

012398/24

T-12268/2024



पश्चिम बंगाल WEST BENGAL

AS 399306

Certified that the document is duly
Registered. The signature and the
endorsement are the part of this document.

District Sub-Registrar-II
Alipore, South 24-Parganas
29 AUG 2024

SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT is made on
this 29th day of August, 2024 (Two Thousand Twenty-Four) AD

28 AUG 2024

1) SHY/
0018 5
Debi Pr

26140

No..... ₹ 100/- Date.....

Name :..... *Shyama Singh*

Address :..... *383, Chella Road,
KOI-53.*

Vendor :.....
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, KOI-27



Identified by me
Nithan K. Raine
S/o - Bhola Nath Raine
Vill - Aatohasan (Punmya)
P.O. - Sohanon hat
P.S. - Falta
Dist. South 24 Pgs
PIN - 743504



1) **SHYAMA SINGH (PAN - ALAPS2118Q AADHAAR CARD No. 6373 0018 5167 Mobile No. 9875543532 DOB 15/02/1962)** wife of Late Debi Prasad Singh, by faith Hindu, by occupation Housewife, 2) **PRAVEEN SINGH (PAN - AWVPS7354Q AADHAAR CARD No. 3697 5425 0481 Mobile No. 9903977641 DOB 24/01/1981)** son of Late Debi Prasad Singh, by faith Hindu, by occupation Business, 3) **BINAY KUMAR SINGH (PAN - BWEPS9622R AADHAAR CARD No. 5375 6708 2743 Mobile No. 8318070058 DOB 02/09/1983)** son of Late Debi Prasad Singh, by faith Hindu, by occupation Business all residing at 3B, Chetla Road, Police Station – Chetla, Post Office – New Alipore, Kolkata ~ 700053, 4) **BANDANA SINGH alias VANDNA SINGH (PAN - FLHPS8020R AADHAAR CARD No. 3704 3819 8974 Mobile No. 9451854646 DOB 08/07/1982)** wife of Ved Prakash Singh, daughter of Late Debi Prasad Singh by faith Hindu, by occupation Housewife residing at Umari Deeha, Badgamganj, Police Station and Post Office – Umari Begamganj, District – Gonda, Uttar Pradesh Pin 271402, hereinafter called and referred to as the **OWNERS** (which expression shall unless repugnant to the context be deemed to include their legal heirs, legal representatives, nominees, administrators, successor and/or assigns) of the **ONE PART.**

AND

M/S. RAJ CONSTRUCTION, Office at 77/2/2A, Lenin Sarani, Post Office – Dharmatala, Police Station – New Market, Kolkata – 700013 represented by its Proprietor / Karta **MANOJ KUMAR HUF (PAN: AAMHM6213R, Aadhaar Card No. 4058-8597-6487)** son of Late Jadu Singh, by faith Hindu, by Occupation Business, residing at 77/2/2A, Lenin Sarani, Saraswati Sadan School, Post Office – Dharmatala, Police Station – New Market, Kolkata - 700013, hereinafter referred to as the **DEVELOPER** (which expression



shall unless repugnant to the context be deemed to include its legal heirs, legal representatives, nominees, administrators, successor and/or assigns) of the **OTHER PART.**

WHEREAS ONE Smt. Kananbala Saha was the absolute owners, title holder and possessor in respect of 3 Cottahs of residential plot of land within Mouza Roynagar, J.L. No. 47; R.S. Khatian No. 214, within Dag No. 133, which was numbered as Premises No. 136, Brahmapur Road, Ward No. 112, Kolkata Municipal Corporation, Police Station - Regent Park; Kolkata - 700070 hereinafter referred to as the "SAID LAND".

AND WHEREAS by virtue of a registered Deed of Conveyance one Devi Prasad Singh alias Debi Prasad Singh son of late Jang Bahadur Singh purchased the said landed property from Kananbala Saha which is registered in the office of the Additional District Sub Registrar, Alipore, South 24 Parganas Being Book No.1, Volume No. 23, Pages from 114 to 121, Being No. 1058 for the year 1990.

AND WHEREAS and the said Devi Prasad Singh alias Debi Prasad Singh son of late Jang Bahadur Singh had possessed over the same without any interruption from any corner and mutated his name in the record of Kolkata Municipal Corporation vide Assessee No. 133320701361 and paid rate and taxes to the authority concerned.

AND WHEREAS said Debi Prasad Singh died intestate on 15.06.2018 leaving behind his legal heirs and successors i.e. the present owners herein by virtue of inheritance and being the joint owners, they seized and possessed of and/or otherwise sufficiently entitled to ALL THAT piece and parcel of land measuring more or less 3 (three) Kathas with tile shed rooms/kancha structures measuring about 100 Sq.ft. more or less lying and situated at Pargana Magura, District Collectorate

Touzi No. 6, R.S. No. 201, J.L. No. 47, of Mouja Roynagar, Village Roynagar, R.S. Khatian No. 214, appertaining to Dag No. 133, being K.M.C. Premises No. 136, Brahmapur Road, under Police Station Regent Park within the limits of K.M.C. Ward No. 112, Jadavpur Unit, Kolkata - 700070 in the District South 24 Parganas by paying rates and taxes to the appropriate authorities.

AND WHEREAS the predecessor-in-interest of the owners, that is, Debi Prasad Singh now deceased had entered into an unregistered agreement with the Developer herein on 10.04.2018 to construct a multistoried building and was supposed to receive a lumpsum amount of Rs, 15,00,000/- (Rupees Fifteen Lakhs) only as refundable advance money (security money), out of which he received Rs. 10,00,000/- (Rupees Ten Lakhs) only from the Developer.

AND WHEREAS while the said agreement remained in full force and authority, said Debi Prasad Singh, since deceased died intestate on 15.06.2018 leaving behind the present owners as his legal heirs and successors in respect of the SAID LAND which devolved upon the present owners in equal shares by way of succession.

AND WHEREAS the present owners being the legal heirs of the said Debi Prasad Singh, since deceased hereby stepped into the shoes of said deceased and committed to pursue and give effect to the terms of the said agreement dated 10.04.2018 therein.

AND WHEREAS the present Owners herein in order to develop their property has decided to construct a straight G+3 (Ground Plus Three storied) storied building by demolishing the present structure. In view of the said proposal the Developer have agreed to develop the property for commercial exploitation of the SAID LAND and accepted the proposal of the Owners.

AND WHEREAS both the Owners and the Developer have entered into a Development Agreement dated 9th January, 2019 for construction of multistoried building on the SAID LAND which was duly executed and registered in the office of the District Sub-Registrar-I, Alipore South 24 Parganas in Book no. I, Deed no. 1601-00041 for the year 2019 hereinafter referred to as the "Development Agreement" .

AND WHEREAS the Developer herein subsequent to the execution and the registration of the aforementioned Development Agreement got the building plan sanctioned and approved from the appropriate building department of the Kolkata Municipal Corporation having building permit no. 2020110326 dated 19.02.2021 of Borough XI for the construction of Ground plus three (G+III) storied building on the land of the aforementioned Premises No. 136, Brahmapur Road, Police Station - Bansdrani (previously Regent Park) Kolkata 700070.

AND WHEREAS the Developer at present has completed the construction of the said ground plus three storied building on the SAID LAND of the aforementioned premises no. 136, Brahmapur Road, Police Station - Bansdrani (previously Regent Park) Kolkata 700070 after demolishing the existing tin shed structures being morefully described in the First Schedule hereunder and also paid the balance sum of Rs. 5,00,000/- (Rupees Five Lakhs) only out of the total security deposit to the owners herein.

AND WHEREAS the owners had requested to further enhance security deposit to the tune of Rs 10,70,000/- (Rupees Ten Lakhs Seventy Thousand) only which the developer has agreed and accordingly had paid the said sum to the owners i.e. the developer in total has paid a sum of Rs. 25,70,000/- (Rupees Twenty-five Lakhs Seventy Thousand) only towards the security deposit in favour of the owners.

AND WHEREAS in the aforementioned Development Agreement the Owner's Allocation and the Developer's Allocation in the New Building has been agreed at the ratio of 50 : 50 and the Developer had already completed all payments towards refundable security deposit to the owners which is now to be treated as Premium instead of refundable security deposit.

AND WHEREAS now for better clarity and understanding and notwithstanding any earlier understanding of Owners Allocation and Developers Allocation, the Owners and the Developer have agreed to demarcate, settle and revise the Owners allocation and the Developers Allocation in the new building which has been constructed in accordance with the building sanction plan by metes and bounds on the map by a separate colour line for clear identification .

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed and declared by and between the parties hereto as follows:

1. That the allocation of the constructed area for the Owner and the Developer shall now stand revised as per the present terms of the instant Supplementary Development Agreement .
2. The physical position of the Owner's allocation as mentioned in the Second Schedule of the said Development Agreement is hereby revised and super ceded by this Supplementary Development Agreement in the manner mentioned herein in the below clauses.
3. The physical position of the Developer's allocation as mentioned in the Third Schedule of the said Development Agreement is hereby revised and super ceded by this Supplementary

Development Agreement in the manner mentioned herein in the below clauses.

4. The Owner's allocation and the Developer's allocation has been mutually sorted and identified by and between the Owners and the Developer after the approval of the building sanction plan by the Kolkata Municipal Corporation and for better understanding in identification of both the Owner's allocation and the Developer's allocation, the same has been, duly demarcated and coloured with two separate colours on the map annexed hereto.
5. The Owner's allocation has been bordered with Blue colour and the Developer's allocation has been bordered with Yellow colour on the part of floor maps of the aforementioned building plan which is annexed herewith floor wise
6. The Owner's allocation duly bordered with Blue colour on the map annexed hereto is thus identified as an Owner's allocation alongwith all proportionate rights of the Owners in the impartible land and all common areas and common portions of the ground plus 3(three) storied building which is constructed in accordance with the sanction from the appropriate authority.
7. The Developer's allocation duly bordered with Yellow colour on the map annexed herewith is thus identified as Developer's allocation alongwith having all proportionate rights of the developer in the impartible land and all common areas and common portions of the ground plus 3(three) storied building which is built with the sanction from the appropriate authority.
8. It has further been decided and accepted by both the Owners and the Developer that there is a sanction and approval for one

commercial shop on the ground floor which is falling in the Developer's allocation which the Owners doth hereby authorize the Developer and Developer shall accordingly try to construct and convert the same into a Flat unit subject to either sanction or approval of the revised sanction plan from the appropriate department of the Kolkata Municipal Corporation. In case the sanction is not accorded for converting the said shop into a residential Flat in such event the said shop may be sold or accordingly dealt by the Developer with any third party or intending purchaser.

9. The said new Ground plus three storied building which has been built by the Developer herein accordance with the sanction building plan is morefully described in the First Schedule hereunder.
10. The physical exclusive revised allotment of the Owner's allocation in the said new building is morefully described in the Second Schedule hereunder.
11. The physical exclusive revised allotment of the Developer's allocation in the said new building is morefully described in the Third Schedule hereunder.
12. Save and except the allocation/allotment mentioned in the Second Schedule and the Third Schedule hereunder all areas shall be deemed to be common areas and facilities for all the Owners and Developers and as well as the Intending Purchasers. If any extra floor is added with due sanction of the KMC authority, the said extra area/floor shall fall into Developer's Allocation exclusively.

13. The Owners shall not be required to refund the sum of Rs 25,70,000/- (Rupees Twenty-five Lakhs Seventy Thousand) only received as security deposit from the Developer.
14. All terms and conditions of the Development Agreement dated 9th January, 2019 shall remain fully effective and subject to the clauses mentioned herein. In case any clause herein contradicts any clause of the said Development Agreement, in such event the clauses and sentences stated herein shall always supercede and prevail over the clauses of the Development Agreement.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less 3 (three) Kathas more or less with ground plus three (G+III) storied standing admeasuring 959 sq ft on the ground floor, 1217 sq ft on the first floor and 1217 sq ft on the second floor and 1217 sq ft on the third floor aggregating to 4610 sq ft thereon lying and situated at Pargana Magura, District Collectorate Touzi No. 6, R.S. No. 201, J.L. No. 47, of Mouja Roynagar, Village Roynagar, R.S. Khatian No. 214, appertaining to Dag No. 133, being K.M.C. Premises No. 136, Brahmapur Road, under Police Station - Bansdrani previously Regent Park, Post Office - Garia, within the limits of K.M.C. Ward No. 112, Asseessee No. 311120701361, Jadavpur Unit, Kolkata - 700070 in the District South 24 Parganas morefully, which is butted and bounded by:-

On the North	:	Land of Sisir Arnab & Soban Jamadar.
On the South	:	<u>18' feet wide Road</u>
On the East	:	Land within Dag No. 133.
On the West	:	House of Bhuth Nath Mondal

THE SECOND SCHEDULE ABOVE REFERRED TO
(FINAL OWNER'S ALLOCATION)

Shall mean the following as follows :-

- i) All the piece and parcel of one flat on the north western side of the second floor constructed thereof in the New Building marked as "B" measuring a little more or less having a carpet area of 461 square feet being delineated on the map and bordered by **Blue colour** on the map annexed herewith.
- ii) All the piece and parcel of one flat on the north western side flat on the third floor constructed thereof in the New Building marked as "B" measuring a little more or less having a carpet area of 461 square feet, delineated on the map and bordered by **Blue colour** on the map annexed herewith.

Along with premium money received as aforesaid with proportionate share of impartible land and common areas (for all above allotments) as described in the First Schedule hereinabove.

THE THIRD SCHEDULE ABOVE REFERRED TO
(FINAL DEVELOPER'S ALLOCATION)

Shall mean the following as follows :-

- i) All the piece and parcel of the entire first floor comprising of two Flats constructed thereof in the New Building one flat being marked as "A" measuring a little more or less having a carpet area of 444 square feet and another Flat

being marked as "B" measuring a little more or less having a carpet area of 461 square feet, both being delineated on the map and bordered by **Yellow colour** on the map annexed herewith.

- ii) All the piece and parcel of one Flat on the South Eastern side on the second floor in the New Building marked as "A" measuring a little more or less having a carpet area of 444 square feet being delineated on the map and bordered by **Yellow colour** on the map annexed herewith.
- iii) All the piece and parcel of one South Eastern side flat on the third floor constructed thereof in the New Building marked as "A" measuring a little more or less carpet area of 444 square feet and delineated on the map and bordered by **Yellow colour** on the map annexed herewith.
- iv) All the piece and parcel of two car parking space being marked as Car Parking Space No. 1 and Car Parking Space No. 2 on the ground floor constructed thereof in the New Building delineated on the map and bordered by **Yellow colour** on the map annexed herewith.
- v) All the piece and parcel of the shop having a carpet area of 282 square feet, a little more or less lying on the ground floor in the New Building and delineated on the map marked as "Shop" and bordered by **Yellow colour** on the map annexed herewith

Along with proportionate share of impartible land and common areas (for all above allotments) as described in the First Schedule hereinabove

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written,
SIGNED SEALED & DELIVERED

In presence of
WITNESSES :.

1. वेद प्रकाश सिंह
आ. सं. अदालत का मजिस्ट्रेट
दिल्ली - गौरी - अदालत
मिशन - 27/4/02

1. श्याम सिंह

2. प्राण 7/

2. Sanjay Agarwal
89/69 Bangla Park
Rishra - 712248
(WB)

3. Bray Kumar Singh

4. Pandana Singh

SIGNATURE OF THE OWNERS

Drafted by me:-

Abhishek Chakraborty

ABHISHEK CHAKRABORTY

Advocate

Alipore Judges Court

Kolkata - 700027

WB/435/2009

For RAJ CONSTRUCTION

MANOJ KUMAR (HUF)
Proprietor

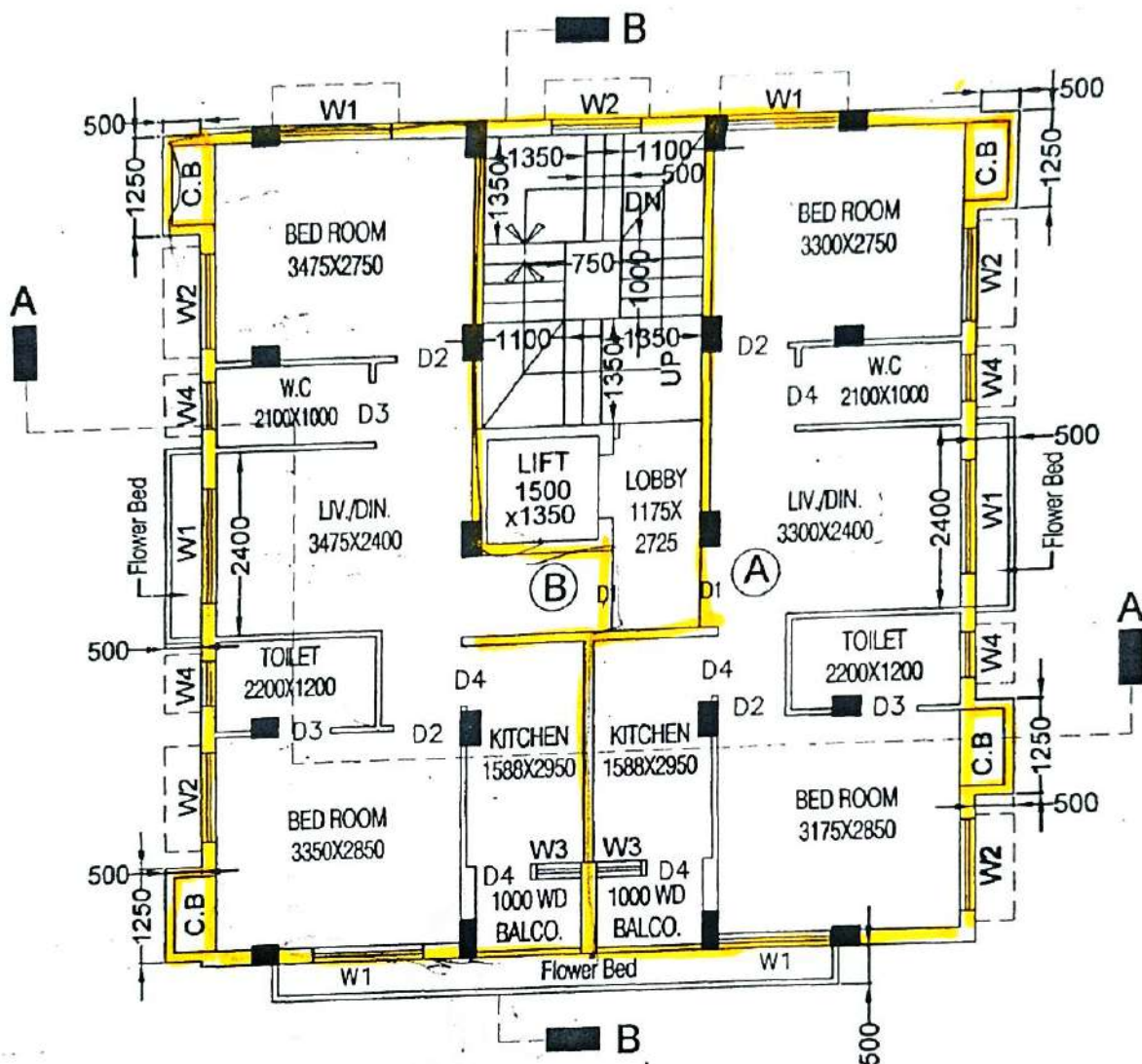
SIGNATURE OF THE DEVELOPER



Signature of Owners

Signature of Developer

Premises No. 136, Brahmapur Road, under Police Station Bansdrani
previously Regent Park, within the limits of K.M.C. Ward No. 112,
Jadavpur Unit, Kolkata - 700070 in the District South 24 Parganas

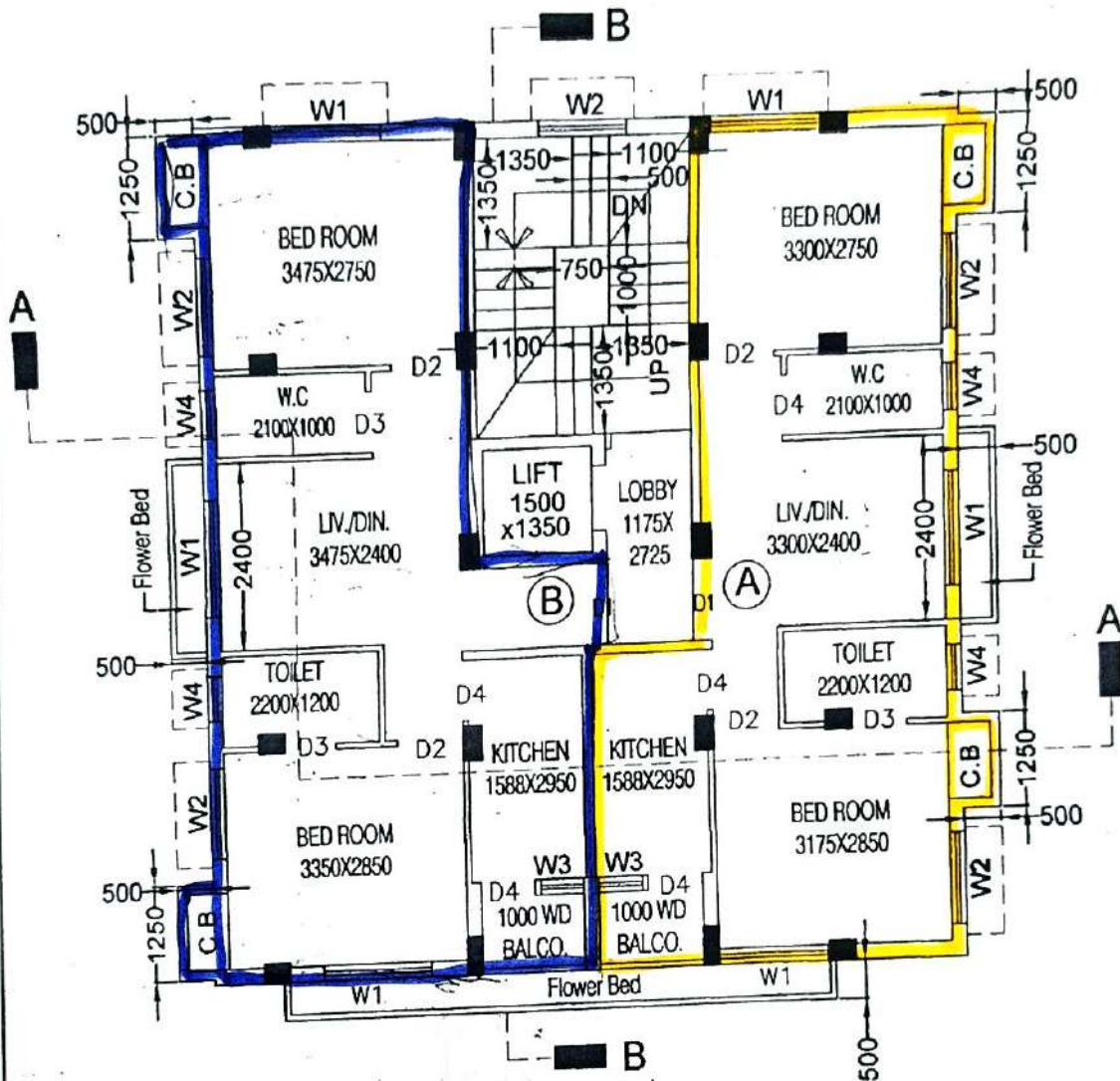


1ST FLOOR PLAN

ब्रह्मा सिंह
Brahma Singh
Signature of Owners

For RAJ CONSTRUCTION
MANOJ KUMAR (HOD)
Proprietor
Signature of Developer

Premises No. 136, Brahmapur Road, under Police Station Bansdrani
previously Regent Park, within the limits of K.M.C. Ward No. 112,
Jadavpur Unit, Kolkata - 700070 in the District South 24 Parganas

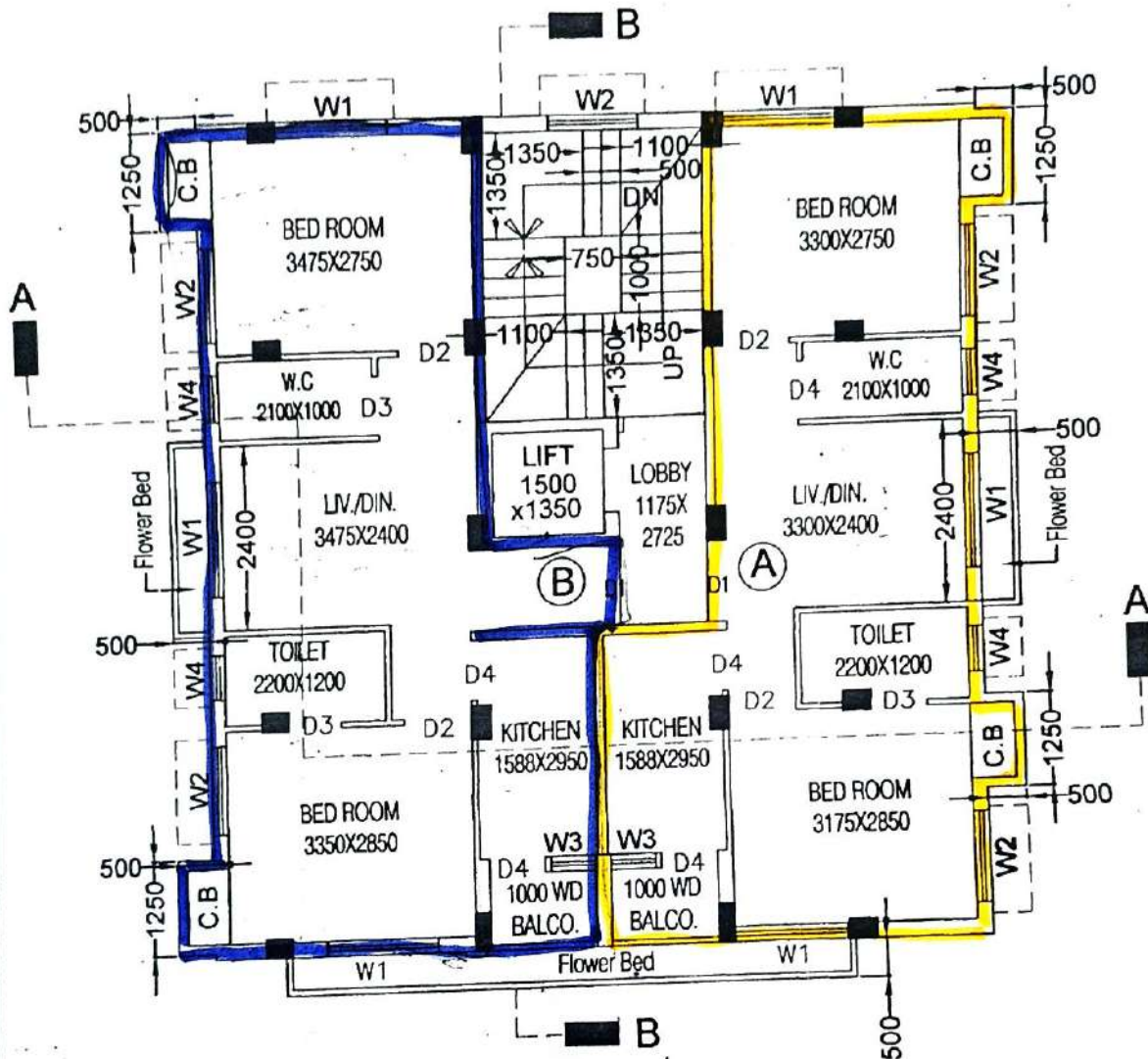


2ND FLOOR PLAN

22/11/18
Birendra Singh
Signature of Owners

For RAJ CONSTRUCTION
Signature of Developer
MANDAR KUMAR (HUF)
Proprietor

Premises No. 136, Brahmapur Road, under Police Station Bansdroni
 previously Regent Park, within the limits of K.M.C. Ward No. 112,
 Jadavpur Unit, Kolkata - 700070 in the District South 24 Parganas





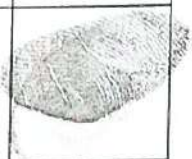
















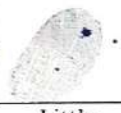





3RD FLOOR PLAN

श्यामा सिंह
 प्रमोद
 Binay Kumar Singh
 Pandana Singh
 Signature of Owners

FOR RAJ CONSTRUCTION











Signature of Developer

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>24/1/2018</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	<i>for am 7/1</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	<i>Brig Kmr Say h</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	<i>Bandana Singh</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						

SPECIMEN FORM FOR TEN FINGERPRINTS



						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
PHOTO						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
PHOTO						
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
PHOTO						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
PHOTO						
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					



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



192024250182977758

GRN Details

GRN:	192024250182977758	Payment Mode:	SBI Epay
GRN Date:	29/08/2024 11:26:53	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0382654882433	BRN Date:	29/08/2024 11:27:27
Gateway Ref ID:	0891036700	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	290820242018297773	Payment Init. Date:	29/08/2024 11:26:53
Payment Status:	Successful	Payment Ref. No:	2002299552/1/2024

[Query No/*Query Year]

Depositor Details

Depositor's Name:	Mr MANOJ KUMAR HUF
Address:	77/2/2A LENIN SARANI KOLKATA-13
Mobile:	9831474222
Period From (dd/mm/yyyy):	29/08/2024
Period To (dd/mm/yyyy):	29/08/2024
Payment Ref ID:	2002299552/1/2024
Dept Ref ID/DRN:	2002299552/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C- Description	Head of A/C	Amount (₹)
1	2002299552/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	2002299552/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	15721
Total				25642

IN WORDS: TWENTY FIVE THOUSAND SIX HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1602-12268/2024	Date of Registration	29/08/2024
Query No / Year	1602-2002299552/2024	Office where deed is registered	
Query Date	29/08/2024 8:27:35 AM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Abhishek Chakraborty Ashirbad, D/5/8 Rabindranagar, Thana : Rabindranagar, District : South 24-Parganas, WEST BENGAL, PIN - 700018, Mobile No. : 9836271783, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,70,000/-]		
Set Forth value	Market Value		
Rs. 20,00,000/-	Rs. 95,19,376/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 15,753/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



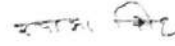





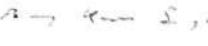
District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Brahmapur Road, , Premises No: 136, , Ward No: 112 Pin Code : 700070




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	3 Katha	10,00,000/-	36,00,001/-	Property is on Road Adjacent to Metal Road,
Grand Total :				4.95Dec	10,00,000 /-	36,00,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4610 Sq Ft.	10,00,000/-	59,19,375/-	Structure Type: Structure, CS: 1 Lift Facility,
<p>Gr. Floor, Area of floor : 959 Sq Ft.,Commercial Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1217 Sq Ft.,Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1217 Sq Ft.,Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 1217 Sq Ft.,Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		4610 sq ft	10,00,000 /-	59,19,375 /-	

Land Lord Details :










SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Shyama Singh Daughter of Late Debi Prasad Singh Executed by: Self, Date of Execution: 29/08/2024 , Admitted by: Self, Date of Admission: 29/08/2024 ,Place : Office	Photo  29/08/2024	Finger Print  Captured LTI 29/08/2024	Signature  29/08/2024
3B, Chetla Road, City:- Not Specified, P.O:- New Alipore, P.S:-Chetla, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: ALxxxxxx8Q, Aadhaar No: 63xxxxxxxx5167, Status :Individual, Executed by: Self, Date of Execution: 29/08/2024 , Admitted by: Self, Date of Admission: 29/08/2024 ,Place : Office				
2	Name Mr Praveen Singh Son of Late Debi Prasad Singh Executed by: Self, Date of Execution: 29/08/2024 , Admitted by: Self, Date of Admission: 29/08/2024 ,Place : Office	Photo  29/08/2024	Finger Print  Captured LTI 29/08/2024	Signature  29/08/2024
Chetla Road, City:- Not Specified, P.O:- New Alipore, P.S:-Chetla, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: AWxxxxxx4Q, Aadhaar No: 36xxxxxxxx0481, Status :Individual, Executed by: Self, Date of Execution: 29/08/2024 , Admitted by: Self, Date of Admission: 29/08/2024 ,Place : Office				
3	Name Mr Binay Kumar Singh Son of Late Debi Prasad Singh Executed by: Self, Date of Execution: 29/08/2024 , Admitted by: Self, Date of Admission: 29/08/2024 ,Place : Office	Photo  29/08/2024	Finger Print  Captured LTI 29/08/2024	Signature  29/08/2024
Chetla Road, City:- Not Specified, P.O:- New Alipore, P.S:-Chetla, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: BWxxxxxx2R, Aadhaar No: 53xxxxxxxx2743, Status :Individual, Executed by: Self, Date of Execution: 29/08/2024 , Admitted by: Self, Date of Admission: 29/08/2024 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Mrs Bandana Singh Wife of Mr Ved Prakash Singh Executed by: Self, Date of Execution: 29/08/2024 , Admitted by: Self, Date of Admission: 29/08/2024 ,Place : Office		 Captured	
		29/08/2024	LTI 29/08/2024	29/08/2024
City:- Not Specified, P.O:- Umari Began Ganj, P.S:-UMRI BEGAMGANJ, District:-Gonda, Uttar Pradesh, India, PIN:- 271402 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: FLxxxxxx0R, Aadhaar No: 37xxxxxxxx8974, Status :Individual, Executed by: Self, Date of Execution: 29/08/2024 , Admitted by: Self, Date of Admission: 29/08/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ms Raj Construction 77/2/2A Lenin Sarani Saraswati Sadan School, City:- Not Specified, P.O:- Dharmatala, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013 Date of Incorporation:XX-XX-1XX0 , PAN No.:: AAxxxxxx3R,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 MANOJ KUMAR HUF (Presentant) Son of Mr Date of Execution - 29/08/2024 , , Admitted by: Self, Date of Admission: 29/08/2024 , Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td></td> <td>Aug 29 2024 3:26PM</td> <td>LTI 29/08/2024</td> <td>29/08/2024</td> </tr> </tbody> </table> 77/2/2A, City:- Not Specified, P.O:- Dharmatala, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: AAxxxxxx3R, Aadhaar No: 40xxxxxxxx6487 Status : Representative, Representative of : Ms Raj Construction (as Proprietor)	Name	Photo	Finger Print	Signature	Mr MANOJ KUMAR HUF (Presentant) Son of Mr Date of Execution - 29/08/2024 , , Admitted by: Self, Date of Admission: 29/08/2024 , Place of Admission of Execution: Office		 Captured			Aug 29 2024 3:26PM	LTI 29/08/2024	29/08/2024
Name	Photo	Finger Print	Signature										
Mr MANOJ KUMAR HUF (Presentant) Son of Mr Date of Execution - 29/08/2024 , , Admitted by: Self, Date of Admission: 29/08/2024 , Place of Admission of Execution: Office		 Captured											
	Aug 29 2024 3:26PM	LTI 29/08/2024	29/08/2024										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MITHUN KUMAR PAINE Son of Mr Bholanath Paine Jaganath Pur- Neoda, Village:- Aathasasahan, P.O:- Saharar Haat, P.S:- Falta, District:-South 24-Parganas, West Bengal, India, PIN:- 743504		 Captured	
	29/08/2024	29/08/2024	29/08/2024

Identifier Of Mrs Shyama Singh, Mr Praveen Singh, Mr Binay Kumar Singh, Mrs Bandana Singh, Mr MANOJ KUMAR HUF

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Shyama Singh	Ms Raj Construction-1.2375 Dec
2	Mr Praveen Singh	Ms Raj Construction-1.2375 Dec
3	Mr Binay Kumar Singh	Ms Raj Construction-1.2375 Dec
4	Mrs Bandana Singh	Ms Raj Construction-1.2375 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs Shyama Singh	Ms Raj Construction-1152.50000000 Sq Ft
2	Mr Praveen Singh	Ms Raj Construction-1152.50000000 Sq Ft
3	Mr Binay Kumar Singh	Ms Raj Construction-1152.50000000 Sq Ft
4	Mrs Bandana Singh	Ms Raj Construction-1152.50000000 Sq Ft

Endorsement For Deed Number : I - 160212268 / 2024

On 29-08-2024

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.

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

Presented for registration at 15:16 hrs on 29-08-2024, at the Office of the D.S.R. -II SOUTH 24-PARGANAS by Mr MANOJ KUMAR HUF ..

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 95,19,376/-

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

Execution is admitted on 29/08/2024 by 1. Mrs Shyama Singh, Daughter of Late Debi Prasad Singh, 3B, Road: Chetla Road, , P.O: New Alipore, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife, 2. Mr Praveen Singh, Son of Late Debi Prasad Singh, Road: Chetla Road, , P.O: New Alipore, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business, 3. Mr Binay Kumar Singh, Son of Late Debi Prasad Singh, Road: Chetla Road, , P.O: New Alipore, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business, 4. Mrs Bandana Singh, Wife of Mr Ved Prakash Singh, P.O: Umari Began Ganj, Thana: UMRI BEGANGANJ, , Gonda, UTTAR PRADESH, India, PIN - 271402, by caste Hindu, by Profession House wife

Indetified by Mr MITHUN KUMAR PAINE, , Son of Mr Bholanath Paine, Road: Jaganath Pur- Neoda, , P.O: Saharar Haat, Thana: Falta, , South 24-Parganas, WEST BENGAL, India, PIN - 743504, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 29-08-2024 by Mr MANOJ KUMAR HUF, Proprietor, Ms Raj Construction (Sole Proprietorship), 77/2/2A Lenin Sarani Saraswati Sadan School, City:- Not Specified, P.O:- Dharmatala, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013

Indetified by Mr MITHUN KUMAR PAINE, , Son of Mr Bholanath Paine, Road: Jaganath Pur- Neoda, , P.O: Saharar Haat, Thana: Falta, , South 24-Parganas, WEST BENGAL, India, PIN - 743504, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,753.00/- (B = Rs 15,700.00/- , 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 15,721/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/08/2024 11:27AM with Govt. Ref. No: 192024250182977758 on 29-08-2024, Amount Rs: 15,721/-, Bank: SBI EPay (SBIePay), Ref. No. 0382654882433 on 29-08-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty


Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 399306, Amount: Rs.100.00/-, Date of Purchase: 28/08/2024, Vendor name:

SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/08/2024 11:27AM with Govt. Ref. No: 192024250182977758 on 29-08-2024, Amount Rs: 9,921/-, Bank: SBI EPay (SBIePay), Ref. No. 0382654882433 on 29-08-2024, Head of Account 0030-02-103-003-02


Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2024, Page from 419202 to 419229
being No 160212268 for the year 2024.



Suman

Digitally signed by Suman Basu
Date: 2024.09.05 17:12:12 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 05/09/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS

West Bengal.