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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AU 188292

12/2/2025
2-2-385857/25

Certified that the document is admitted in registration. The signature sheet and the endorsement sheet attached with the document are the part of this document.

District Sub-Registrar - III
Almore, South 24-pargana

12-02-25

SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT is made on this 12th day of February, 2025 (Two Thousand Twenty Five).

BETWEEN

S.L. No. 765 Date 10 FEB 2025
Name Subhendu Kumar Hota
Address High Court Calcutta
Value 100/-

Govt. Stamp Vendor
SUSHOJIT DEB
Sonarpur A.D.S.R. No. 150

9



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

12 FEB 2025

Subhendu Kumar Hota
High Court Calcutta
Go date Manmatha Hota

mintu Mahapatra
S/O Swapna Manjari
Maha Kalyan, Bhusra
P.S. - J.B. Kalyan
South 24 Pgs
Pin 74 5563
Priyanka Goswami

(1) **SRI TAPAN KUMAR SAHA, (PAN: AMSPS0820Q), (AADHAR No. 9830 1616 8197)**, son of Late Madhab Chandra Saha, by faith- Hindu, by occupation- Business, residing at- 38, Sreenagar Main Road, Madhab Nilay Apartment, P.O.- Panchasayar, P.S.- Sonarpur now Narendrapur, Kolkata- 700094, (2) **SRI DULAL KRISHNA SAHA, (PAN:APMPS3695C), (AADHAR No. 3844 3408 7186)**, son of Late Anil Krishna Saha, by faith- Hindu, by occupation- Business, residing at- Boalia, P.O.- Garia, P.S.- Sonarpur at present Narendrapur, Kolkata- 700084, hereinafter called and referred to as the **"LAND OWNER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, representatives, administrators and assigns) of the **FIRST PART.**

AND

M/S. RIYANG CONSTRUCTION, a Proprietor ship Firm having its Office at- 38, Sreenagar Main Road, Madhab Nilay Apartment, P.O.- Panchasayar, Kolkata- 700094, **SRI TAPAN KUMAR SAHA, (PAN: AMSPS0820Q), (AADHAR No. 9830 1616 8197)**, son of Late Madhab Chandra Saha, by faith- Hindu, by occupation- Business, residing at- 38, Sreenagar Main Road, Madhab Nilay Apartment, P.O.- Panchasayar, P.S.- Sonarpur at present Narendrapur, Kolkata- 700094, hereinafter called and referred to as the **"DEVELOPER"** (which terms or expressions shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include its successors, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :

ARTICLE - I : DEFINITIONS

1. **THE OWNER** : The owner shall mean legal title holder of the land as well as the constructed on this plot of land unless excluded by



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or repugnant to the subject or context their heirs, legal representatives, executors and/or assigns.

2. **THE DEVELOPER** : The Developer unless by or repugnant to the subject or context be deemed to mean and include its heirs, successors-in-interest, legal representatives, executors, administrators, assigns and nominees.
3. **THE SAID PROPERTY** : The said property shall mean **ALL THAT** piece or parcel of Bastu land measuring about **5 Cottahs 01 Chittacks 23 Sq.ft.** Bastu land more or less situated in the District of South 24 Parganas, Mouza - Nayabad, J.L. No. 25, Comprised in C.S. Dag No. 31, R.S. Dag No. 110 under R.S. Khatian No. 145, Touzi No. 56, Re. Sa No. 3, Pargana- Khaspur, now within the limits of Kolkata Municipal Corporation, Ward No. 109, **Premises No. 1871, Nayabad**, P.S.- Purba Jadavpur, are shall be known, numbered, called, distinguished and/or described fully and particularly written hereunder in Schedule "A".
4. **THE NEW BUILDING** : The new Building shall mean as per sanctioned plan of the building to be constructed at the said property.
5. **COMMON FACILITIES**: Common facilities shall mean and include corridors, Stairways, Landings, Machine Room, Staircase, lift, Passage, Roof and common conveniences whatsoever required for the beneficial enjoyment, use and occupation by the occupiers thereof.
6. **SALEABLE SPACE** ; Saleable space shall mean the space in new building available for independent use and occupation, other than the space available to the owner or other occupiers along with the right to use and enjoy the common facilities and convenience provided in the new building.

7. **OWNER'S ALLOCATION** : Owner's allocation shall mean of the proposed **G + 4 storied building i.e. 1st floor 2 BHK Flat, 2nd floor 2 BHK Flat, as per sanctioned building plan** and the said Schedule property is free from all encumbrances which is fully and particularly described in **SCHEDULE - B** hereunder written.
8. **DEVELOPER'S ALLOCATION** : Developer's Allocation shall mean the **G + 4 storied building i.e. 1st floor 3 BHK Flat, 2nd floor 3 BHK Flat, 3rd floor 2 BHK Flat, 3rd floor 3 BHK Flat, 4th floor 2 BHK Flat and 4th floor (Top Floor) 3 BHK Flat, as per sanctioned building plan except the owner's allocation** and the said allocation has fully and particularly described in **SCHEDULE - "C"** hereunder written.
9. **THE ENGINEER/ARCHITECT**: The Engineer shall mean as the consulting Engineer who has been appointed by the Developer for designing and planning of the New Building or any other persons, firm or company who may be appointed hereinafter, for the similar purpose.
10. **THE BUILDING PLAN** : The Building Plan to be prepared by the Architect/ Engineer appointed by the Developer for the construction of the New Building and to be submitted duly signed by the Owner or his Attorney.

ARTICLE - II ; OWNER'S REPRESENTATIONS

WHEREAS the First party no. 1 herein is the owner of **ALL THAT** piece or parcel of Bastu land measuring about **2 Cottahs 10 Chittaks 26 Sq.ft.** by virtue of a Sale Deed, being Deed No. 02431 for the year 2005, at DSR III Alipore. The said plot of land lying and situated comprised in Mouza - Nayabad, J.L. No. 25, Comprised in C.S. Dag No. 31, R.S. Dag No. 110 under R.S. Khatian No. 145, Touzi No. 56, Re. Sa. No. 3,

Pargana- Khaspur, now within the limits of Kolkata Municipal Corporation, Ward No. 109, being **Premises No. 1871/1, Nayabad**, P.S.- Purba Jadavpur & A.D.S.R.O. Sealdah. Thereafter the First party no.2 herein is the owner of the land, measuring more or less **02 Cottahs 06 Chitaks 42 Sq.ft.** by virtue of Sale Deed, being No. 02430/ 2005 from Smt. Gita Gupta, wife of Sri Subhas Chandra Gupta. Thereafter Sri Tapan Kumar Saha owner no.2 executed a **Deed of Declaration** on **28.05.2012** at D.S.R.- III Alipore for the purpose of correcting the total area of land. The said Declaration Deed was recorded being Book No. 1, CD Volume No. 10, Pages 6651 to 6659, being Deed No. 04694 for the year 2012. The land owner no.2 herein has mutated his name of the said plot of land before the Kolkata Municipal Corporation, being **Premises No. 1871, Nayabad** and also BL and LRO of the said jurisdiction. Thereafter the said land owner herein have executed a **Deed of Amalgamation** on **2nd day of March 2021**. The said Deed was recorded being Book No. 1, Volume No. 1603-2021, Pages 41937 to 41957, being Deed No. 160301642 for the year 2021. The total area of land is **5 Cottahs 1 Chittak 23 Sq.ft.** comprised in Mouza - Nayabad, J.L. No. 25, Comprised in C.S. Dag No. 31, R.S. Dag No. 110 under R.S. Khatian No. 145, Touzi No. 56, Re. Sa No. 3, Pargana- Khaspur, now within the limits of Kolkata Municipal Corporation, Ward No. 109, being **Premises No. 1871, Nayabad**, P.S.- Purba Jadavpur and the property have been seized and possessed without any disturbance or interference in any manner whatsoever of or otherwise sufficiently entitled to the said property which is free from all sorts of encumbrances, charges, liens, lispence, attachments, claims or demands which is described in the **Schedule "A"**, hereunder written.

AND WHEREAS after purchasing of the said plot of land the land owner herein have mutated their name before the B.L. & L.R.O. and Kolkata Municipal Corporation and they have paid the B.L. & L.R.O. Khajana and Corporation Tax regularly.

AND WHEREAS the said land owner executed a Deed of Amalgamation, being Deed No. 1642/ 2021, The said Deed was recorded being Book No. 1, being Deed No. 1642 / 2021 at DSR III Alipore.

AND WHEREAS the land owner herein is the owner of the total area of land and they will get the Owner's Allocation as per mention 'Schedule- B' herein.

AND WHEREAS the said land owner executed Development Agreement on 07.04.2021 being Deed No. 03090 for the year 2021 at D.S.R. III Alipore for the purpose of construction G+3 storied building. But thereafter one extra floor i.e. G+4 storied building plan has sanctioned by the K.M.C. Authority. So the owner is executing a supplementary development agreement with the developer i.e. **M/S. RIYANG CONSTRUCTION.**

AND WHEREAS Sri Dulal Krishna Saha, son of Late Anil Krishna Saha, executed a Development Agreement on 22.10.2021, for the purpose of multi storied building with **M/S RIYANG CONSTRUCTION**, a Proprietorship Firm having its Office at- 38, P.O.- Sreenagar Main Road, Madhab Nilay Apartment, P.O.- Panchasayar, P.S.- Sonarpur at present Narendrapur, Kolkata- 700094, represented by its proprietor **SRI TAPAN KUMAR SAHA**, son of Late Madhab Chandra Saha, residing at- 38, Sreenagar Main Road, Madhab Nilay Apartment, P.O.- Panchasayar, P.S.- Sonarpur now Narendrapur, Kolkata- 700094. The said deed was recorded being Book No. I, Volume No. 1603-2021, Pages 286956 to 286985, **being Deed No. 10045 for the year 2021 at D.S.R. III, Alipore.**

AND WHEREAS Sri Dulal Krishna Saha, son of Late Anil Krishna Saha, again executed Development Power of Attorney on 22.11.2021. The said deed was recorded being Book No. 1, Volume No. 1603-2021, Pages 383190 to 383211, **being Deed No. 11794 for the year 2021 at D.S.R. III, Alipore.**

AND WHEREAS the said Developer has sanctioned the building plan being **Permit No. 2022120136 dated 09.06.2022** from Kolkata Municipal Corporation and the said developer has completed the construction of the said building and the Developer has given to the possession letter owner namely Dulal Krishna Saha, dated 16.12.2023 after completion the Owner's allocation along with the said building.

AND WHEREAS Sri Dulal Krishna Saha, son of Late Anil Krishna Saha, executed General Power of Attorney on 27.12.2024. The said deed was recorded being Book No. 1, Volume No. 1603-2024, Pages 1350 to 1368, being **Deed No. 00039 for the year 2024 at D.S.R. III, Alipore.**

AND WHEREAS due to including the **owner name No. 1 and changing the Owner's Allocation of 3 BHK Flat on 4th Floor of the said building the parties are executing Supplementary Development Agreement. The all conditions of the previous Development Agreement being Deed No. 10045/2021 at D.S.R.- III, Alipore, will remaining unchanged.**

ARTICLE - III: DEVELOPER'S REPRESENTATIONS

1. In execution of this agreement and delivering the Vacant possession of the said property by the Owner to the Developer and to start construction of the New Building thereon with a further right, inter-alia, to exploit commercially its own salable space In the manner as provided herein subject to the terms and conditions contained herein.
2. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owner of the said property or any part thereof or interest in respect thereof in favour of the Developer, save as herein expressly provided, except the right of the Developer to commercially exploit its own allocation of saleable space in the New Building in terms hereof and to deal with the same in the manner hereinafter stated.

3. The Developer states that the Owner will not pay any money to the Developer up to handover the Owner's allocation of the said proposed building.

ARTICLE - IV : CONSIDERATION

1. In consideration of the Owner having agreed to grant the Developer an exclusive contract to commercially develop and exploit the said property as provided herein, according to the **Schedule - "B"** herein written, besides the allocation of saleable space in the Building comprising distribution of super built-up area in favour of the Owner.
2. That it is hereby agreed by and between the land Owner and Developer that at the time of agreement and obtaining power from the Land Owner against the developing of the said land following manners :

Owner's allocation shall mean the G + 4 storied building i.e. 1st floor 2 BHK Flat, 2nd floor 2 BHK Flat, as per sanctioned building plan and the said schedule property is free from all encumbrances. The Owner as aforesaid allotted themselves of the allocation after completion of the said newly constructed Building fully mentioned in the **Schedule - B.**

The Developer the remaining portion other than the Owner's Allocation of the New Building **shall mean the G + 4 storied building i.e. entire construction area of the building as per sanctioned building plan except the owner's allocation** as per sanctioned building plan which the Developer shall be entitled to sell, transfer, lease and / or otherwise deal with it deems fit and proper and it shall be entitled to enter into agreements and other commitments with any other party or parties in regard to disposal thereof fully mentioned in the **Schedule- C.**

3. In consideration of the Developer having agreed to bear the cost of construction having of the Owner allocated portion in full, as mentioned in clause herein above and as per **SCHEDULE - B** herein below written, the Owner will transfer to the Developer and/or its nominee/nominees undivided proportionate share of the land in conformity with the saleable space to be sold, transferred and conveyed to such parties by the Developer.

ARTICLE - V : COMMENCEMENT & VALIDITY

1. This Agreement shall be deemed to have commenced from the date of signing these presence and shall remain in force for a period of **30 (Thirty) months** from the date of the sanctioned of the building plan unless otherwise altered by the parties hereto mutually.

2. This Agreement is valid up to completion of the said project and transfer of the saleable space in new building of the Developer allocation.

ARTICLE - VI : PROCEDURE

1. The Developer will prepare necessary plan for the purpose of construction of the new building for residential flats and Commercial which is permissible under the law and the Owner will help (if any by putting his signature) to the Developer.

2. The Developer or his attorney will submit the aforesaid plan to the Kolkata Municipal Corporation for necessary sanction, permission and / or clearance of the said project.

3. All applications referred to in the clause 1 and 2 above have been made in the name of the Owner or Developer and the necessary permissions and/or clearance shall be obtained in the name of the Developer, which shall be retained by the Developer till the construction of the New Building is completed.

4. In as much as the parties hereto have agreed to allocate amongst themselves the built-up area in the New Building in the manner herein before stated, the Owner and Developer shall be entitled to proportionate undivided share and interest in the land comprised in the said property, such proportionate area to be determined as per **SCHEDULE - 'B' & 'C'**.
5. The developer shall keep the original copy of the title deed and other papers of the land till the completion of the building.
6. The Developer shall bear all the expenses whatsoever to obtain necessary sanction/permissions and clearance for the Building Plan, including any modification plan, together with all other expenses as mentioned herein without any-re-imbusement of same from the Owner.
7. The Owner shall render to the Developer all reasonable assistance to obtain all sanctions, permissions, approvals as and when required by the Developer and the Owner hereby agree, assure, declare that they will sign and execute such plans, applications etc. and other papers and Deeds documents, including a Development Power of Attorney of the Developer's allocation as may be required by the Developer from time to time at the costs and expenses of the Developer.
8. The Owner will execute a Development Agreement and Development Power of Attorney for the construction of the new building and right to sell the Developer's Allocation.
9. The Owner shall take the liabilities the title of the land. If any problem may arise in future about the legal heirs at the time of construction of the building at that time Owner shall solve the problem and this time will not be calculated from the specific completion period of the building.

**ARTICLE - VII : INITIATION OF THE DEVELOPMENT
PROGRAMME**

1. The Developer will start the construction and shall continue the construction strictly in terms of the sanctioned building plan and in accordance with law at its own costs and risk.
2. The Developer shall be authorized by this Owner to apply for and to obtain temporary and/or permanent connections of water, electricity, gas and / or other facilities required for the New Building.
3. All costs, charges and expenses including Architect's fees shall be paid and discharged by the Developer and the Owner shall have no responsibility whatsoever therefore.

ARTICLE - VIII : SPACE ALLOCATIONS

1. On completion of the New Building, the Owner will be entitled to the saleable space as particularly mentioned in ARTICLE (IV) (I) and Schedule - 'B' herein contained. However, the Developer shall hand over the Owner's Allocation within **30 (Thirty)** months after the sanctioned of the building plan (except the natural calamity) commencement of construction from the date of delivering the vacant possession of the premises whichever is later.
2. On completion of the construction of the New Building the Developer shall be entitled to sell the saleable space, particularly mentioned in ARTICLE (IV) 2 and **Schedule - 'C'** herein contained, PROVIDED ALWAYS that the Developer shall be at liberty to enter into any agreement for sale of the Developer's Allocation with any Third Party/Purchasers in his own risk and liabilities.

3. The saleable space as stated herein shall be the super built-up area of the developer's allocation of the new building, including the common utility areas.

ARTICLE-IX : RATES AND TAXES

1. The Owner shall pay all pending taxes and other dues (if any) of the existing plot of land till the execution of this Agreement and thereafter, the Developer will bear all the taxes for the said plot of land of Owner's allotted share and sell their allocation share to the any Purchasers. The Kolkata Municipal Corporation, Ward No. 109 expenses incurred in regard to sanction fees, mutation of the land and flats in favour of the Owner shall also be borne by the Developer.
2. The Developer shall be liable to pay all taxes, Electricity bills and other dues during the construction of the New Building.

ARTICLE - X : SERVICE & CHARGES

1. On completion of the New Building and upon intimation by the Developer, the Owner shall herein take possession of their allocated area in the New Building, and on taking possession, he will be responsible to pay and bear the proportionate service charges for the common facilities in the New Buildings.
2. Additional service charges may also be charged proportionately for the common facility of the new building.

ARTICLE XI : OWNER'S OBLIGATION

1. The Owner hereby agree and covenant with the Developer not to cause any interference or hindrance in the matter of construction of the New Building by the Developer subject to fulfillment of the terms and conditions mentioned herein and in **Schedule - 'B'**.

2. The Owner hereby agree and covenant with the Developer not to do any act or Deed or thing whereby the Developer may be prevented from - selling, assigning and/ or disposing of any of the Developer's allocated portion in the New Building provided the Owner's allocation is handed over first.

3. The Developer has no right to transfer or sell of the Developer's allocation before handing over the possession of the Owner's Allocation by the Developer but the Developer has right to execute agreement for sale to any intending purchaser/ purchasers at the time of construction work.

ARTICLE - XII : DEVELOPER'S OBLIGATIONS

1. The Developer hereby agree and covenants with the Owner to complete the construction of the New Building within **30 (Thirty)** months from the date of delivery of sanction of Building plan of the land by the Developer.

2. The Developer hereby agrees and covenants with the Owner not to violate or contravene any of the provisions or rules applicable for construction of the New Building.

3. The Developer hereby agrees and covenants with the Owner not to do any act, Deed or thing by which the Owner may be prevented from enjoying, selling, assigning and/or disposing his/their allocated portion in the New Building, The Owner shall execute a registered development power of attorney in favour of Developer to receive the advance/earnest money and full consideration from any intending purchasers for the Developer's share of allocation save and except the Owner's share of allocation and shall appear before the D.S.R., A.D.S.R., Registrar of Assurance of Calcutta etc. and to sign in the agreement for sale and sale Deed (part.) on behalf of the Owner save and except the Owner's share of allocation.

4. The developer hereby agree and covenant with the land owner not to do any act or thing whereby the land owner may be deprive from his owner allocation.

ARTICLE - XIII : OWNER'S INDEMNITY

The Owner hereby undertake that the Developer shall be entitled to construct, complete and develop the said property and enjoy its allocated space without any interference and/or disturbance. The Owner hereby agree to indemnify the Developer against all allocation, suits, costs, proceedings and claims that may arise in respect of or relating to the Owner's title in the said property.

ARTICLE - XIV : DEVELOPER'S INDEMNITY

1. The Developer hereby undertakes to keep the Owner sufficiently indemnified against all claims and action, demands, suits and proceedings arising out of the Developments program in terms hereof.
2. The Developer hereby undertakes to keep the Owner further indemnified against all action, suits, costs, proceedings accidents, any damage or losses and claims that may arise out of the Developer's actions with regard to the development of the said property.

ARTICLE - XV : TITLE DEEDS

The Original copy of the title deeds in respect of the said property shall remain in the custody of the Developer, the original Title deed may be shown to the Kolkata Municipal Corporation or any other concerned authority by the landowner as and when required. This clause is valid until the completion of the Building.

ARTICLE -XVI : MISCELLANEOUS

1. The Owner and the Developer have entered into this Agreement purely as a contract of Development.
2. It is understood that from time to time to facilitate the construction of the New Building by the Developer, various Deeds, matters and things may be required to be done and/or executed by the Developer and for which the Developer may require the authority of Owner and also various application and other documents may be required to be signed or made by the Owner or his Attorney, relative to which specific provisions may have not been herein, the Owner hereby authorize the Developer to execute and sign all such Deeds and documents and at the request and at the cost of the Developer. The Owner also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such acts, Deeds, matters and things do not in any way, prejudice the rights of the Owner and/or go against the spirit of this Agreement. All cost in this regards shall be borne by the Developer. It is however agreed that the Developer before submission of the plan before the Kolkata Municipal Corporation authority get the approval of the land Owner.
3. Any notice require to be given by the Owner shall without prejudice to any other mode of service available, deemed to have been served on the Developer, if delivered by hand or sent by registered post, Speed post with acknowledgement due at the last known addresses of the Developer recorded with the Owner.
4. Any notice required to be given by the Developer shall without prejudice to any other mode of service available, deemed to have been served on the Owner if delivered by hand or send by registered Speed Post with A/D post to.

5. The roof shall be commonly used by all Flat Owner of the New Building and the Roof will then be used by all the Co-Owner of the said building.

ARTICLE : XVII : ARBITRATION

All disputes and differences by and between the parties hereto in any way relating to or connected with the premises and / or the New building and / or this Agreement and / or anything done in pursuance hereof shall be referred for Arbitration to such persons as may be appointed mutually to be adjudicated in accordance to the Indian Arbitration Law in force, The Arbitrators shall have the right to proceed summarily and to make interim awards.

ARTICLE - XVIII : JURISDICTION

Only the courts having Territorial Jurisdiction over the premises shall have Jurisdiction in all matters relating to or arising out of this Agreement.

ARTICLE- XIX : FORCE MAJOURE

The parties hereto will be settled mutually for the construction purpose in case of Force major. The force major shall mean and include flood, Earthquake, Riot, War, Strom, Tempest, Civil Commotion any other act beyond and the control of the parties hereto.

SCHEDULE "A" ABOVE REFERRED TO
(LAND)

ALL THAT piece or parcel of Bastu land measuring about **05 Cottahs 01 Chittacks 23 Sq.ft.** Bastu land more or less situated in the District of South 24 Parganas, Mouza - Nayabad, J.L. No. 25, Comprised in C.S. Dag No. 31, R.S. Dag No. 110 under R.S. Khatian No. 145, Touzi No. 56, Re. Sa No. 3, Pargana- Khaspur, now within the limits of Kolkata Municipal Corporation, Ward No. 109, **Premises No. 1871, Nayabad,** P.S.- Purba Jadavpur, which is butted and bounded by:-

ON THE NORTH : 10'6" wide K.M.C road
ON THE SOUTH : 20'ft wide K.M.C road
ON THE EAST : Part of land R.S. Dag No. 110 (P)
ON THE WEST : 20'ft wide K.M.C road

OR HOWSOEVER OTHERWISE the said land hereditaments and premises and every party thereof **TOGETHER WITH** all sorts of easement rights and ingress and egress and every part thereof.

SCHEDULE "B" ABOVE REFERRED TO
(ALLOCATION SPACE TO THE OWNER)

ALL THAT G + 4 storied building i.e. 1st floor 2 BHK Flat, 2nd floor 2 BHK Flat, as per sanctioned building plan together with undivided proportionate share of land under Kolkata Municipal Corporation, Ward No. 109, P.S. Purba Jadavpur, Kolkata- 700094.



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SCHEDULE "A" ABOVE REFERRED TO
(LAND)

ALL THAT piece or parcel of Bastu land measuring about **05 Cottahs 01 Chittacks 23 Sq.ft.** Bastu land more or less situated in the District of South 24 Parganas, Mouza - Nayabad, J.L. No. 25, Comprised in C.S. Dag No. 31, R.S. Dag No. 110 under R.S. Khatian No. 145, Touzi No. 56, Re. Sa No. 3, Pargana- Khaspur, now within the limits of Kolkata Municipal Corporation, Ward No. 109, **Premises No. 1871, Nayabad,** P.S.- Purba Jadavpur, which is butted and bounded by:-

ON THE NORTH : 10'6" wide K.M.C road
ON THE SOUTH : 20'ft wide K.M.C road
ON THE EAST : Part of land R.S. Dag No. 110 (P)
ON THE WEST : 20'ft wide K.M.C road

OR HOWSOEVER OTHERWISE the said land hereditaments and premises and every party thereof **TOGETHER WITH** all sorts of easement rights and ingress and egress and every part thereof.

SCHEDULE "B" ABOVE REFERRED TO
(ALLOCATION SPACE TO THE OWNER)

ALL THAT G + 4 storied building i.e. 1st floor 2 BHK Flat, 2nd floor 2 BHK Flat, as per sanctioned building plan together with undivided proportionate share of land under Kolkata Municipal Corporation, Ward No. 109, P.S. Purba Jadavpur, Kolkata- 700094.



DISTRICT SUB-REGISTRAR-III
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12 FEB 2025

SCHEDULE "C" ABOVE REFERRED TO
(ALLOCATION OF SPACE TO THE DEVELOPER)

The Developer's Allocation shall mean the **G + 4 storied building i.e.**
1st floor 3 BHK Flat, 2nd floor 3 BHK Flat, 3rd floor 2 BHK Flat,
3rd floor 3 BHK Flat, 4th floor 2 BHK Flat and 4th floor (Top Floor),
3 BHK Flat, as per sanctioned building plan.

SCHEDULE : "D" SPECIFICATION

General	: The building shall be R.C.C. framed structure as design of the consulting engineer.
Floor	: Vitrified tiles finished/ Marble.
Walls	: Inside Putty.
Kitchen	: Floor fully tiles black stone granite platform and sink and tiles will be fixed upto 4 feet height.
Toilet	: Tiles and vitrified/tiles upto 5 feet height (Hindware Commode, Parrywire).
Doors	: Wooden frame flush door (with handle lock).
WC	: With necessary fittings (Fibre Door) with tiles upto roof height.
Plumbing	: Pipe ISI Mark
Color	: Weather Coat (external)
Tank	: Overhead Dhalai Tank & Underground reservoir
Window	: Aluminium channel and glass window.
Sanitary	: Good quality Hindware, Parrywire .
Electrical	: As per requirement I.S.I brand.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

12 FEB 2025

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

at Kolkata in the presence of:

Witnesses:

1. Mintu Mondal
Makhatola Benga
As Sibantala
South 24 Pgs
pin 743363
2. Raj Shekhar Hota

Japan Kr. Saha

Dalal Krishna Saha.

SIGNATURE OF THE OWNERS

RIYANG CONSTRUCTION
Japan Kr. Saha

Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by :

Subhendu Kumar Hota

Subhendu Kumar Hota

Advocate

High Court, Calcutta

EN No. F/1077/921 of 1999

Type by :

M. Mondal

M. Mondal

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



 Name..... TAPAN KUMAR SAHA

 Signature..... Tapan kr. Saha

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left hand					
right hand					



 Name..... DULAL KRISHNA SAHA

 Signature..... Dulal krishna Saha

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right hand					



 Name..... TAPAN KUMAR SAHA

 Signature..... Tapan kr. Saha



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right hand					

Name JAPAN KUMAR SAHA

Signature Japan kr. Saha



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left hand					
right hand					

Name DULAL KRISHNA SAHA

Signature Dulal Krishna Saha



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

Name JAPAN KUMAR SAHA

Signature Japan kr. Saha

Major Information of the Deed

Deed No :	I-1603-02759/2025	Date of Registration	12/02/2025
Query No / Year	1603-2000385657/2025	Office where deed is registered	
Query Date	08/02/2025 11:21:51 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	U Halder Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700150, Mobile No. : 7439340973, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,01,57,301/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:46(g))	Rs. 53/- (Article E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

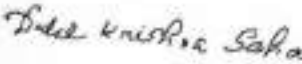
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 1871, , Ward No: 109 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 1 Chatak 23 Sq Ft	1/-	1,01,57,301/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :				8.4058Dec	1/-	101,57,301/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr TAPAN KUMAR SAHA Son of Late MADHAB CHANDRA SAHA Executed by: Self, Date of Execution: 12/02/2025 Admitted by: Self, Date of Admission: 12/02/2025 ,Place : Office		 Captured	
		12/02/2025	LTI 12/02/2025	12/02/2025

38, SRINAGAR MAIN ROAD, MADHAB NILAY APARTMENT, City:- , P.O:- PANCHASAYAR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: amxxxxxx0q, Aadhaar No: 98xxxxxxxx8197, Status :Individual, Executed by: Self, Date of Execution: 12/02/2025
Admitted by: Self, Date of Admission: 12/02/2025 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mr DULAL KRISHNA SAHA Son of Late ANIL KRISHNA SAHA Executed by: Self, Date of Execution: 12/02/2025 , Admitted by: Self, Date of Admission: 12/02/2025 ,Place : Office	 12/02/2025	 LTI 12/02/2025	 12/02/2025

BOALIA, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.: APxxxxxx5C, Aadhaar No: 38xxxxxxxx7186, Status :Individual, Executed by: Self, Date of Execution: 12/02/2025
Admitted by: Self, Date of Admission: 12/02/2025 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RIYANG CONSTRUCTION 38, SREENAGAR MAIN ROAD, MADHAB NILAY, City:- , P.O:- PANCHASAYAR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Date of Incorporation:XX-XX-1XX6 , PAN No.: AMxxxxxx0Q, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr TAPAN KUMAR SAHA (Presentant) Son of Late MADHAB CHANDRA SAHA Date of Execution - 12/02/2025, , Admitted by: Self, Date of Admission: 12/02/2025, Place of Admission of Execution: Office </td> <td>  Feb 12 2025 4:09PM </td> <td>  LTI 12/02/2025 </td> <td>  12/02/2025 </td> </tr> </tbody> </table> 38, SREENAGAR MAIN ROAD, MADHAB NILAY APARTMENT, City:- , P.O:- PANCHASAYAR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: AMxxxxxx0Q, Aadhaar No: 98xxxxxxxx8197 Status : Representative, Representative of : RIYANG CONSTRUCTION (as Proprietor)	Name	Photo	Finger Print	Signature	Mr TAPAN KUMAR SAHA (Presentant) Son of Late MADHAB CHANDRA SAHA Date of Execution - 12/02/2025, , Admitted by: Self, Date of Admission: 12/02/2025, Place of Admission of Execution: Office	 Feb 12 2025 4:09PM	 LTI 12/02/2025	 12/02/2025
Name	Photo	Finger Print	Signature						
Mr TAPAN KUMAR SAHA (Presentant) Son of Late MADHAB CHANDRA SAHA Date of Execution - 12/02/2025, , Admitted by: Self, Date of Admission: 12/02/2025, Place of Admission of Execution: Office	 Feb 12 2025 4:09PM	 LTI 12/02/2025	 12/02/2025						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHENDU KUMAR HOTA Son of Late MANMATHA NATH HOTA HIGH COURT, CALCUTTA, City:-, P.O:- G P O, P.S.-Hare Street, District-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	12/02/2025	12/02/2025	12/02/2025
Identifier Of Mr TAPAN KUMAR SAHA, Mr TAPAN KUMAR SAHA, Mr DULAL KRISHNA SAHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN KUMAR SAHA	RIYANG CONSTRUCTION-4.20292 Dec
2	Mr DULAL KRISHNA SAHA	RIYANG CONSTRUCTION-4.20292 Dec

Endorsement For Deed Number : I - 160302759 / 2025

On 12-02-2025

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

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

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

Presented for registration at 15:38 hrs on 12-02-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr TAPAN KUMAR SAHA.

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 1,01,57,301/-

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

Execution is admitted on 12/02/2025 by 1. Mr TAPAN KUMAR SAHA, Son of Late MADHAB CHANDRA SAHA, 38, SRINAGAR MAIN ROAD, MADHAB NILAY APARTMENT, P.O: PANCHASAYAR, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Others, 2. Mr DULAL KRISHNA SAHA, Son of Late ANIL KRISHNA SAHA, BOALIA, P.O: GARIA, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Identified by Mr SUBHENDU KUMAR HOTA, Son of Late MANMATHA NATH HOTA, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 12-02-2025 by Mr TAPAN KUMAR SAHA, Proprietor, RIYANG CONSTRUCTION (Sole Proprietorship), 38, SREENAGAR MAIN ROAD, MADHAB NILAY, City:-, P.O:- PANCHASAYAR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094

Identified by Mr SUBHENDU KUMAR HOTA, Son of Late MANMATHA NATH HOTA, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/02/2025 11:23AM with Govt. Ref. No: 192024250398998658 on 11-02-2025, Amount Rs: 21/-, Bank: SBI EPay (SBIEPay), Ref. No. 3957889183147 on 11-02-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 965, Amount: Rs.100.00/-, Date of Purchase: 10/02/2025, Vendor name: S DEB

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 11/02/2025 11:23AM with Govt. Ref. No: 192024250398998658 on 11-02-2025, Amount Rs: 19,920/-,

Bank: SBI EPay (SBIEPay), Ref. No. 3957889183147 on 11-02-2025, Head of Account 0030-02-103-003-02



Debasish Dhar

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 78389 to 78414
being No 160302759 for the year 2025.



[Handwritten signature]

Digitally signed by Debasish Dhar
Date: 2025.02.20 17:28:25 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 20/02/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.