

02710/26

J-3706/



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

M 472875

11:5  
18/5  
2026  
Q-2-1222795/26

I certify that the document is submitted in accordance with the provisions. The signature shown and the attachment shown attached with instrument are the part of this instrument.

District Solo-Registrar-V  
Alimpara, South 24 Parganas.

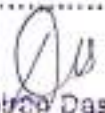
SUPPLEMENTARY DEVELOPMENT AGREEMENT :

18 MAY 2026

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT is made this  
18th day of MAY, TWO THOUSAND TWENTY SIX, Anno Domini.

Sl. No. 1470 Date 07.05.2026

Sold to.....  
of..... S. CHAKRABORTY (Adv.)  
Rupees..... 5000 Alipore Judges Court, Kolkata-27

  
Samprad Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kol-27

1470 Rs. 5000/- (Rs. Five thousand only)



Subha Haldar  
220 Palla chak ETC  
20-21

BETWEEN

ANNAPURNA VINIMAY PRIVATE LIMITED, Pan - AAGCA7798G, incorporated on 27/07/2007, a company registered under the Indian Companies Act, 1956, having its registered Office at 1B, Basanta Bose Road, Post Office and Police Station - Bhawanipore, Kolkata-700026, represented by its one of the Director SRI SANJAY CHHAOCHHARIA, Son of Late Jagdish Prasad Chhaochharia, PAN-ACVPC9320L, date of birth-03/09/1965, Aadhaar No.291126946053, By Faith Hindu, By Occupation-Business, residing at 6C, Short Street, Park Street, Kolkata-700016, on the basis of board regulation, dated 10/06/2022, hereinafter called and referred to as the "OWNER OF THE PROPERTY" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include its heir/heirs, successor/successors, executor/executors, administrator/ administrators, legal representative/ representatives and person/ persons, deriving title under him} of the FIRST PART.

: AND :

M/S. NARAYAN SAHA, a Sole Proprietorship Firm, having its office at 4/12, Azadgarh, Post Office-Regent Park, Police Station- previously Jadavpur now Golf Green, Kolkata-700040, District-24-Parganas (South), represented by its Sole Proprietor SRI NARAYAN SAHA, Son of Late Chittaranjan Saha, By Faith Hindu, By Occupation-Business, PAN-AKMP53317G, Date of Birth-13/10/1970, Aadhaar No.245032839163, residing at 4/12, Azadgarh, Post Office-Regent Park, Police Station- previously Jadavpur now Golf Green, Kolkata-700040, District-24-Parganas (South), hereinafter called and referred to as the "DEVELOPER/BUILDER" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include his its heir/heirs, successor/ successors, executor/ executors, administrator/ administrators, legal representative/ representatives and assign/ assigns} of the SECOND PART.



**DISTRICT SUB-REGISTRAR-V**  
**ALIPORE, SOUTH 24 PGS.**

18 MAY 2026

W H E R E A S by a Registered Development Agreement dated 22<sup>nd</sup> June, 2022, made between the First Party and Second Party they made contract with the terms, conditions and covenants consideration and allocation as mentioned therein in said Agreement, which was registered at DSR-IV, recorded in Book No.I, Volume No: 1604-2022, Pages 212711 to 212744, Deed No.160406756, for the year 2022, hereinafter called the Principal Development Agreement and executed a Power of Attorney, being no.160406765 for the year 2022.

A N D W H E R E A S the parties are hereby agree for modification (extension for construction period) for which the Parties herein agree to modify the Principal Agreement in the manner hereinafter appearing.

NOW THIS AMENDMENT OF AGREEMENT WITNESSETH that the Principal Agreement shall be corrected and modified in the following manner namely :-

1} That in the principal Development Agreement in several pages it has been specifically mentioned that the Second Party will complete the construction within 18 Months from the date of execution of the registered Development Agreement but delay for obtaining the relevant documents, for that reason both party have agreed the construction period will be extended further 18 months from the date of execution of this supplementary Agreement and remaining consideration will be payable at the time of obtaining the Completion Certificate or at the time of handing over the Possession of Owner's allocation. That as recited as aforesaid the Principal Agreement shall remain in full force and effect, both the owner and confirming party will have no objection in any way having no other demand and claim in future of extra owner's allocation. First and Second parties have agreed that neither party will bear any compensation charges for construction of the said building.



DISTRICT SUB-REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.

18 MAY 2026

: THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of the land measuring 3 Cottahs 7 Chittaks 00 Square Feet be the same a little more or less together with 40 years old 400 Square Feet Cement floor, single storied residential pucca structure thereon, now within the Limits of Kolkata Municipal Corporation, at KMC Premises No.3, Aswini Dutta Road, being Ward No.085, Assessee No.110850100032, Police Station-Lake, Kolkata-700029, and butted and bounded by :-

<u>ON THE NORTH</u>	: Premises No.15 & 16, Monoharpukur 2 <sup>nd</sup> lane.
<u>ON THE SOUTH</u>	: Aswini Dutta Road
<u>ON THE EAST</u>	: Premises No.4, Aswini Dutta Road.
<u>ON THE WEST</u>	: Premises No.2, Aswini Dutta Road.

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

OWNER will get one Covered Space, measuring 250 Square Feet Super built up area on the Ground floor, liquidated amount of Rs.3,00,00,000=00 (Rupees Three Crore) only (forfeit-money), out of which Rs.5,00,000=00 (Rupees Five Lakh) only has been already paid at the time of execution of the Registered Principal Development Agreement & Power of Attorney and balance amount of Rs.2,95,00,000 (Rupees Two Crore Ninety Five Lakh) will be payable at the time of obtaining the Completion Certificate or at the time of handing over the Possession of Owner's allocation.

(DEVELOPER' ALLOCATION)

DEVELOPER will get save and except the owner's allocation i.e. entire FAR (except one Covered Space, measuring 250 Square Feet Super built up area on the Ground floor) out of the total Sanction plan, together with common areas and facilities to be constructed will be of the Developer's allocation.



DISTRICT SUB-REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.

18 MAY 2026

IN WITNESSES WHEREOF, the PARTIES have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

BY THE OWNER AT KOLKATA

IN THE PRESENCE OF :

1. *Subha Mondal*  
220, Piffes Club East  
K.P. Forest.

2. *Sudip Chatterjee*  
*Advocate*  
Court, W-27

**ANNAPURNA VINIMAY PRIVATE LIMITED**

*Sudip Chatterjee*

Director / Authorised Signatory

(*SANJAY CHHACHHARIA*)

SIGNATURE OF THE OWNER.

SIGNED SEALED AND DELIVERED

BY THE DEVELOPER AT KOLKATA

IN THE PRESENCE OF :

1. *Subha Mondal*

2. *Sudip Chatterjee*

**M/s. NARAYAN SAHA**

*Narayan Saha*

Proprietor

SIGNATURE OF THE DEVELOPER.

DRAFTED AND PREPARED BY ME.

*Sudip Chatterjee*  
(ADVOCATE)  
ALIPORE JUDGES' COURT, KOL-27.

TYPED BY ME.

*Sourav Das*  
(TYPIST)

(*SUDIPTA CHAKRABORTY*)  
WB/1056/1999



DISTRICT SUB-REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.  
18 MAY 2026



	Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
Left Hand					
Right Hand					

Name SANSAY CHHAO CHHARIA

Signature



	Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
Left Hand					
Right Hand					

Name NARAYAN SAHA

Signature

	Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
Left Hand					
Right Hand					

Name .....

Signature .....

MUNICIPAL ASSESSMENT BOOK  
LAND AND BUILDING ASSESSMENT DEPARTMENT

Assessee No.	Ward No.	Borough No.	Premises No.	Street No.	Name of the Street.	Owner Name :	Person Liable To Pay Tax	Address.	Is Heritage	Is Pond.
110850100032	085	6	3	01	ASWINI DUTTA ROAD	ANNAPURNA VINIMAY PVT LTD		31 SHAKESPEARE SARANI JESMINE TOWER BUILDING. ROOM NO-300 KOL-17	N	N

Area Details: Deg No.- Khatlan No - Mouza- Parking area- Common area-

No Of Stories	Nature Of Use	Plot Area	Covered Area	Floor Area	Land Area	Exempti on Applied	Exempti on Till	Exemption Rate	Residential	Non Residential	Classified Owership	Operative GR Quarter
3	COR D.H.A ND LAND											
					Coilah:03 Chatak:07							2/2013

PARTICULARS OF SUBSEQUENT ALTERATIONS

Annual Valuation	Assmt. u/s	Rate	Date of Alteration of AV	Date of effect of Alteration	Quarterly Payable	Quarterly Payable after Rebate	H.B.T.	Manual Capp Tax	Comm Rate	Surcharge	Gross Payable	Rebate Amount	Net Payable per Quarter	Quarter of Issuing of F.S bills
3560	ARV	15.9	29/05/2002	01/07/2001	141.51	141.51	4.45	0	50.0	0.00	146	7.30	139	2/2001
3920	ARV	16.50	18/01/2001	01/07/2007	161.70	161.70	4.90	0	50.0	0.00	167.00	8.35	159	2/2007
14040	ARV	33.40	18/01/2001	01/07/2013	1172.34	1172.34	17.55	0	50.0	0.00	1190.00	59.50	1131	2/2013



✓

Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



182026270049471418

GRN Details

GRN:	192026270049471418	Payment Mode:	SBI Epay
GRN Date:	18/05/2026 09:55:33	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5860384014345	BRN Date:	18/05/2026 09:55:55
Gateway Ref ID:	IGAUBGLXN0	Method:	State Bank of India NB
GRIPS Payment ID:	180520262004947140	Payment Init. Date:	18/05/2026 09:55:33
Payment Status:	Successful	Payment Ref. No:	2001222795/3/2026

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	Mr Sudipta Chakraborty
Address:	Alipore Judges Court
Mobile:	9831036678
Period From (dd/mm/yyyy):	18/05/2026
Period To (dd/mm/yyyy):	18/05/2026
Payment Ref ID:	2001222795/3/2026
Dept Ref ID/DRN:	2001222795/3/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount ( )
1	2001222795/3/2026	Property Registration- Stamp duty	0030-02-103-003-02	35020
2	2001222795/3/2026	Property Registration- Registration Fees	0030-03-104-001-16	600
3	2001222795/3/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
			<b>Total</b>	<b>35920</b>

IN WORDS: THIRTY FIVE THOUSAND NINE HUNDRED TWENTY ONLY.

### Major Information of the Deed

Deed No :	I-1630-02706/2026	Date of Registration	18/05/2026
Query No / Year	1630-2001222795/2026	Office where deed is registered	
Query Date	14/05/2026 9:10:35 AM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Calcutta High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163407529, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 2,25,76,250/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 632/- (Article:E, E)		
Remarks			

#### Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Aswini Dutta Road, , Premises No: 3, , Ward No: 085 Pin Code : 700029

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 7 Chatak		2,23,43,750/-	Property is on Road
<b>Grand Total :</b>				<b>5.6719Dec</b>	<b>0 /-</b>	<b>223,43,750 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	2,32,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>400 sq ft</b>	<b>0 /-</b>	<b>2,32,500 /-</b>	







#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ANNAPURNA VINIMAY PRIVATE LIMITED</b> 1B, Basanta Bose Road, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Date of Incorporation:XX-XX-2XX7 , PAN No.:: AAxxxxxx8G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative


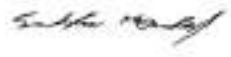
**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>MS NARAYAN SAHA</b>                      4/12, AZADGARH, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Date of Incorporation:XX-XX-1XX0 , PAN No.:: AKxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b>  <b>Mr SANJAY CHHAOCHHARIA</b>                      Son of Late Jagdish Prasad Chhaochharia                      Date of Execution - 18/05/2026, , Admitted by: Self, Date of Admission: 18/05/2026, Place of Admission of Execution: Office</p>	 May 18 2026 12:24PM	 Captured LTI 18/05/2026	<p><b>Signature</b>                        18/05/2026</p>
<p>6C, Short Street, City:- , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: ACxxxxxx0L, Aadhaar No: 29xxxxxxxx6053 Status : Representative, Representative of : ANNAPURNA VINIMAY PRIVATE LIMITED (as Director)</p>				
2	<p><b>Name</b>  <b>Mr NARAYAN SAHA (Presentant)</b>                      Son of Mr Chittaranjan Saha                      Date of Execution - 18/05/2026, , Admitted by: Self, Date of Admission: 18/05/2026, Place of Admission of Execution: Office</p>	 May 18 2026 12:23PM	 Captured LTI 18/05/2026	<p><b>Signature</b>                        18/05/2026</p>
<p>4/12, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: AKxxxxxx7G, Aadhaar No: 24xxxxxxxx9163 Status : Representative, Representative of : MS NARAYAN SAHA (as Sole Proprietor)</p>				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr SUBHA MONDAL</b>                      Son of Mr Sashi Mondal                      B/95, Satyajit Park, City:- Kolkata, P.O:- Banskroni, P.S:-Banskroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070</p>	 18/05/2026	 Captured 18/05/2026	<p><b>Signature</b>                        18/05/2026</p>

<b>Transfer of property for L1</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	ANNAPURNA VINIMAY PRIVATE LIMITED	MS NARAYAN SAHA-5.67188 Dec
<b>Transfer of property for S1</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	ANNAPURNA VINIMAY PRIVATE LIMITED	MS NARAYAN SAHA-400.00000000 Sq Ft

**Endorsement For Deed Number : I - 163002706 / 2026**

**On 18-05-2026**

**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 11:58 hrs on 18-05-2026, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr NARAYAN SAHA ,

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,25,76,250/-

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

Execution is admitted on 18-05-2026 by Mr SANJAY CHHAOCHHARIA, Director, ANNAPURNA VINIMAY PRIVATE LIMITED (Private Limited Company), 1B, Basanta Bose Road, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr SUBHA MONDAL, , Son of Mr Sashi Mondal, B/95, Satyajit Park, P.O: Bansdroni, Thana: Bansdroni, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-05-2026 by Mr NARAYAN SAHA, Sole Proprietor, MS NARAYAN SAHA (Sole Proprietorship), 4/12, AZADGARH, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr SUBHA MONDAL, , Son of Mr Sashi Mondal, B/95, Satyajit Park, P.O: Bansdroni, Thana: Bansdroni, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Law Clerk

**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 online = Rs 600/-, by POS = Rs 32/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/05/2026 9:55AM with Govt. Ref. No: 192026270049471418 on 18-05-2026, Amount Rs: 600/-, Bank: SBI EPay ( SBIEPay), Ref. No. 5860384014345 on 18-05-2026, Head of Account 0030-03-104-001-16

**Description of Payment**

By POS on 18/05/2026 12:00PM with Govt. Ref. No: 192026270049785896 on 18-05-2026, Amount Rs: 32/-, Bank: SBI, Ref. No. 16302001222795/01/2026 on 18-05-2026, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 35,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1470, Amount: Rs.5,000.00/-, Date of Purchase: 07/05/2026, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/05/2026 9:55AM with Govt. Ref. No: 192026270049471418 on 18-05-2026, Amount Rs: 35,020/-, Bank: SBI EPay ( SBIEPay), Ref. No. 5860384014345 on 18-05-2026, Head of Account 0030-02-103-003-02

*Khokan Kumar Bachhar*

**Khokan Kumar Bachhar**  
**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 1630-2026, Page from 81914 to 81928

being No 163002706 for the year 2026.



*Khokan Kumar Bachhar*

Digitally signed by KHOKAN KUMAR BACHHAR  
Date: 2026.05.19 12:40:38 +05:30  
Reason: Digital Signing of Deed.

**(Khokan Kumar Bachhar) 19/05/2026**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS**  
**West Bengal.**