat being No. '2B' ; '2H' and '2G' in the Second Floor, as per Municipal Sanctioned plan.

(c) The LAND OWNERS herein will get two numbers of Flat being No. '3C' ; and '3G' in the Third Floor, in total Seven numbers of Flats in favour of LAND OWNER as per Municipal Sanctioned plan. and

(d) The LAND OWNER herein will get Four numbers of Garages/Car Parking Space in the Ground Floor, of the project building as per Municipal Sanctioned plan issued by the Guskara Municipality.

In total, LAND OWNER will get seven numbers of Flats and four numbers Garages/Car Parking Space specified herein as per his 30 % share allocation out of the portion of the total proposed building TOGETHER WITH proportionate undivided impartibly share and/or interests of the Land and common areas and facilities in the proposed building which falls and/or would lie and situate in the

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said property of the LAND OWNER which may be more specifically described, defined and delineated in due course of time with the progress of the work upon as per the sanction of the proposed building plan which falls and/ or would lie and situate in the said property of the LAND OWNER already been mentioned in the registered development agreement.

AND WHEREAS the deed of development agreement in between both the parties reflected in ARTICLE - VII, CLAUSE - 7.2, - the title - "DEVELOPER'S ALLOCATION", said Developer has got only 70% (seventy percent) of the Flats/Garages/Units area and/or floor area out of the portion of the total Multi storied (G+III) residential Building under the name and style "GREEN VIEW APARTMENT" to be constructed on the said Holding as sanctioned by the Guskara Municipality, the particular numbers of the Flats and Garages as mentioned herein below :

(a) The DEVELOPER herein will get Six numbers of Flat being No. '1B'; '1C'; '1D'; '1F'; '1G' and '1H' in the First Floor, as per Municipal Sanctioned plan issued by the Guskara Municipality.


(b) The DEVELOPER herein will get five numbers of Flat being No. '2A'; '2C'; '2D'; '2E'; and '2F' in the Second Floor, as per Municipal Sanctioned plan issued by the Guskara Municipality.

(c) The DEVELOPER herein will get Six numbers of Flat

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being No. '3A' ; '3B' ; '3D' ; '3E' ; '3F' and '3H' in the Third Floor, in total Seventeen numbers of Flats in favour of Land Owners as per Municipal Sanctioned plan issued by the Guskara Municipality and

(d) The DEVELOPER herein will get Eight numbers of Garages/Car Parking Space in the Ground Floor, as per Municipal Sanctioned plan out of the portion of the total proposed building TOGETHER WITH proportionate undivided impartibly share and/or interests of the Land and common areas and facilities in the proposed building which falls and/or would lie and situate in the said property of the owner which may be more specifically described, defined and delineated in due course of time with the progress of the work upon as per the sanction of the proposed building plan which falls and/ or would lie and situate in the said property of the owner already been mentioned in the registered development agreement.

But during drafting of the Development Agreement, there was no actual specification of allotment of flats and units, shops along with proportionate share in land out of 30% share allocation in favour of the LAND OWNER and 70% share allocation in favour of the DEVELOPER and no specification of number of flats, Shops and Garages were mentioned there in the development Agreement BUT after alteration of the Sanction building plan and as per the new Building Plan sanctioned by the Guskara Municipality, the

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specification of numbers of flats, garages AND SHOPS in respect of their specific allocations, are required to be necessary for avoiding future complications on the basis of the Registered Supplementary Agreement is the part and parcel of that Development Agreement.

And also during drafting of the regd. Development Agreement, the DEVELOPER have the right to transfer only the Developer's allocation in favour of intending purchaser/s except the Land Owner's Allocation should be rectified by this Supplementary deed of development agreement for avoiding future complications and this Registered Supplementary Agreement is the part and parcel of that Development Agreement.

AND WHEREAS after alteration of the new building plan, now the allocation part in between both the parties should be modified, are as follows:-

OWNER'S ALLOCATION :- ARTICLE - VII, CLAUSE - 7.1, - of the Regd. Development Agreement, the title - "**MODIFIED OWNER'S ALLOCATION**" - The Modified Owners' allocation shall mean and include 30% (thirty percent) of the Flats/Garages/Shops/Units area and/or floor area out of the portion of the total (G+III) Residential building under the name and style "GREEN VIEW APARTMENT" to be constructed on the said Holding as sanctioned by the Guskara Municipality, the particular numbers of the Flats/Shops and Garages as mentioned herein below :

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(a) The LAND OWNER herein will get three numbers of Flat being No. '1A', '1E' and '1G' in the First Floor, as per Municipal Sanctioned plan.

(b) The LAND OWNER herein will get three numbers of Flat being No. '2B', '2H' and '2G' in the Second Floor, as per Municipal Sanctioned plan.

(c) The LAND OWNER herein will get three numbers of Flat being No. '3C', '3G' and '3J' in the Third Floor, in total Nine numbers of Flats in favour of Land Owner as per Municipal Sanctioned plan. And

(d) The LAND OWNER herein will get Five numbers of Garages/Car Parking Space in the Ground Floor, as per Municipal Sanctioned plan.

(e) The LAND OWNER herein will get Four numbers of Shop Room in the Ground Floor, as per Municipal Sanctioned plan.

In total, LAND OWNER will get NINE NUMBERS of Flats and FIVE numbers Garages/Car Parking Space and FOUR numbers of Shop rooms as per his 30 % share allocation out of the portion of the total proposed building TOGETHER WITH proportionate undivided impartibly share and/ or interests of the Land and common areas and facilities in the proposed building which falls and/ or would lie

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and situate in the said property of the owner which may be more specifically described, defined and delineated in due course of time with the progress of the work upon as per the sanction of the proposed building plan by executing this supplementary agreement by and between the parties hereto in terms of and in pursuance of this agreement and which will be treated as a part and parcel of the deed of development agreement.

For every first advance booking amount collected from the intending purchaser/s of each units/flats/Shop rooms/Garages in the said proposed buildings, the owners shall be entitled to collect the advance money of his allocation share by the developer at the time of execution of the relevant agreements for sale. And the developer have every right to sell the entire project building including owner's allocation share and handed over his allocated share money. The owner shall be entitled to get only 30% of the construction floors area shall, be paid or accepted subject to on condition of their adjustment with the final allocation and or consideration amount which may be due and payable to the owner. Furthermore for every first advance booking amount collected from the intending purchaser/s of each units in the said proposed buildings, the owner shall be entitled to collect the advance money from his allocation and to execute agreement for sale with the intending purchasers.


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DEVELOPER'S ALLOCATION :- ARTICLE - VII, CLAUSE - 7.2, - of the Regd. Development agreement, the title - "**MODIFIED DEVELOPER'S ALLOCATION**" The Modified Developer's allocation shall mean and include 70% (seventy percent) of the Flats/ Garages/Shops/Units area and/or floor area out of the portion of the total Multi storied (G+III) residential Building under the name and style "GREEN VIEW APARTMENT" to be constructed on the said Holding as sanctioned by the Guskara Municipality, the particular numbers of the Flats, Shop Rooms and Garages as mentioned herein below:

(a) The DEVELOPER herein will get Six numbers of Flat being No. '1B'; '1C'; '1D'; '1F'; '1H' and '1J' in the First Floor, as per Municipal Sanctioned plan.

(b) The DEVELOPER herein will get Six numbers of Flat being No. '2A'; '2C'; '2D'; '2E'; '2F' and '2J' in the Second Floor, as per Municipal Sanctioned plan.

(c) The DEVELOPER herein will get Six numbers of Flat being No. '3A'; '3B'; '3D'; '3E'; '3F' and '3H' in the Third Floor, in total Seventeen numbers of Flats in favour of Land Owners as per Municipal Sanctioned plan.

(d) The DEVELOPER herein will get Ten numbers of Garages/Car Parking Space in the Ground Floor, as per Municipal

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Sanctioned plan, And

(e) The DEVELOPER herein will get Eight numbers of Shop Room in the Ground Floor, as per Municipal Sanctioned plan.

In total, DEVELOPER will get EIGHTEEN numbers of Flats and TEN numbers Garages/Car Parking Space and EIGHT numbers of Shop rooms as per their 70 % share allocation out of the portion of the total proposed building TOGETHER WITH proportionate undivided impartibly share and/ or interests of the Land and common areas and facilities in the proposed building which falls and/ or would lie and situate in the said property of the owner which may be more specifically described, defined and delineated in due course of time with the progress of the work upon as per the sanction of the proposed building plan by executing a Supplementary agreement by and between the parties hereto in terms of and in pursuance of this agreement and which will be treated as a part and parcel of the deed of development agreement. The developer shall also get the legal right over the roof of the said project building for its maintenance and fixing up over head tank with water distribution pipe line and other necessity of the building upon construction of the said multi storied project building as per sanctioned plan by the Guskara Municipality, Purba Burdwan and if required the supplementary agreement with the same percentage of shares i.e owner will get 30%

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and Developer will get 70% to be made by both the party after obtaining the sanctioned plan for further extension of the floor if any in future.

AND WHEREAS in the Supplementary Deed of Development Agreement, the DEVELOPER have full right and authority to transfer the entire allocations of the project building including the LAND OWNER'S ALLOCATION by way of deed of conveyance in favour of intending purchaser/s in presence of the LAND OWNER and the consolidated amount of each and every flats/Units/Shops/garage, should be divided as per their respective allocation i.e (Land Owner 30% share and DEVELOPER 70% share) and both the LAND OWNER and DEVELOPER will put their respective signatures in the Memo of consideration of each and every the deed of Conveyance.


NOW THIS AGREEMENT WITNESSETH IN BETWEEN THE PARTIES AS FOLLOWS :-

1. That apart from the aforesaid terms and conditions, all other terms and conditions save and except those which are excluded by or repugnant to the subject or context, as enumerated in the original Registered development agreement, shall be applicable to the parties under this agreement.
2. That this SUPPLEMENTARY AGREEMENT shall be treated as the part and parcel of the original Registered development


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agreement and both Development Agreement and this Supplementary Agreement shall be treated as a whole.

3. That the Developer have full power to negotiate for sale of the flats / Shops/units/Parking Space in the multistoried building on the FIRST SCHEDULE mentioned property in the Registered development agreement and to settle the consideration amount and to receive the same on behalf of the owner in respect of 'Owner's Allocation' as well as the 'Developers Allocation' from the intending purchasers.
4. That the developer have full power to execute sign and enter into an agreement on behalf of the executants, executor of that Developer power of attorney being the owner in respect of the Owner's Allocation as well as the Developer's Allocation and execute the agreement for sale by receiving the advance amount in respect of the owner's allocation as well as the developer's allocation and to appear before the registering authority and presenting the same and shall admit execution and registration in respect of the owner's allocation as well as of the developer's allocation and to receive the consideration amount on behalf of the owners in the respect of the 'owner's allocation' as well as the 'developer's allocation'.
5. That the developer have full power to sign admit and execute

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the sale deed in favour of the perspective purchaser/s in respect of the "owner's allocation" as well as of the "developer's allocation" and to receive consideration from them in respect of the owner's allocation as well as of the developer's allocation and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution there of on behalf of the owner/executant in respect of the "owner's allocation" as well as of the "developer's allocation" and to do all things, acts and deeds necessary to complete the registration of such documents before the Registering Authority and to receive the consideration amount on behalf of the owner and to keep and retain the said amount to reimburse and to make adjustment in respect of their expenses as per their respective allocation.

6. That the developer have full power to receive the entire amount of the consideration amount directly from the purchaser/s and or from any Financial Institution and/or Bank and/or Investor (Individual or Juristic entity) for selling the flats/Units/Shops/ Car Parking spaces from all the purchaser/s and to receive the consideration amount on behalf of the owners in respect of their allocation and to keep and retain the said amount to reimburse and to make adjustment by the developer being the





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Power of Attorney holder in lieu of the expenses and the consideration amount advance to the owner as per his respective allocation.

SCHEDULE REFERRED TO ABOVE

(The demised Plots of Land)

ALL THAT the pieces and parcel of Land situated at District - Purba Bardhaman, P.S. Burdwan Sadar, Sub Registry Office Burdwan of Mouza - Guskara, J.L No. 110, appertaining to R.S and L.R Plot No. 3839, corresponding to Previous L.R Khatian No. 1220 (Nepal Chandra Roy) and 13175 (Tapan Kumar Roy), Present L.R Khatian No. 13751 (Amit Poddar), classification as Bastu, total measuring an area 0.31 acres, Project measuring an area 12259 Sqft. within Ward No. 06, Mahalla - Gokul Sundari Primary School Road, Holding No. 29/A, under Guskara Municipality, P.O Guskara, P.S. Ausgram & District - Purba Bardhaman, along with a 16 feet wide Municipal Metal Road, situated on the Eastern side which is morefully described in the schedule herein below .

PROJECT CATEGORY ground floor with III STD (G+III) Residential Flat Building at Mouza Guskara, J.L No. 110, Mahalla -

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Gokul Sundari Primary School Road, of Ward no. 06 under Guskara Municipality and construction over the said land with sanctioned plan by the Guskara Municipality, TOGETHER WITH all liberties, privileges and Easement, common facilities and amenities, appurtenant thereto and over and beneath the road/ common passage and TOGETHER WITH all rights, title, interests, possession of the owner through his predecessors and Which are butted and bounded as follows :

On the North - Land of Gopal Gobinda Roy and Land of Kalachand Biswas


On the South - 2.591 Meter wide Muncipal Road

On the East - 4.724 Meter or 16 feet more or less wide Municipal Road

On the West - Plot No. 3840 and together with all rights liberties and Easements including the easementary right of egress and ingress over the schedule mentioned property and otherwise all common rights free from all sort of encumbrances, charges, mortgages, liens, attachments etc.

IN WITNESS WHERE OF the parties herein have set and

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subscribed their respective hands and seal on the day, month and year first above written in full possession of their sense and in good state of health and mind and without provocation from others.

**SIGNED, SEALED AND DELIVERED in the presence of
WITNESSES**

1. Ashok Ghosh
S/O Lt. S.P. Ghosh
Law Clerk
Burdwan Court

Amit Poddar

SIGNATURE OF THE OWNER

PODDAR REALTORS PVT. LTD.
Amit Poddar

Director

PODDAR REALTORS PVT. LTD.

Akul Poddar

Director

SIGNATURE OF THE DEVELOPER


2. Suman Das,
S/O-LT-Jayanta Das,
Sanpar, Chandehali,
Purba Burdwan,
713102

Drafted by me & typed in my office :-


Mrinmoy Sinha
Advocate

Burdwan District Judges Court, Burdwan
Enrolment No. WB 144 of 1997




District Sub-Registrar-I
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16 SEP 2025

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	Thumb	Index	Middle	Ring	Little
	Right Hand Impression				



SIGNATURE *Armit Kolla*

Left Hand Impression	Little	Ring	Middle	Index	Thumb
	Thumb	Index	Middle	Ring	Little
	Right Hand Impression				



SIGNATURE **PODDAR REALTORS PVT. LTD.**
Akul Kolla

Director

Left Hand Impression	Little	Ring	Middle	Index	Thumb
	Thumb	Index	Middle	Ring	Little
	Right Hand Impression				



SIGNATURE **PODDAR REALTORS PVT. LTD.**
Armit Kolla

Director




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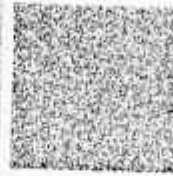
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AKCPP4765H



नाम/ Name
ATUL PODDAR

पिता का नाम/ Father's Name
RAJENDRA PRASAD PODDAR

जन्म की तिथि/ Date of Birth
10/10/1980

SIGNATURE

18022104

Atul Poddar





ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

FKH3594512



নির্বাচকের নাম : অতুল পোদার

Elector's Name : Atul Poddar

পিতার নাম : রাজেশ্বর পোদার

Father's Name : Rajendra Poddar

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ : 10/10/1983
Date of Birth

FKH3594512

ঠিকানা:

হরদয় সরকার লেন, পাড়াশুকুর, ৭ বর্ধমান সদর বর্ধমান
713101

Address:

Hriday Sarkar Lane, Parapukur, 7
Bardhaman Sadar Burdwan 713101

Date: 31/08/2007

২৭১-বর্ধমান দক্ষিণ নির্বাচন কেন্দ্রের নির্বাচক নিয়ন্ত্রক
আধিকারিকের স্বাক্ষরের অনুলিপি

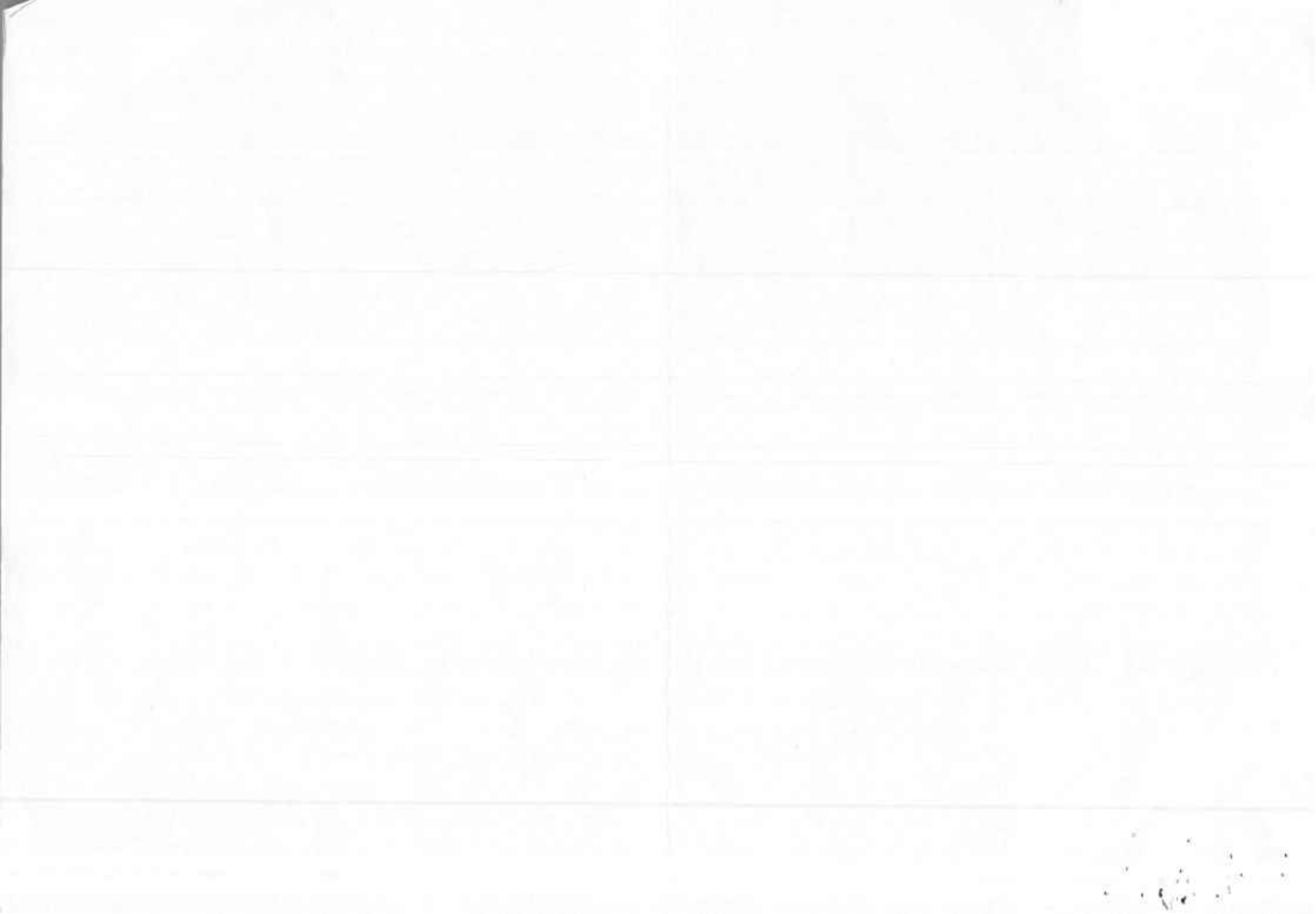
Facsimile Signature of the Electoral
Registration Officer for

271-Burdwan South Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় প্রযোজ্য ফিটে নাম
হোল্ডার ও একই নম্বরের নতুন সঠিক পরিচয়পত্র পাঠানোর
জন্য নির্দিষ্ট করে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

108-02/08

Atul Poddar





ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

UWX1049691



নির্বাচকের নাম : অমিত পোদ্দার

Elector's Name : Amit Poddar

পিতার নাম : রাজেন্দ্র পোদ্দার

Father's Name : Rajendra Poddar

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ
Date of Birth : XX / XX / 1987

Amit Poddar

UWX1049691

ঠিকানা:
7 হুদয় সরকার লেন 7 বর্ধমান বর্ধমান (সদর) বর্ধমান
713101

Address:
7 UTTARA HRIDAY SARKAR LANE
BARDHAMAN BARDHAMAN (SADAR)
BURDWAN 713101

Date: 20/02/2009

160-বর্ধমান দক্ষিণ নির্বাচন ক্ষেত্রে নির্বাচক নিবন্ধন
ব্যবহারিকের স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral
Registration Officer for
260-Bardhaman Dakshin Constituency

উপরে পরিবর্তন হলে নতুন ঠিকনায় ভোটার লিষ্টে নাম
তালিকা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট কর্তৃক এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
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0202008



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA




AMIT PODDAR

RAJENDRA PROSAD PODDAR

10/09/1986

Permanent Account Number
ANUPP9819M

Amit Poddar
Signature



© 2003/09/06

Amit Poddar



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PODDAR REALTORS PRIVATE LIMITED



17/11/2011

Permanent Account Number

AAGCP2937G

03122011

PODDAR REALTORS PVT. LTD.

Amith Kolla

Director



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



192025260271161538



GRN Details

GRN:	192025260271161538	Payment Mode:	SBI Epay
GRN Date:	16/09/2025 06:59:31	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5057202102856	BRN Date:	16/09/2025 06:59:59
Gateway Ref ID:	119275678	Method:	Axis Bank-Retail NB
GRIPS Payment ID:	160920252027116152	Payment Init. Date:	16/09/2025 06:59:31
Payment Status:	Successful	Payment Ref. No:	2002586671/1/2025

[Query No./Query Year]

Depositor Details

Depositor's Name: Mr AMIT PODDAR
Address: BURDWAN
Mobile: 8637322575

Period From (dd/mm/yyyy): 16/09/2025
Period To (dd/mm/yyyy): 16/09/2025

Payment Ref ID: 2002586671/1/2025
Dept Ref ID/DRN: 2002586671/1/2025


Payment Details

Sl. No.	Payment Ref No	- Head of A/C	Description	Head of A/C	Amount (₹)
1	2002586671/1/2025	Property Registration- Stamp duty	Property Registration- Stamp duty	0030-02-103-003-02	2010
2	2002586671/1/2025	Property Registration- Registration Fees	Property Registration- Registration Fees	0030-03-104-001-16	400
3	2002586671/1/2025	Receipts on account of Standard User Charge-Other fees	User Charge-Other fees	0030-02-102-008-16	300
Total					2710

IN WORDS: TWO THOUSAND SEVEN HUNDRED TEN ONLY.

PAYED




District Sub-Registrar-I
Purba Bardhaman

11 6 SEP 2025

Major Information of the Deed

Deed No :	I-0201-07203/2025	Date of Registration	16/09/2025
Query No / Year	0201-2002586671/2025	Office where deed is registered	
Query Date	11/09/2025 8:03:39 PM	D.S.R. - I Purba Bardwan, District: Purba Bardhaman	
Applicant Name, Address & Other Details	Srimanta Chandra Burdwan District Judges Court,Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 9735199321, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 1]	
Set Forth value		Market Value	
Rs. 1/-		Rs. 37,92,634/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,010/- (Article:48(g))		Rs. 432/- (Article:E, E, M(b), H)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Ausgram, Municipality: GUSHKARA, Mouza: Guskara, , Ward No: 6 JI No: 110, Pin Code : 713128

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3839 (RS :-)	LR-13751	Bastu	Bastu	12259 Sq Ft	1/-	37,92,634/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					28.0936Dec	1/-	37,92,634 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Amit Poddar (Presentant) Son of Mr Rajendra Poddar Executed by: Self, Date of Execution: 16/09/2025 , Admitted by: Self, Date of Admission: 16/09/2025 ,Place : Office	 16/09/2025	 Captured LTI 16/09/2025	 16/09/2025





















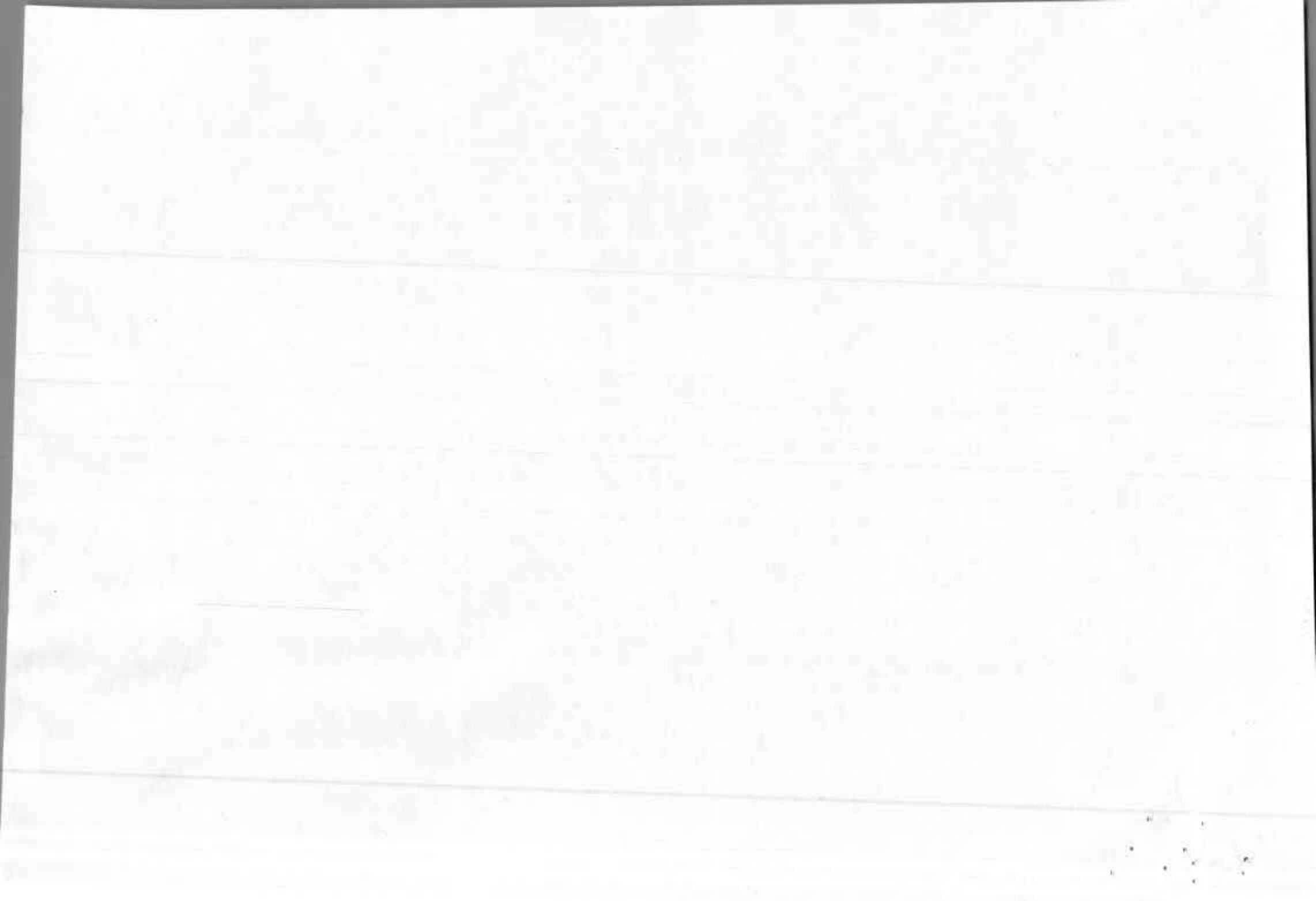
7 Hriday Sarkar Lane, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman
 , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu,
 Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: anxxxxxx9m,Aadhaar
 No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/09/2025
 , Admitted by: Self, Date of Admission: 16/09/2025 ,Place : Office

Developer Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	Poddar Realtors Private Limited 1 No. Parcus Road, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Date of Incorporation:XX-XX-2XX1 , PAN No.:: aaxxxxxx7g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Amit Poddar Son of Mr Rajendra Poddar Date of Execution - 16/09/2025, , Admitted by: Self, Date of Admission: 16/09/2025, Place of Admission of Execution: Office </td> <td>  <small>Sep 16 2025 4:05PM</small> </td> <td>  <small>LTI 16/09/2025</small> </td> <td>  <small>16/09/2025</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Amit Poddar Son of Mr Rajendra Poddar Date of Execution - 16/09/2025, , Admitted by: Self, Date of Admission: 16/09/2025, Place of Admission of Execution: Office	 <small>Sep 16 2025 4:05PM</small>	 <small>LTI 16/09/2025</small>	 <small>16/09/2025</small>	7, Hriday Sarkar Lane, City:- Burdwan, P.O:- BURdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: anxxxxxx9m,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Poddar Realtors Private Limited (as Directors)		
Name	Photo	Finger Print	Signature									
Mr Amit Poddar Son of Mr Rajendra Poddar Date of Execution - 16/09/2025, , Admitted by: Self, Date of Admission: 16/09/2025, Place of Admission of Execution: Office	 <small>Sep 16 2025 4:05PM</small>	 <small>LTI 16/09/2025</small>	 <small>16/09/2025</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> Mr Atul Poddar Son of Mr Rajendra Poddar Date of Execution - 16/09/2025, , Admitted by: Self, Date of Admission: 16/09/2025, Place of Admission of Execution: Office </td> <td>  <small>Sep 16 2025 4:08PM</small> </td> <td>  <small>LTI 16/09/2025</small> </td> <td>  <small>16/09/2025</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Atul Poddar Son of Mr Rajendra Poddar Date of Execution - 16/09/2025, , Admitted by: Self, Date of Admission: 16/09/2025, Place of Admission of Execution: Office	 <small>Sep 16 2025 4:08PM</small>	 <small>LTI 16/09/2025</small>	 <small>16/09/2025</small>	7, Hriday Sankar Lane, City:- Burdwan, P.O:- BURdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: akxxxxxx5h,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Poddar Realtors Private Limited (as Director)		
Name	Photo	Finger Print	Signature									
Mr Atul Poddar Son of Mr Rajendra Poddar Date of Execution - 16/09/2025, , Admitted by: Self, Date of Admission: 16/09/2025, Place of Admission of Execution: Office	 <small>Sep 16 2025 4:08PM</small>	 <small>LTI 16/09/2025</small>	 <small>16/09/2025</small>									



Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ashok GHosh Son of Late S.P GHosh Burdwan, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713101		 Captured	
	16/09/2025	16/09/2025	16/09/2025

Identifier Of Mr Amit Poddar, Mr Amit Poddar, Mr Atul Poddar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Amit Poddar	Poddar Realtors Private Limited-28.0936 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Ausgram, Municipality: GUSHKARA, Mouza: Guskara, Ward No: 6 JI No: 110, Pin Code : 713128

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3839, LR Khatian No:- 13751	Owner: অমিত পোদার, Gurdian: অমিত পোদার Address: পি.সি. বর্ডহামন, Address: পি.সি. বর্ডহামন Classification: বর্ড, Area: 0.31000000 Acre,	Mr Amit Poddar



Endorsement For Deed Number : I - 020107203 / 2025

On 16-09-2025

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 13:48 hrs on 16-09-2025, at the Office of the D.S.R. - I Purba Bardwan by Mr Amit Poddar ,Executant.

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 37,92,634/-

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

Execution is admitted on 16/09/2025 by Mr Amit Poddar, Son of Mr Rajendra Poddar, 7 Hriday Sarkar Lane, P.O: Burdwan, Thana: Bardhaman
. . City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business

Identified by Mr Ashok GHosh, . . Son of Late S.P GHosh, Burdwan, P.O: Burdwan, Thana: Bardhaman
. . City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 16-09-2025 by Mr Amit Poddar, Directors, Poddar Realtors Private Limited (Private Limited Company), 1 No. Parcus Road, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman
. District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Identified by Mr Ashok GHosh, . . Son of Late S.P GHosh, Burdwan, P.O: Burdwan, Thana: Bardhaman
. . City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Law Clerk

Execution is admitted on 16-09-2025 by Mr Atul Poddar, Director, Poddar Realtors Private Limited (Private Limited Company), 1 No. Parcus Road, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman
. District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Identified by Mr Ashok GHosh, . . Son of Late S.P GHosh, Burdwan, P.O: Burdwan, Thana: Bardhaman
. . City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 432.00/- (E = Rs 400.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 400/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/09/2025 6:59AM with Govt. Ref. No: 192025260271161538 on 16-09-2025, Amount Rs: 400/-, Bank: SBI EPay (SBlePay), Ref. No. 5057202102856 on 16-09-2025, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 2,010/-

Description of Stamp

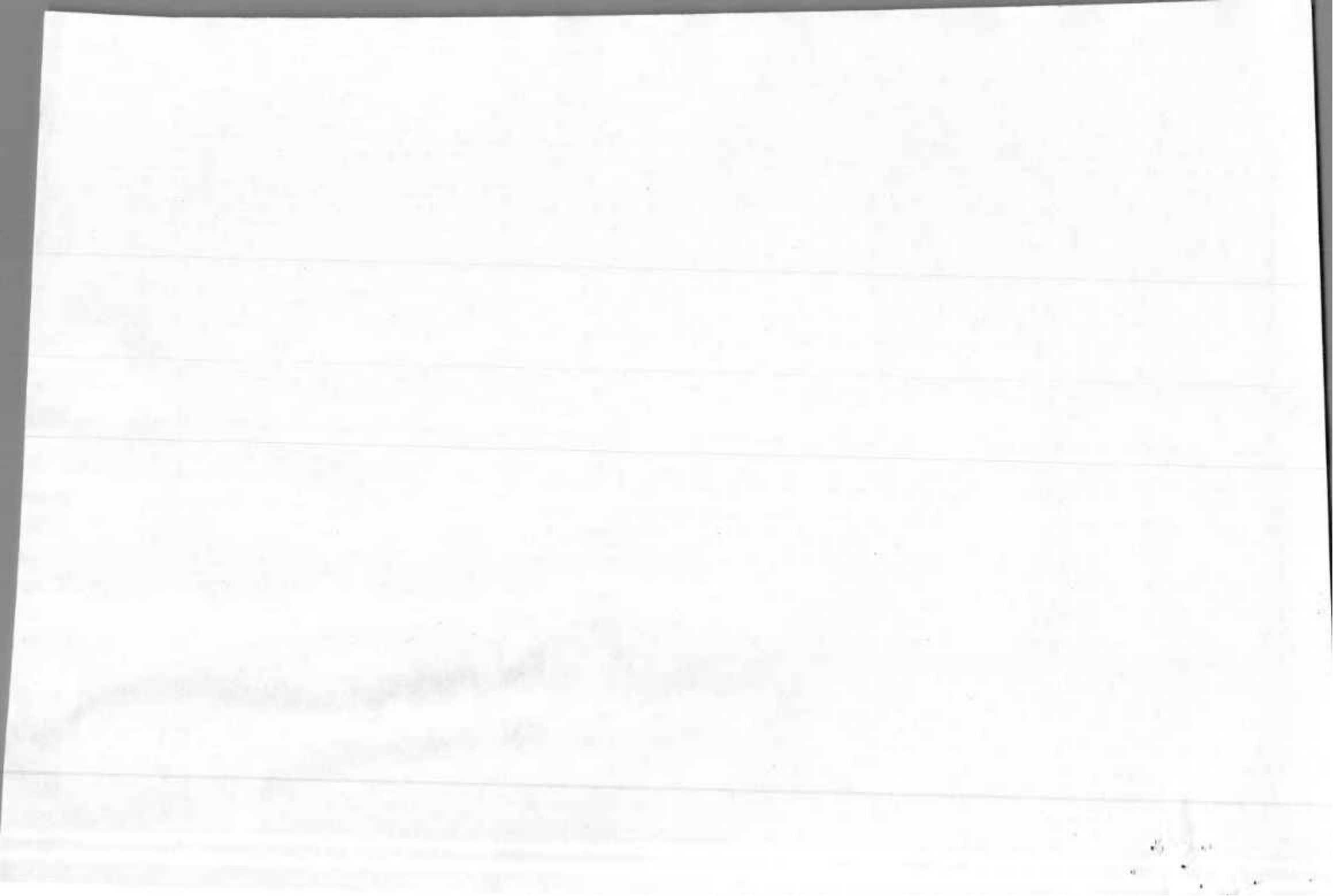
1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 4553, Amount: Rs.5,000.00/-, Date of Purchase: 12/09/2025, Vendor name: Krishna Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/09/2025 6:59AM with Govt. Ref. No: 192025260271161538 on 16-09-2025, Amount Rs: 2,010/-, Bank: SBI EPay (SBlePay), Ref. No. 5057202102856 on 16-09-2025, Head of Account 0030-02-103-003-02

Ujjwal Majumdar

Ujjwal Majumdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I Purba Burdwan
Purba Bardhaman, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0201-2025, Page from 188857 to 188891
being No 020107203 for the year 2025.



Ujjwal

(Ujjwal Majumdar) 10/10/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I Purba Burdwan

West Bengal.

Digitally signed by Ujjwal Majumdar
Date: 2025.10.10 12:10:27 +05:30
Reason: Digital Signing of Deed.