

No. G. 0712



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Bablu Kumar Naskar Alipore

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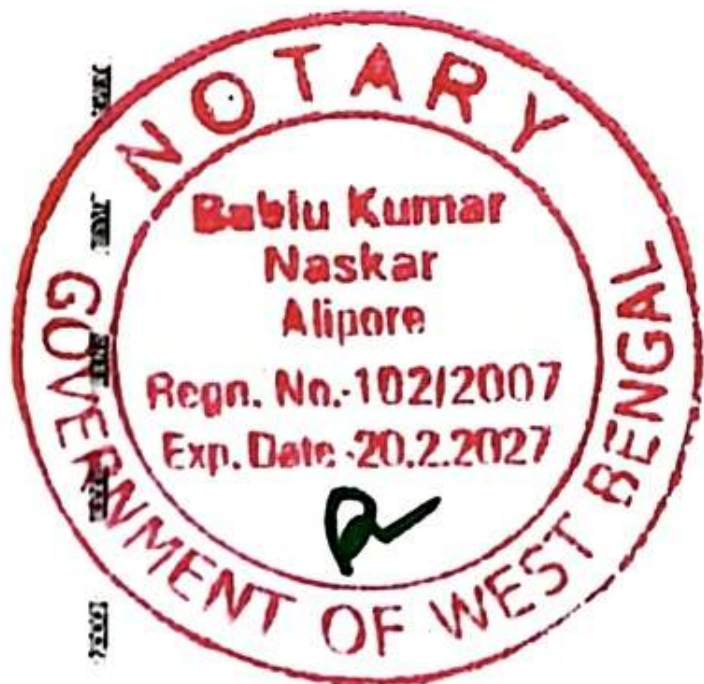


BEFC THE NOTARY PUBLIC AT ALIPORE POLICE COURT

**SUPPLEMENTARY DEVELOPMENT AGREEMENT.**

**THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT** is made on this the 1st day of MAY 2026 (Two Thousand Twenty Six) in Christian Era.

**-BETWEEN-**



For JAYA CONSTRUCTION

*Ashok Chandra*  
Proprietor

*Norajam Kauranda*

Q 1 MAY 2026

**SRI NIRANJAN KAUNDA**, (PAN-AGAPK2777J, D.O.B. **01/01/1940**, Aadhaar No. **4493 6110 3445**, Mobile No. **9830402239**), son of Late Mahendra Chandra Kaunda, by Religion-Hinduism, by Occupation-Lawyer, by Nationality-Indian and residing at Laskarpur, Holding No 320, Street Name Peyarabagan, P.O. Laskarpur, P.S. Narendrapur, Kolkata-700153, District-South 24 Parganas, being represented by his appointed constituted Attorney, **SRI ASHOK KUMAR GHOSH** (PAN-AFWPG7145P, Aadhaar No. **3291 3663 6062**, Mobile No. **9830359862**), son of Late Murari Mohan Ghosh, by Religion-Hinduism, by Occupation-Business, by Nationality-Indian and residing at 125/4, Santoshpur Avenue, P.S.-Survey Park, P.O.-Santoshpur, Kolkata-700 075 and sole proprietor of **M/S JAYA CONSTRUCTION**, having its Registered Office at 53, New Santoshpur Main Road, P.S.-Survey Park, P.O.-Santoshpur, Kolkata-700 075, registered in the office of the A.D.S.R.-Garia, South 24-Parganas, on the **29th** day of **November 2021**, and recorded in its Book No.1, Volume No. 1629-2021, at pages from 230022 to 230043, **Being No. 162906203** for the year 2021, hereinafter called and referred to as the "**LANDOWNER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST/ONE PART**.



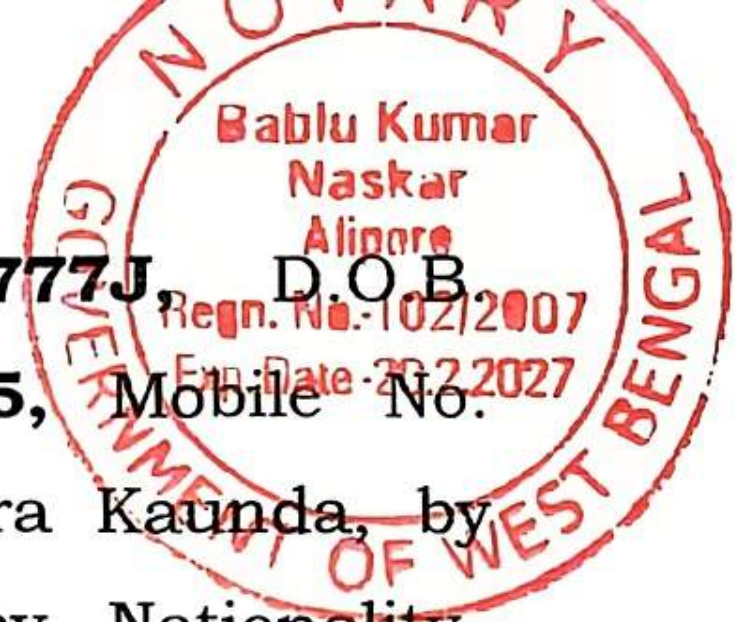
**AND**

For JAYA CONSTRUCTION

*Ashok kumar*  
Proprietor

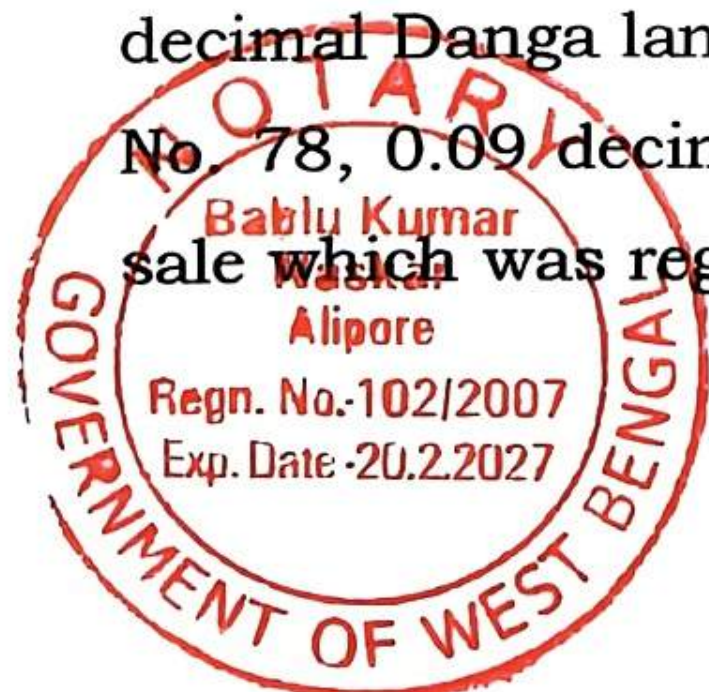
*Nirajan Kaunda*

01 MAY 2022



**M/S. JAYA CONSTRUCTION**, a proprietorship firm having its registered office at 53, New Santoshpur Main Road, P.O. Santoshpur, P.S.- erstwhile Purba Jadavpur at present Survey Park, Kolkata-700075, District-South 24 Parganas; being represented by its sole proprietor **SRI ASHOK KUMAR GHOSH** (PAN-**AFWPG7145P**, Aadhaar No.**3291 3663 6062**, Mobile No. **98303 59862**) son of Late Murari Mohan Ghosh, by Religion-Hindu, by Nationality- Indian, by Occupation-Business, residing at 125/4, Santoshpur Avenue, P.O.- Santoshpur, P.S.-erstwhile Purba Jadavpur at present Survey Park, Kolkata-700075, District-South 24 Parganas, hereinafter called and referred to as the **DEVELOPER** (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include its respective heirs, executors, administrators, legal representatives and assigns) of the **SECOND / OTHER PART**.

**WHEREAS** one Jitesh Ranjan Ghosh, son of Late Rashik Lal Ghosh, of Laskarpur, P.S. Sonarpur (now Narendrapur) District-South 24 Parganas, purchased various plots of lands from Ahajuddin Mondal situated at Mouza-Laskarpur, P.S. Sonarpur, Pargana-Magura, Sub-Registry Office-Sonarpur, Touzi No. 3-5, R.S. No. 174, J.L. No. 57, Khatian No. 426, Dag No. 587, land measuring more or less 0.25 decimal Danga land and in the same Mouza under Khatian No. 78, 0.09 decimal Doba land by one registered deed of sale which was registered on **04.10.1951** and registered at

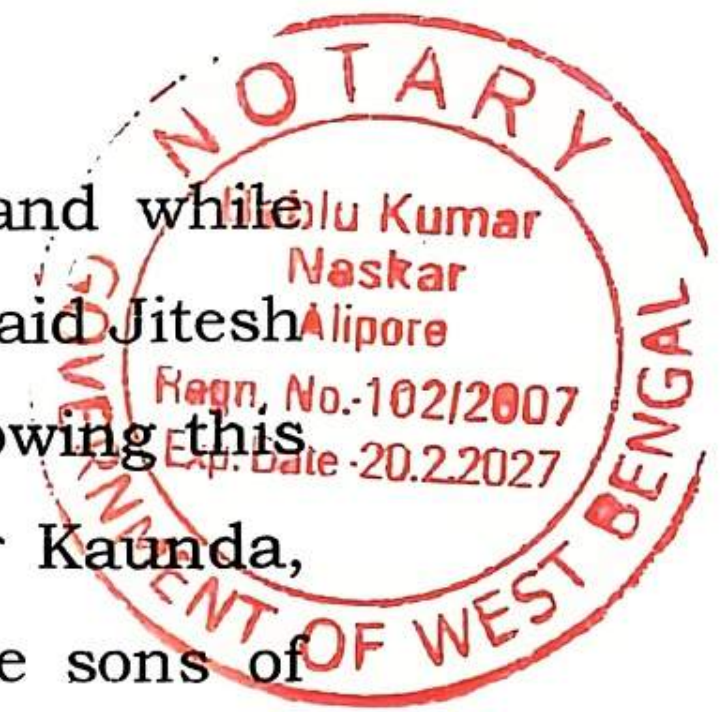


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For JAYA CONSTRUCTION

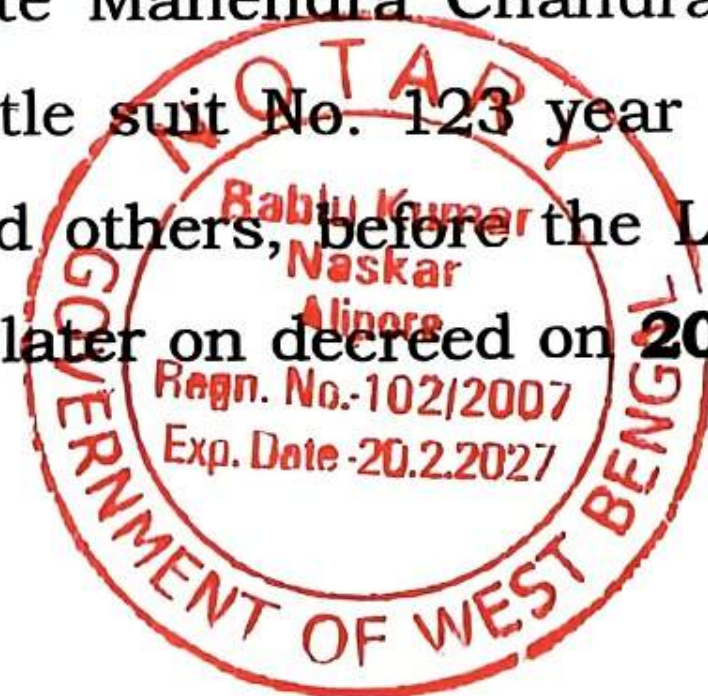
*Ashok Kumar Ghosh*  
Proprietor  
*Narayan Kumar*

the office at District Registry office at Alipore and while Bablu Kumar Naskar Alipore enjoying the above lands as absolute owner, the said Jitesh Ranjan Ghosh decided to sell the lands and knowing this information from reliable sources, Sushil Kumar Kaunda, Anil Kumar Kaunda and Niranjana Kaunda-three sons of Mahendra Chandra Kaunda (now deceased) agreed to purchase the land as described hereinabove and finally on receipt of the total consideration amount from the above three Purchasers i.e. the three sons of Mahendra Chandra Kaunda (now deceased), the said Jitesh Ranjan Ghosh transferred the above lands in favour of the above three Purchasers by one registered deed of sale, which was registered on **18.10.1960** and recorded in Book No. I, Volume No. 77, pages 81 to 84, being No. 3169 for the year 1960 and registered at the office at District Registrar Alipore, South 24 Parganas.



**AND WHEREAS** in the last Revisional Settlement record the said lands recorded under Khatian Nos. 699/700 in the name of previous owner.

**AND WHEREAS** the above three Purchasers i.e. the three sons of Late Mahendra Chandra Kaunda (now deceased) filed one title suit No. 123 year 1963 against Sahajuddin Mondal and others, before the Ld. 1<sup>st</sup> Sub Judge Alipore, which was later on decreed on **20.02.1964**, wherein it was



For JAYA CONSTRUCTION

*Ashok Chandra*  
Proprietor

**Q 1 MAY 2026**

*Niranjana Kaunda*

mentioned that the said two Khatian Nos. were wrongly recorded.



**AND WHEREAS** one of the three Purchasers namely Anil Kumar Kaunda, son of Late Mahendra Chandra Kaunda (now deceased) sold his undivided 1/3<sup>rd</sup> share in the land measuring more or less 0.08<sup>1/3</sup> decimal Danga land and more or less 0.03 decimal Doba land in favour of his two brothers namely Sushil Kumar Kaunda and Niranjana Kaunda by one registered deed of sale which was registered on **01.03.1971** and recorded in Book No. I, Volume No. 12, pages 103 to 107, **being No. 715, for the year 1971** and registered at the Sub-Registry Office, Sonarpur, 24 Parganas (South).

**AND** thereafter one partition deed was signed and executed on **06.03.1971** between the above two brothers namely Sushil Kumar Kaunda and Niranjana Kaunda both sons of Late Mahendra Chandra Kaunda, which was registered and recorded in Book No. I, Volume No. 12, pages 108 to 110, **being No. 716 in the year 1971** and registered at the Sub-Registry Office at Sonarpur, Dist. 24 Parganas and as per the terms and conditions of the said partition deed, land measuring more or less 07<sup>5/6</sup> Cottahs (out of 15 Cottahs) at Mouza-Laskarpur, P.S. Sonarpur (now Narendrapur), Dist. South 24 Parganas, Hal Khatian No. 699, Dag No. 587 and in the same Mouza and Police Station Land measuring 09



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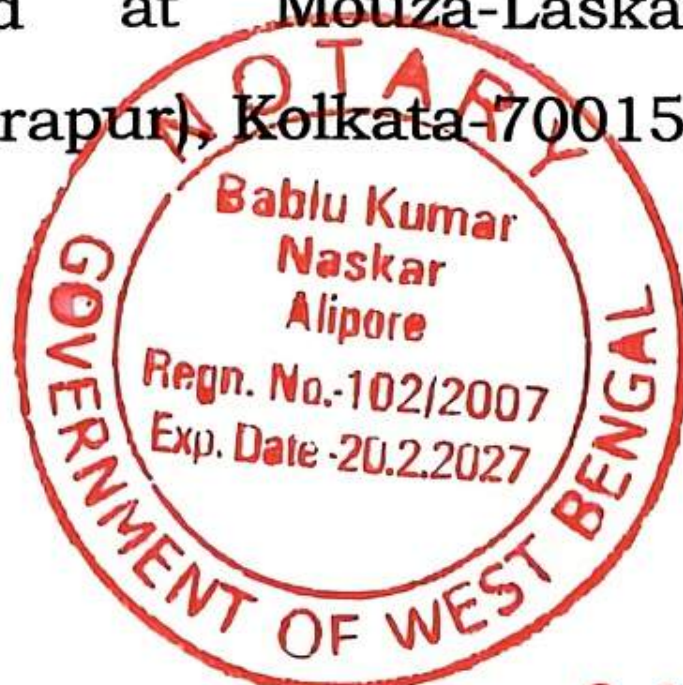
*Ashok Choudhary*  
Proprietor  
*Niranjana Kaunda*

satak doba land under Khatian No. 78, Dag No. 574 allotted in the name of Sushil Kumar Kaunda.



**AND WHEREAS** land measuring more or less 07<sup>1/6</sup> Cottahs (out of 15 Cottahs) at Mouza-Laskarpur, P.S. Sonarpur (now Narendrapur), District- South 24 Parganas, Hal Khatian No. 699, Dag No. 587 as described in the Schedule "A" hereunder allotted in the name of Niranjn Kaunda i.e. the Landowner, hereinabove, who mutated his name in the Assessment Department of the Rajpur Sonarpur Municipality which is being assessed as **holding No. 320, Street name-Peyarabagan**, P.O.-Laskarpur, P.S.-Sonarpur (now Narendrapur), Kolkata-700153 and which is now lying in the jurisdiction of the Rajpur Sonarpur Municipality Ward No. 31 and constructed one building on the land as described in the **Schedule "A"** hereunder written.

**AND WHEREAS** the Landowner hereinabove while enjoying and possessing as absolute Owner of the land described in the **Schedule "A"** hereunder, submitted one mutation application to the office at **B.L. & L.R.O.** and finally the name of the Landowner Niranjn Kaunda recorded as the Owner of Bastu land measuring more or less 12 satak situated at Mouza-Laskarpur, P.S.-Sonarpur (now Narendrapur), Kolkata-700153 under L.R. Khatian No. 649,



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*Ashok Chakrabarti*  
Proprietor

*Niranjn Kaunda*

L.R. Dag No. 1290, J.L. No. 57 and now paying Govt. Revenue in his own name regularly.

**AND WHEREAS** the landowner herein decided to develop the aforesaid landed property, which is more fully and particularly mentioned in the Schedule "A" hereunder written but due to scarcity of fund and lack of experience to develop or construct any multi-storied building at his own risk and responsibility and for the said purpose the landowner herein met with the Developer herein namely **M/S JAYA CONSTRUCTION**, being represented by its sole proprietor Sri Ashok Kumar Ghosh, son of Late Murari Mohan Ghosh i.e. the party of the second part hereinabove and discussed with the said Developer about the development of a project on the land as described in the **Schedule "A"** hereunder and the said Developer agreed to develop the project on the said land as described in the Schedule "A" hereunder at its own cost and responsibility and both the parties hereinabove entered into one Development Agreement on **29/11/2021** which was duly registered in the office of the Additional District Sub-Registrar, Garia, District-South 24 Parganas and recorded in its Book N. I, Volume No. 1629-2021, Page from 230044 to 230088, **being No. 162906199 for the year 2021.**

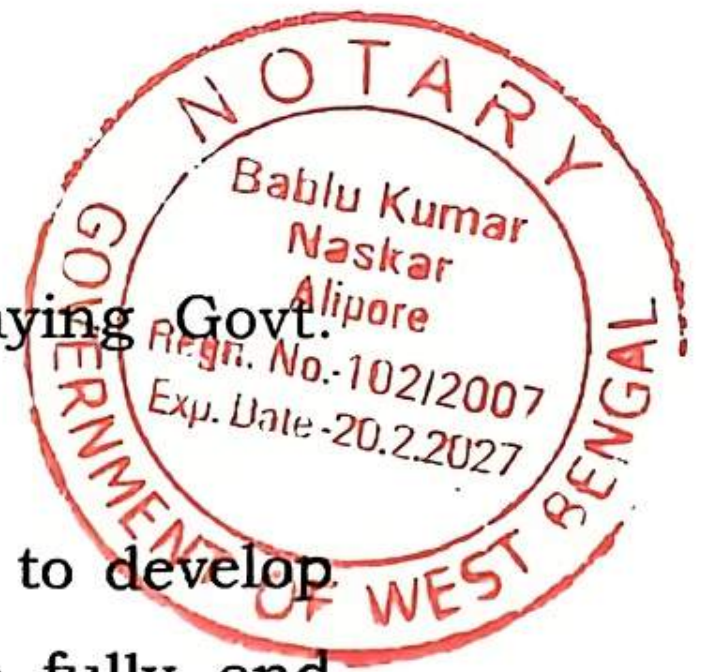
**AND WHEREAS** one development power of attorney was also signed on the same day (after development agreement registration) by the owner and the developer which was duly

For JAYA CONSTRUCTION

*Ashok Kumar Ghosh*  
Proprietor

*Abayan Kumar*

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registered in the office of the Additional District Registrar, Garia, District-South 24 Parganas and recorded in its Book No. I, Volume No. 1629-2021, Pages from 230022 to 230043, **being No. 162906203 for the year 2021.**



**AND WHEREAS** while the aforesaid landowner i.e. the party of the **FIRST PART** was sufficiently seized and possessed and enjoying the aforesaid property as described in the **SCHEDULE "A"** hereunder as sole and absolute Owner herein, after mutating his name with the records of the Rajpur Sonarpur Municipality being assessed as **Premises No. 320, Holding No. 320, Street Name-Peyara Bagan, Ward No. 31, Kolkata-700 153, having its Assessee No. 1104302045591, P. S.-erstwhile Sonarpur at present Narendrapur, District- South 24 Parganas and now the said Owner intended to develop the aforesaid property by raising G+IV storied residential building with lift facility after demolish the existing structure standing thereon but due to paucity of funds and infrastructure could not be able to do so, and accordingly engaged M/S. JAYA CONSTRUCTION, the party of the **SECOND PART** herein who hereby declares and confirms that he is satisfied with the title of the Owner of the property after securitizing the relevant document on respect of the said premises and ultimately under certain terms and conditions which both the parties mutually agreed in between themselves for the development of the said property.**



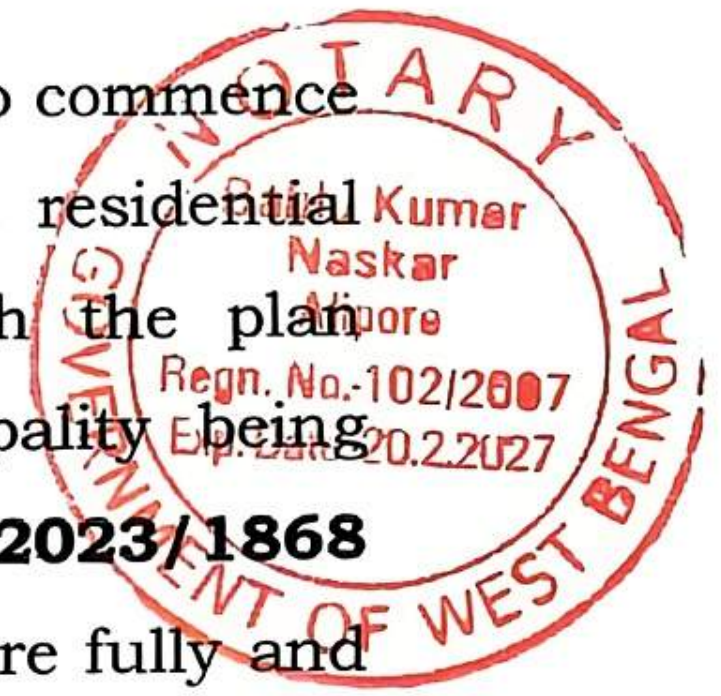
For JAYA CONSTRUCTION

*Ashok Chandra*  
Proprietor

*Mr. Rayan Kumar*

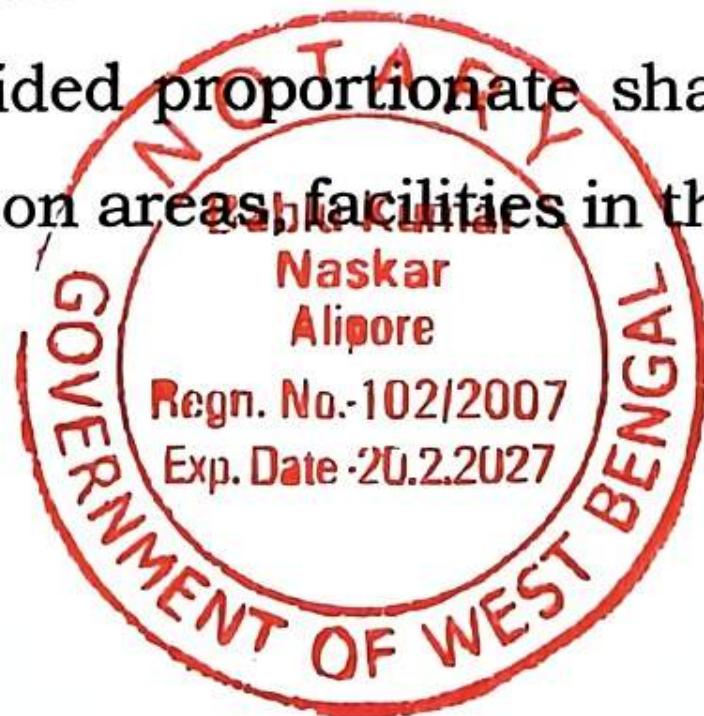
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**AND WHEREAS** the developer herein intends to commence construction of the proposed **G+IV** storied residential building with lift facility in accordance with the plan sanctioned by the Rajpur Sonarpur Municipality being **Building Permit No. SWS-OBPAS/2207/2023/1868** dated **19.10.2023** upon the aforesaid land more fully and particularly described in the **SCHEDULE "A"** hereunder written.



**AND WHEREAS** as per the abovementioned Registered Development Agreement dated **29/11/2021**, the Owner herein will be entitled to get 45% constructed area of flats as per sanctioned FAR in different floors including 45% area as per sanctioned FAR on the ground floor together with the undivided proportionate share of land and right to use all common areas, facilities in the premises along with the other occupants of the newly constructed **G+IV** residential building with lift facility.

**AND WHEREAS** on the other hand the Developer herein will be entitled to get remaining 55% constructed area of flats as per sanctioned FAR in different floors including 55% area as per sanctioned FAR on the ground floor together with the undivided proportionate share of land and right to use all common areas, facilities in the premises along with the other



For JAYA CONSTRUCTION

*Ashok Kumar*  
Proprietor  
*Nirayan Kumar*

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occupants of the newly constructed **G+IV** residential building with lift facility.



**NOW THIS SUPPLEMENTARY DEVELOPMENT**

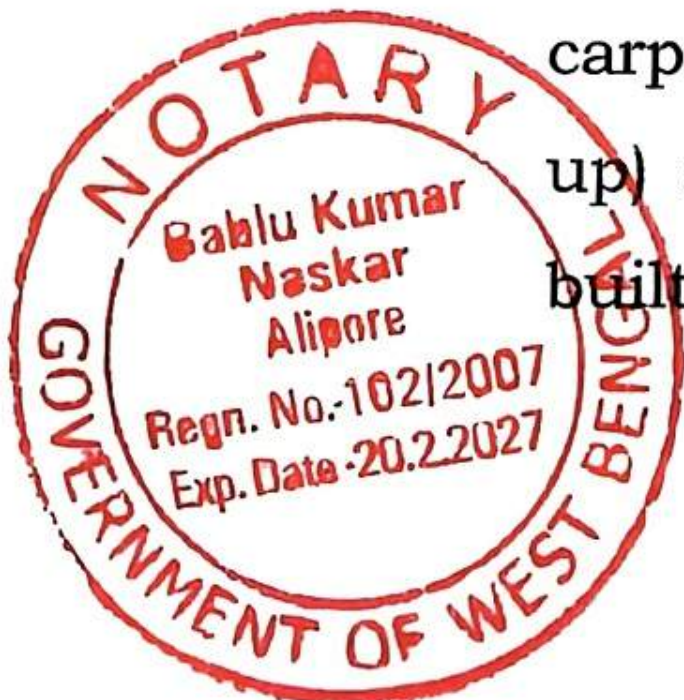
**AGREEMENT WITNESSETH** as follows:

That later on it is mutually agreed and decided by and between the parties i.e. the Owner and the Developer that:

**OWNER'S ALLOCATION:**

The Owner shall be entitled to get the following items:

- i) One flat which is marked and identified as **Flat No. "1A"** on the **1<sup>st</sup> floor**, of the **South-West North** facing measuring an carpet area of **946 Square feet** more or less, covered (built up) area of **1178 Square feet** more or less and super built-up area of **1472 Square feet** more or less;
- ii) One shop space on the **ground floor**, measuring an carpet area of **100 Square feet** more or less, covered (built up) area of **113 Square feet** more or less and super built-up area of **124 Square feet** more or less;
- iii) One office space on the **ground floor**, measuring an carpet area of **88 Square feet** more or less, covered (built up) area of **105 Square feet** more or less and super built-up area of **115 Square feet** more or less;



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*Ashok Chandra*  
Proprietor  
*Mayan Kumar*

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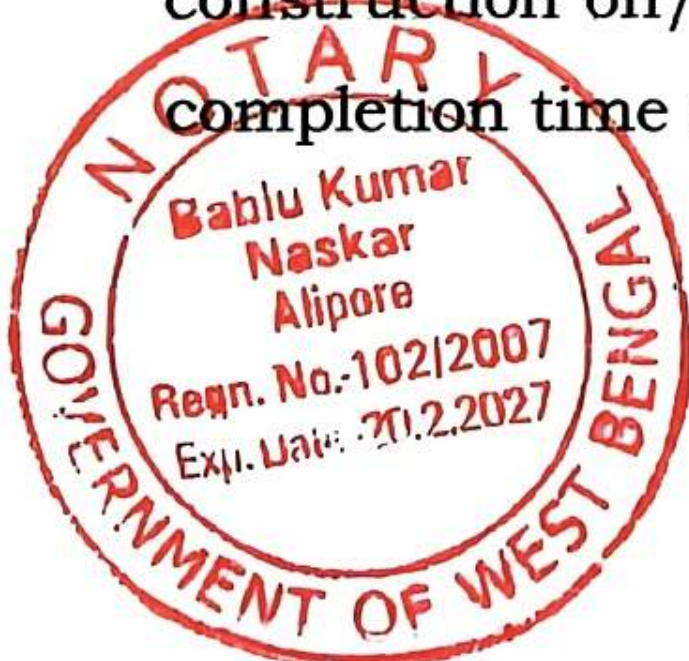
- iv) One individual open car parking space under the roof on the **ground floor**, measuring an covered (built up) area of **135 Square feet** more or less;

in the newly constructed **G+IV** storied building with lift facility together with a non-refundable/forfeit sum of Rs. **1,04,00,000/-** (Rupees **One Crore Four Lakh**) only. This payment i.e. Rs. **1,04,00,000/-** (Rupees **One Crore Four Lakh**) only should be completed in different dates by several Cheques/D.D./Bank Transfer etc. on or before the date of possession of the newly constructed **G+IV** storied building with lift facility i.e. within **15/12/2026**.

#### **DEVELOPER'S ALLOCATION:**

The Developer shall be entitled to get the rest of flats in different floors, rest of shop spaces and other spaces if any on the ground floor and also rest of car parking spaces on the ground floor except Owner's Allocation in the newly constructed **G+IV** storied building with lift facility.

That in the Registered Development Agreement dated **29/11/2021**, the completion time of the project was **24** months from the date (19/10/2023) of sanction building plan. But the Land Owner vacated his dwelling house for starting construction on/or about **December 2024**. In that event the completion time of the project was extended on **15/12/2026**

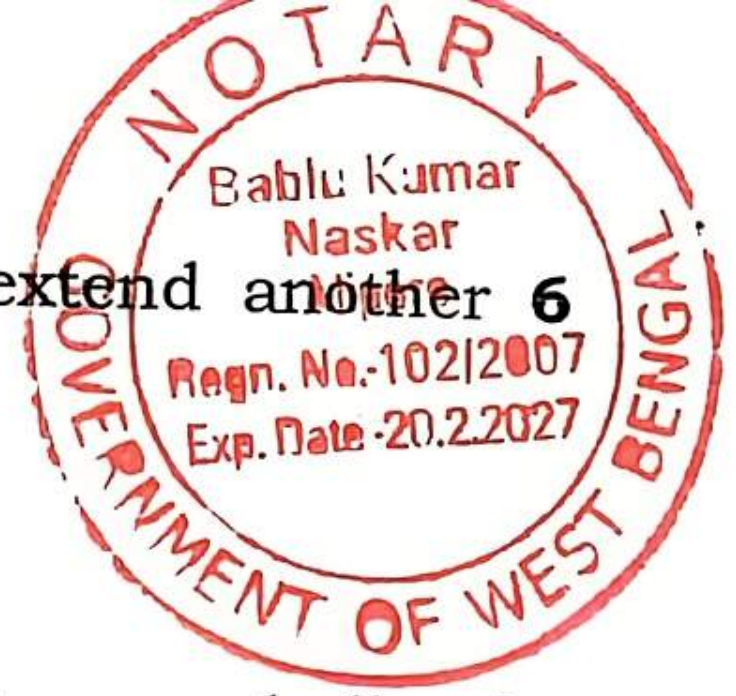


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*Ashok Chakrabarti*  
Proprietor  
*Mayan Kumar*

and the Land Owner further agreed to extend another 6 months to complete the project if required.



That the other terms and conditions shall be unaltered/unchanged of the Registered Development Agreement dated **29/11/2021**.

**THE SCHEDULE "A" ABOVE REFERRED TO**

(Description of the land with structure)

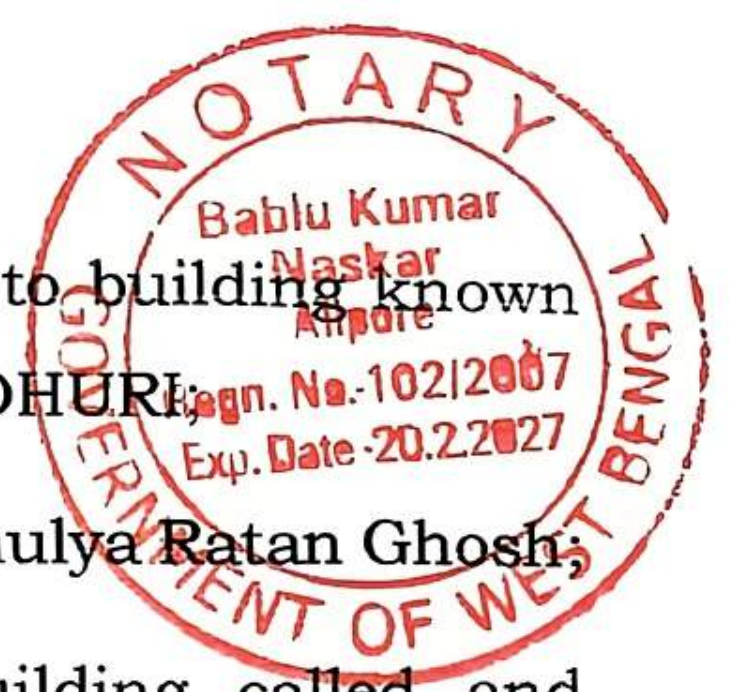
**ALL THAT** piece and parcel of Bastu land measuring an area of 07 <sup>1</sup>/<sub>6</sub> Cottahs (12 satak) i.e. **07 Cottahs 04 Chittacks 16 Square feet** be the same a little more or less together with old and dilapidated two-storied structure standing thereon, measuring an area of **1550 Square feet** more or less with cemented flooring lying and situate at Mouza-Laskarpur, J.L. No. 57, comprised in R.S. Khatian No. 699, R.S. Dag No. 587, corresponding to L.R. Khatian No. 649, L.R. Dag No. 1290, P.S.-Sonarpur (now Narendrapur), Kolkata-700153, District-South 24 Parganas within the limits of the Rajpur Sonarpur Municipality, **Premises No. 320, Holding No. 320**, Street Name-Peyara Bagan Road, Kolkata-700 153, having its **Assessee No. 1104302045591**, within the limits of District-South 24 Parganas, within the jurisdiction of Additional District Sub-Registrar at Garia, within the jurisdiction of Rajpur Sonarpur Municipality, Ward No. 31, butted and bounded as follows:



For JAYA CONSTRUCTION

*Ashok Chakrabarti*  
Proprietor

- ON THE NORTH** : Private passage to building known as PACIFIC MADHURI;
- ON THE SOUTH** : House of Late Amulya Ratan Ghosh;
- ON THE EAST** : Multi-storied building called and known as PACIFIC MADHURI;
- ON THE WEST** : Rajpur Sonarpur Municipality Road (about 23' wide);



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

**SIGNED, SEALED AND DELIVERED:**

Signed, Sealed and Delivered by  
the parties at Kolkata  
in the presence of:

**WITNESSES:**

- 1) Krishna Gopal Biswas,  
83, Naba Nagar  
Kolkata-32.
- 2)

*Narayan Kumar*

Signature of the **OWNER**  
**(FIRST PART)**

For JAYA CONSTRUCTION

*Ashok Kumar*  
Proprietor

Signature of the **DEVELOPER**  
**(SECOND PART)**

Drafted & prepared by me:

Advocate,  
Alipore Police Court,  
Kolkata-700 027,

Typed by me:

Identified by me  
*[Signature]*  
Advocate

L.T.I.(s) / Signature (s) / of the  
Executant attested by me on Identification

*[Signature]*

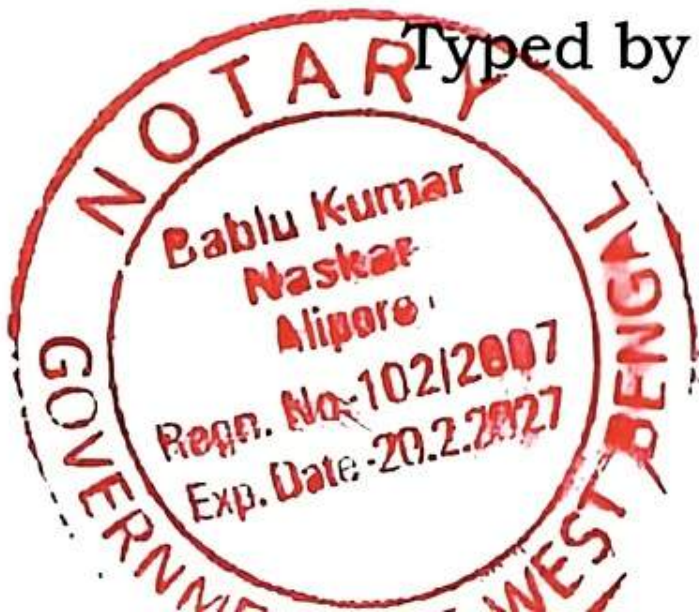
**B. K. NASKAR**

Notary, Alipore

Govt. of West Bengal, Regn. No.- 102/2007

Alipore Police Court

Kolkata- 700 027



01 MAY 2025