

10.6.21/2024

T-10533/2024 T-10479/2024



पश्चिम बंगाल WEST BENGAL

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23/09/2024
Q-2002457654/2024



**SUPPLEMENTARY DEVELOPMENT AGREEMENT ALONGWITH
POWER OF ATTORNEY FOR DEVELOPMENT**

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT ALONGWITH
POWER OF ATTORNEY made this the 23rd day of September Two Thousand
and Twenty Four (2024)

BETWEEN


Advocate

18420

DEBES KUMAR MISRA
ADVOCATE
CALCUTTA HIGH COURT
KOLKATA - 700 001

SL. No. Date.....
Rs.
Name.....
Address.....

12 SEP 2024

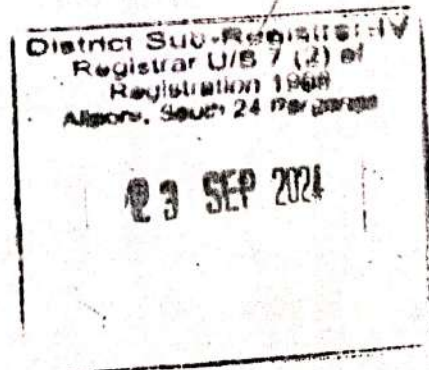
12 SEP 2024

SMRITI BIKASH DAS
Govt. Licence Stamp Vender
Alipore Police Court
Kot-27



Identified by:

Abhijit Kumar Mishra
son of Late Nirsajen Mishra
vill - Nij Matara
P.O. Battala
Dist- Purba Medinipur
Pin code- 721433
Law clerk

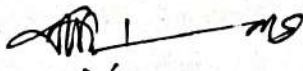


(1) **SRI SANTI RANJAN DAS**, (PAN – ADSPD9898A), (Aadhaar No. 8391 2514 5986), son of Late Sachindra Nath Das, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 47, Purbachal Main Road, Post Office – Haltu, Police Station – Garfa, Kolkata - 700 078, (2A) **MISS PRIYANKA DAS**, (PAN – CFVPD6361K), (Aadhaar No. 2496 5926 4501), daughter of Late Pilu Das and Late Tinku Das, by Faith – Hindu, by Occupation – Self employed, by Nationality – Indian, and (2B) **MISS PAROMITA DAS**, (PAN – HTPPD2729J), (Aadhaar No. 3365 0741 2583), daughter of Late Pilu Das, by Faith – Hindu, by Occupation – Self employed, by Nationality – Indian, all (2A) to (2B) are residing at 1/42, Jahura Bazar Lane, Post Office – Kasba, Police Station – Kasba, Kolkata - 700 042, hereinafter jointly called and referred to as the **“OWNERS/ FIRST PARTY”** (which terms or expressions shall unless excluded by or repugnant to the context or subject be demand to mean and include his heir/heirs, executor/executors, assign/ assigns, administrator/ administrators and representative/ representatives) of the **FIRST PART**

AND

M/S SHRISTI (PAN – ADEFS2244M), a Partnership firm having its office at 2, Swami Vivekananda Road, P.O. Jadavpur University, P.S. Jadavpur, Kolkata- 700 032, represented by its Partners namely (1) **SRI SOURISH BOSE**, (PAN – ADJPB0802B), (Aadhaar No. 8836 5510 5061), son of Late Tarapada Bose, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 2, Swami Vivekananda Road, P.O. – Jadavpur University, P.S. Jadavpur, Kolkata – 700032 and (2) **SRI DIPANKAR DAS**, (PAN – ADTPD6476F), (Aadhaar No. 8195 9855 5990), son of Late Adhir Chandra Das, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at A-38, Survey Park, P.O. – Santoshpur, P.S. Survey Park, Kolkata – 700075, hereinafter called and referred to as the **DEVELOPER/SECOND PARTY** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its executor/ executors, administrator/ administrators, assigns, representative/ representatives, successors-in-office and successors-in-interest) of the **SECOND PART**.

WHEREAS by virtue of two separate registered Deed of Sale (i) executed dated 25.03.1974, registered on 26.03.1974, registered in the Office of District Sub-Registrar,



Alipore and entered into Book No.1, Volume No.59, at Pages 35 to 39, Deed No. 1853 for the year 1974, measuring land area of 8 Sataks executed and registered by one Sri Santosh Kumar Karmakar, son of Late Priya Nath Karmakar and Sri Rabindra Nath Midde, son of Late Maniklal Midde and (ii) another Deed of Sale dated 28.06.1974, registered in the same Office of District Sub-Registrar, Alipore and entered into Book No.1, Volume No.131, at Pages 55 to 61, Deed No. 4553 for the year 1974 executed and registered by said Sri Santosh Kumar Karmakar, son of Late Priya Nath Karmakar and Sri Santosh Kumar Midde, son of Late Manik Lal Modde measuring land area of 8 Sataks totaling land area of 16 Sataks, one Smt. Amiya Bala Gope, wife of Late Ananta Hari Gope of 1/24, Bijoygarh, P.S. Jadavpur, Kolkata-700032, purchased the said total land measuring an area of 16 (Sixteen) Sataks comprising in R.S. Dag No.1137, under R.S. Khatian No. 386 situated in Mouza- Garfa, J.L. No.19, R.S. No.2, Touzi No. 13,10, Pargana- Khaspur, the then P.S. Jadavpur, thereafter P.S. Kasba, at present P.S. Garfa, for a valuable consideration as morefully mentioned therein.,

AND WHEREAS thereafter while enjoyment the said purchased property without any hindrances said Smt. Amiya Bala Gope declared to sell her total purchased property owning to need of money and by virtue of a registered Deed of Sale dated 09.09.1976, registered in the Office of Sub-Registrar Alipore and entered into Book No.1, Volume No.80, at Pages 102 to 107, Deed No. 3305 for the year 1976 said Smt. Amiya Bala Gope sold, transferred, assigned and granted her said purchased land measuring an area of 16 (Sixteen) Sataks in favour of one Sri Swapan Kumar Das and Sri Prabir Kumar Das, both sons of Sri Satul Chandra Das, both of 141/1B, Rash Behari Avenue, P.S. Bhwanipur, Kolkata-700026, for a valuable consideration.

AND WHEREAS by virtue of two separate Sale Deeds dated 30.07.1991, both registered in the Office of District Sub-Registrar, Alipore and entered into Book No.1, Volume No.185, at Pages 121 to 129, Deed No. 11657 for the year 1991 measuring land area of 8 (Eight) Sataks and another one entered into Book No. 1, Volume No. 185, Page no. 130 to 138 Deed No. 11658 for the year 1991 measuring land area of 8 (Eight) Sataks totaling land area of 16 (Sixteen) Sataks said Sri Swapan Kumar Das and Sri Prabir Kumar Das, both sons of Satul Chandra Das sold, transferred, assigned and granted their said purchased land in favour of one Nitai Das alias Ranjan Das, son of Sri Satul Chandra



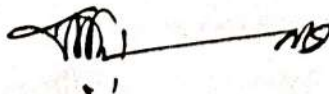
Das of Garfa, Baidya Para, Kolkata-700078 for a valuable consideration as mentioned therein.

AND WHEREAS during enjoyment said Netai Das alias Ranjan Das died intestate on 05.06.1993 as bachelor and he was the only issue of his parents i.e. Sri Satul Chandra Das, son of Late Rajendra Nath Das and Smt. Kamala Rani Das, wife of Sri Satul Chandra Das who jointly became the absolute joint owners of the said property left by their only son as per Hindu Succession Act, 1956.

AND WHEREAS by virtue of a registered Deed of Sale dated 27.06.2003, registered in the Office of District Sub-Registrar – III, Alipore and entered into Book No.1, Volume No.2, at Pages No. 5389 to 5405, Deed No. 899 for the year 2005 said Sri Satul Chandra Das and Smt. Kamala Rani Das sold, transferred, assigned, conveyed and granted their said property measuring an area of 9 (Nine) Cottahs 8 (Eight) Chittaks out of more or less 10 (Ten) Cottahs as mentioned in the **SCHEDULE-A** below to Sri Santi Ranjan Das, the **OWNER NO. 1** herein and one **PILU DAS**, deceased father of the **OWNERS NO. 2A and 2B** namely Miss Priyanka Das and Miss Paromita Das respectively.

AND WHEREAS thereafter said Sri Santi Ranjan Das and Pilu Das since deceased recorded their names in record of B.L & L.R.O. vide Mutation Case Nos. 1508/14 in the name of Sri Santi Ranjan Das, the **OWNER NO. 1** herein and Case No. 1507/14 in the name of said Pilu Das since deceased and thereafter they had taken the Conversion of the land as 'Bastu' from 'Shali' vide Conversion Case Nos. 154/15 in the name of Santi Ranjan Das, the **OWNER NO. 1** herein and Case No. 155/15 in the name of said Pilu Das since deceased.

AND WHEREAS both said Sri Santi Ranjan Das and Pilu Das since deceased have also recorded their names in the record of K.M.C. known as **K.M.C. Premises No. 184/1, Behari Mondal Road**, Assessee No. 31-106-01-0373-6 in respect of their said purchased land measuring an area of 9 (Nine) Cottahs 8 (Eight) Chittaks morefully mentioned in the **SCHEDULE-A** below.



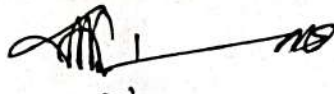
AND WHEREAS said Pilu Das died intestate on 30.11.2016 leaving behind her only legal heirs and/or successors namely his wife, and two unmarried daughters namely **Smt. Tniku Das** since deceased, **Miss Priyanka Das** and **Miss Paromita Das** who have jointly inherited the undivided 50% share of the said property left by as per Hindu Succession Act 1956.

AND WHEREAS OWNERS namely said **SRI SANTI RANJAN DAS**, and said **SMT. TINKU DAS** since deceased, **MISS PRIYANKA DAS** and **MISS PAROMITA DAS**, have jointly recorded their names in the record of The Kolkata Municipal Corporation Known as **K.M.C. Premises No. 184/1, Behari Mondal Road**, Assessee No. 31-106-01-0373-6 as described in the Schedule-A below.

AND WHEREAS some typographical errors and omissions are found and detected in the Second Paragraph of Page No.5 of the said Bengali Sale Deed dated 27.06.2003, registered in the office of District Sub-Registrar III, Alipore and entered into Book No.1, Deed No. 899 for the year 2005 that instead of two Nos. of Sale Deed, only one Sale Deed has been mistakenly written as Deed No. 1158 instead of Deed No.11658 and registration Office has been written as Alipore Sub-Registration Office "instead of District Sub-Registration Office. By virtue of a registered Deed of Declaration dated 06.07.2022, registered in the Office of District Sub-Registrar-IV, Alipore and entered into Book No.1, Deed No.7411 for the year 2022 it has been rectified and amended.

AND WHEREAS thereafter Legal heirs of the said deceased Pilu Das namely **Tinku Das** (wife) since deceased and two daughters namely **Miss Priyanka Das** and **Miss Paromita Das** have recorded their names in the record of B.L. & L.R.O. and their names are published in the L.R. Record of Right vide L.R. Khatian Nos. 2886, 2887 and 2888 respectively and the name of said Sri Santi Ranjan Das has been published vide L.R. Khatian No. 1439 as mentioned in the **SCHEDULE-A** below.

AND WHEREAS the **OWNERS** are very much desirous to construct a **ground plus four storied building with lift facility** on their property measuring land area of 9 (Nine) Cottahs 8 (Eight) Chittacks more or less and to make the construction of a new building upon the said property they searched for a reputed **DEVELOPER** in their locality. Upon knowledge of such desire of the **OWNERS**, the **DEVELOPER** herein has



approached the **OWNERS** through offer letter, for development of the said property and the **OWNERS** herein have agreed to do so as per the terms and conditions as mentioned hereinafter as **50%: 50% ratio** i.e. the **OWNERS** shall get almost **50% of the total sanction area** of the Flat and Car Parking area as mentioned property in the **SCHEDULE-B** below and **DEVELOPER** shall also get the **50% of the sanction area** as regards the Flat, Car Parking and Shop or Commercial Space as properly mentioned in the **SCHEDULE -D** below.

AND WHEREAS the party of the **SECOND PART/DEVELOPER** herein agreed to make the construction of the proposed **Ground plus four storied building with lift facility** in flat systems for residential as well as commercial one in exchange of getting its cost of construction and its remuneration for supervision of such construction in kind of flats etc. and on mutual understanding at the cost of the **DEVELOPER**, and accordingly the **OWNERS** will get entire complete **50% (Fifty Percent)** of the sanction area i.e. **50% sanction Flat area, 50% of Car Parking Space on Ground Floor** of the proposed building and one Shop Room to be delivered by the **DEVELOPER** to the **OWNERS** as per mutual arrangement. Besides the **OWNERS** should jointly get a sum of **Rs. 50,00,000/- (Rupees Fifty Lac only)** as the non refundable sum from the **DEVELOPER**. This is called the **OWNERS' ALLOCATION** morefully and clearly described in the **SCHEDULE 'B'** hereunder written which is called the **OWNERS' ALLOCATION**. The **OWNERS** shall also enjoy the undivided proportionate share of land together with the right of enjoyment of all the common amenities/facilities of the building as mentioned in the **SCHEDULE-'C'** below and the **DEVELOPER** shall enjoy the rest construction of the proposed building to be erected at the cost of the **DEVELOPER** morefully described in the **SCHEDULE -D** below.

AND WHEREAS thus said **OWNERS** namely **Sri Santi Ranjan Das, Smt. Tinku Das** since deceased, **Miss Priyanka Das** and **Miss Paramita Das** entered into **Registered Development Agreement** along with **Power of Attorney for Development** with the Developer herein namely **M/S SHRISTI** a partnership firm dated **25.07.2022**, registered in the office of **D.S.R. IV, Alipore** and entered into **Book No. 1, Volume No. 1604-2022, Page from 261166 to 261208, deed No. 160408331** for the year **2022** to develop the said **SCHEDULE-A** property having several terms and conditions as mentioned therein and the said **OWNERS** also empowered the Developer a **Registered general Power of Attorney** dated **25.07.2022** for the promotion work as regards the matter of **The Kolkata Municipal Corporation** in respect of the **SCHEDULE-A** property and the said **General Power of Attorney** was registered dated



25.07.2022 registered at D.S.R. IV, Alipore and entered into Book No. 1, Volume No. 1604-2022, Page from 267745 to 267766, Deed No. 160408334 for the year 2022.

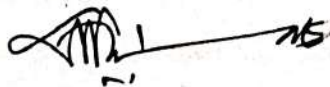
AND WHEREAS thereafter the **DEVELOPER** herein by virtue of said General Power of Attorney dated 25.07.2022 had taken sanction of a **Ground Plus IV** storied building plan in respect of the said **K.M.C. Premises No. 184/1, Bihari Mondal Road, Ward No. 106, P.S. Garfa, Vide Building Permit No. 2023120282** dated 23.09.2023 and started the construction work therein .

AND WHEREAS during construction of the new building said **Smt. Tinku Das** died intestate on 14.06.2024 leaving behind her two daughters as her only heirs and successors i.e. **OWNERS No. (2A) and (2B)** herein who have jointly inherited the said share of her mother in respect of the **Premises No. 184/1, Behari Mondal Road** and recorded their names in the record of **K.M.C.**

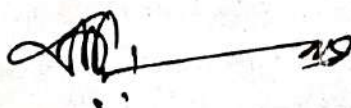
AND WHEREAS for the interest and benefit of the project and also as per terms and conditions of the said registered Principal Agreement dated 25.07.2022 both the parties herein discussed between themselves and decided to execute and register a Supplementary Development Agreement along with Power of Attorney for the development of the said **SCHEDULE-A** property and both the parties herein agreed to do so.

NOW THIS SUPPLEMENTARY AGREEMENT WITNESSETH arising out of the said Principal Development Agreement dated 25.07.2022 and it is hereby agreed by and between the parties hereto as per following terms and conditions:-

1. **THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT** as followings:
 - (a) That the **OWNERS** have hereby granted exclusive right to the **DEVELOPER** and also undertake that the **DEVELOPER** shall have right to do the new construction on the said property which is being constructed by the **DEVELOPER** in accordance with the plan or plans duly sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER** vide Building Permit No. 203120282 dated 23.09.2023.



- (b) i) **OWNERS' ALLOCATION** : The **DEVELOPER** shall give the present **OWNERS** the same **OWNERS' ALLOCATION** as morefully described in the **SCHEDULE 'B'** hereunder written.
- ii) **DEVELOPER'S ALLOCATION** : The **DEVELOPER** shall get its allocation as morefully described in the **SCHEDULE-D** hereunder written below.
- (c) That all applications, plans and other papers and documents as may be required by the **DEVELOPER** for the purpose of obtaining necessary approval and further sanction of the building plan and its alternation/ modification/verification of the sanctioned building plan from the appropriate authorities to be prepared signed and submitted by the **DEVELOPER** for and in the names of the present **OWNERS** at the cost of the **DEVELOPER** and if any alteration/modification of making further plans for the new construction are required in future, the **OWNERS** shall give such written permission to the **DEVELOPER** without any interruption.
- (d) For all that purpose of sanction of further Building plan applications, petitions, affidavits, drawings, sketches and for getting such altered/modified further or further plans of the Principal building plan duly approved by the K.M.C. the **DEVELOPER** shall appear, represent, sign before the concerned authorities on behalf of the **OWNERS** in their names and on their behalf in connection with any or all of the matters aforesaid and the **OWNERS**, in such circumstances, shall give full assistance/co-operation/signatures whenever necessary to the **DEVELOPER** for the interest of this project.
- (e) That the **DEVELOPER-Firm** is now erecting the entire building in the said premises as per the building plan duly sanctioned by K.M.C. and for the same the **OWNERS** shall put their signatures as and when necessary and during construction or after construction the **DEVELOPER** shall sell only the **DEVELOPER'S ALLOCATION** together with proportionate undivided land share and other common rights of the building to the intending purchasers and receive part or full consideration



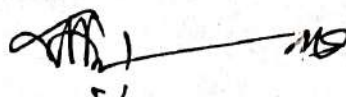
money from the sale of part or full of the **DEVELOPER'S ALLOCATION** which is being erected exclusively at the cost of the **DEVELOPER**.

- (f) The **DEVELOPER** shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of developing the said property in order to make it perfect in all respects for construction of a **Ground plus four storied building with lift facility thereon** in accordance with the building plan duly sanctioned by The Kolkata Municipal Corporation Office at the cost of the **DEVELOPER** to whom the **OWNERS** shall give full Co-operation in writing as and when reasonably necessary without raising any objection.
- (g) The **DEVELOPER** shall make and construct the building and supervise and carry out all the acts through contractors and sub-contractors in such manner as may be thought fit and proper by it for such construction of the said new building according to the building plan duly sanctioned by the concerned The Kolkata Municipal Corporation Office referred to in this Agreement on the said Property and shall file applications etc. for obtaining water connection and electric, sewerage and other connections and making other amenities and facilities therein required for the beneficial use and enjoyment of the occupiers of the new building which is being constructed in the said property in terms of this Agreement.
- (h) That the **DEVELOPER** shall be exclusively entitled to its respective share of the **DEVELOPER'S ALLOCATION** of the new building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the others.
- (i) The **DEVELOPER** shall apply in the names of the present **OWNERS** and represent them before the Government Authorities, local and public bodies if required in connection with the new construction work and the said building thereon in terms of this Supplementary Agreement arising out of Principal Development Agreement dated 25.07.2022 and the **OWNERS** shall not raise any objections for it, on the contrary the **OWNERS** shall give full co-operations to the **DEVELOPER** for doing this project.
- (j) That the **DEVELOPER** shall at its own costs construct and complete the new building at the said premises in accordance with the sanctioned building plan duly



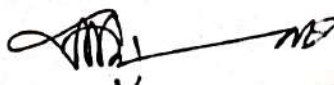
sanctioned by The Kolkata Municipal Corporation Office and as well as hereby annexed specifications and the **DEVELOPER** shall take all the responsibility and risk regarding the construction of the proposed building and further covenant to complete the said building within 36 (Thirty Six) months from the date of sanction of the building plan and also from the date of taking over possession of the **SCHEDULE 'A'** mentioned property whichever is later. Immediate after execution and registration of the Development Agreement and thereafter the **OWNERS** shall have to vacate the Premises and hand over the same to the **DEVELOPER**.. The **DEVELOPER** shall prepare and submit the building plan before The Kolkata Municipal Corporation as soon as possible.

- (k) That the **DEVELOPER** shall install in the said building at its own costs pump operated water connection through water lines in each floors/flats, water storage tanks, overhead water reservoir with suitable pump, lift and its machine, electric wiring and installations other electrical things and also other facilities of the new building as are required to be provided in the new building for sale of the flats etc. therein on Ownership basis and as mutually agreed upon.
- (l) The **DEVELOPER** shall sell all the **DEVELOPER'S ALLOCATION** of the proposed building, as described in the **SCHEDULE 'D'** hereunder written **TOGETHER WITH** proportionate undivided share of land of the said premises and the common areas and facilities proportionately and proportionate services of common places. The **DEVELOPER** shall receive the advance and advances or part or full i.e. entire consideration money from the intending purchasers of the relative flats and/or all other portions of the building from the intending Purchaser(s) on **DEVELOPER'S ALLOCATION** as per its terms and conditions and the **DEVELOPER** shall decide and fix up such consideration money upon its allocation and supply common services for the intending Purchaser(s) and the **DEVELOPER** shall erect the entire new proposed building and shall have right to execute and register all the instruments, Indentures, Conveyance, Deeds or Agreement for sale in favour of the intending Purchasers only upon the **DEVELOPER'S ALLOCATION**.
- (m) The present **OWNERS** hereby again empower and authorize the **DEVELOPER** to do and complete this project in connection with the said property as described in the



SCHEDULE - A hereunder written such as to sell or any kind of transfer of the **DEVELOPER'S ALLOCATION** through registered deeds and to make agreement for sale, to advertise the project through any media, to appoint different persons for the project, to get sanction of the building plan as well sewerage plan and to take water or electric connection therein and also to execute any document, declaration or affidavit for the interest of the project etc. to appoint different type of professional men, to appoint Advocates, to receive part or full consideration money on the **DEVELOPER'S ALLOCATION** and to negotiate any matter for the said property etc.

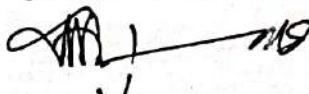
- (n) To complete the construction of the building within 36 (Thirty Six) months from the date of sanction of the building plan and/or from the date of taking over vacant possession on the land whichever is later. It is noted that due to unforeseen circumstances or act of God such as earthquake, flood, riot, Lock down period of the country as well as the State, any prevailing rule, cyclone or tempest, any epidemic disease etc. if the such construction work is hampered the such delay shall not be counted and the **DEVELOPER** shall have liberty to extend the time till the period of such 'Force Majeure'.
- (o) Not to violate or contravene any of the provisions or rules applicable for construction of the said building and not to do any act, deed or thing from the part of the **OWNERS** whereby the **DEVELOPER** is prevented from enjoying, selling, assigning and/or disposing of any of the **DEVELOPER'S ALLOCATION** in the said building.
- (p) Completion time of the project shall be of 36 (Thirty Six) months to be counted from the date of sanction of the building plan and also from the date of taking over vacant possession on the land whichever is later. The **DEVELOPER** shall take the 'RERA/HIRA' registration for this development work. The **OWNERS** shall have to hand over the vacant possession of the property for the measurement of the property and soil test etc. for the sanction of the building plan as per desire of the **DEVELOPER** and the **DEVELOPER** shall act in respect of the proposed project as per the terms and conditions of this Supplementary Agreement for Development and the **OWNERS** shall give full co-operation to the **DEVELOPER**.



- (q) All expenses and cost for the project including sanction of the building plan, soil test, supervision for construction of the new building and also Completion Certificate of the building shall be paid by the **DEVELOPER**; and the **OWNERS** shall have to bear all the previous outstanding taxes of K.M.C. up to date, land tax (khajna) and also the cost of mutation of B.L. & L.R.O. in respect of the land to be paid by the **OWNERS**. The present **OWNERS** shall also have to pay the K.M.C. taxes and maintenance of the building after getting possession of the **OWNERS' ALLOCATION** in the said new building. The **DEVELOPER** shall pay the taxes for the period of construction of the building and thereafter the maintenance and also the proportionate taxes in respect of its allocation till the handing over its allocation to the intending Purchasers.
- (r) The complete construction specification shall be the part of this agreement as morefully mentioned in the annexure marked as **ANNEXURE - X**.
- (s) Any debt/loan and/or to be taken by the **DEVELOPER** to construct the said proposed ground plus four storied building with lift facility shall not be borne by the Land **OWNERS** at any time whatsoever and for the same the **OWNERS** shall never be responsible or liable.

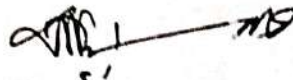
2. **MUTUAL COVENANT AND INDEMNITIES OF THE PRESENT OWNERS AND DEVELOPER HEREIN:-**

- (a) The present **OWNERS** hereby undertake that the **DEVELOPER** shall be entitled to sell the proposed construction on **DEVELOPER'S ALLOCATION** excluding the **OWNERS' ALLOCATION** and the **DEVELOPER** shall enjoy its **DEVELOPER'S ALLOCATION** without interference or disturbances from the **OWNERS' end**, provided the **DEVELOPER** shall perform all the construction work as per the terms and conditions as within mentioned including various specifications as laid down as per **Annexure - X**.
- (b) The present **OWNERS** herein shall execute and register a separate **Development Power of Attorney** if required in favour of the **DEVELOPER** to complete the project and also register the conveyance Deeds or Agreement for Sale, Declaration Deeds or any other instruments or indentures in favour of the intending purchasers after completion of the project or during project and the



DEVELOPER shall also execute and register the necessary Deed of Conveyance in favour of the intending Purchasers only on the **DEVELOPER'S ALLOCATION** of the building and by virtue of this registered Supplementary Development Agreement the **DEVELOPER** is hereby again empowered by the **OWNERS** to execute and register its Developer's Allocation to the Third Party in respect of the said property as described in the **SCHEDULE - A** below.

- (c) The **OWNERS** shall have to pay the necessary maintenance of the building and also the proportionate taxes after taking delivery of the **OWNERS' ALLOCATION**. On completion of the proposed project the **DEVELOPER** shall pay the taxes for the period of construction of the building in respect of the property and thereafter the maintenance and also the proportionate taxes in respect of its allocation till the handing over its allocation to the intending Purchasers.
- (d) That during pendency of this Supplementary Agreement if any of the **OWNERS** again leaves this material world, his/her legal heirs/successors shall have to abide by the terms and conditions of this Supplementary Agreement without raising any objection and give full written co-operation to the **DEVELOPER** by executing further Supplementary Agreement and also Power of Attorney. The **OWNERS' ALLOCATION** shall then remain unchanged. Simultaneously if the **DEVELOPER** leaves this material world during the construction work, its legal successors shall have to abide by all the terms and condition of this Supplementary Agreement.
- (e) It has been mutually settled between the **DEVELOPER** and the **OWNERS** that both the parties herein shall mutually settle their allocation by a Supplementary Agreement. **DEVELOPER** or the **OWNERS** shall have to pay the either party the value of any excess area on any flat area etc. strictly on super built up area on marketable price at the time of handing over **OWNERS' ALLOCATION** to the **OWNERS**.
- (f) That the present **OWNERS** shall be liable to prove the title of the property by supplying all the papers relating to this property and shall keep the property free from all encumbrances during pendency of this agreement. During construction or pendency of this Supplementary Agreement any Co-sharer or claimer is cropped up with a valid document, the said claim shall be given or fulfilled from the **OWNERS' allocated portion** only and the **DEVELOPER** shall not be liable for the same, and in no case the **DEVELOPER'S ALLOCATION** shall be affected and even during project work if the title of the property is detected a defective one, the **OWNERS** shall be liable to

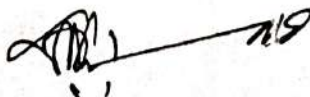


make the property a freehold one at their cost and if it is not possible by the **OWNERS** to prove their title a free hold one, the **OWNERS** shall then liable to refund all the paid up non-refundable advance to the **DEVELOPER** on demand.

- (g) On completion of the proposed building in all respects the **DEVELOPER** shall write a letter to the **OWNERS** for taking delivery of **OWNER'S ALLOCATION** first. If the **OWNERS** fail to take delivery the **OWNER'S ALLOCATION** within fifteen days from the date of receiving of the such letter. The **DEVELOPER** shall thereafter hand over its allocation to the intending Purchasers. At the time of delivery of physical possession of the **OWNER'S ALLOCATION** the **DEVELOPER** shall issue the possession letter alongwith the Xerox of Completion Certificate of the building if it is available in the mean time from K.M.C. The **DEVELOPER** shall hand over all the original Deeds, link Deed, other original documents etc as are received by the **DEVELOPER**, to the **OWNERS** to be kept in the Office of Flat Owners' Association to be formed.
- (h) This Supplementary Agreement alongwith Power of Attorney shall be treated as part and parcel of the Principal Development Agreement alongwith Power of Attorney dated 25.07.2022.

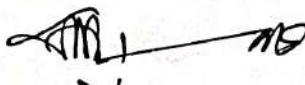
3. **THE PRESENT OWNERS HEREIN EXECUTE THE POWER OF ATTORNEY IN FAVOUR OF THE DEVELOPER HEREIN BELOW TO DO THE PROMATION WORK :**

WE, the present **OWNERS** herein namely, (1) **SRI SANTI RANJAN DAS**, (PAN – **ADSPD9898A**), (Aadhaar No. **8391 2514 5986**), son of Late Sachindra Nath Das, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 47, Purbachal Main Road, Post Office – Haltu, Police Station – Garfa, Kolkata - 700 078, (2A) **MISS PRIYANKA DAS**, (PAN – **CFVPD6361K**), (Aadhaar No. **2496 5926 4501**), daughter of Late Pilu Das and Late Tinku Das, by Faith – Hindu, by Occupation – Self employed, by Nationality – Indian, and (2B) **MISS PAROMITA DAS**, (PAN – **HTPPD2729J**), (Aadhaar No. **3365 0741 2583**), daughter of Late Pilu Das and Late Tinku Das, by Faith – Hindu, by Occupation – Self employed, by Nationality – Indian, both (2A) and (2B) are residing at 1/42, Jahura Bazar Lane, Post Office – Kasba, Police Station – Survey Park, Kolkata - 700 042, do hereby appoint “**M/S SHRISTI**” (PAN – **ADEFS2244M**), a Partnership firm having its office at 2, Swami Vivekananda Road, P.O. Jadavpur University, P.S. Jadavpur, Kolkata- 700 032, represented by its Partners namely (1) **SRI SOURISH BOSE**, (PAN – **ADJPB0802B**), (Aadhaar No. **8836 5510 5061**), son of Late Tarapada Bose, by faith - Hindu, by Occupation - Business, by Nationality -



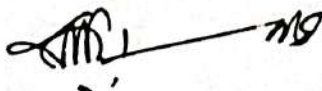
Indian, residing at 2, Swami Vivekananda Road, P.O. – Jadavpur University, P.S. Jadavpur, Kolkata – 700032 and (2) **SRI DIPANKAR DAS**, (PAN – ADTPD6476F), (Aadhaar No. 8195 9855 5990), son of Late Adhir Chandra Das, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at A-38, Survey Park, P.O. – Santoshpur, P.S. Survey Park, Kolkata – 700075, as **our lawful Attorney on our behalf to do the following acts in respect of our property as mentioned in the SCHEDULE-A below:**

- a) To look after and manage the property on our behalf being the **OWNERS/ PRINCIPALS**.
- b) To look after and to control all the affairs for the development or the said land and construction of a **Ground Plus four storied building with Lift facility** thereon on the said Premises as per sanction building plan duly sanctioned by The Kolkata Municipal Corporation at the cost of the **Developer** and the **Developer** shall sign and execute on our behalf on all the Declaration Deeds or Rectification Deed or any other Declarations in respect of our property as mentioned in the SCHEDULE below and register the such documents as per requirement for the interest of the proposed project.
- c) To cause mutation of the Property where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof and pay necessary taxes to The Kolkata Municipal Corporation as and when necessary on our behalf.
- d) To cause mutation and/or conversion of our Property if required where necessary effected in the revenue and/or in the record of the LD. B.L. & L.R.O. and/or under the jurisdiction and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate and/or conversion certificate and other necessary papers thereof and pay necessary taxes to the LD. B.L. & L.R.O. as and when necessary on our behalf for B.L. & L.R.O. Mutation and/or also Conversion



purposes and also to sign all papers or forms or application for taking clearance of Land Acquisition from the concerned Department on our behalf.

- e) To sign, execute and submit all further Development building Plans, revised plan, completion plan, Documents, Statements, Papers, Undertakings, Declarations related thereto, may be required for necessary sanction, modification and/or alteration of sanctioned plan and/or revised plan, completion plan duly sanctioned by The Kolkata Municipal Corporation and/or any appropriate authority and other appropriate authorities on behalf of us and to sign completion plan.
- f) To appear and represent us i.e. the **PRINCIPALS** i.e. **LAND OWNERS** herein on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, West Bengal police, necessary Departments of Government of West Bengal, in connection with the sanction, modification and/or alteration of sanctioned building Plan for the above mentioned property and also for the interest of the proposed project and execute and sign all the papers related thereto.
- g) To pay fees for obtaining the sanction, modification and such other orders and permissions from the necessary authorities on behalf of us i.e. the **Land Owners** as required for sanction, modification revision and/or alteration of the Development Plan and also to submit and take delivery of all type of, deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as our said Attorney shall think fit and proper on our behalf.
- h) To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the sanctioned plans to any authority or authorities.
- i). To develop the said property by making construction of such type of building or buildings thereon as per sanctioned building plan as our said Attorney may deem



fit and proper and for that purpose to demolish and/or remove any house, building and/or structure of whatsoever nature standing in the said property, as our said Attorney shall think fit and proper.

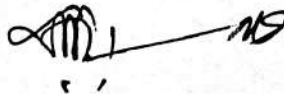
j) To apply for obtaining electricity-connection from CESC and also gas connection and also for installation lift in the Premises and to take telephone or other connections and also install electric transformer in the said property and /or to make alteration therein and to disconnect the same and for those purposes our said Attorney shall sign, execute and submit all papers, applications, documents on our behalf and shall do all the acts and deeds on present **OWNERS'** behalf and our said Attorney shall execute and sign all the papers related thereto as per its requirement for the benefit of the project.

k). To sign all type of plans to be submitted before the concerned authority/authorities for the connection of water, drainage and sewerage in the said Premises and execute and sign all paper related thereto for the sanction of drainage and sewerage connection and also water connection and also internal and external drainage drawing and also the connection of water in the said property and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney on **OWNERS'** behalf.

l) To apply for and obtain building materials from the concerned authorities for consumption of the proposed building to be erected on the said property as aforesaid and also to pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.

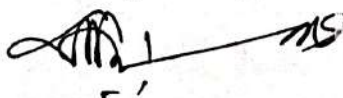
m). To appear and represent us i.e. the present **Owners** before all authorities for fixation and/or finalization of the annual valuation of the said property and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as our said Attorney may deem fit and proper.

n) To negotiate with others for giving possession of the flats etc. in lieu of proper considerations sum only on the **DEVELOPER'S ALLOCATION** as within

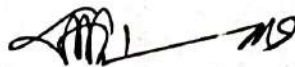


mentioned (excluding the **OWNERS' ALLOCATION**) as mentioned in the **SCHEDULE -D** of this Supplementary Development Agreement. The **DEVELOPER** shall do all the acts on **Developer's Allocation** on behalf of us the present **OWNERS/PRINCIPALS**.

- o) To collect advance or part payment or full consideration from the intending purchasers of flats, Car Parking Spaces Shop or Commercial Space etc. alongwith proportionate share of land and/or enter into Agreement for Sale and to execute and register Deed of Conveyance, Deed of Rectification, and/or collect the I.G.R. and/or Deed from the registering authority on our behalf on the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE -D** of this Supplementary Development Agreement excluding the **OWNERS' ALLOCATION** as mentioned in the **SCHEDULE -B** of the said registered Development Agreement and grant receipt in favour of the interested persons/ persons who are interested to take possession of the flat/flats and Car parking Space etc. in lieu of satisfactory consideration to be fixed by the **DEVELOPER** of the project.
- p). To advertise in different news papers and display, hording in different places, and also to engage agency or agencies for selling and giving possession of the flats etc. on **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE -D** of the said registered Development Agreement excluding the **LAND OWNERS' ALLOCATION** alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the **DEVELOPER'S ALLOCATION** to any Third Party or parties at any consideration price to be fixed up only by the **DEVELOPER** i.e. our **ATTORNEY**.
- q). To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/space including proportionate land share on said **DEVELOPER'S ALLOCATION** of the said proposed building alongwith the proportionate share of land at the said Premises or any part thereof and for that purpose to sign and execute all deeds, as the said Attorney shall think fit and proper as per said registered Development Agreement.



- r). To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
- s). To receive part or full consideration sum against the entire **DEVELOPER'S ALLOCATION** from the intending purchasers and acknowledge the receipt of the same on our behalf.
- t). To appear and represent us before any notary, Registrar of Assurances, District Registrar, Additional District Sub-Registrar, Metropolitan Magistrate and Other Office or Offices or Authority or Authorities having jurisdiction and to sign and to execute the documents and present the same for registration and complete for registration and to acknowledge and register or have registered and performed any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Boundary Declaration, and/or Declaration for passage or corner gift and/or any kind of instruments writing executed and signed by the said Attorney in any manner after taking permission from the Authority concerned if it is required concerning the said property as per this registered Supplementary Development Agreement in connection with the **DEVELOPER'S ALLOCATION** only.
- u). To take necessary steps for installation of lift in the new building and sign all forms, applications, papers etc. on our behalf related to the installation of lift in the new building.
- v). To convey prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.
- w). To file institute any case, complaint, suit and defend the same if the suit is instituted preferred by any person or persons in respect of our said property.
- x). To comprise suits, appears in other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof.



- y). To sign declare and/or affirm any plaint, written statements petitions, affidavits, verifications, vokatnamas, warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
- z) To deposit and withdraw fees, documents and moneys in and from any Court or courts and/or other person or persons or authority and given valid receipts and discharged thereof.

AND GENERALLY TO act as our Attorney in relation to all matters touching our said property and on our behalf to do all instruments, acts, nature, deeds and things as fully and effectually as We would do if We would personally present.

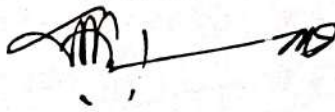
AND We hereby ratify and confirm and agree or undertake and whatsoever our said Attorney appointed under this Power herein above contained shall lawfully do or cause to be done in the right of or by virtue of these presents including such confirming and other works.

9. **JURISDICTION OF COURTS :**

If any dispute or litigation is cropped up during promotion work, the same shall be adjudicated by the courts within the limits of Alipore, District South 24-Parganas, and the High Court at Calcutta.

SCHEDULE OF THE ABOVE REFERRED TO **(DESCRIPTION OF THE ENTIRE PROPERTY FOR THE PROJECT)** **SCHEDULE - 'A'**

ALL THAT piece and parcel of Bastu land measuring land area of 9 (Nine) Cottahs 8 (Eight) Chittacks more or less whereon a ground plus four storied building with lift facility is now being erected as per sanction building plan duly sanctioned by The Kolkata Municipal Corporation Borough Office - XII, situated at Mouza- Garfa, J.L. No.19, R.S. No.2, Touzi No.13,10, Pargana - Khaspur, comprising in R.S. Dag No. 1137, under R.S. Khatian No. 386, corresponding to L.R. Dag No.1137, under L.R. Khatian No. 1439, 2886, 2887 and 2888, within K.M.C. Ward No.106, known as K.M.C. Premises No. 184/1, Behari Mondal Road, Assessee No.31-106-01-0373-6, under formerly P.S. Kasba, at present P.S. Garfa, Post Office - Haltu, Kolkata - 700 078, Additional District Sub-



Registration Office Sealdah, District Sub-Registration Office at Alipore and the entire property is butted and bounded by:

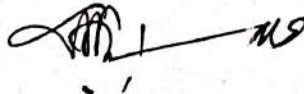
ON THE NORTH : Land of R.S. Dag No. 1138 and 1137(part);
ON THE SOUTH : 120'-0" wide K.M.C.Road;
ON THE EAST : 8'-0" wide K.M.C. Road
ON THE WEST : Land of R.S. Dag No. 1139.

SCHEDULE – 'B' ABOVE REFERRED TO
(OWNERS' ALLOCATION
TO BE OBTAINED FROM THE DEVELOPER)

The OWNERS will jointly get complete 50% (Fifty Percent) of the sanction area as mutually settled up between the OWNERS and the DEVELOPER to be situated on different floors of the building i.e. entire Second Floor flat area, 50% of the Third Floor 2 Nos. Flat area to be situated on South-West side and North-East side, 50% of the Fourth Floor 2 Nos. Flat area to be situated on South-East side and North-West side of the building and 50% of the sanction Car parking area on ground of the proposed building as mutually decided and distributed by the DEVELOPER and one Shop on ground floor South-West side measuring 100 (One hundred) Sq.ft. more or less and the same shall be delivered to the OWNERS by the DEVELOPER. Besides the DEVELOPER has already paid the non-refundable sum of Rs. 50,00,000/- (Rupees Fifty Lac Only) to the OWNERS at the time of registration of the Principal Development Agreement along with Power of Attorney dated 25.07.2022. This is called the OWNERS' ALLOCATION. The OWNERS shall also be entitled to impartible undivided proportionate share of land of the premises together with the right of enjoyment of all the common amenities/facilities of the building as mentioned in the SCHEDULE-'C' below. It has been settled by and between the parties that the present OWNERS and DEVELOPERS may enter into a Supplementary Agreement for distribution of the OWNERS' ALLOCATION if further required.

SCHEDULE – 'C' ABOVE REFERRED TO
(COMMON RIGHTS AND FACILITIES)

Land of the Premises, Corridors, all landings and stair ways, passages/ways and drive ways for egress and ingress meter space and electric main meter and its



connection water and water lines and all plumbing lines and water lines, underground water reservoir, over head water tank, lift, lift room alongwith lift lobby and lift well, K.M.C. water connection and common K.M.C. water, Caretaker's room and toilet on ground floor, main gate and entrance, boundary wall, common vacant space between building and boundary wall, water pump, motor and all roofs and parapet wall and other facilities.

SCHEDULE – 'D' ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

ALL THAT piece and parcel of entire sale proceeds of the rest 50% (Fifty Percent) of the constructed area of the new building as mutually arranged and settled by the present OWNERS and the DEVELOPER i.e. entire First Floor area of the proposed building to be used by the DEVELOPER as partly commercially and partly as residential unit as per Developer's desire according to sanction of the building plan, 50% of the Third Floor 2 Nos. Flat area to be situated on South-East side and North - West side, 50% of the Fourth Floor 2 Nos. Flat area to be situated on South-West side and North-East side and one rest Shop Room on ground floor South-East side measuring built up area of 150 (One hundred Fifty) Sq.ft. more or less and 50% of sanction Car Parking Space area on ground floor including Shop area to be decided and distributed by the DEVELOPER and it is called the "DEVELOPER'S ALLOCATION". The entire building shall be constructed by the DEVELOPER at its cost as per sanction building plan duly sanctioned by K.M.C. and also as per annexed specification. The DEVELOPER shall be entitled to the impartible undivided proportionate land share of the premises out of total land as mentioned in the SCHEDULE – "A" hereinabove alongwith the benefit and right to use all the common facilities and rights as mentioned in the SCHEDULE – 'C' above. It has been settled by and between the parties that after sanction of the building plan, the OWNERS and DEVELOPERS may enter into further Supplementary Agreement for distribution of the OWNERS' ALLOCATION and the DEVELOPER'S ALLOCATION if required.



IN WITNESS WHEREOF the Parties hereto have put their respective seals and signature on the day, month and year first above written.

WITNESSES:

1. Abhejit Kumar Mishra
vill- Nijaitana
P.O. Battala
Dist - Purba Midnapur

2. Sushanta Barui
Vivekananda Nagar
Narendrapur
KOI - 700150

1. Sani Ranjan Das

2A. Priyanka Das

2B. Foyomifa Das

SIGNATURE OF THE OWNERS/FIRST PARTY **For SHRISTI**

1. Sushanta Barui
For SHRISTI Partner

2. Sankar Das
Partner

SIGNATURE OF THE DEVELOPER/
SECOND PARTY

Read over, explained in Vernacular to the Parties and admitted to be correct and as per the instructions given by the parties, drafted by me and prepared in my chamber.

Deb Kumar Misra (Signature)

(DEBES KUMAR MISRA)

ADVOCATE [Enrollment No.F/364/329/1989]

HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin

Place, Kolkata-700086

MOB. 9830236148 (D.K.M.),

9051446430 (Somesh),

9836115120 (Tapesh)

SCHEDULE OF WORK
(SPECIFICATION OF THE BUILDING CONSTRUCTION)

<u>Floors</u>	:	Floor tiles in flooring.
<u>Doors</u>	:	Frame of quality Sal Wood. Doors are of flush type (Commercial) with necessary accessories in other doors with synthetic enamel paint but main door is made of gammer wood with Godrej lock.
<u>Kitchen</u>	:	Marble Top cooking platform fitted with sink finished by Stainless Steel and shelf and 3 feet height Glaze Tile on cooking platform and marble on the Floor.
<u>Toilet</u>	:	Glaze Tile up to 6'-0" in W.C. and marble flooring with white wash basin, shower, water closet and standard fittings with Tiles in toilet wall up to 6' - 0" ft.
<u>Electrical</u>	:	General All rooms with 16 A distribution M.C.B. and 250A MCB for incoming line, cut out fuse for all switch boards with indication lamp Concealed wiring, with copper wires, light, fan and plug points one each in all bed, drawing/dining rooms and one light point in each other room with entrance doorbell point one number with power point (15 Amps) in drawing-cum- dining and one A.C Point in main bed room.
<u>Water</u>	:	Blue PVC pipes with standard fittings in kitchen and toilet, ground water will be supplied from corporation water supply and after storing in the ground floor water reservoir it will elevated to the over head water reservoir by pump and distributed through overhead reservoir.
<u>Windows</u>	:	Aluminum window fitted with glass and necessary accessories, with synthetic enamel painting, Compound wall with gates to be provided.
<u>Wall</u>	:	All wall surfaces (inside) will be finished by plaster of paris Cement paint in out surface of wall.
<u>Lift</u>	:	Standard lift capability of 4 persons will be provided
<u>Roof</u>	:	Roof treatment /mosaic flooring on roof shall be done.

MS Advocate



Signature ... *Ranjan Das*

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

.....*RANJAN DAS*.....



Name.....*PRIYANKA DAS*

Signature.....*Priyanka Das*

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right hand					



Name.....*PAROMITA DAS*

Signature.....*Paromita Das*

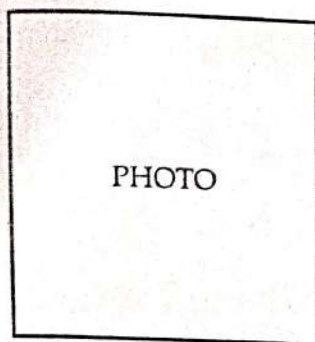
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Name.....*SOURISH BOSE*

Signature.....*Sourish Bose*

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right hand					



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right hand					

Name

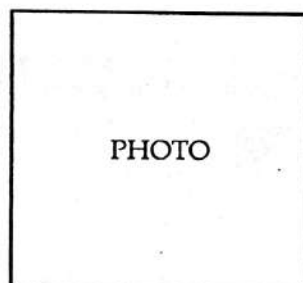
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Name.....DIPANKAR DAS

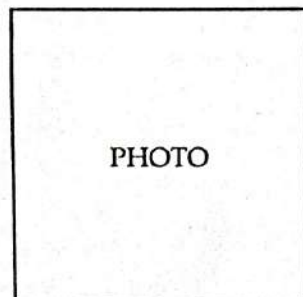
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right hand					

Name

Signature



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right hand					

Name

Signature



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



192024250222421728

GRN Details

GRN:	192024250222421728	Payment Mode:	SBI Epay
GRN Date:	24/09/2024 13:59:51	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	6703934576825	BRN Date:	24/09/2024 14:00:47
Gateway Ref ID:	426844939495	Method:	State Bank of India UPI
GRIPS Payment ID:	240920242022242171	Payment Init. Date:	24/09/2024 13:59:51
Payment Status:	Successful	Payment Ref. No:	2002457654/8/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr TAPESH MISHRA
Address:	H C CALCUTTA
Mobile:	9836115120
Period From (dd/mm/yyyy):	24/09/2024
Period To (dd/mm/yyyy):	24/09/2024
Payment Ref ID:	2002457654/8/2024
Dept Ref ID/DRN:	2002457654/8/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002457654/8/2024	Property Registration- Stamp duty	0030-02-103-003-02	6970
2	2002457654/8/2024	Property Registration- Registration Fees	0030-03-104-001-16	7
Total				6977

IN WORDS: SIX THOUSAND NINE HUNDRED SEVENTY SEVEN ONLY.

PAID



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	2002457654/2024	Office where deed will be registered
Query Date	17/09/2024 7:24:44 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 100/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 1/-	Rs. 54,62,508/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,070/- (Article:48(g))	Rs. 60/- (Article:E, E, E,)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Behari Mondal Road, , Premises No: 184/1, , Ward No: 106 Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1140 Sq Ft	1/-	54,62,508/-	Width of Approach Road: 120 Ft.,
Grand Total :				2.6125Dec	1 /-	54,62,508 /-	

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr Santi Ranjan Das Son of Late Sachindra Nath Das47, Purbachal Main Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: ADxxxxxx8A, Aadhaar No: 93xxxxxxxx5986, Status :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 23/09/2024	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 23/09/2024



Query No: 2002457654 of 2024, Printed On :
Sep 24 2024 1:54PM, Generated from
Registration office

Major Information of the Deed




Deed No :	I-1604-10539/2024	Date of Registration	26/09/2024
Query No / Year	1604-2002457654/2024	Office where deed is registered	
Query Date	17/09/2024 7:24:44 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 100/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 54,62,508/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,070/- (Article:48(g))	Rs. 60/- (Article:E, E, E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Behari Mondal Road, , Premises No: 184/1, , Ward No: 106 Pin Code : 700078

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	1140 Sq Ft	1/-	54,62,508/-	Width of Approach Road: 120 Ft.,
Grand Total :				2.6125Dec	1 /-	54,62,508 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Santi Ranjan Das Son of Late Sachindra Nath Das Executed by: Self, Date of Execution: 23/09/2024 , Admitted by: Self, Date of Admission: 23/09/2024 ,Place : Office	Photo  23/09/2024	Finger Print  Captured LTI 23/09/2024	Signature  23/09/2024

47, Purbachal Main Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: ADxxxxxx8A, Aadhaar No: 93xxxxxxx5986, Status :Individual, Executed by: Self, Date of Execution: 23/09/2024 , Admitted by: Self, Date of Admission: 23/09/2024 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Miss Priyanka Das Daughter of Late Pilu Das Executed by: Self, Date of Execution: 23/09/2024 , Admitted by: Self, Date of Admission: 23/09/2024 ,Place : Office		 Captured	
		23/09/2024	LTI 23/09/2024	23/09/2024

1/42, Jahura Bazar Lane, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: CFxxxxxx1K, Aadhaar No: 24xxxxxxx4501, Status :Individual, Executed by: Self, Date of Execution: 23/09/2024 , Admitted by: Self, Date of Admission: 23/09/2024 ,Place : Office



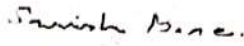


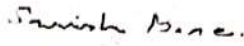


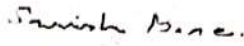


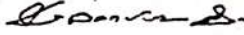


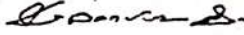


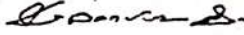
3	Name	Photo	Finger Print	Signature
	Miss Paromita Das Daughter of Late Pilu Das Executed by: Self, Date of Execution: 23/09/2024 , Admitted by: Self, Date of Admission: 23/09/2024 ,Place : Office		 Captured	
		23/09/2024	LTI 23/09/2024	23/09/2024

1/42, Jahura Bazar Lane, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-2XX2 , PAN No.:: HTxxxxxx9J, Aadhaar No: 33xxxxxxx2583, Status :Individual, Executed by: Self, Date of Execution: 23/09/2024 , Admitted by: Self, Date of Admission: 23/09/2024 ,Place : Office


Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shristi . 2, Swami Vivekananda Road, City:- Not Specified, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Date of Incorporation:XX-XX-2XX6 , PAN No.:: adxxxxxx4m,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> Shri Sourish Bose Son of Late Tarapada Bose Date of Execution - 23/09/2024, , Admitted by: Self, Date of Admission: 23/09/2024, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Sep 25 2024 2:13PM</td> <td>LTI 25/09/2024</td> <td>25/09/2024</td> <td></td> </tr> </tbody> </table> <p>, 2, Swami Nvivekananda Road, City:- Not Specified, P.O:- Jadavpur University, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No::: ADxxxxxx2B, Aadhaar No: 88xxxxxxxx5061 Status : Representative, Representative of : Shristi (as Partners)</p>	Name	Photo	Finger Print	Signature	Shri Sourish Bose Son of Late Tarapada Bose Date of Execution - 23/09/2024, , Admitted by: Self, Date of Admission: 23/09/2024, Place of Admission of Execution: Office		 Captured		Sep 25 2024 2:13PM	LTI 25/09/2024	25/09/2024	
Name	Photo	Finger Print	Signature										
Shri Sourish Bose Son of Late Tarapada Bose Date of Execution - 23/09/2024, , Admitted by: Self, Date of Admission: 23/09/2024, Place of Admission of Execution: Office		 Captured											
Sep 25 2024 2:13PM	LTI 25/09/2024	25/09/2024											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Dipankar Das (Presentant) Son of Late Adhir Chandra Das Date of Execution - 23/09/2024, , Admitted by: Self, Date of Admission: 23/09/2024, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Sep 25 2024 2:13PM</td> <td>LTI 25/09/2024</td> <td>25/09/2024</td> <td></td> </tr> </tbody> </table> <p>, A-38, Survey Park, City:- Not Specified, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No::: ADxxxxxx6F, Aadhaar No: 81xxxxxxxx5990 Status : Representative, Representative of : Shristi (as Partners)</p>	Name	Photo	Finger Print	Signature	Shri Dipankar Das (Presentant) Son of Late Adhir Chandra Das Date of Execution - 23/09/2024, , Admitted by: Self, Date of Admission: 23/09/2024, Place of Admission of Execution: Office		 Captured		Sep 25 2024 2:13PM	LTI 25/09/2024	25/09/2024	
Name	Photo	Finger Print	Signature										
Shri Dipankar Das (Presentant) Son of Late Adhir Chandra Das Date of Execution - 23/09/2024, , Admitted by: Self, Date of Admission: 23/09/2024, Place of Admission of Execution: Office		 Captured											
Sep 25 2024 2:13PM	LTI 25/09/2024	25/09/2024											

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhijit Kumar Mishra Son of Late Niranjan Mishra 69/1, Baghajatin Place, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086		 Captured	
23/09/2024	23/09/2024	23/09/2024	

Identifier Of Mr Santi Ranjan Das, Miss Priyanka Das, Miss Paromita Das, Shri Sourish Bose, Shri Dipankar Das

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Santi Ranjan Das	Shristi-0.870835 Dec
2	Miss Priyanka Das	Shristi-0.870835 Dec
3	Miss Paromita Das	Shristi-0.870835 Dec

Endorsement For Deed Number : I - 160410539 / 2024

On 23-09-2024

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

Presented for registration at 13:50 hrs on 23-09-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Dipankar Das ,.

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 54,62,508/-

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

Execution is admitted on 23/09/2024 by 1. Mr Santl Ranjan Das, Son of Late Sachindra Nath Das, 47, Purbachal Main Road, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business, 2. Miss Priyanka Das, Daughter of Late Pilu Das, 1/42, Jahura Bazar Lane, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Others, 3. Miss Paromita Das, Daughter of Late Pilu Das, 1/42, Jahura Bazar Lane, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Others

Indetified by Mr Abhijit Kumar Mishra, , Son of Late Niranjan Mishra, 69/1, Baghajatin Place, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 23-09-2024 by Shri Sourish Bose, Partners, Shristi (Partnership Firm), . 2, Swami Vivekananda Road, City:- Not Specified, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr Abhijit Kumar Mishra, , Son of Late Niranjan Mishra, 69/1, Baghajatin Place, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by profession Law Clerk

Execution is admitted on 23-09-2024 by Shri Dipankar Das, Partners, Shristi (Partnership Firm), . 2, Swami Vivekananda Road, City:- Not Specified, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr Abhijit Kumar Mishra, , Son of Late Niranjan Mishra, 69/1, Baghajatin Place, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60.00/- (E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,070/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 18420, Amount: Rs.100.00/-, Date of Purchase: 12/09/2024, Vendor name: Smriti Bikash Das

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 24-09-2024

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60.00/- (I = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/09/2024 2:00PM with Govt. Ref. No: 192024250222421728 on 24-09-2024, Amount Rs: 7/-, Bank: SBI
EPay (SBIPay), Ref. No. 6703934576825 on 24-09-2024, Head of Account 0030 03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,070/- and Stamp Duty paid by by online = Rs 6,970/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/09/2024 2:00PM with Govt. Ref. No: 192024250222421728 on 24-09-2024, Amount Rs: 6,970/-, Bank: SBI
EPay (SBIPay), Ref. No. 6703934576825 on 24-09-2024, Head of Account 0030-02-103-003-02

(Signature)

Anupam Halder

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

On 26-09-2024

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

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

(Signature)

Anupam Halder

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 320274 to 320310
being No 160410539 for the year 2024.



(Signature)

Digitally signed by Anupam Halder
Date: 2024.10.24 15:52:01 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 24/10/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.