

0374/23

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 708913

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

District Sub-Registrar V
Alipore, South 24 Parganas

13 FEB 2023

SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this 13th Day of February, Two Thousand Twenty Three(2023) A.D.

BETWEEN

SRI SALIL KUMAR SETH(PAN : AIOPS 0603H/ADHAAR NO. 9572 8233 9652), son of Late Durga Das Seth, by faith Hindu, by occupation- Service, Indian Citizen, residing at 105/1, Dr. G. S. Bose Road, P.O. & P.S. Tiljala, Kolkata - 700 039,

Dist. : South 24 Parganas, hereinafter called and referred to as the **'OWNER/VENDOR'** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include legal representatives, administrators and assigns) of the **FIRST PART.**

A N D

(1)SRI PALLAB KUMAR MONDAL(PAN : ASHPM 0950G/AADHAR : 7458 0599 5898), son of Sri Kshirod Behari Mondal, by faith Hindu, by Occupation – business, residing at Vill. & P.O. Silinda, P.S. Chakdaha, Dist. Nadia, West Bengal, Pin – 741223 & **(2)SRI GOBINDA MISTRY (PAN : AHQPM 2762C/AADHAR : 6086 1931 0082)**, son of Late Narendra Nath Mistry, by faith - Hindu, Indian Citizen, by occupation - Business, residing at B/3, Nayabad Main Road P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata - 700 099, under Dist. South 24 Parganas, hereinafter called and referred to as the **'DEVELOPER'** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include present Directors, Successors-in-Office, Legal representative, administrator and assigns) of the **SECOND PART.**

WHEREAS the Owner/First Part and the Developer/Second part herein have entered into a Development Agreement on **19/03/2021** under settled terms and conditions mentioned therein in connection with the development of the Schedule – 'A' mentioned premises by constructing a new proposed G+III storied building, which was duly registered with the Office of D.S.R. -V, South Parganas and was recorded in Book I, Volume No. 1630-2021, Pages from 61762 to

61807, being No. 163001587, for the year 2021, being **Municipal Premises No.3768, Nayabad, Ward No. 109, Borough - XII, under P.S. Purba Jadavpur**, at present within the limits of the Kolkata Municipal Corporation, **Assessee No. 311090893456**, in the District of South 24 Parganas, as per the **sanctioned building Plan No. 2022120106, Br. XII, dated 25.05.2022**, duly obtained by the said Developer after the execution of said Development Agreement and the Owner also simultaneously executed a Registered Development Power of Attorney in favour of the aforesaid Developer **SRI PALLAB KUMAR MONDAL(PAN : ASHPM 0950G/AADHAR : 7458 0599 5898) & SRI GOBINDA MISTRY(PAN : AHQPM 2762C/AADHAR : 6086 1931 0082)**, duly executed and registered in the Office of the D.S.R. V, South 24 Parganas and recorded in Book - I, Volume No. 1630-2021, page from 61736 to 61761, being No 163001598, for the year 2021 and subsequently the Developer on the strength of the said Development Agreement and Development Power of Attorney duly commenced the construction work of Ground and First Floor, ground floor measuring 133.464 Sq. M. equivalent to 1436.606 SQ. FT. more or less, Covered area & First floor measuring 147.852 SQ. M. equivalent to 1591.478 SQ. Ft. more or less Covered area, in aggregate measuring 281.316 SQ. M. equivalent to 3028.085 Sq. Ft. more or less, Covered area of the said new G+III storied building as per the said **building Plan No. 2022120106, Br. XII, dated 25.05.2022** has been done upto the lintel level till date.

That out of the total F.A.R. as per the settled terms and conditions of the aforesaid Development Agreement dated 19/03/2021 as per the sanctioned plan duly issued by the Kolkata Municipal Corporation, the Owner of the First Part was entitled to 50% sanctioned area in the following manners :-

The Owner shall be allotted to **(a) Entire 2nd. Floor** in the form of **two nos. 3BHK Flats along with One 3BHK Flat, on the South-eastern side on the 3rd. floor, (b) 50% of total Nos. of Car Parking Spaces, under roof, in the Ground Floor**, as per the sanctioned building plan of K.M.C. in the proposed G+III storied building upon the said Schedule 'A' mentioned premises.

As per the settled terms and conditions of the aforesaid Development Agreement dated 19/03/2021, the Developer i.e. the Second Part herein, was entitled to (Developer's Allocation).

ALL THAT the **balance 50% area of the sanctioned F.A.R.** comprised of the **entire First Floor & One 3BHK Flat, on the South-western side on the 3rd. floor and 50% of the total Nos. of Car Parking spaces in the Ground Floor, as per sanctioned building plan of K.M.C.** will be treated as Developer's Allocation and vested upon the Developer herein without any objection and/ or Claim of the Owner herein in the proposed new G+III storeyed Building in the aforesaid Premises, save and except the aforesaid Owner's Allocation.

AND WHEREAS in the mean-time after several discussions by and between the parties herein, for the sake of benefits of both of them and for smooth running of the building/project, both the Parties herein agreed to modify their respective allocation as mentioned in the aforesaid Development Agreement. Accordingly after necessary discussion, negotiation and settlement by and between the Owner and the Developer herein, both the Parties herein have mutually decided that, the Owner

and the Developer shall modify their respective Allocation of the previously agreed **Development Agreement dated 19.03.2021** by virtue of this Supplementary Agreement by and between the Parties herein and the Owner and the Developer herein confirm and agreed that their respective Allocation as written in this Supplementary Development Agreement as Owner's Allocation in Schedule 'B' hereunder written and Developer's Allocation in Schedule 'C' hereunder written will be treated as their respective final Allocation instead of their Allocation written in the aforesaid Development Agreement and the other mutually agreed terms and conditions of the said Development Agreement dated 19.03.2021 shall remain same and effective.

AND WHEREAS both the Parties herein, have finally decided and changed the mutually agreed terms and conditions as mentioned in the aforesaid Development Agreement dated 19.03.2021, being fully satisfied with the contents thereof and the Owner and the Developer herein have declared that, upon signing/execution of this Supplementary Development Agreement, under the newer terms and conditions, the former Development Agreement dated 19.03.2021 shall have the legal effect and validity save and except the new modifications of this Supplementary Agreement by and between the Parties herein. The Supplementary Agreement shall be treated as the part and parcel of the previous Development Agreement dated 19.03.2021, in all future references hereof.

AND WHEREAS accordingly upon signing/execution of this Supplementary Agreement, that out of the total F.A.R. as per the settled

terms and conditions of the aforesaid Development Agreement dated 19/03/2021 as per the said sanctioned plan duly issued by the Kolkata Municipal Corporation, the Owner of the First Part will be entitled to 50% sanctioned area in the following manners(Modified Owner's Allocation) :-

The Owner shall be allotted to **(a) One 3BHK Flat on the 1st. Floor, South-eastern side & one 3BHK Flat on the 2nd. Floor, South-eastern side, along with One 3BHK Flat, on the South-eastern side on the 3rd. floor, (b)entire Car Parking/Parking Spaces, on the eastern side, under roof, in the Ground Floor**, as per the aforementioned sanctioned building plan of K.M.C. in the G+III storied building, upon the said Schedule 'A' mentioned premises AND **(c)Non-refundable amount of Rs.2,00,000/- (Rupees Two Lac) only which will be paid by the Second Part/Developer herein to the Owner/First Part herein, at the time of execution of this presents, as specifically mentioned hereunder (more-fully and particularly described in the SCHEDULE - ' B' hereunder written).**

AND WHEREAS accordingly upon signing/execution of this Supplementary Agreement, the **Modified Developer's Allocation** will be treated as :

ALL THAT the balance 50% area of the sanctioned F.A.R. comprised of balance area of the sanctioned F.A.R. (DEVELOPER'S ALLOCATION) comprised of **(a) One 3BHK Flat on the 1st. Floor, South-western side & one 3BHK Flat on the 2nd. Floor, South-western side, along with One 3BHK Flat, on the South-western side on the 3rd. floor, (b)Rest of the Car Parking Spaces/Parking Spaces, under roof, in the Ground Floor**, as per the aforementioned sanctioned building plan of K.M.C. in the G+III storied building upon the said Schedule 'A' mentioned premises

save and except the mandatory common areas, will be treated as Developer's Allocation and will be vested upon the Developer herein without any objection and/ or Claim of the Owner herein in the said new G+III storeyed building, under construction, in the aforesaid Premises, save and except the aforesaid Owner's Allocation (more fully and particularly mentioned in **SCHEDULE 'C'** hereunder).

AND WHEREAS the Developer shall be at liberty to sell and/or allot the said newly modified Developer's Allocation herein and the areas thereof in the allocation of the said Developer and to enter into Agreement for Sale and transfer thereof and/or in its' absolute discretion to enter into Agreement for the sale of the said newly modified Developer's Allocation herein with the intending Purchaser/s to acquire the said flat/s/Car Parking/Parking Space/s and to receive construction costs from them from time to time. The Developer shall also be entitled to enter into Agreement For Sale of undivided share of land of the said property in favour of the Purchaser/s of the flat/s/Car Parking/Parking Space/s and/or persons intending to acquire the flat/s and Car Parking Space/s and have the same constructed by the said Developer save and except the proportionate right of the Owner. The Owner agrees that, he will join the said Agreement respectively for the sale of undivided share in land and/or also for either sale of the said constructed flat/s/Car Parking Space/s on behalf of the respective intending persons as may be required by the Developer from time to time and the Owner will agree to transfer the undivided share in the land and to confirm and transfer the undivided share in the land and to confirm and transfer of the constructed area and/or on behalf of the Purchaser/s or intending persons.

AND WHEREAS the Owner herein will also execute a registered Development Power of Attorney in favour of, authorizing him/them inter alia to sell and transfer the undivided proportionate share/interest of land in the scheduled premises attributable to the Developer's Allocation and receive consideration thereof at its' own discretion, execute deed of conveyance in respect of the Developer's allocation as mentioned herein above and present the same before the competent registration authority, strictly complying with the terms and conditions of the afore-mentioned Development Agreement dated 19.03.2021 followed by this Supplementary Development Agreement.

SCHEDULE 'A' ABOVE REFERRED TO:

[SAID PROPERTY/LAND/PREMISES]

ALL THAT piece and parcel of a plot of landed area measuring about 03 Cottahs 12 Chittacks 39 Sq. Ft. more or less[Net Land Area], together with the R.C.C. structure of Ground & First Floor, in aggregate measuring 281.316 SQ. M. equivalent to 3028.085 SQ. Ft. more or less, covered area, of the said G+III storied building, under construction, in accordance with the said **building Plan No. 2022120106, Br. XII, dated 25.05.2022**, lying and / situated in Mouza – Nayabad, Pargana – Khaspur, J.L. No. 25, Touzi No. 56, Sheet No. 2 on portion of R.S. Dag No. 162, R. S. Khatian No. 78, RESA No. 3, together with land and premises with necessary easements at **Municipal Premises No.3768, Nayabad, Ward No. 109, Borough – XII, under P.S. Purba Jadavpur**, at present within the limits of the **Kolkata Municipal Corporation**, Assessee No. 311090893456, in the **District of South 24 Parganas**, Sub Registry Office at Additional District Sub-Registration office at Sealdah and District Registry office at District Sub-Registrar-V at Alipore together with all easement attached thereto and butted and bounded as follows :-

ON THE NORTH : By Scheme Plot No. 13

ON THE SOUTH : By 20FT. Wide Black Top Road

ON THE EAST : By Scheme Plot No. 12

ON THE WEST : By Scheme Plot No. 9

SCHEDULE 'B' ABOVE REFERRED TO
(MODIFIED OWNER'S ALLOCATION)

That upon signing/execution of this Supplementary Agreement, the Owner's Allocation i.e. 50% of the total sanctioned area/F.A.R. will be treated/allotted as follows :

The Owners shall be allotted to (a) One 3BHK Flat on the 1st. Floor & one 3BHK Flat on the 2nd. Floor, South-eastern side, along with One 3BHK Flat, on the South-eastern side on the 3rd. floor, (b)entire Car Parking/Parking Spaces, on the eastern side, under roof, in the Ground Floor, as per the aforementioned sanctioned building plan of K.M.C. in the G+III storied building, under construction, upon the said Schedule 'A' mentioned premises AND (c)Non-refundable amount of Rs.2,00,000/- (Rupees Two Lac) only which will be paid by the Second Part/Developer herein to the Owner/First Part herein, at the time of execution of this presents.

SCHEDULED 'C' ABOVE REFERRED TO
(MODIFIED DEVELOPER'S ALLOCATION)

That upon signing/execution of this Supplementary Agreement, the Developer's Allocation will be treated/allotted as follows :

ALL THAT the balance area of the sanctioned F.A.R.(DEVELOPER'S ALLOCATION) comprised of (a) One 3BHK Flat on the 1st. Floor, South-western side & one 3BHK Flat on the 2nd. Floor, South-western side along with One 3BHK Flat, on the South-western side on the 3rd. floor, (b)Rest of the Car Parking Spaces/Parking Spaces, under roof, in the Ground Floor, as per the aforementioned sanctioned building plan of K.M.C. in the G+III storied building upon the said Schedule 'A' mentioned premises save and except the mandatory common area, will be treated as Developer's Allocation and vested upon the Developer herein without any objection and/ or Claim of the Owner herein in the said new G+III storeyed Building, under construction, in the aforesaid Premises, save and except the aforesaid Owner's Allocation.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands on the day, month and year first above written.

SIGNED, SEALED & DELIVERED by the
Parties at Kolkata in the presence of:

WITNESSES:

1. *Asim Chandra*
39A, Ajanta Road
Kolkata - 700075

Salil Kumar Saha

SIGNATURE OF THE OWNER

Pallab Kumar Mondal
Gopintha Maitra

SIGNATURE OF THE DEVELOPER

2. *Uttar Kumar Chatterjee*

Uttar Kumar Chatterjee
P.O. - Doltalaghola
P.S. - Baranagar
South 24 Parganas
743376,

Drafted by me and prepared in my Office:

Smitesh Chatterjee

[SMITESH CHATTERJEE]

Advocate[ENROL. NO. F/976/776/2011]

Alipore Criminal Court, Kol - 27.

MEMO OF CONSIDERATION

Received the within mentioned non-refundable amount of Rs.2,00,000/- (Rupees Two Lac) only from the within mentioned Developer in terms of these presents, in the following manners :-

PARTICULARS

AMOUNT[RS.]

At the time of execution of these presents :-

———— CASH ————

02,00,000/-

TOTAL : Rs.02,00,000/-

[RUPEES TWO LAC ONLY]

WITNESSES:

1. *Handwritten signature*

2. *Handwritten signature*

Salil Kumar Sethi

SIGNATURE OF THE OWNER

Thumb 1st finger middle finger ring finger small finger



Left hand					
Right hand					

Name.....SALIL KUMAR SETHI.....

Signature.....



	Thumb	1 st finger	middle finger	ring finger	small finger
Left Hand					
Right Hand					

Name.....PALLAB KUMAR MONDAL.....

Signature.....Pallab Kumar mondal.....

Thumb 1st finger middle finger ring finger small finger



Left Hand					
Right Hand					

Name.....GOBINDA MISTRY.....

Signature.....Godinda Mistry.....



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



120220232029275296

GRIPS Payment Detail

GRIPS Payment ID:	120220232029275296	Payment Init. Date:	12/02/2023 22:19:16
Total Amount:	11992	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5522118274613	BRN Date:	12/02/2023 22:19:58
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Mr ASIM CHAUDHURI
Mobile:	9804436336

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230292752978	Directorate of Registration & Stamp Revenue	11992
Total			11992

IN WORDS: ELEVEN THOUSAND NINE HUNDRED NINETY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID



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



192022230292752978

GRN Details

GRN:	192022230292752978	Payment Mode:	SBI Epay
GRN Date:	12/02/2023 22:19:16	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5522118274613	BRN Date:	12/02/2023 22:19:58
Gateway Ref ID:	IGAPDBDHW4	Method:	State Bank of India NB
GRIPS Payment ID:	120220232029275296	Payment Init. Date:	12/02/2023 22:19:16
Payment Status:	Successful	Payment Ref. No:	2000371915/5/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr ASIM CHAUDHURI
Address:	2359/1, NAYABAD, KOL-94
Mobile:	9804436336
E-Mail:	asim.chaudhuri007@gmail.com
Period From (dd/mm/yyyy):	12/02/2023
Period To (dd/mm/yyyy):	12/02/2023
Payment Ref ID:	2000371915/5/2023
Dept Ref ID/DRN:	2000371915/5/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000371915/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	9971
2	2000371915/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	2021
Total				11992

IN WORDS: ELEVEN THOUSAND NINE HUNDRED NINETY TWO ONLY.

Major Information of the Deed

Deed No :	I-1630-00366/2023	Date of Registration	13/02/2023
Query No / Year	1630-2000371915/2023	Office where deed is registered	
Query Date	10/02/2023 9:36:55 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ASIM CHAUDHURI 39A AJANTA ROAD, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 7003204740, Status :Solicitor firm		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 86,48,905/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,021/- (Article:48(g))		Rs. 2,053/- (Article:E, E, B, M(b), H)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

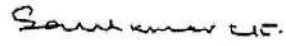
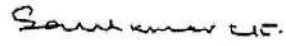
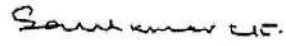
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3768, , Ward No: 109 Pin Code : 700099

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 12 Chatak 39 Sq Ft	1/-	68,47,499/-	Width of Approach Road: 20 Ft.,
Grand Total :				6.2769Dec	1 /-	68,47,499 /-	

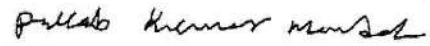
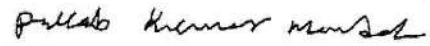
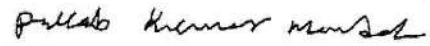
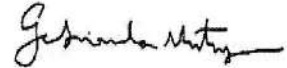
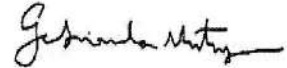
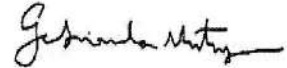
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3028.08 Sq Ft.	1/-	18,01,406/-	Structure Type: Structure
Gr. Floor, Area of floor : 1436.61 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Up to Lintel					
Floor No: 1, Area of floor : 1591.48 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3028.084 sq ft	1 /-	18,01,406 /-	

Land Lord Details :

SI 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 Salil Kumar Seth Son of Late Durga Das Seth Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office </td><td></td><td></td><td></td></tr> <tr> <td>13/02/2023</td><td>LTI 13/02/2023</td><td>13/02/2023</td><td></td></tr> </tbody> </table> 105/1 Dr. G. S. Bose Road, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: aixxxxxx3h, Aadhaar No: 95xxxxxxxx9652, Status :Individual, Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Mr Salil Kumar Seth Son of Late Durga Das Seth Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office				13/02/2023	LTI 13/02/2023	13/02/2023	
Name	Photo	Finger Print	Signature										
Mr Salil Kumar Seth Son of Late Durga Das Seth Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office													
13/02/2023	LTI 13/02/2023	13/02/2023											

Developer Details :

SI 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 Pallab Kumar Mondal Son of Late Kshirod Behari Mondal Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office </td><td></td><td></td><td></td></tr> <tr> <td>13/02/2023</td><td>LTI 13/02/2023</td><td>13/02/2023</td><td></td></tr> </tbody> </table> Son of Late Kshirod Behari Mondal Silinda, Chakdaha, City:- Not Specified, P.O:- Silinda, P.S:-Chakdaha, District:-Nadia, West Bengal, India, PIN:- 741223 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: asxxxxxx0g, Aadhaar No: 74xxxxxxxx5898, Status :Individual, Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Mr Pallab Kumar Mondal Son of Late Kshirod Behari Mondal Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office				13/02/2023	LTI 13/02/2023	13/02/2023	
Name	Photo	Finger Print	Signature										
Mr Pallab Kumar Mondal Son of Late Kshirod Behari Mondal Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office													
13/02/2023	LTI 13/02/2023	13/02/2023											
2	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Mr Gobinda Mistry (Presentant) Son of Late Narendra Nath Mistry Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office </td><td></td><td></td><td></td></tr> <tr> <td>13/02/2023</td><td>LTI 13/02/2023</td><td>13/02/2023</td><td></td></tr> </tbody> </table> Son of Late Narendra Nath Mistry B/3 Nayabad, City:- Not Specified, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ahxxxxxx2c, Aadhaar No: 60xxxxxxxx0082, Status :Individual, Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Mr Gobinda Mistry (Presentant) Son of Late Narendra Nath Mistry Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office				13/02/2023	LTI 13/02/2023	13/02/2023	
Name	Photo	Finger Print	Signature										
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13/02/2023	LTI 13/02/2023	13/02/2023											

Identifier Details :

Name	Photo	Finger Print	Signature
Mr NEPAL MONDAL Son of Mr BISWANATH MONDAL Uttar Ramdhari, Doltalaghola, City:- Not Specified, P.O:- Doltalaghola, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743376			
	13/02/2023	13/02/2023	13/02/2023
Identifier Of Mr Salil Kumar Seth, Mr Pallab Kumar Mondal, Mr Gobinda Mistry			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Salil Kumar Seth	Mr Pallab Kumar Mondal-3.13844 Dec, Mr Gobinda Mistry-3.13844 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Salil Kumar Seth	Mr Pallab Kumar Mondal-1514.04200000 Sq Ft, Mr Gobinda Mistry-1514.04200000 Sq Ft

Endorsement For Deed Number : I - 163000366 / 2023

On 13-02-2023

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 12:56 hrs on 13-02-2023, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Gobinda Mistry , one of the Claimants.

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 86,48,905/-

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

Execution is admitted on 13/02/2023 by 1. Mr Salil Kumar Seth, Son of Late Durga Das Seth, 105/1 Dr. G. S. Bose Road, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Service, 2. Mr Pallab Kumar Mondal, Son of Late Kshirod Behari Mondal, Silinda, Chakdaha, P.O: Silinda, Thana: Chakdaha, , Nadia, WEST BENGAL, India, PIN - 741223, by caste Hindu, by Profession Business, 3. Mr Gobinda Mistry, Son of Late Narendra Nath Mistry, B/3 Nayabad, P.O: Mukundapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business

Indetified by Mr NEPAL MONDAL, , , Son of Mr BISWANATH MONDAL, Uttar Ramdhari, Doltalaghola, P.O: Doltalaghola, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743376, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,053.00/- (B = Rs 2,000.00/- ,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 2,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/02/2023 10:19PM with Govt. Ref. No: 192022230292752978 on 12-02-2023, Amount Rs: 2,021/-, Bank: SBI EPay (SBlePay), Ref. No. 5522118274613 on 12-02-2023, 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 50.00/-, by online = Rs 9,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 23743, Amount: Rs.50.00/-, Date of Purchase: 18/01/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/02/2023 10:19PM with Govt. Ref. No: 192022230292752978 on 12-02-2023, Amount Rs: 9,971/-, Bank: SBI EPay (SBlePay), Ref. No. 5522118274613 on 12-02-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2023, Page from 11348 to 11367

being No 163000366 for the year 2023.



Digitally signed by Suman Basu
Date: 2023.02.17 12:45:44 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2023/02/17 12:45:44 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)