

01207/2026

2-1778/2026

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AR 191270

2026 40 286/26  
Certified that the above is the correct copy of the original document as registered. The original document and the original specimen sheets attached with the document are the part of this document.

13/2/26  
District Registrar  
Registrar US 1 (2) of  
Registration &  
Records, Section of Personnel

18 FEB 2026 13 FEB 2026

SUPPLEMENTARY AGREEMENT  
OF THE  
DEVELOPMENT AGREEMENT

THIS DEED OF SUPPLEMENTARY AGREEMENT OF THE  
DEVELOPMENT AGREEMENT is made on this the 13<sup>th</sup> day  
of **February**, Two Thousand and Twenty Six (2026)

B E T W E E N

(1) **SMT. SANDHYA DEY**, (PAN - **AOQPD8648R**, & Aadhaar No. 7931 2608 5960), wife of Late Champak Dey, by faith- Hindu, by Nationality- Indian, by Occupation- Housewife, (2) **SRI RUDRACK DEY**, (PAN - **FWTPD7584L**, Aadhaar No. 5140 3154 8621), son of Late Champak Dey, by faith-Hindu, by Nationality- Indian, by Occupation- Service, both No. 1 & 2 residing at P-74, Jadu Colony, Post Office and Police Station: Behala, Kolkata- 700034, District : South 24-Parganas, (3) **SMT. CHAITALI DUTTA CHOUDHURY**, (PAN- **CEHPD7326B**, Aadhaar No. 9241 6601 5828), wife of Shes Bikas Dutta Choudhury, daughter of Late Dipak Kumar Dey, by faith-Hindu, by Nationality- Indian, by Occupation- Housewife, residing at P-26A, Mitra Colony, Post Office and Police Station - Behala, Kolkata - 700034, District - South 24-Parganas, (4) **SMT. MUNMUN BISWAS**, (PAN - **AVEPD6557A**, Aadhaar No. 7600 8660 0871), wife of Sri Debasis Biswas daughter of Late Dilip Kumar Dey, by faith- Christian, by Nationality- Indian, by Occupation- Housewife, residing at P-74, Jadu Colony, Post Office and Police Station- Behala, Kolkata-700034, District - South 24-Parganas, (5) **SMT. SWAPNA DEY**, (PAN- **BTUPD3817J**, & Aadhaar No. 3194 1256 1022) wife of Late Gora Chand Dey, by faith-Hindu, by Nationality- Indian, by Occupation- Housewife, residing at P-74, Jadu Colony, Post Office and Police Station- Behala, Kolkata- 700034, District - South 24-Parganas, and (6) **SMT. ARPITA BANERJEE**, (PAN - **BTOPB1995H**, Aadhaar No. 3876 5617 9210), wife of Sri Malay Banerjee, daughter of Late Gora Chand Dey, by faith-Hindu, By Nationality - Indian, by Occupation- Housewife, residing at P-74, Jadu Colony, Post Office and Police Station- Behala, Kolkata- 700034,

District- South 24-Parganas, West Bengal, hereinafter called and referred to as the **OWNERS** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART**:

**A N D**

**D.G. CONSTRUCTION**, a sole Proprietorship Firm, having its office at 50, Kazipara Road, P.O. Parnasree Pally, P.S. Behala, now Parnasree, Kolkata- 700060, District- South 24-Parganas, West Bengal, represented by its sole proprietor **SRI DEBASIS GHOSH**, (PAN- **AIJPG3341F**, Aadhaar No. 2448 3415 4337) son of Late Shib Krishna Ghosh, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 50, Kazipara Road, P.O. Parnasree Pally, P.S. Behala, now Parnasree, Kolkata- 700060, District- South 24-Parganas, West Bengal, hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**:

**WHEREAS** the aforesaid (1) SMT. SANDHYA DEY, (2) SRI RUDRACK DEY, (3) SMT. CHAITALI DUTTA CHOUDHURY, (4) SMT. MUNMUN BISWAS, (5) SMT. SWAPNA DEY and (6) SMT. ARPITA BANERJEE (the **Owners** herein) are the absolute rightful joint owners, occupiers, seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Bastu land, measuring **4(four) Cottahs 4(four) Chittaks 32(Thirty two) Sq.**

ft., be the same a little more or less, together with pucca Dwelling House (three storied Building), standing thereon, lying and situated at **Mouza-Mondal Para**, comprised in **R.S. & L.R. Dag No. 68/1128**, appertaining to C.S. & R.S. Khatian No. 125, corresponding to *C.S. Dag No. 67*, under *L.R. Khatian No. 148, 213 & 214*, being **K.M.C. Premises No. 24, Jadu Nagar Colony**, P.S. Behala, Kolkata- 700034, vide Assessee No. 41-121-05-0024-1, under K.M.C. Ward No. 121, in the District of 24-Parganas (South), as more fully and particularly described in the **FIRST SCHEDULE** hereunder written, and they have been enjoying the said property peacefully and uninterruptedly by paying rates and taxes to the appropriate authority concerned and the said property free from all encumbrances, liens, lispensens, charges, attachments, claims or demand whatsoever from any corner.

**AND WHEREAS** during peaceful enjoyment of the said bastu land with the said old dilapidated Building standing thereon, the aforesaid SMT. SANDHYA DEY, SRI RUDRACK DEY, SMT. CHAITALI DUTTA CHOUDHURY, SMT. MUNMUN BISWAS, SMT. SWAPNA DEY and SMT. ARPITA BANERJEE (the **Owners** herein), nominated and appointed "D.G. CONSTRUCTION", the Developer herein, as Developer for development of the said property at the said **K.M.C. Premises No. 24, Jadu Nagar Colony**, P.S. Behala, Kolkata-700034, vide Assessee No. 41-121-05-0024-1, under K.M.C. Ward No. 121, in the District of 24-Parganas (South), by way of constructing of a G+III Storied Building in the said land at the said Municipal premises as per sanctioned Building Plan to be sanctioned by the Office of the Kolkata Municipal Corporation at cost and responsibility of the Developer herein after demolishing the said existing Building standing thereon and they also nominated and appointed said "D.G. CONSTRUCTION", the Developer herein, as the Developer in respect of the said development at the said Municipal premises by one Deed of Development Agreement dated 18/09/2024 wherein it had been agreed and settled by and between the both Parties therein and herein that after completion of the said G+III Storied

Building at the said Municipal Premises by said "D.G. CONSTRUCTION", the Developer herein, the aforesaid SMT. SANDHYA DEY, SRI RUDRACK DEY, SMT. CHAITALI DUTTA CHOUDHURY, SMT. MUNMUN BISWAS, SMT. SWAPNA DEY and SMT. ARPITA BANERJEE (the **Owners** herein), would get 50% saleable area of the proposed New Building, together with undivided proportionate share of the ownership of the said land at the said Municipal premises attributable to the said allocation, having right of enjoyment of all common amenities, facilities, rights and spaces with free egress and ingress thereto and the said **Owners' Allocation** had been more fully described and written in the SECOND SCHEDULE thereunder and remaining 50% saleable area of the proposed New Building, consisting of several Flats, Car Parking Spaces, Spaces etc. of the said Building together with undivided proportionate share of the ownership of the said land at the said Municipal premises attributable to the said allocation would to be retained with said "D.G. CONSTRUCTION", the Developer herein and the said **Developer's Allocation** had been more fully described and written in the THIRD SCHEDULE thereunder, and the said Deed of Development Agreement was duly registered in the Office of the D.S.R. -II, Alipore, South 24 Parganas, recorded in Book No. I, Volume No.1602-2024, at Pages 437234 to 437281, Being No. 160213011, for the year 2024.

**AND WHEREAS** in terms of the said Development Agreement dated 18/09/2024 the Owners herein agreed to execute and register a Development Power of Attorney in favour of the Developer herein and accordingly, by Virtue of a Registered Development Power of Attorney dated 18/09/2024 duly Registered in the office of the D.S.R.- II, Alipore, South 24-Parganas, and recorded in its Book no. I, Volume no. 1602-2024, Pages from 437282 to 437301, Being no. 160213024, for the year 2024, the Owners duly engaged and/or appointed "D.G. CONSTRUCTION", a sole Proprietorship Firm, represented by its sole proprietor SRI DEBASIS GHOSH

(the Developer herein) as their lawful constituted Attorney with several power and authority, as embodies therein.

**AND WHEREAS** in terms of the said registered Development Agreement dated 18/09/2024 and by the strength of the said Development Power of Attorney dated 18<sup>th</sup> September, 2024, said "D.G. CONSTRUCTION", the Developer herein, prepared one Building Plan for the constructing of the said G+III storied Building in the said land at the said **K.M.C. Premises No. 24, Jadu Nagar Colony**, P.S. Behala, Kolkata- 700034, and after approving of the said proposed Building Plan by the Owners herein, the said proposed Building Plan had been submitted in the Office of the Kolkata Municipal Corporation for necessary sanctioning of the same by said "D.G. CONSTRUCTION", the Developer herein, as the constituted Attorney of the Owners herein.

**AND WHEREAS** said Building Plan in respect of the said **K.M.C. Premises No. 24, Jadu Nagar Colony**, P.S. Behala, Kolkata- 700034, had been sanctioned by the Office of the Kolkata Municipal Corporation vide Building Sanction No. 2025140206 dated 26/12/2025 in the names of the Owners herein.

**AND WHEREAS** now for proper demarcation and identification of the Owners' Allocation and the Developer's Allocation in the proposed new G+III Storied Building at the said premises, the Owners and Developer jointly discussed over the said matter decided to demarcate and identify their respective allocation in the proposed new Building and after thorough discussion, both the Owners and the Developer herein have demarcated and identified their respective allocation in the proposed new Building in the manner as follows:-

(i) That upon discussion and mutual settlement by and between the both parties herein, **Owners' Allocation** shall mean and the owners herein shall be entitled to get **50%** saleable area of the proposed New Building, **i.e. demarcated and identified as ALL THAT** piece and parcel of **4(four) self-contained residential flats, viz.** (i) one self-contained 3BHK flat, being **Flat No. '1A'**, measuring more or less **1125 Sq. ft.** Super built up area, on the **First floor**, Southern side, (ii) one self-contained 3BHK flat, being **Flat No. '1B'**, measuring more or less **1125 Sq. ft.** Super built up area, on the **First floor**, Northern side, (iii) one self-contained 2BHK flat, being **Flat No. '2C'**, measuring more or less **790 Sq. ft.** Super built up area, on the **Second floor**, North-east-west side, and (iv) one self-contained 2BHK flat, being **Flat No. '2B'**, measuring more or less **800 Sq. ft.** Super built up area, on the **Second floor**, South-west side, of the G+III Storied Building in the premises, lying and situated at **K.M.C. Premises No. 24, Jadu Nagar Colony, P.S. Behala**, (also known by its mailing address P-74, Jadu Nagar Colony), Kolkata-700034, **TOGETHER WITH** undivided impartible proportionate share or interest in the land at the said premises including all user and easement rights on paths and passages, and main entrance gate and all other common rights, benefits, privileges, amenities, facilities etc. in the common parts and service areas attached therein and thereto, as more particularly described in the **SECOND SCHEDULE** hereunder written.

(ii) That upon discussion and mutual settlement by and between the both parties herein, **Developer's Allocation** shall mean, save and except the Owners' Allocation as aforesaid, the Developer shall be entitled to get **all the remaining 50%** saleable area of the proposed New Building, **i.e. save and except the Owners' allocated flats, all the remaining flat or flats, and car-parking space or spaces on several floor**, of the G+III Storied Building, lying and situated at **K.M.C. Premises No. 24, Jadu Nagar Colony, P.S. Behala**, (also known by its mailing address P-74, Jadu Nagar Colony), Kolkata- 700034, **TOGETHER WITH** undivided impartible proportionate share or interest in the land at the said premises including all user and

easement rights on paths and passages, and main entrance gate and all other common rights, benefits, privileges, amenities, facilities etc. in the common parts and service areas attached therein and thereto, as more particularly described in the **THIRD SCHEDULE** hereunder written.

**AND WHEREAS** hence, for smooth progress of construction works of the proposed new Building at the said premises in terms of the said Registered Development Agreement dated 18.09.2024 and also for proper demarcation of the **Owners' Allocation** and the **Developer's Allocation** at the said premises, the **Owners** herein, have agreed to enter into this Deed of Supplementary Agreement of the Development Agreement with Developer **M/S. D.G. CONSTRUCTION**, a sole Proprietorship Firm, having its office at 50, Kazipara Road, P.O. Parnasree Pally, P.S. Behala, now Parnasree, Kolkata- 700060, District- South 24-Parganas, and accordingly to avoid any future disputes, differences and misunderstanding between the parties herein and also amongst their respective legal heirs, successors and legal representatives, the parties herein have entered into this Supplementary Agreement on the terms and conditions hereunder written.

**NOW THIS AGREEMENT WEITNESSETH** and it is hereby agreed by and between the parties hereto as follows:-

1. That the Owners and the Developer herein have agreed to obey and comply with all the terms and conditions as set forth in Registered Development Agreement along with Development Power of Attorney dated 18.09.2024 save and except the terms and conditions which are revised and/or amendment by virtue of this Deed of Supplementary Agreement of

the Development Agreement and the parties herein also have agreed to abide by all the terms and conditions of this Agreement.

2. The Developer shall have exclusive right at its own costs to construct and complete the said proposed New Building in the said premises in accordance with the aforesaid sanctioned building plan of the K.M.C. authority without any hindrance or obstruction from the Owners or any person or persons claiming through them as long as the Developer fulfills all the terms and conditions of the said Registered Development Agreement dated 18.09.2024 and as well as this Deed of Supplementary Agreement. The Type of construction will be made as mentioned in the Schedule "C" of the said original Development Agreement dated 18.09.2024. The Developer shall ensure that the Building conform to Class-I standard Building specifications.

3. That both the parties herein on thorough discussion have agreed to modify, demarcate and identify their respective share of Allocation through this Deed of Supplementary Agreement of the Development Agreement and Owners' Allocation and the Developer's Allocation as mentioned herein below: -

(a) The **Owners' Allocation** shall mean and the owners herein shall be entitled to get **50%** saleable area of the proposed New Building, i.e. **demarcated and identified as ALL THAT** piece and parcel of **4(four) self-contained residential flats, viz.** (i) one self-contained 3BHK flat, being **Flat No. '1A'**, measuring more or less **1125 Sq. ft.** Super built up area, on the **First floor**, Southern side, (ii) one self-contained 3BHK flat, being **Flat No. '1B'**, measuring more or less **1125 Sq. ft.** Super built up area, on the **First floor**, Northern side, (iii) one self-contained 2BHK flat, being **Flat No. '2C'**, measuring more or less **790 Sq. ft.** Super built up area, on the **Second floor**, North-east-west side, and (iv) one self-contained 2BHK flat, being **Flat No. '2B'**, measuring more or less **800 Sq. ft.** Super built up area, on the **Second**

**floor**, South-west side, of the G+III Storied Building in the premises, lying and situated at **K.M.C. Premises No. 24, Jadu Nagar Colony**, P.S. Behala, Kolkata- 700034, **TOGETHER WITH** undivided impartible proportionate share or interest in the land at the said premises including all user and easement rights on paths and passages, and main entrance gate and all other common rights, benefits, privileges, amenities, facilities etc. in the common parts and service areas attached therein and thereto, as more particularly described in the **SECOND SCHEDULE** hereunder written.

(b) **Developer's Allocation** shall mean, save and except the Owners' Allocation as aforesaid, the Developer shall be entitled to get **all the remaining 50%** saleable area of the proposed New Building, i.e. save and except the Owners' allocated flats, **all the remaining flat or flats, and car-parking space or spaces and commercial spaces on several floor**, of the G+III Storied Building, lying and situated at **K.M.C. Premises No. 24, Jadu Nagar Colony**, P.S. Behala, Kolkata- 700034, **TOGETHER WITH** undivided impartible proportionate share or interest in the land at the said premises including all user and easement rights on paths and passages, and main entrance gate and all other common rights, benefits, privileges, amenities, facilities etc. in the common parts and service areas attached therein and thereto, as more particularly described in the **THIRD SCHEDULE** hereunder written.

4. That the Owners shall be entitled to use and enjoy individually or to transfer or dispose of the Owners' Allocation in the New Building proposed to be constructed at the said premises, as mentioned in the **SECOND SCHEDULE** hereunder written, without any disturbance from the Developer with the exclusive right to enter into Agreement for sale, and transfer the same without any claim, demand, interest whatsoever or howsoever from the Developer.

5. That the Developer shall be exclusively entitled to the Developer's Allocation in the said proposed New Building, as mentioned in the **THIRD SCHEDULE** hereunder written, without in any way disturbing the common

facilities situated thereon with the exclusive right to deal with Sale, enter into Agreement(s) for sale or any other way transfer of the same without any claim, demand, interest, interruption whatsoever or howsoever of the Owners and/or any person or persons lawfully claiming through them shall not disturb the quiet and peaceful possession and enjoyments of the Developer's Allocation and the Developer shall solely be entitled to receive any Booking Money, Part payment, Advance, earnest money and the entire Sale Proceeds, from any intending purchaser or purchasers in respect of Developer's Allocation only.

6. That all the terms and conditions, rights, facilities and obligations as set forth in the Registered Development Agreement dated 18.09.2024, shall remain unchanged save and except the proper demarcation and identification of the Owners' Allocation and the Developer's Allocation, which has been made by virtue of this Deed of Supplementary Agreement of the Development Agreement, and the powers and authorities as mentioned in the said Registered Development Power of Attorney dated 18.09.2024, Being no. 160213024, for the year 2024, shall remain in full force and effective.

7. That the developer has assured to complete construction of the proposed new Building within the stipulated period of time as mentioned in the said Registered Development Agreement dated 18.09.2024, subject however to standard International Force Majeure condition in which case the Developer shall not be held liable for any delay in completion.

8. That at all material times hereafter, the **SECOND SCHEDULE** mentioned properties of Owners' Allocation hereunder written, shall always be treated as modified, demarcated and identified Owners' Allocation in terms of this Agreement. And the **THIRD SCHEDULE** mentioned properties of Developer's Allocation hereunder written, shall always be treated as modified demarcated and identified Developer's Allocation in terms of this Agreement. And it is to be mentioned here that the Owners have no rights, title and interest in the car-parking space areas in the said premises for which Owners are compensated by the Developer.

9. That this Deed of Supplementary Agreement of the said Registered Development Agreement dated 18.09.2024 is to be treated as part and/or continuation of the said Registered Development Agreement dated 18.09.2024, registered at the Office of the D.S.R. -II, Alipore, South 24 Parganas, recorded in Book No. I, Volume No.1602-2024, at Pages 437234 to 437281, Being No. 160213011, for the year 2024.

10. That in the event of the death of the Owners herein and/or Proprietor of the Developer herein of these presents, if God forbidden, then the legal heir/s, successor/s and/or assignees of them/him will be stepped into shoes into the deceased person.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
(DESCRIPTION OF THE SAID PROPERTY)

**ALL THAT** piece and parcel of Bastu land, measuring **4(four) Cottahs 4(four) Chittaks 32(Thirty two) Sq. ft.**, be the same a little more or less, together with pucca Dwelling House (three storied Building), total measuring 3600 Sq. ft. Covered area (i.e. 1200 Sq. ft. in the Ground floor + 1200 Sq. ft. in the First floor + 1200 Sq. ft. in the Second floor) more or less, standing thereon, lying and situated at **Mouza- Mondal Para**, J.L. No. 6, Pargana- Magura, R.S. No. 190, Collectorate Touzi No. 23, 26, 32, 69 & 411, comprised in **R.S. & L.R. Dag No. 68/1128**, appertaining to C.S. & R.S. Khatian No. 125, corresponding to **C.S. Dag No. 67**, under **L.R. Khatian No. 148, 213 & 214**, being **K.M.C. Premises No. 24, Jadu Nagar Colony**, P.S. Behala, (also known by its mailing address P-74, Jadu Nagar Colony), Kolkata- 700034, vide **Assessee No. 41-121-05-0024-1**, within the limits of the Kolkata Municipal Corporation, **Ward No. 121**, in the District of 24-Parganas

(South), together with all user and easement rights on path and passages and all other rights, benefits, privileges, facilities and appurtenances etc. attached therein and thereto and to take drainage and sewerage connections, electric line, Cable line, telephone line, water pipe lines etc. over, through or underneath the said common passages and/or road, which is butted and bounded as follows :-

**ON THE NORTH** : 16' ft. - 0" inches wide K.M.C. Road.

**ON THE SOUTH** : Premises No. 75, Jadu Nagar Colony.

**ON THE EAST** : Premises No. 73, Jadu Nagar Colony.

**ON THE WEST** : 18' ft. - 0" inches wide K.M.C. Road.

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(DESCRIPTION OF THE OWNERS' ALLOCATION)**

**Owners' Allocation** shall mean and the owners herein shall be entitled to get **50%** saleable area of the proposed New Building, **i.e. demarcated and identified as ALL THAT** piece and parcel of **4(four) self-contained residential flats, viz.** (i) one self-contained 3BHK flat, being **Flat No. '1A'**, measuring more or less **1125 Sq. ft.** Super built up area, on the **First floor**, Southern side, (ii) one self-contained 3BHK flat, being **Flat No. '1B'**, measuring more or less **1125 Sq. ft.** Super built up area, on the **First floor**, Northern side, (iii) one self-contained 2BHK flat, being **Flat No. '2C'**, measuring more or less **790 Sq. ft.** Super built up area, on the **Second floor**, North-east-west side, and (iv) one self-contained 2BHK flat, being **Flat No. '2B'**, measuring more or less **800 Sq. ft.** Super built up area, on the **Second**

**floor**, South-west side, of the G+III Storied Building in the premises, lying and situated at **K.M.C. Premises No. 24, Jadu Nagar Colony**, P.S. Behala, (also known by its mailing address P-74, Jadu Nagar Colony), Kolkata-700034, within the limits of the Kolkata Municipal Corporation, **Ward No. 121**, in the District of 24-Parganas (South), **TOGETHER WITH** undivided impartible proportionate share or interest in the land at the said premises including all user and easement rights on paths and passages, and main entrance gate and all other common rights, benefits, privileges, amenities, facilities etc. in the common parts and service areas attached therein and thereto.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(DESCRIPTION OF THE DEVELOPER'S ALLOCATION)**

**Developer's Allocation** shall mean, save and except the Owners' Allocation as aforesaid, the Developer shall be entitled to get **all the remaining 50%** saleable area of the proposed New Building, i.e. save and except the Owners' allocated flats, **all the remaining flat or flats, car-parking space or spaces and commercial spaces on several floor**, of the G+III Storied Building, all lying and situated at **K.M.C. Premises No. 24, Jadu Nagar Colony**, P.S. Behala, (also known by its mailing address P-74, Jadu Nagar Colony), Kolkata-700034, within the limits of the Kolkata Municipal Corporation, **Ward No. 121**, in the District of 24-Parganas (South), **TOGETHER WITH** undivided impartible proportionate share or interest in the land at the said premises including all user and easement rights on paths and passages, and

main entrance gate and all other common rights, benefits, privileges, amenities, facilities etc. in the common parts and service areas attached therein and thereto.

**IN WITNESS WHEREOF** the parties hereto have set and subscribed their respective hands and seal this the day month and year first above written.

**SIGNED, SEALED AND DELIVERED**

By both the parties at Kolkata

In Presence of: -

**WITNESSES :-**

1. Debasis Biswas  
23/6A, Nabalia Para Rd.  
P.O. Barisha,  
Kolkata - 700008

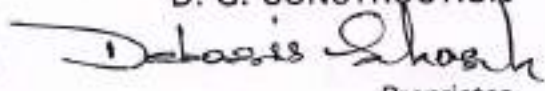
2. Aloke Biswas  
Advocate  
Alipore Police Court  
Kolkata - 700027.

Sandhya Dey  
Rudra Dey

Chaitali Dutta Choudhury  
Munmun Biswas.

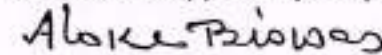
Swarna Dey  
Anpita Banerjee

-----  
**SIGNATURE OF THE OWNERS**

D. G. CONSTRUCTION  
  
Proprietor

-----  
**SIGNATURE OF THE DEVELOPER**

Drafted by me as per instructions and documents supplied by the parties hereto:-

 Advocate  
Alipore Police Court, Kolkata-700027.  
Enrolment No. WB- 135/2003.

Thumb 1<sup>st</sup> Finger Middle Finger Ring Finger Small Finger

	Left Hand					
	Right Hand					

Name :- SANDHYA DEY

Signature.....*Sandhya Dey*.....

Thumb 1<sup>st</sup> Finger Middle Finger Ring Finger Small Finger

	Left Hand					
	Right Hand					

Name :- RUDRACK DEY












Signature.....*Rudrack Dey*.....

Thumb 1<sup>st</sup> Finger Middle Finger Ring Finger Small Finger

	Left Hand					
	Right Hand					












Name :- CHAITALI DUTTA CHOUDHURY

Signature.....*Chaitali Dutta Choudhury*.....

		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					












Name :- MUNMUN BISWAS

Signature.....*Munmun Biswas*.....

		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name :- SWAPNA DEY












Signature.....*Swapna Deo*.....

		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name :- ARPITA BANERJEE

Signature.....*Arpita Banerjee*.....

Thumb      1<sup>st</sup> Finger      Middle Finger      Ring Finger      Small Finger

	Left Hand					
	Right Hand					

Name :- DEBASIS GHOSH

Signature.....*Debasis Ghosh*.....

Thumb      1<sup>st</sup> Finger      Middle Finger      Ring Finger      Small Finger

PHOTO	Left Hand					
	Right Hand					

Name :-

Signature.....

Thumb      1<sup>st</sup> Finger      Middle Finger      Ring Finger      Small Finger

PHOTO	Left Hand					
	Right Hand					

Name :-

Signature.....



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



192025260474854598

GRN Details

GRN:	192025260474854598	Payment Mode:	SBI Epay
GRN Date:	13/02/2026 15:37:15	Bank/Gateway:	SBIePay Payment Gateway
BRN :	7868975349037	BRN Date:	13/02/2026 15:37:31
Gateway Ref ID:	604442668478	Method:	State Bank of India UPI
GRIPS Payment ID:	130220262047485458	Payment Init. Date:	13/02/2026 15:37:15
Payment Status:	Successful	Payment Ref. No:	2000402864/4/2026
			[Query No**/Query Year]

Depositor Details

Depositor's Name:	Mr DEBASIS GHOSH
Address:	50, KAZIPARA ROAD
Mobile:	9748887252
Period From (dd/mm/yyyy):	13/02/2026
Period To (dd/mm/yyyy):	13/02/2026
Payment Ref ID:	2000402864/4/2026
Dept Ref ID/DRN:	2000402864/4/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000402864/4/2026	Property Registration- Stamp duty	0030-02-103-003-02	9970
2	2000402864/4/2026	Property Registration- Registration Fees	0030-03-104-001-16	632
3	2000402864/4/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
			<b>Total</b>	<b>10902</b>

IN WORDS: TEN THOUSAND NINE HUNDRED TWO ONLY.

### Major Information of the Deed

Deed No :	I-1604-01178/2026	Date of Registration	13/02/2026
Query No / Year	1604-2000402864/2026	Office where deed is registered	
Query Date	13/02/2026 10:39:14 AM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Aloke Biswas Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748887252, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 88,37,917/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article.48(g))	Rs. 632/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

#### Land Details :



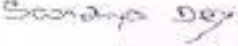


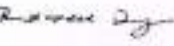


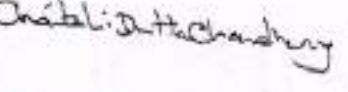
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jadu Nagar Colony Road, Road Zone : (Premises Not Located On J.L. Sarani - ) , Premises No: 24, , Ward No: 121 Pin Code : 700034









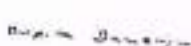
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	4 Katha 4 Chatak 32 Sq Ft		64,41,667/-	Width of Approach Road: 18 Ft, Adjacent to Metal Road,
Grand Total :				7.0858Dec	0/-	64,41,667/-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3600 Sq Ft.	0/-	23,96,250/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		3600 sq ft	0/-	23,96,250/-	

**Land Lord Details :**




Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Smt SANDHYA DEY</b> Wife of Late Champak Dey Executed by: Self, Date of Execution: 13/02/2026 , Admitted by: Self, Date of Admission: 13/02/2026 ,Place : Office		 Captured	
		13/02/2026	L/R 13/02/2026	13/02/2026
P-74, Jadu Colony, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: A0xxxxxx8R, Aadhaar No: 79xxxxxxxx5960, Status :Individual, Executed by: Self, Date of Execution: 13/02/2026 , Admitted by: Self, Date of Admission: 13/02/2026 ,Place : Office				
2	<b>Name</b> <b>Shri RUDRACK DEY</b> Son of Late Champak Dey Executed by: Self, Date of Execution: 13/02/2026 , Admitted by: Self, Date of Admission: 13/02/2026 ,Place : Office		 Captured	
		13/02/2026	L/R 13/02/2026	13/02/2026
P-74, Jadu Colony, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-2XX1 , PAN No.: FWxxxxxx4L, Aadhaar No: 51xxxxxxxx8621, Status :Individual, Executed by: Self, Date of Execution: 13/02/2026 , Admitted by: Self, Date of Admission: 13/02/2026 ,Place : Office				
3	<b>Name</b> <b>Smt CHAITALI DUTTA CHOUDHURY</b> Wife of Shri Shes Bikas Dutta Choudhury Executed by: Self, Date of Execution: 13/02/2026 , Admitted by: Self, Date of Admission: 13/02/2026 ,Place : Office		 Captured	
		13/02/2026	L/R 13/02/2026	13/02/2026
P-26A, Mitra Colony, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: CExxxxxx6B, Aadhaar No: 92xxxxxxxx5828, Status :Individual, Executed by: Self, Date of Execution: 13/02/2026 , Admitted by: Self, Date of Admission: 13/02/2026 ,Place : Office				

4	<b>Name</b> <b>Smt MUNMUN BISWAS</b> Wife of Shri Debasis Biswas Executed by: Self, Date of Execution: 13/02/2026 , Admitted by: Self, Date of Admission: 13/02/2026 ,Place : Office	<b>Photo</b>  13/02/2026	<b>Finger Print</b>  Captured LTI 13/02/2026	<b>Signature</b>  13/02/2026
P-74, Jadu Colony, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Christian, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: AVxxxxxx7A, Aadhaar No: 76xxxxxxxx0871, Status :Individual, Executed by: Self, Date of Execution: 13/02/2026 , Admitted by: Self, Date of Admission: 13/02/2026 ,Place : Office				
5	<b>Name</b> <b>Smt SWAPNA DEY</b> Wife of Late Gora Chand Dey Executed by: Self, Date of Execution: 13/02/2026 , Admitted by: Self, Date of Admission: 13/02/2026 ,Place : Office	<b>Photo</b>  13/02/2026	<b>Finger Print</b>  Captured LTI 13/02/2026	<b>Signature</b>  13/02/2026
P-74, Jadu Colony, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: BTxxxxxx7J, Aadhaar No: 31xxxxxxxx1022, Status :Individual, Executed by: Self, Date of Execution: 13/02/2026 , Admitted by: Self, Date of Admission: 13/02/2026 ,Place : Office				
5	<b>Name</b> <b>Smt ARPITA BANERJEE</b> Wife of Shri Malay Banerjee Executed by: Self, Date of Execution: 13/02/2026 , Admitted by: Self, Date of Admission: 13/02/2026 ,Place : Office	<b>Photo</b>  13/02/2026	<b>Finger Print</b>  Captured LTI 13/02/2026	<b>Signature</b>  13/02/2026
P-74, Jadu Colony, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: BTxxxxxx5H, Aadhaar No: 38xxxxxxxx9210, Status :Individual, Executed by: Self, Date of Execution: 13/02/2026 , Admitted by: Self, Date of Admission: 13/02/2026 ,Place : Office				



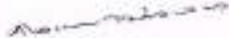
**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>D.G. CONSTRUCTION</b> 50, Kazipara Road, City:- , P.O:- Pamasree Pally, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Date of Incorporation:XX-XX-2XX0 , PAN No.:: Alxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri DEBASIS GHOSH</b> <b>(Presentant)</b> Son of Late Shib Krishna Ghosh Date of Execution - 13/02/2026, , Admitted by: Self, Date of Admission: 13/02/2026, Place of Admission of Execution: Office		 Captured	
		Feb 13 2026 2:54PM	LT 13/02/2026	13/02/2026
50, Kazipara Road, City:- , P.O:- Parnasree Pally, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: Axxxxxx1F, Aadhaar No: 24xxxxxxxx4337 Status : Representative, Representative of : D.G. CONSTRUCTION (as Sole Proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Aloke Biswas</b> Son of Mr Atul Chandra Biswas Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	13/02/2026	13/02/2026	13/02/2026
Identifier Of Smt SANDHYA DEY, Shri RUDRACK DEY, Smt CHAITALI DUTTA CHOUDHURY, Smt MUNMUN BISWAS, Smt SWAPNA DEY, Smt ARPITA BANERJEE, Shri DEBASIS GHOSH			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt SANDHYA DEY	D.G. CONSTRUCTION-1.18097 Dec
2	Shri RUDRACK DEY	D.G. CONSTRUCTION-1.18097 Dec
3	Smt CHAITALI DUTTA CHOUDHURY	D.G. CONSTRUCTION-1.18097 Dec
4	Smt MUNMUN BISWAS	D.G. CONSTRUCTION-1.18097 Dec
5	Smt SWAPNA DEY	D.G. CONSTRUCTION-1.18097 Dec
6	Smt ARPITA BANERJEE	D.G. CONSTRUCTION-1.18097 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt SANDHYA DEY	D.G. CONSTRUCTION-600.00000000 Sq Ft
2	Shri RUDRACK DEY	D.G. CONSTRUCTION-600.00000000 Sq Ft
3	Smt CHAITALI DUTTA CHOUDHURY	D.G. CONSTRUCTION-600.00000000 Sq Ft
4	Smt MUNMUN BISWAS	D.G. CONSTRUCTION-600.00000000 Sq Ft
5	Smt SWAPNA DEY	D.G. CONSTRUCTION-600.00000000 Sq Ft
6	Smt ARPITA BANERJEE	D.G. CONSTRUCTION-600.00000000 Sq Ft



**Endorsement For Deed Number : I - 160401178 / 2026**

**On 13-02-2026**

**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 14:32 hrs on 13-02-2026, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri DEBASIS GHOSH .

**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 88,37,917/-

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

Execution is admitted on 13/02/2026 by 1. Smt SANDHYA DEY, Wife of Late Champak Dey, P-74, Jadu Colony, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 2. Shri RUDRACK DEY, Son of Late Champak Dey, P-74, Jadu Colony, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Service, 3. Smt CHAITALI DUTTA CHOUDHURY, Wife of Shri Shes Bikas Dutta Choudhury, P-26A, Mitra Colony, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 4. Smt MUNMUN BISWAS, Wife of Shri Debasis Biswas, P-74, Jadu Colony, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Christian, by Profession House wife, 5. Smt SWAPNA DEY, Wife of Late Gora Chand Dey, P-74, Jadu Colony, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 6. Smt ARPITA BANERJEE, Wife of Shri Malay Banerjee, P-74, Jadu Colony, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife

Identified by Mr Alope Biswas, , Son of Mr Atul Chandra Biswas, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 13-02-2026 by Shri DEBASIS GHOSH, Sole Proprietor, D.G. CONSTRUCTION (Sole Proprietorship), 50, Kazipara Road, City:- , P.O:- Parnasree Pally, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060

Identified by Mr Alope Biswas, , Son of Mr Atul Chandra Biswas, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 632.00/- ( E = Rs 600.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/- ) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 632/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/02/2026 3:37PM with Govt. Ref. No: 192026260474854598 on 13-02-2026, Amount Rs: 632/-, Bank: SBI EPay ( SBIEPay), Ref. No. 7868975349037 on 13-02-2026, Head of Account 0030-03-104-001-18

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by , by Stamp Rs 50.00/-, by online = Rs 9,970/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 191270, Amount: Rs.50.00/-, Date of Purchase: 17/12/2025, Vendor name: B Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/02/2026 3:37PM with Govt. Ref. No: 192025260474854598 on 13-02-2026, Amount Rs: 9,970/-, Bank: SBI EPay ( SBIPay), Ref. No. 7868975349037 on 13-02-2026, Head of Account 0030-02-103-003-02

*Baishali Dasgupta*

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

