

015782/23

2-15692/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted for Registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

831/10  
-2700924

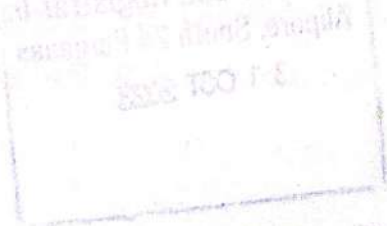
District Sub-Register-II  
Alipore, South 24-Parganas

31 OCT 2023

SUPPLEMENTARY DEVELOPMENT AGREEMENT FOR JOINT VENTURE

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT FOR JOINT VENTURE made this the 31<sup>st</sup> day of October, Two Thousand Twenty Three.

SRI DIPTENDU MOHAN SEN (PAN- FNLPS2372J) (OCIN NO. A-099500J) son of Late Brigadier Dibyendu Mohan Sen, by Creed Hindu, by occupation service resident of Premises No.176/14/9, Raipur Road, Police Station Jadavpur, Post Office Regent Estate, Kolkata- 700 092, at present residing at Rua. Sebastian Trajano, 45, JD. Botanico, Sousas, Campinas 13106-288, Sao Paulo, Brasil hereinafter called and referred to as the "LESSEE" (which expression



Handwritten notes and signatures at the bottom of the page, including the name 'Sri Diptendu Mohan Sen' and other illegible text.

ক্রমিক নং 5178 খুলা 1007

ফেল্ডা

সাক্ষর

তা 13/10/2023 সাক্ষর *[Signature]*

B. C. LAHRI (ADV.)  
Alipore Judges Court  
Kolkata - 700027

ভেডার :- অশোক কুমার মাল

মগরাহাট A.D.S.R. Office

দঃ ২৪ পরগণা



District Sub Registrar-II  
Alipore, South 24 Parganas  
31 OCT 2023.

*Sital Halder*  
Sd/- Sri. S. Halder  
of Alipore  
Kolkata-27  
Law Clerk

unless excluded by or repugnant to the context hereof shall mean and include his heirs, executors, administrators, legal representatives and assign) of the ONE PART.

AND

GRIHO NIRMAN ASSOCIATES, (PAN : AAFFG9883N), a Partnership Firm having its principal office at 82/7H, Ballygunge Place at present 82/9A, Ballygunge Place, Police Station Gariahat, Kolkata-700 019 herein represented by its two partners (1) SRI ASHOKE KUMAR ROY, (PAN – ADEPR5803R), (AADHAR NO. 6004 2725 1504) son of Late Hirendra Lal Roy, by faith – Hindu, by Nationality – Indian, by occupation – Business, residing at the premises No. 1/1A, Jamini Roy Sarani (formerly Ballygunge Place East) , Post Office - Ballygunge, Police Station - Gariahat, Kolkata – 700 019, District – South 24 Parganas and (2) SRI ARJUN SINGH, (PAN – ASQPS8610L), (AADHAR NO. 5303 0876 0105) son of Late Shyamji Singh, by faith – Hindu, by Nationality – Indian, by occupation – Business, residing at the premises No. 82/8A, Ballygunge Place, Post Office - Ballygunge, Police Station - Gariahat, Kolkata – 700 019, District – South 24 Parganas hereinafter collectively referred to as the “PROMOTER/ DEVELOPER” (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, legal representatives successors-in-office and assigns) of the SECOND PART;

WHEREAS Sri Diptendu Mohan Sen being the Lessee/landholder of Premises No. 176/14/9, Raipur Road, Kolkata- 700 092, morefully mentioned in

the Schedule hereunder entered into a Registered Agreement for Joint Venture dated 26<sup>th</sup> March, 2022 with M/s Griho Nirman Associates to develop their said premises which was duly registered in the office of Additional Registrar of Assurance III, Kolkata and recorded in Book No. I, Volume No. 1903-2022, Page from 276773 to 276807, Being No. 190304026 for the year 2022 with the terms and conditions morefully mentioned therein.

AND WHEREAS the said Sri Diptendu Mohan Sen empowered Sri Arjun Singh one of the Partners of M/s Griho Nirman Associates as their Constituted Attorney under a General Power of Attorney dated 26<sup>th</sup> March, 2022 which was duly registered in the office of Additional Registrar of Assurance III, Kolkata and recorded in Book No. I, Volume No. 1903-2022, Page from 276867 to 276883, Being No. 190304029 for the year 2022.

AND WHEREAS the Lessee and the Promoter/Developer brought in their notice that in the said Registered Agreement for Joint Venture dated 26<sup>th</sup> March, 2022, which require correction in the manner as mentioned below because the Kolkata Municipal Corporation has sanction the building plan of ground plus six storied building instead of ground plus four storied as mentioned in the Registered Agreement for Joint Venture dated 26<sup>th</sup> March, 2022 which was duly registered in the office of Additional Registrar of Assurance III, Kolkata and recorded in Book No. I, Volume No. 1903-2022, Page from 276773 to 276807, Being No. 190304026 for the year 2022.

AND WHEREAS in the said Registered Agreement for Joint Venture dated 26<sup>th</sup> March, 2022, in the Page no 9 Clause 9 it was inadvertently stated that the Lessee will be allotted the entire third floor and fourth floor of the said new

building which should be read as that the Lessee will be allotted the entire second floor, entire third floor and entire fourth floor of the said new building and the Promoters/Developers will be allotted the entire first floor and second floor which should be read as that the Promoters/Developers will be allotted the entire first floor, entire fifth floor and entire sixth floor of the said new building.

AND WHEREAS the development of the building has not been completed yet and the Lessee allocation has not been handed over to the Lessee.

AND WHEREAS all others terms and conditions mentioned in the Agreement for Joint Venture dated 26<sup>th</sup> March, 2022 which was duly registered in the office of Additional Registrar of Assurance III, Kolkata and recorded in Book No. I, Volume No. 1903-2022, Page from 276773 to 276807, Being No. 190304026 for the year 2022 will remain same and unchanged.

AND WHEREAS that nothing herein contained shall be construed as a demise or an assignment or conveyance or as creating any right, title or interest in respect of the said premises in favour of the Developer/Promoter other than an exclusive right to the Developer/Promoter to do or refrain from doing the acts and things in terms hereof and to deal with the Developers/Promoters' allocation as the Developers/Promoters shall think fit and proper for the beneficial or their firm and also for this project.

SCHEDULE "A" AS REFERRED TO ABOVE.

All That piece or parcel of land containing an area by measurement 8 (eight) Cottahs 13 (thirteen ) Chittacks 16 (sixteen) Square feet together with two storied

brick built measuring 2000 square feet each having 1000 square feet be the same a little more or less situated and lying at and being Plot No.9 J.L. No. 34, Touzi No. 151, Sub Division Alipore, Mouza Bade Raipur, Police Station Jadavpur formerly Tollygunge, Sub Registrar Alipore, within the limits of Kolkata Municipal Corporation being premises No. 176/14/9, Raipur Road, Kolkata- 700 092, under Ward No. 96, being Assessee No. 210960700120 in the District of 24-Parganas South butted and bounded in the manner following that is to say :

<u>ON THE NORTH</u> :	By Colony Land
<u>ON THE EAST</u> :	By Premises No. 176/14/10, Raipur Road,
<u>ON THE SOUTH</u> :	By 30'-0" wide KMC Road known Raipur Road.
<u>ON THE WEST</u> :	By Premises No. 176/14/8, Raipur Road

SCHEDULE "B" AS REFERRED TO ABOVE.

LESSEE ALLOCATION

The Lessee will be allotted the entire second floor, entire third floor and entire fourth floor of the said new building and fifty percent of the covered car parking space in the ground floor of the said new building.


DEVELOPERS/ PROMOTERS' ALLOCATION

The Developers/ Promoters will be allotted the entire first floor, entire fifth floor and entire sixth floor of the said new building and fifty percent of the covered car parking space in the ground floor of the said new building.

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

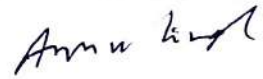
SIGNED AND DELIVERED at  
Kolkata in presence of Witnesses:-

1. Somu Singh  
46A, Ballygunge Place,  
KOL-19.

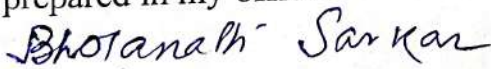
  
(SRI DIPTENDU MOHAN SEN)  
LESSEE

2. Sital Halder  
Alipore. KOL-27

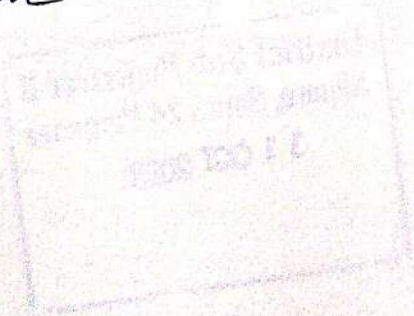
  
(SRI ASHOKE KUMAR ROY)











  
(SRI ARJUN SINGH)  
DEVELOPER/PROMOTER  
GRIHO NIRMAN ASSOCIATES

This Agreement is drafted and  
prepared in my office:-

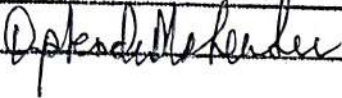












Advocate  
Alipore Police Court  
WB-302/2000



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					











Name DIPTENDU MOHAN SEN.

Signature 

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name ASHOKE KUMAR ROY.

Signature 

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name ARJUN SINGH

Signature 

Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



311020232026942479

GRIPS Payment Detail

GRIPS Payment ID: 311020232026942479      Payment Init. Date: 31/10/2023 09:10:07  
Total Amount: 19941      No of GRN: 1  
Bank/Gateway: SBI EPay      Payment Mode: SBI Epay  
BRN: 6120874664826      BRN Date: 31/10/2023 09:10:36  
Payment Status: Successful      Payment Init. From: Department Portal

Depositor Details

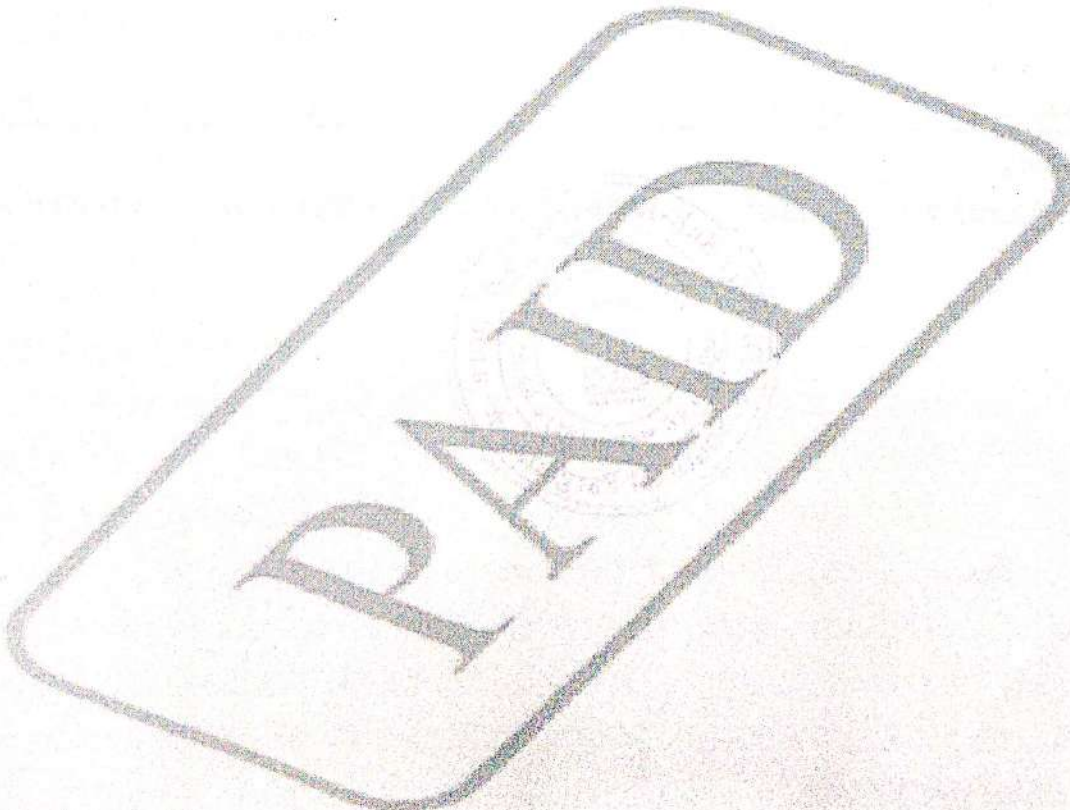
Depositor's Name: Ms GRIHO NIRMAN ASSOCIATES  
Mobile: 9830035288

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240269424808	Directorate of Registration & Stamp Revenue	19941
<b>Total</b>			<b>19941</b>

IN WORDS: NINETEEN THOUSAND NINE HUNDRED FORTY ONE ONLY.

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



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



192023240269424808

GRN Details

GRN: 192023240269424808 Payment Mode: SBI Epay  
GRN Date: 31/10/2023 09:10:07 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 6120874664826 BRN Date: 31/10/2023 09:10:36  
Gateway Ref ID: CHO0844792 Method: State Bank of India NB  
GRIPS Payment ID: 311020232026942479 Payment Init. Date: 31/10/2023 09:10:07  
Payment Status: Successful Payment Ref. No: 2002700924/5/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Ms GRIHO NIRMAN ASSOCIATES  
Address: 82/7H BALLYGUNGE PLACE KOLKATA 700019  
Mobile: 9830035288  
EMail: GRIHONIRMAN\_ASSOCIATES@YAHOO.CO.IN  
Period From (dd/mm/yyyy): 31/10/2023  
Period To (dd/mm/yyyy): 31/10/2023  
Payment Ref ID: 2002700924/5/2023  
Dept Ref ID/DRN: 2002700924/5/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002700924/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	1920
2	2002700924/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>19941</b>

IN WORDS: NINETEEN THOUSAND NINE HUNDRED FORTY ONE ONLY.

PAID

### Major Information of the Deed

Deed No :	I-1602-15692/2023	Date of Registration	31/10/2023
Query No / Year	1602-2002700924/2023	Office where deed is registered	
Query Date	30/10/2023 7:46:34 PM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ARJUN SINGH 82/8A, BALLYGUNGE PLACE, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9831309565, Status : Seller/Executant		
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. 2/-	Rs. 1,29,69,621/-		
Stampduty 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:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Road, , Premises No: 176/14/9, , Ward No: 096 Pin Code : 700019

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	8 Katha 13 Chatak 16 Sq Ft	1/-	1,12,59,621/-	Width of Approach Road: 30 Ft.,
<b>Grand Total :</b>				<b>14.5773Dec</b>	<b>1 /-</b>	<b>112,59,621 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1/-	17,10,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>2000 sq ft</b>	<b>1 /-</b>	<b>17,10,000 /-</b>	



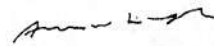
Land Lord Details :



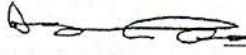
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Diptendu Mohan Sen</b> Son of Brigadier Dibyendu Mohan Sen Executed by: Self, Date of Execution: 31/10/2023 , Admitted by: Self, Date of Admission: 31/10/2023 ,Place : Office	 <small>31/10/2023</small>	 Captured <small>LTI 31/10/2023</small>	 <small>31/10/2023</small>
OCI No. A099500J, Rua Sebastian Trajano, 45 Jardim Botânico, Sousas 13106-288, Campinas,, City:- , P.O:- Sao Paulo, São Paulo, Brazil, PIN:- 13106 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, NRI/OCI/PIO,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 31/10/2023 , Admitted by: Self, Date of Admission: 31/10/2023 ,Place : Office				

Developer Details :



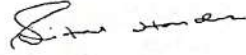
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>GRIHONIRMAN ASSOCIATES</b> 82/9A, Ballygunge Place, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Arjun Singh (Presentant )</b> Son of Late Shyamji Singh Date of Execution - 31/10/2023, , Admitted by: Self, Date of Admission: 31/10/2023, Place of Admission of Execution: Office	 <small>Oct 31 2023 1:12PM</small>	 Captured <small>LTI 31/10/2023</small>	 <small>31/10/2023</small>
82/8A, Ballygunge Place, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: asxxxxxx0I, Aadhaar No: 53xxxxxxxx0105 Status : Representative, Representative of : GRIHONIRMAN ASSOCIATES (as PARTNER)				

Name	Photo	Finger Print	Signature
<b>Mr Ashoke Kumar Roy</b> Son of Late Hirendra Lal Roy Date of Execution - 31/10/2023, , Admitted by: Self, Date of Admission: 31/10/2023, Place of Admission of Execution: Office	 Oct 31 2023 1:00PM	 Captured LTI 31/10/2023	 31/10/2023
1/1a, Jamini Roy Sarani, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx3r, Aadhaar No: 60xxxxxxx1504 Status : Representative, Representative of : GRIHONIRMAN ASSOCIATES (as PARTNER)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sital Halder</b> Son of Mr S Halder Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 31/10/2023	 Captured 31/10/2023	 31/10/2023
Identifier Of Mr Diptendu Mohan Sen, Mr Arjun Singh, Mr Ashoke Kumar Roy			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Diptendu Mohan Sen	GRIHONIRMAN ASSOCIATES-14.5773 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Diptendu Mohan Sen	GRIHONIRMAN ASSOCIATES-2000.00000000 Sq Ft

Endorsement For Deed Number : I - 160215692 / 2023

On 31-10-2023

**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 12:18 hrs on 31-10-2023, at the Office of the D.S.R. -II SOUTH 24-PARGANAS by Mr Arjun Singh ,.

**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 1,29,69,621/-

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

Execution is admitted on 31/10/2023 by Mr Diptendu Mohan Sen, Son of Brigadier Dibyendu Mohan Sen, OCI No. A099500J, Rua Sebastian Trajano, 45 Jardim Botanico, Sousas 13106-288, Campinas,, P.O: Sao Paulo, SÔo Paulo, Brazil, PIN - 13106, by caste Hindu, by Profession Service

Indetified by Mr Sital Halder, , , Son of Mr S Halder, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 31-10-2023 by Mr Arjun Singh, PARTNER, GRIHONIRMAN ASSOCIATES (Partnership Firm), 82/9A, Ballygunge Place, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Sital Halder, , , Son of Mr S Halder, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 31-10-2023 by Mr Ashoke Kumar Roy, PARTNER, GRIHONIRMAN ASSOCIATES (Partnership Firm), 82/9A, Ballygunge Place, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Sital Halder, , , Son of Mr S Halder, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

**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 31/10/2023 9:10AM with Govt. Ref. No: 192023240269424808 on 31-10-2023, Amount Rs: 21/-, Bank: SBI EPay ( SBlePay), Ref. No. 6120874664826 on 31-10-2023, 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 100.00/-, by online = Rs 19,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 425878, Amount: Rs.100.00/-, Date of Purchase: 13/10/2023, Vendor name: Ashoke Kr Mal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/10/2023 9:10AM with Govt. Ref. No: 192023240269424808 on 31-10-2023, Amount Rs: 19,920/-, Bank: SBI EPay ( SBlePay), Ref. No. 6120874664826 on 31-10-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 527861 to 527876

being No 160215692 for the year 2023.



*Suman*

Digitally signed by Suman Basu  
Date: 2023.10.31 14:09:09 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 31/10/2023

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS

West Bengal.