



पश्चिम बंगाल WEST BENGAL

AY 061692

SUPPLEMENTARY / RECTIFICATION DEED

This Supplementary / Rectification Deed is made and executed on this 2nd day of Jun, 2026

BY AND BETWEEN



1. **SMT. MINA JANA GOPE** [PAN:AFMPJ0262L; AADHAAR NO. 4373 9634 5334] Wife of Sukhendu Sekhar Jana residing at 'Bhatri Bhaban' near Khakri Masjid, Darua, P.S- Contai Uttar Darua, District- Purba Medinipore-721401 West Bengal;
2. **SRI PADMALOCHAN GOPE** [PAN:DKIPG0309F; AADHAAR NO. 3939 6427 7586] Son of Late Ram Narayan Gope residing at Sepoy Bazar, P.O & P.S- Midnapore, District- Paschim Medinipore-721101 West Bengal;

RANJIT KUMAR CHANGDAR
Notary Regd. No.- 111/02 (W.B)
Sadar Sub-Divn.
Dist- Paschim Medinipur

02-06-2026

3. **BABY GOPE** [PAN: ADJPG9580H; AADHAAR NO. 9261 9987 3044]
Daughter of Late Ram Narayan Gope residing at Kshudiram Nagar, P.O & P.S-
Midnapore, District- Paschim Medinipore-721101 West Bengal;

Hereinafter collectively referred to as the “**LANDOWNERS**” (which expression shall, unless repugnant to the context, include their heirs, successors, legal representatives and assigns) of the **FIRST PART**.

AND

“**M/S- BINDA CONSTRUCTION**”, PAN: **ABBFB2382G** a Partnership firm having office at Akriti Apartment, Colonelgola, Ground Floor , P.O. & P.S. Midnapur, Dist. Paschim Medinipur-721101 represented by its Partner namely-

SRI KAUSHAL SINGH, (PAN – BOMPS2053A) S/o Late Ajay Narayan Singh, Indian Citizen, by Caste - Hindu, by Profession - Business, resident of, Purnima Apartment 2nd floor Flat No -G, Hatarmath P.O.-Midnapore P.S. Kotwali, Dist. Paschim Medinipur, PIN -721101.

SMT PAUSALI SINGH, (PAN- CGOPS2781Q) W/O- Sri Kaushal Singh, Indian Citizen, by Caste - Hindu, by Profession - Business, resident of, Purnima Apartment 2nd floor Flat No -G, Hatarmath P.O.-Midnapore P.S. Kotwali, Dist. Paschim Medinipur, PIN -721101.

3. **SRI ANKUR LODHA, (PAN- ABYPL1796P)** S/o- Late Kamal Kishore Lodha , Indian citizen, by Caste – Hindu, by Profession - Business P.O& P.S.- Salboni, Dist.-Paschim Medinipur,PIN-721147.

4. **SMT KIRTI LODHA, (PAN- AHLPL4441L)** W/o- Sri Ankur Lodha, Indian citizen, by Caste – Hindu, by Profession - Business P.O& P.S.- Salboni, Dist.- Paschim Medinipur,PIN-721147.

Hereinafter referred to as the “**DEVELOPER**” (which expression shall include its partners, successors, assigns, representatives, etc.) of the **SECOND PART**.

WHEREAS

- A. The Landowners and the Developer had entered into a Development Agreement dated 09/02/2024, duly registered at the office of the Additional District Sub-Registrar, Midnapore, and recorded in Book No. I, Volume No. 1001-2024, Pages 26778 to 26838, being No. 100101106 of 2024 (hereinafter referred to as the "Development Agreement").
- B. In pursuance of the said Development Agreement, the Landowners executed a Development Power of Attorney in favour of the Developer, duly registered at the office of the A.D.S.R., Midnapore, West Midnapore, and recorded in Book No. I, Volume No. 1001-2024, Pages 26444 to 26464, being No. 100101119 of 2024 (hereinafter referred to as the "Power of Attorney").
- C. The Developer has undertaken the construction and development of a multi-storied building under the name and style of "**SHIVANSHI APARTMENT**" (hereinafter referred to as the "Said Project").
- D. In the said Development Agreement, the time period for completion of the project was mentioned as **36 (thirty-six) months**.
- E. Subsequently, the competent Municipal Authority has sanctioned the Building Permit for the said project, wherein the time period for completion has been specified as **60 (sixty) months**.
- F. Due to the above, a discrepancy has arisen between the Development Agreement and the sanctioned Building Permit regarding the project completion period.
- G. The parties have mutually agreed to rectify and amend the said clause.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. Rectification of Time Period Clause

Notwithstanding anything contained in the Development Agreement dated 09th Feb, 2024, the time period for completion of the project shall be read, construed and treated as 60 (sixty) months, in accordance with the sanctioned Building Permit, instead of 36 (thirty-six) months.

2. Part of Original Agreement

This Supplementary / Rectification Deed shall form an integral part of the said Development Agreement.

3. Other Terms Unchanged

All other terms and conditions of the Development Agreement shall remain unchanged and shall continue to be valid, subsisting and binding upon the parties.

SCHEDULE – ‘A’ (Description of the Said Property)

All that piece and parcel of land measuring 0.32 Acre, situated within Midnapore Municipality, Holding No. 732, Ward No. 03, P.S. Midnapore, District West Midnapore, under:

J.L. No.: 168, Mouza: Cantonment Barpathar, Midnapore Municipality L.R. Khatian No-138, 104 & 137, R.S + LR Plot No-113, 133 & 134.

BUTTED AND BOUNDED BY:

On the North : Plot no 435.

On the South : Municipal Metal Road 47 feet.

On the East : Plot no 453.

On the West : Plot no 666 and 112.


RANJIT KUMAR CHAUDHARY
Notary Regd. No.- 111/02 W.B.
Sadar Sub-Divn.
Dist.- Paschim Medinipur

02-06-2024

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

SIGNED AND DELIVERED BY:

LANDOWNERS

1. Mina Jana (Gope)
2. Radmalokham Chetke.
3. Babu Gop



DEVELOPER M/S- BINDA CONSTRUCTION

Through its Partners:

1. Alex Lone
2. Kiru Lada.

WITNESSES:

1. Signature: Suman pan.

Name: SUMAN PAN

Address: chandrakona Town

Signature Attested

RANJIT KUMAR CHANGDAR
Notary Regd. No.- 111/02 (W.B.)
Sadar Sub- Divn
Dist.- Paschim Medinipur

02-06-2026