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भारत
INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

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

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

18-11-24

SUPPLEMENTARY DEVELOPMENT AGREEMENT

This Supplementary Development Agreement made this the
18th day of November, Two Thousand Twenty Four (2024)

BETWEEN

11 4 NOV 2024

NO. 4046
NAME. L. D. Chakraborty
ADDRESS. Alipore Judges' Court

DATE. 18/11/24
RS. (Adv)
ALIPORE JUDGES COURT
A. K. SAMAJPATI

VENDOR SIGNATURE



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

18 NOV 2024

L. Chakraborty
Adv.
w/o. Late A. D. Chakraborty
Alipore Judges' Court.
P.O. P.S. Alipore
Kolkata-700027

(1) **SMT. ARATI BANERJEE** PAN ARGPB9618Q, Aadhaar No. 9006-5564-6626, wife of Late Ranjit Banerjee, by faith Hindu, by occupation - Housewife, by Nationality - Indian, **(2) SRI ANIRBAN BANERJEE**, PAN AYMPB3387R, Aadhaar No. 5139-3097-5965, son of Late Ranjit Banerjee, by faith - Hindu, by occupation Service, by Nationality - Indian, Owner Nos.1 & 2 are residing at 14, Raj Krishna Ghosal Road, Post Office and Police Station Kasba, Kolkata-700042, **(3) SMT. MOHUA DAS NEE BANERJEE**, PAN CAOPD3524Q, Aadhaar No. 4271-9662-2747, wife of Sri Arnabjyoti Das and daughter of late Ranjit Banerjee, by faith- Hindu, by occupation Housewife, by Nationality - Indian, permanently residing at 311/B, B.B. Chatterjee Road, P.O. and Police Station Kasba, Kolkata-700042, **(4) SMT. ANURADHA BANERJEE**, PAN CFAPB5730B, Aadhaar No. 3260 4209 2866, wife of Late Monojit Kumar Banerjee, by faith Hindu, by occupation Housewife, by Nationality - Indian, **(5) SRI JOYDIP BANERJEE**, PAN-AYMPB3270F, Aadhaar No. 2054-4768-0429, son of late Monojit Kumar Banerjee, by faith - Hindu, by Nationality- Indian, by occupation Service, Nos. 4, and 5 are residing at 14, Raj Krishna Ghosal Road, P.O. and Police Station Kasba, Kolkata-700042, **(6) SRI UJJAL KUMAR BANERJEE**, PAN AYBPB2454L, Aadhaar No.6846-9031-0741, son of Late Dharendra Nath Banerjee, by faith Hindu, by Nationality Indian, by occupation Service, residing at 14, Raj Krishna Ghosal Road, P.O. and Police Station Kasba, Kolkata 700042 hereinafter jointly called and referred to as

the "**LAND OWNERS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

"SIDDHI CONSTRUCTION" PAN ABYFS0778A, a Partnership Firm, having its Office at 82A, N. K. Ghosal Road, P.O. and Police Station Kasba, Kolkata-700042 being represented by its Partners **(1) SRI SAUMEN GUPTA**, PAN-AFIPG8244H, Aadhaar No.6654-5145-9436, son of Late Sanjit Kumar Gupta, by faith Hindu, by Nationality - Indian, of 82A, N.K. Ghosal Road, P.O. and Police Station Kasba, Kolkata- 700042 **(2) SRI SATYAJIT BANERJEE**, PAN-AQVPB8544P, Aadhaar No. 9884-8889-6427, son of Late Sukumar Banerjee, by faith Hindu, by Nationality- Indian of 11, R. K. Ghosal Road, P.O. and Police Station Kasba, Kolkata - 700042, hereinafter called and referred to as the "**Developer**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include the firm, its partners including incoming partners, their respective heirs, successors-in-office, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS the land owners no. 1, 2, 3 and 6 along with one Monojit Kumar Banerjee, since deceased, the husband of owner no. 4 and the father of Owner No. 5 herein, being the co owners of the land and structure in Kolkata Municipal Corporation Premises No. 14, Raj Krishna Ghosal Road, P.O.

and Police Station Kasba, Kolkata – 700042, being the joint owners of the said undivided property, while in joint possession and enjoyment of the same, decided to raise and/or construct a new two storied and partly three storied building on the said land as per the plan to be sanctioned by the Kolkata Municipal Corporation after demolishing the existing structure standing thereon, through a third party Developer and in pursuance of the said decision they approached the said third party i.e. the Developer herein for raising such construction on the said land at the cost and initiative of the said Developer and on certain other terms and conditions to which the Developer herein had agreed, the said land Owner Nos. 1, 2, 3 and 6 along with their said co-sharer Monojit Kumar Banerjee, since deceased jointly entered into a Development Agreement for Development of the said property with the Developer herein on 04.02.2021 after incorporating the said agreed terms and conditions into the said Development Agreement. The said Development Agreement was registered in the Office of Additional Registrar of Assurances IV at Kolkata, West Bengal and has been recorded in Book No.1, Volume No.1904-2021, Page from 36886 to 36953, Being no. 190400516 for the Year 2021.

AND WHEREAS after execution and registration of the said Development Agreement the said Land Owners also executed a registered Development Power of Attorney on 4.02.2021 which was also registered in the aforesaid Registry Office at Kolkata and has been recorded in Book No.1, Volume

No.1904-2021 Page from 37820 to 37863, Being No. 190400527 for the Year 2021.

AND WHEREAS it has been provided in the said Development Agreement dated 04.02.2021 that the Developer herein shall construct the said building as per the plan to be sanctioned by the Kolkata Municipal Corporation and after completion of the same, Developer shall hand over the Owners' Allocation as mentioned in the said Agreement to the said Land Owners and the rest of the construction shall belong to the Developer herein towards its absolute allotment in erecting the said proposed building at the cost of the said Developer.

AND WHEREAS it has also been provided in the said Development Agreement dated 04.02.2021 if the Kolkata Municipal Corporation be permitted/granted any extra floor / storey to be sanctioned by the Authority concerned then the said accommodation shall be divided by the parties to the said Development Agreement in 50 : 50 Ratio.

AND WHEREAS after execution of the said Development Agreement, one of the co-sharers i.e. Monojit Kumar Banerjee died intestate on 20.06.2021 leaving behind him his wife and only son i.e. the land owners no.4 and 5 herein as his only heirs who jointly stepped into the shoes of the said Monojit Kumar Banerjee, the said Monojit Banerjee, since deceased, was the Land Owner Nos. 4 of the said Development Agreement dated 04.2.2021 and as per terms of the said

Development Agreement, the said legal heirs of Late Monojot Banerjee jointly executed a registered Development Power of Attorney on 06.12.2021 in favour of the said developer for development of said project.

AND WHEREAS it has also been mentioned in the said registered Development Agreement dated 04.2.2021 that the land owners would jointly get five self contained flats measuring 500 sq.ft. built up area each, out of which three flats in the first floor, one flat in the second floor and one flat in the ground floor more fully and particularly described in Schedule 'B' of the said Agreement towards Owners' Allotment and the rest five flats measuring 500 sq.ft. built up area each, out of which three flats on the ground floor, one flat on the first floor and one flat on the second floor more fully described in Schedule 'C' of the said Agreement as Developer's allotment.

AND WHEREAS as per terms of the said Development Agreement as well as the Three Development Power of Attorney dated 04.02.2021, 26.02.2021 and 06.12.2021 respectively the Developer herein applied for sanction of the proposed building plan before the Kolkata Municipal Corporation for raising a straight four storied building filing an Application under Section 393 of K.M.C. Act 1980 and complying under Rule 142 Building Rules 2009 and the Kolkata Municipal Corporation as per the said application, sanctioned the said plan for raising a straight four storied

building vide Permit No. 2023100114 dated 08.09.2023 on the land of the said premises.

AND WHEREAS as per the said sanctioned Building plan dated 08.09.2023 the total 16 (sixteen) flats have been sanctioned by the Kolkata Municipal Corporation in different measurement in the proposed building.

AND WHEREAS due to such changes the parties to this Supplementary Agreement have agreed that the Land Owners herein shall be entitled to a several self-contained 8 (eight) flats in different floors towards their 50% share of the proposed building in the said premises and the Developer herein shall be entitled to the several self-contained 8 (eight) flats in different floors in respect of rest 50% share in the proposed building and as such the parties to this Agreement have decided to modify and/or alter the certain agreed terms and conditions of the said Development Agreement dated 04.02.2021 to this effect.

AND WHEREAS in pursuance of this Supplementary Agreement the Land Owners herein shall execute and register a Supplementary Development Power of Attorney in favour of the Developer herein to this effect.

AND WHEREAS to avoid future complications, the parties to this Agreement enter into this Agreement, this day

after incorporating the said agreed terms and conditions into this agreement as follows:-

TERMS AND CONDITIONS

1. That the Land Owners herein being the joint owners of the property described in Schedule 'A' of the said Development Agreement dated 04.02.2021.
2. That it has been agreed by and between the parties to this agreement that in lieu of the owners allotment has been described in Schedule 'B' of the said development agreement dated 04.02.2021 the land owners herein shall jointly be entitled self-contained 8 (eight) flats in the proposed straight four storied building to be constructed on the land of the said premises as per the said plan sanctioned by the Kolkata Municipal Corporation. That out of the said 8 (eight) flats two flats in the Ground Floor, one flat being No. 'D' on the South-Eastern Side of measuring 500 sq.ft. built up area, and one flat being No. 'B' on the North-West side measuring 560 sq. ft. built up area, three flats in the first floor i.e. flat No. 'G' on the South Eastern Side measuring 520 sq.ft. built up area and flat No. 'E' on the North-Eastern Side measuring 535 sq.ft. and flat No.'H' on the South Western side measuring 505 sq. ft. built up area, one flat in the Second Floor i.e. flat being no. 'C' on the South Eastern Side measuring 520 sq.ft. built up area and two flats on the Third Floor i.e. one flat No. 'G' on the South Eastern Side measuring 520 sq.ft. built up area and another flat being No. 'F', on the North-West side, measuring 535 sq. ft. built up area of the proposed straight four storied building to be raised and/or constructed on the

land as described in Schedule-'A' of the said development agreement dated 04.02.2021 with all easements attached thereto together with undivided proportionate share or interest in the land of the said premises ^{measuring 5 (five) plots, 30 (thirty) plots, 40 (forty) plots} towards their absolute allotment morefully and particularly described in schedule 'A' hereunder written and the landowners herein shall deal with their said allotment with the purchaser/purchasers of the same.

3. That it has been agreed by and between the parties to this Supplementary Agreement that in lieu of allotment of the Developer herein as mentioned in Schedule 'C' of the said Development Agreement dated 04.02.2021, out of the proposed flats as per the said sanctioned plan the developer herein shall be entitled total several self-contained 8 (eight) flats as per its share in the proposed straight four storied building will be constructed as per the said sanctioned plan, out of which 2 (two) self-contained flats in the Ground Floor i.e. Flat No. 'A' on the North-Eastern Side measuring 510 sq.ft. built up area, Flat No. 'C' on the South-Western Side measuring 515 sq.ft. built up area, 1 (one) self-contained flat on the first floor, i.e. Flat No. 'F' on the North-Western side measuring 535 sq.ft. built up area and three flats on the Second Floor, i.e. Flat No. 'E' on the North-Eastern side measuring 535 sq.ft. built up area and a Flat being No. 'H' on the South Western Side, measuring 505 sq. ft. built up area and another flat being No. 'P' on the North Western side measuring 535 sq. ft. built up area, two flats on the Third Floor, i.e. Flat No. 'B' on the North Eastern side measuring

535 sq.ft. built up area and a Flat being no. 'H' on the South-Western Side, measuring 520 sq. ft. built up area, of the proposed straight 4 (four) storied building to be raised and/or constructed as per the said sanctioned plan on the land of the said premises as described in Schedule 'A' of the said development agreement dated 04.02.2021 with all easements attached thereto or to be provided therewith together with proportionate undivided share of the land of the said premises and also together with the proportionate share in the common areas and facilities of the said premises, morefully and particularly described in Schedule 'B' hereunder written, which will be the absolute allotment of the Developer herein for its investment and endeavor in erecting the said proposed building on the land as described in Schedule 'A' of the said Development Agreement dated 04.02.2021 and to deal with its said absolute allotment with any intending purchaser/purchasers of the same at its absolute discretion.

4. It has been agreed by and between the parties to this Supplementary Development Agreement that in pursuance of the terms of this agreement the landowners shall execute and register a Supplementary Development Power of Attorney to this effect in favour of the Developer herein.
5. It is distinctly agreed and understood by and between the landowners and the developer herein that the Developer shall have the right to enter into agreements for sale of the developer's allocation with the intending purchaser/s and to

receive or collect the booking money, earnest money as well as the consideration money of each allocated flats but shall have no right to deliver possession of the Developer's Allocated flats till the delivery of complete constructed possession of the owners allocated flats.

6. That besides the terms and conditions as mentioned above as altered and/or modified, all other terms and conditions of the said development agreement dated 04.02.2021 shall remain the same and unaltered and shall be binding upon the parties to this Supplementary agreement.

SCHEDULE 'A' ABOVE REFERRED TO

(Absolute allotment of the Land Owners)

ALL THAT the proposed self-contained residential 8 (eight) flats two flats in the Ground Floor, one flat being No. 'D' on the South-Eastern Side of measuring 500 sq.ft. built up area, and one flat being No. 'B' on the North-West side measuring 560 sq. ft. built up area, three flats in the first floor i.e. flat No. 'G' on the South Eastern Side measuring 520 sq.ft. built up area and flat No. 'E' on the North-Eastern Side measuring 535 sq.ft. and Flat No.'H' on the South Western side measuring 505 sq. ft. built up area, one flat in the Second Floor i.e. flat being no. 'C' on the South Eastern Side measuring 520 sq.ft. built up area and two flats on the Third Floor i.e. one flat No. 'G' on the South Eastern Side measuring 520 sq.ft. built up area and another flat being No. 'F' on the North West side, measuring 535 sq. ft. built up area of the proposed straight four storied building to be raised and/or

constructed as per the said sanctioned plan with all easements attached thereto or to be provided therewith along

with undivided proportioned share in the land of the said measuring 30 Chittick in premises M-14, R.K. Ghosal Road. P.F. premises towards their absolute allotment. Kola. Kolkala. Joo 42

SCHEDULE 'B' ABOVE REFERRED TO

(Absolute Allotment of the Developer)

ALL THAT out of 8 (eight) self-contained residential flats, 2 (two) self-contained flats in the Ground Floor i.e. Flat no. 'A' on the North-Eastern Side measuring 510 sq.ft. built up area, flat no. 'C' on the South-Western Side measuring 515 sq.ft. built up area, 1 (one) self-contained flat on the first floor, i.e. Flat No. 'F' on the North-Western side measuring 535 sq.ft. built up area and three flats on the Second Floor, i.e. flat No. 'E' on the North-Eastern side measuring 535 sq.ft. built up area and a Flat being no. 'H' on the South-Western Side, measuring 505 sq. ft. built up area and another flat being No. 'F' on the North-Western side measuring 535 sq. ft. built up area, two flats on the Third Floor, i.e. Flat No. 'E' on the North-Eastern side measuring 535 sq. ft. built up area and a flat being no. 'H' on the South-Western Side, measuring 520 sq. ft. built up area, of the proposed straight four storied building to be raised and/or constructed as per the said sanctioned plan on the land of the said premises with all easements attached thereto together with undivided proportionate share of land of the said premises towards the absolute allotment of the Developer herein.

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

Signed, Sealed and Delivered

In presence of:

- | | |
|-----------------------|---------------------------|
| 1. Rakna Banerjee. | 1. Aniti Banerjee |
| 14, R.K. Ghosal Road, | |
| P.S. Kasba, | 2. Anirban Banerjee |
| Kolkata-42 | |
| | 3. Mehua Das nee Banerjee |
| | 4. Anusachha Banerjee |
| 2. Proun Anvi Paul | |
| 12/6 Bailkutha-Golakh | 5. Joydip Banerjee |
| Road Kal: 42 | 6. Nijal Mungu Banerjee. |

SIGNATURE OF THE LAND OWNERS

SIDDDHI CONSTRUCTION

Anurag Banerjee
Partner

Satyajit Banerjee
Partner

SIGNATURE OF THE DEVELOPER

Drafted by:

Lina Chakraborty

(LINA CHAKRABORTY)

Advocate

Enrollment No. WB/547/86

Alipore Judges' Court, Kolkata 27.

Typed by :

Alipore Judges' Court, Kolkata 27

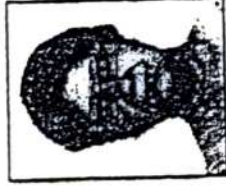


IDENTITY CARD
ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

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



Name LINA CHAKRABORTY Card No UC/2075
Advocate
Father's/husband's Name Late Anantadas Chakraborty
WB Bar Council Enrollment No WB/547/86

Lina Chakraborty
TSUDUP BHADRAKOP
Secretary



Address 12A/B, Pasupati Bhattacharjee Road, Behala.

Kolkata 700 034

9903898787

Id No

01.09.1980

Date of birth

12.06.1986

Date of Enrollment

Lina Chakraborty
John

Major Information of the Deed

Deed No :	I-1603-19059/2024	Date of Registration	18/11/2024
Query No / Year	1603-2002872926/2024	Office where deed is registered	
Query Date	12/11/2024 7:42:05 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	LINA CHAKRABORTY ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9903151615, Status : Advocate		
Transaction	Additional Transaction:		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Rs. 10,00,000/-	Market Value	
Stamp duty Paid(SD)	Rs. 40,030/- (Article:48(g))	Registration Fee Paid	Rs. 2,59,09,685/-
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip.(Urban area)		

Land Details :

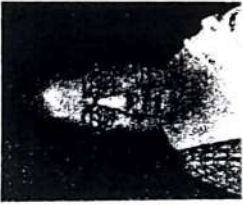
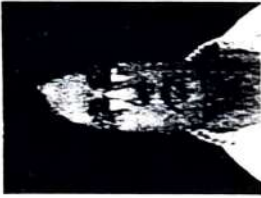
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: R.K. Ghoshal Road, Premises No: 14, Ward No: 091 Pin Code : 700042

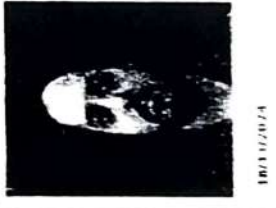
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
11	(RS :-)		Bastu	5 Katha 30 Chatak	8,00,000/-	2,44,92,185/-	Width of Approach Road: 8 Ft.,
Grand Total :					8,00,000 /-	244,92,185 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
51	On Land 11	2800 Sq Ft	2,00,000/-	14,17,500/-	Structure Type: Structure
Gr. Floor, Area of floor 1400 Sq Ft, Residential Use, Cemented Floor, Age of Structure 50 Years, Roof Type: Pucca, Extent of Completion Complete					
1 floor No 1 Area of floor 1400 Sq Ft, Residential Use, Cemented Floor, Age of Structure 50 Years, Roof Type: Pucca, Extent of Completion Complete					
Total			2,00,000 /-	14,17,500 /-	

Land Lord Details :

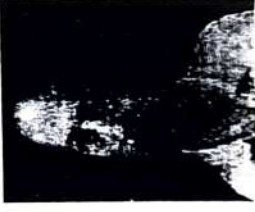
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs ARATI BANERJEE Wife of Late RANJIT BANERJEE Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office		 Captured LTI 18/11/2024	 18/11/2024
	14, R K GHOSAL ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: ARxxxxxx8Q, Aadhaar No: 90xxxxxxxx6626, Status :Individual, Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mr ANIRBAN BANERJEE Son of Late RANJIT BANERJEE Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office		 Captured LTI 18/11/2024	 18/11/2024
	14, R K GHOSAL ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth: XX XX 1XX0 , PAN No.:: AYxxxxxx7R, Aadhaar No: 51xxxxxxxx5965, Status :Individual, Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	Mrs MOHUA DAS, (Alias: Mrs MOHUA BANERJEE) Wife of Mr ARNAB JYOTI DAS, Executed by :Self, Date of Execution: 18/11/2024 , Admitted by :Self, Date of Admission: 18/11/2024 ,Place : Office		 Captured LTI 18/11/2024	 18/11/2024
	311/B, BACHAHERI ROAD, City:- , P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN: 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.:: AXxxxxxx4, Aadhaar No: 42xxxxxxxx2747, Status :Individual, Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office			

4	Name Mrs ANURADHA BANERJEE Wife of Late MONOJIT KUMAR BANERJEE Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office	 18/11/2024	 Captured 18/11/2024 LT	18/11/2024 <i>Anuradha Banerjee</i>
5	Name Mr UJJAL KUMAR BANERJEE Son of Late DHIRENDRA NATH BANERJEE Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office	 18/11/2024	 Captured 18/11/2024 LT	18/11/2024 <i>Ujjal Kumar Banerjee</i>
6	Name Mr JOYDIP BANERJEE Son of Late MONOJIT KUMAR BANERJEE Executed by: Self, Date of Execution: 18/11/2024 , Admitted by: Self, Date of Admission: 18/11/2024 ,Place : Office	 18/11/2024	 Captured 18/11/2024 LT	18/11/2024 <i>Joydip Banerjee</i>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SIDDHI CONSTRUCTION 82A, N K GHOSAL ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 , PAN No.: ABxxxxx8A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SAUMEN GUPTA Son of Late SANJIT KUMAR GUPTA Date of Execution - 18/11/2024, , Admitted by: Self, Date of Admission: 18/11/2024, Place of Admission of Execution: Office  Nov 18 2024 3:13 PM  Captured 18/11/2024  18/11/2024
2	Mr SATYAJIT BANERJEE (Presentant) Son of Late SUKUMAR BANERJEE Date of Execution - 18/11/2024, , Admitted by: Self, Date of Admission: 18/11/2024, Place of Admission of Execution: Office  Nov 18 2024 3:14 PM  Captured 18/11/2024  18/11/2024
	11, RK GHOSAL ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AQxxxxx4P, Aadhaar No 98xxxxxxx62 / Status : Representative, Representative of : SIDDHI CONSTRUCTION

Identifier Details :

Name	Photo	Finger Print	Signature
Miss LINA CHAKRABORTY Daughter of Late ALOCHAKRABORTY AIDP093 JUBEDAL COLLEGE City:- P.O:- AIDP093 P.S:-Alipore District: South 24 Parganas, West Bengal India PIN:- 700012		 Captured	

18/11/2024 12:11:00 PM 18/11/2024 12:11:00 PM

Mr. SAUMEN GUPTA, Mr. SATYAJIT BANERJEE, Mr. ALOCHAKRABORTY, Mr. LINA CHAKRABORTY, Mr. AIDP093 JUBEDAL COLLEGE, Mr. AIDP093 P.S.-ALIPORE, Mr. AIDP093 DISTRICT SOUTH 24 PARGANAS, WEST BENGAL, INDIA, PIN:- 700012

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs ARATI BANERJEE	SIDDHI CONSTRUCTION-1.89063 Dec
2	Mr ANIRBAN BANERJEE	SIDDHI CONSTRUCTION-1.89063 Dec
3	Mrs MOHUA DAS	SIDDHI CONSTRUCTION-1.89063 Dec
4	Mrs ANURADHA BANERJEE	SIDDHI CONSTRUCTION-1.89063 Dec
5	Mr UJJAL KUMAR BANERJEE	SIDDHI CONSTRUCTION-1.89063 Dec
6	Mr JOYDIP BANERJEE	SIDDHI CONSTRUCTION-1.89063 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs ARATI BANERJEE	SIDDHI CONSTRUCTION-560.00000000 Sq Ft
2	Mr ANIRBAN BANERJEE	SIDDHI CONSTRUCTION-560.00000000 Sq Ft
3	Mrs MOHUA DAS	SIDDHI CONSTRUCTION-560.00000000 Sq Ft
4	Mrs ANURADHA BANERJEE	SIDDHI CONSTRUCTION-560.00000000 Sq Ft
5	Mr UJJAL KUMAR BANERJEE	SIDDHI CONSTRUCTION-560.00000000 Sq Ft

Endorsement For Deed Number : I - 160319059 / 2024

On 18-11-2024

Certificate of Admissibility(Rule 43, W.B. Registration Rules, 1962)
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4;
(g) of Indian Stamp Act 1899.

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

Presented for registration at 14:54 hrs on 18-11-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SATYAJIT BANERJEE.

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 2,59,09,685/-

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

Execution is admitted on 18/11/2024 by 1. Mrs ARATI BANERJEE, Wife of Late RANJIT BANERJEE, 14, R K GHOSAL ROAD, P.O: KASBA, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife, 2. Mr ANIRBAN BANERJEE, Son of Late RANJIT BANERJEE, 14, R K GHOSAL ROAD, P.O: KASBA, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Service, 3. Mrs MOHUA DAS, Alias Mrs MOHUA BANERJEE, Wife of Mr ARNAB JYOTIDAS, 31/B, B B CHATTERJEE ROAD, P.O: KASBA, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife, 4. Mrs ANURADHA BANERJEE, Wife of Late MONOJIT KUMAR BANERJEE, 14, R K GHOSAL ROAD, P.O: KASBA, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Service, 5. Mr UJJAL KUMAR BANERJEE, Son of Late DHIRENDRA NATH BANERJEE, 14, R K GHOSAL ROAD, P.O: KASBA, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Service, 6. Mr JOYDIP BANERJEE, Son of Late MONOJIT KUMAR BANERJEE, 14, R K GHOSAL ROAD, P.O: KASBA, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Service

Identified by Miss LINA CHAKRABORTY, Daughter of Late A D CHAKRABORTY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Advocate

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

Execution is admitted on 18-11-2024 by Mr SAUMEN GUPTA, AS PARTNER, SIDDIHI CONSTRUCTION (Partnership Firm), 82A, N K GHOSAL ROAD, City: P.O: KASBA, P.S.-Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042

Identified by Miss LINA CHAKRABORTY, Daughter of Late A D CHAKRABORTY, ALIPORE JUDGES COURT, P.O ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Advocate

Execution is admitted on 18-11-2024 by Mr SATYAJIT BANERJEE.

Identified by Miss LINA CHAKRABORTY, Daughter of Late A D CHAKRABORTY, ALIPORE JUDGES COURT, P.O ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53,00/- (Rs 53,000/-) M(b) Rs. 4,00/-) and Registration Fees, paid by Cash Rs 32,00/-, by online Rs 21/-
Option of Online Payment using Government Receipt Portal System (GRIPS). Finance Department, Govt of WB Online on 16/11/2024 5:19 PM with Govt Ref No 192024250277910168 on 16-11-2024, Amount Rs 21/-, Bank SBI Pay (SBI Pay) Ref No 763699119956 on 16-11-2024, Head of Account 0030 03 104 001 16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 10.00/- by online = Rs 40,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4046, Amount: Rs.10.00/-, Date of Purchase: 14/11/2024, Vendor name: A K SAMAJPATI

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/11/2024 5:19PM with Govt. Ref. No: 192024250277910168 on 16-11-2024, Amount Rs: 40,020/- Bank: SBI EPay (SBlePay), Ref. No. 7633699119856 on 16-11-2024, 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

PHOTO	Thumb	1st finger	middle finger	ring finger	small finger
	left hand				
	right hand				

Name.....

Signature.....



Thumb	1st finger	middle finger	ring finger	small finger
left hand				
right hand				

Name...ARATI BANERJEE

Signature...Arati Banerjee



Thumb	1st finger	middle finger	ring finger	small finger
left hand				
right hand				

Name...ANIL K. BANERJEE

Signature...Anil K. Banerjee



Thumb	1st finger	middle finger	ring finger	small finger
left hand				
right hand				

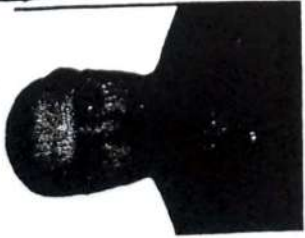
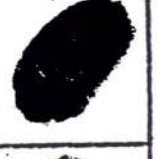
Name...ANIL K. BANERJEE

Signature...Anil K. Banerjee

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

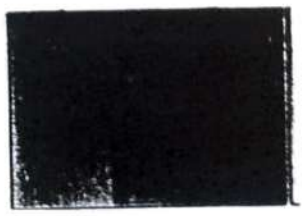
Name.....ANURADHA BANERJEE

Signature.....Anuradha Banerjee

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name.....JOYDIP BANERJEE

Signature.....Joydip Banerjee

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name.....LAL KUMAR BANERJEE

Signature.....Lal Kumar Banerjee

	Thumb	1st finger	middle finger	ring finger	small finger
	left hand				
	right hand				

PHOTO

Name.....

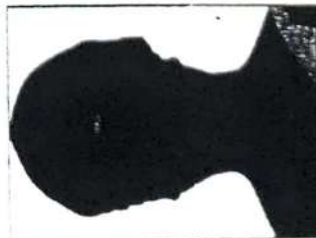
Signature.....

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	left hand					
	right hand					

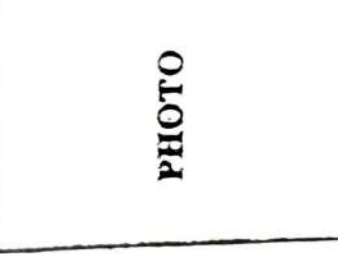
Name.....**SAHEN GUPTA**.....
 Signature.....*Sahen Gupta*.....

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name.....**SATYAJIT BANERJEE**.....
 Signature.....*Satyajit Banerjee*.....

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name.....**SANJAY CHAKRABORTY**.....
 Signature.....*Sanjay Chakraborty*.....

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name.....
 Signature.....