

20738/23 VC-4894/23

5-19916/23



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AF 694332

X
10-10-20
20/12/2023
G.N. 2-3108045/23

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

[Signature]
District Sub-Register-III
Alipore, South 24-parganas
21.12.23

SUPPLEMENTARY AGREEMENT FOR DEVELOPMENT

THIS SUPPLEMENTARY AGREEMENT FOR DEVELOPMENT made this
the 20th day of December 2023 (Two Thousand Twenty Three)

BETWEEN

(1) **SMT. SUNITA MAJUMDER** (PAN-BFVPM8506A, Aadhaar No.7984 9167 5799), wife of Late Bhagaban Chandra Majumder, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 3, Raja S.C. Mullick Road, Post Office - Garia, Police Station - Patuli, Kolkata - 700084, (2) **SMT. ANKITA DEWANJI** (PAN-AJLPD3847L, Aadhaar No.7224 4487 0653) daughter of Late Bhagaban Chandra Majumder, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at D-27, New Patuli, Post Office - Panchasayar , Police Station - Purba Jaduvpur, Kolkata -700094, (3) **SMT. CHAINA MAJUMDER** (PAN -AOVPM7535B, Aadhaar No. 8882 5617 8025), wife of Late Krishnapad Majumder, by faith - Hindu, by occupation -Housewife, by Nationality - Indian, residing at 3, Raja S.C. Mullick Road, Post Office - Garia, Police Station - Patuli, Kolkata - 700084 (4) **SRI KOUSHIK MAJUMDER** (PAN -AJTPM0328H, Aadhaar No. 6610 4007 7657), son of Late Krishnapad Majumder, by faith - Hindu, by occupation -Business, by Nationality - Indian, residing at 3, Raja S.C. Mullick Road, Post Office - Garia, Police Station - Patuli, Kolkata - 700084 (5) **SMT. ANINDITA DEB** (PAN -ANQPD8341J, Aadhaar No. 9026 5540 7968) wife of Sri Sankha Deb and daughter of Late Krishnapad Majumder, by faith - Hindu, by occupation - Housewife, by Nationality -Indian, residing at Sunny Plaza, 319A, Bagha Jatin 'G' Block, Flat No. A-2, Block - 2, Post Office - Baghajatin, Police Station - Patuli, Kolkata - 700086, hereinafter called the **LANDOWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their, heirs,

executors, administrators, representatives and assigns) of the **ONE PART**.

AND

SRI SATYA NARAYAN GHOSH (PAN -AXWPG4611Q, Aadhaar No. 4875 9350 4667) son of Late Nepal Chandra Ghosh, by faith - Hindu, by occupation - Business, residing at 2/40, Netaji Nagar, Post Office - Regent Estate, Police Station - Netaji Nagar, Kolkata - 700092, hereinafter called the **CO-OWNER/DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

AND WHEREAS the Landowners herein for better use and enjoyment of the aforesaid property have entered into a registered Agreement for Development with the Developer herein on 18.02.2021, which was duly registered in the office of the D.S.R.-III, Alipore South 24 Parganas and recorded in Book No.1, Volume No.1603-2021, Page from 34947 to 34984, being No.160300970 to raise construction of a G+4 storied building as per Sanctioned Building Plan after demolishing the existing structure, under certain terms and conditions as mentioned in the said Agreement for Development.

AND WHEREAS subsequently due to some reasons the Land Owners along with the Developer have transferred **ALL THAT** piece and parcel of

land measuring more or less 410 square feet with 100 square feet of structure from the said property and retained the remaining Land measuring more or less 2255 Square feet and/or 3(Three) Cottas 2(Two) Chittacks 5(Five) Square feet together with structure 400 square feet comprised in Dag No. 1376, under Sabek Khatian No. 476 of Mouza - Raipur, J.L. No. 33, Pargana - Khaspur under Collectorate Touji No. 56, Police Station - Patuli in the District : South 24-Parganas, within the Municipal Limits of the Kolkata Municipal Corporation, Ward No.101, being KMC Premises No.3, Raja S.C.Mullick Road, Kolkata-700084, Assesse No. 31-101-21-0003-0.

AND WHEREAS in view of the above and under the change of circumstances it has become necessary to enter this Supplementary Agreement for Development and both the parties have mutually Agreed to raise construction of a G+3 storied building instead of previously agreed G+4 storied building over the Land measuring more or less 3(Three) Cottas 2(Two) Chittacks 5(Five) Square feet together with structure 400 square feet comprised in Dag No. 1376, under Sabek Khatian No. 476 of Mouza - Raipur, J.L. No. 33, Pargana - Khaspur under Collectorate Touji No. 56, Police Station - Patuli in the District : South 24-Parganas, within the Municipal Limits of the Kolkata Municipal Corporation, Ward No.101, being KMC Premises No.3, Raja S.C.Mullick Road, Kolkata-700084 instead of previous Landed area measuring more or less 3 (Three) Cottahs 11 (Eleven) Chittacks 10(Ten) Square Feet comprised in Dag No. 1376, under Sabek Khatian No. 476 of Mouza - Raipur, J.L. No. 33, Pargana -

Khaspur under Collectorate Touji No. 56, within the Police Station - Patuli, in the District : South 24-Parganas within the municipal limits of the Kolkata Municipal Corporation, Ward No. 101, Assessee No. 31-101-21-0003-0 being K.M.C. Premises No. 3, Raja Subodh Chandra Mullick Road, Kolkata - 700084. As per the said Agreement for Development the Land Owners will get 30% of the built up area as per sanctioned building plan of new G+4 storied building which will be delivered 30% in the ground floor which includes 3(Three) shop rooms, entire third Floor and remaining, if any, shall be allocated in the Fourth Floor as Owners' allocation, now under the change of circumstances the Land Owners will get 30% of the total built up area out of which 30% in the ground floor which includes 3(Three) shop rooms and remaining in the third Floor of the Premises No. 3, Raja Subodh Chandra Mullick Road, Kolkata - 700084 and save and except the Owners' allocation, the Developer shall retain 70% of the Ground Floor, Entire First Floor and Entire Second Floor and remaining in the Third Floor of the proposed G+3 Storied building at Premises No. 3, Raja Subodh Chandra Mullick Road, Kolkata - 700084 as Developer's allocation.

AND WHEREAS in the said Development Agreement it was agreed that the Developer shall construct a G+4 storied building, but due to change of circumstances it has been mutually agreed that the Developer shall construct G+3 storied building instead of G+4 storied building as per sanctioned building plan

AND WHEREAS the other terms and conditions shall remain operative.

AND BOTH PARTIES HAVING ACCEPTED THE PROPOSAL THIS AGREEMENT IS ENTERED IN BETWEEN THE PARTIES UNDER THE FOLLOWING TERMS AND CONDITIONS:-

1. The Developer will construct a G+3 storied building over **ALL THAT** piece and parcel of bastu land measuring more or less 3(Three) Cottas 2(Two) Chittacks 5(Five) Square feet together with structure 400 square feet comprised in Dag No. 1376, under Sabek Khatian No. 476 of Mouza - Raipur, J.L. No. 33, Pargana - Khaspur under Collectorate Touji No. 56, Police Station - Patuli in the District : South 24-Parganas, within the Municipal Limits of the Kolkata Municipal Corporation, Ward No.101, being KMC Premises No.3, Raja S.C.Mullick Road, Kolkata-700084.
2. The Developer shall deliver to the Land Owners 30% of the total built up area out of which 30% in the ground floor which includes 3(Three) shop rooms and remaining in the Third Floor of the Premises No. 3, Raja Subodh Chandra Mullick Road, Kolkata -700084 and save and except the Owners' allocation the Developer shall retain the remaining 70% of the total constructed area out of which 70% in the Ground Floor, Entire First Floor, Entire Second Floor and remaining in the Third Floor of the proposed G+3 Storied building at Premises No. 3, Raja Subodh Chandra Mullick Road, Kolkata - 700084 as Developer's allocation
3. The all other terms and conditions shall remain operative of the said Agreement for Development dated 18.02.2021 save what is specifically agreed by this Supplementary Agreement.

4. That this Agreement shall be treated as the supplementary Agreement for Development of the Agreement for Development dated 18.02.2021, duly registered in the office of the D.S.R.-III, Alipore South 24 Parganas and recorded in Book No.1, Volume No.1603-2021, Page from 34947 to 34984, being No.160300970.

SCHEDULE "A" REFERRED TO

ALL THAT piece and parcel of land measuring more or less 3(Three) Cottas 2(Two) Chittacks 5(Five) Square feet together with structure 400 square feet comprised in Dag No. 1376, under Sabek Khatian No. 476 of Mouza - Raipur, J.L. No. 33, Pargana - Khaspur under Collectorate Touji No. 56, Police Station - Patuli in the District : South 24-Parganas, within the Municipal Limits of the Kolkata Municipal Corporation, Ward No.101, being KMC Premises No.3, Raja S.C.Mullick Road, Kolkata-700084, which is butted and bounded by :-

ON THE NORTH	:	House of Mrinmoyee Devi;
ON THE SOUTH	:	House of Akshay Kumar Sen presently Swapan Kumar Dey, 32 & 34, Raja S.C. Mullick Road, Kolkata - 700084 and land of Dr. Biman Roy Chowdhury;
ON THE EAST	:	10 feet wide common passage known as Green Row, Ganguly Bagan, Kolkata-84.
ON THE WEST	:	Raja S. C. Mullick Road;

SCHEDULE "B" REFERRED TO

(Owners Allocation)

ALL THAT 30% of the total built up area as per sanctioned building plan of new G+3 storied building out of which will be delivered 30% in the Ground Floor which includes 3(Three) shop rooms and remaining in the Third Floor which will be ear marked after obtaining the sanction of the building plan together with undivided proportionate share and interest in the land underneath the said Premises along with all common right and facilities attached to the Premises No. 3, Raja Subodh Chandra Mullick Road, Kolkata -700084.

SCHEDULE "C" REFERRED TO

(Developer's Allocation)

ALL THAT 70% of the total constructed are as per sanctioned building plan of the new G+3 storied building save and except the Owners' allocation which will be allocated 70% in the Ground Floor, Entire First Floor, Entire Second Floor and remaining in the Third Floor which will be ear marked after obtaining the sanction of the building plan together with undivided proportionate share and interest in the land underneath the said Premises along with all common right and facilities attached to the Premises No. 3, Raja Subodh Chandra Mullick Road, Kolkata -700084.

IN WITNESS WHEREOF the parties hereunto put their respective hands on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

In the presence of :

WITNESSES :

Sunita Majumder

Ankita Senanji
Shaina Majumder
Koushik Majumder
Anindita Deb

1. Jayanta Mondal
Alipore Judges Court
Kal-27.

SIGNATURE OF THE LAND OWNERS

2. Nikhil Halder
45, H.L. Sarker Rd.
K.P. 7a

Satya Narayan Saha

SIGNATURE OF THE DEVELOPER

Drafted by me and prepared in my office:

Debnity Saha
WB/109/1997-
Advocate

Alipore Judges' Court,

Kolkata - 700027



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

Name
 Signature *Sunil Jayde*



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

Name
 Signature *Ankita Dewanje*



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

Name
 Signature *Shaina Rajumdes*



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

Name
 Signature *Anindita Del*

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

PHOTO

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

Name

Signature



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

Name

Signature *Kaushik Majumder*



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

Name

Signature *Salim Nazim*



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

Name

Signature *Jayanta Mondal*

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

Name

Major Information of the Deed

Deed No :	I-1603-19916/2023	Date of Registration :	21/12/2023
Query No / Year	1603-2003108045/2023	Office where deed is registered	
Query Date	18/12/2023 7:15:16 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	JAYANTA MONDAL Allpore Judges Court, Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980417310, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 1,09,81,248/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, , Premises No: 3, , Ward No: 101 Pin Code : 700084

Sch No	Plot Number	Khatlan Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 2 Chatak 5 Sq Ft		1,07,11,248/-	Property is on Road
Grand Total :				5.1677Dec	0/-	107,11,248/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	0/-	2,70,000/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs Sunita Majumdar Wife of Late Bhagaban Chandra Majumdar 3,Raja S.C.Mullick Road, City:- , P.O:- Garia, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BFxxxxxx6A, Aadhaar No: 79xxxxxxxx5799, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence</p>
2	<p>Mrs Ankita Dewanji Daughter of Late Bhagaban Chandra Majumdar D-27,Now Patuli, City:- , P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJxxxxxx7L, Aadhaar No: 72xxxxxxxx0653, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence</p>
3	<p>Mrs Chaina Majumdar Wife of Late Krishanapada Majumdar 3, Raja S.C.Mullick Road, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOxxxxxx5B, Aadhaar No: 88xxxxxxxx8025, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence</p>
4	<p>Mr Koushik Majumdar Son of Late Krishanapada Majumdar 3, Raja S.C.Mullick Road, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx8H, Aadhaar No: 66xxxxxxxx7657, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence</p>
5	<p>Mrs Anindita Deb Daughter of Late Krishanapada Majumdar 319A,Bagha Jatin,G Block, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANxxxxxx1J, Aadhaar No: 90xxxxxxxx7968, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Satya Narayan Ghosh (Presentant) Son of Late Nepal Chandra Ghosh 2/40, Netaji Nagar, City:- , P.O:- Regent Estate, P.S:-Patuli, Disrict:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXxxxxxx1Q, Aadhaar No: 48xxxxxxxx4667, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence</p>

Endorsement For Dood Number : I - 160319916 / 2023

On 20-12-2023

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

Presented for registration at 22:00 hrs on 20-12-2023, at the Private residence by Mr Satya Narayan Ghosh, Claimant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,09,81,248/-

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

Execution is admitted on 20/12/2023 by 1. Mrs Sunita Majumdar, Wife of Late Bhagaban Chandra Majumdar, 3,Raja S.C.Mullick Road, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2. Mrs Ankita Dewanji, Daughter of Late Bhagaban Chandra Majumdar, D-27,New Patuli, P.O: Panchasayar, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession House wife, 3. Mrs Chaina Majumdar, Wife of Late Krishanapada Majumdar, 3, Raja S.C.Mullick Road, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 4. Mr Koushik Majumdar, Son of Late Krishanapada Majumdar, 3, Raja S.C.Mullick Road, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 5. Mrs Anindita Dob, Daughter of Late Krishanapada Majumdar, 319A,Bagha Jatini, G Block, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife, 6. Mr Satya Narayan Ghosh, Son of Late Nepal Chandra Ghosh, 2/40, Netaji Nagar, P.O: Regent Estate, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Business

Indetified by Mr Jayanta Mondal, . . Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN -700027, by caste Hindu, by profession Law Clerk

Dhar

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 21-12-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/12/2023 10:50PM with Govt. Ref. No: 192023240320866748 on 19-12-2023, Amount Rs: 21/-, Bank: SBI
EPay (SBlePay), Ref. No. 4147115786333 on 19-12-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 50.00/- by online = Rs 19,970/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 353, Amount: Rs.50.00/-, Date of Purchase: 12/12/2023, Vendor name: Swanup Chandra

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/12/2023 10:50PM with Govt. Ref. No: 192023240320866748 on 19-12-2023, Amount Rs: 19,970/-

Bank: SBI EPay (SBIPay), Ref. No. 4147115786333 on 19-12-2023, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal