

9669/23

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

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

SUPPLEMENTARY AGREEMENT

28 JUN 2023

THIS SUPPLEMENTARY AGREEMENT is made on this

28th day of *June*, 2023 (Two thousand Twenty Three);

BETWEEN

No. 5205 Date 26 JUN 2023 Rs. 100.00

Name.....

Address.....

VENDOR : MAMATAJUDDIN GAZI
ALIPORE JUDGES' COURT
KOLKATA-700027

T. Chowdhury
Advocate
Alipore Judge's Court
Kolkata-27

Signature of Vendor



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE

28 JUN 2023

Baridhynta Doh
গো ডা বরিত
Alipore Police Com
2023-27

SRI ABHIJIT CHAUDHURY alias SRI ABHIJIT CHAUDHARY (PAN- ABOPC1268K, AADHAAR NO. 717549704189), son of Late Arun Choudhury alias Late Arun Chowdhury, by faith-Hindu, by nationality- Indian, by occupation-Retired, residing at 361, Ramkrishna Pally, P.O. – Sonarpur, P.S. – Narendrapur, Kolkata – 700150, District –South 24 Parganas, hereinafter called and referred to as “the **LAND OWNER / OWNER / FIRST PARTY**” (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 **ONE PART.**

AND

M/s SKYLINE BSDS CONSTRUCT PRIVATE LIMITED (CIN No. U45400WB2011PTC169800) a company incorporated under the provisions of the Companies Act, (1956/ 2013, as the case may be), and having its registered office at 633, Ramkrishna Pally, Sonarpur, Kolkata – 700150, and its corporate office at 633, Ramkrishna Pally, Sonarpur, Kolkata – 700150 (**PAN - AAQCS6468M**), represented by its Directors **(1) SRI SANJIB BOSE (PAN- AIZPB5960H, Aadhar No. 371816392380)**, son of Late Narendra Mohan Bose, by faith Hindu, by occupation – Business, residing at AT-189, Sonargaon Housing society, Gate No. – III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, **(2) SRI DEBADIDEV GAYEN (PAN- AIKPG8569L, Aadhaar No. 9330 4193 5124)**, son of Late Satya Ranjan Gayen, by faith Hindu, by occupation Business, residing at Ramkrishna Pally, P.O. & P.S.- Sonarpur, Kolkata - 700150, **(3) SMT. MITHU BOSE (PAN- AIZPB5961G,**



DISTRICT SUB REGISTRAR-III
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AADHAAR No. 242269140051), wife of Sri. Sanjib Bose, by faith Hindu, by occupation -Housewife, residing at AT-189, Sonargaon Housing society, Gate No. - III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, and **(4) SMT. BULA GAYEN (PAN- BIZPG1970R)**, wife of Sri. Debadidev Gayen, by faith Hindu, by occupation Housewife, residing at Ramakrishna Pally, P.O. - Sonarpur, P.S. - Narendrapur, Kolkata-700150, represented by its authorized signatory **SRI. SANJIB BOSE (PAN- AIZPB5960H), (Aadhar No. 371816392380)** son of Late Narendra Mohan Bose, by faith-Hindu, by nationality- Indian, by occupation- Business, residing at AT-189, Sonargaon Housing society, Gate No. - III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, authorized vide board resolution dated 01/05/2022 hereinafter referred to as the "**DEVELOPER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include, its successor(s)-in-interest, and permitted assigns) of the **OTHER PART:** Represented and Executed by one director namely **SRI SANJIB BOSE.**

WHEREAS the First Party herein being the owner in respect of **ALL THAT** piece and parcel of land measuring 5 Cottahs 1/2 Chittacks in Mouza: Nischintapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 71, 37, and 202, L.R. Khatian No. 1679, R. S. Dag No. 73, 74 and 107, L.R. Dag No. 159, Holding No. 683, Ward No. 8, under Rajpur - Sonarpur Municipality, P.S. -



Narendrapur, Kolkata - 700150, known as Scheme Plot No. 361, Ramkrishna Pally, Mission Pally Road, in the District of South 24 Parganas, West Bengal more fully described in the Schedule hereunder written entered into a Development Agreement dated 12th day of May, 2022 with the party of the second part herein to develop the said property by construction of new G + IV storied building on the said plot of land on certain terms and conditions recorded therein. The said Development Agreement has been duly registered in the office of D.S.R.-III, Alipore, South 24 Parganas and recorded in Book No.I, Volume No. 1603-2022, pages from 300832 to 300890, being no. 160307056 for the year 2022.

AND WHEREAS in terms of the said Development Agreement dated 12th day of May, 2022 the party of the second part being the Developer has started construction of the said proposed G+IV storied building.

AND WHEREAS in the said development agreement it is specifically mentioned that land owner will gate entire second floor 2No. 3BHK flat and two open Car Parking Space in the ground floor of the proposed building including undivided propionate share of the common facilities, utilities and amenities in the said scheme plot no. 361, Ramakrishna Pally, under Rajpur-Sonarpur Municipality, P.S.-Sonarpur at present Narendrapur Kolkata-700150, District-South 24-Parganas, of proposed building along with propionate share of land and non-refundable amount of Rs. 24,50,000/- in different stages.



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28 JUN 2023

AND WHEREAS now it has been decided between both part herein that at present landowner will gate 2BHK Flat No. C, 2nd floor (north east side) 894 Sq.ft. super built up area and Rs.82,00,000/- (Rupees eighty-two lakhs) only in various stage upto completion of project to be paid by the developer to the owner herein.

AND WHEREAS now developer herein paid Rs. 50,000/- (Rupees Fifty Thousand) only to the land owner herein at execution of this supplementary agreement.

AND WHEREAS Land Owner and Developer herein amicably settled and agreed to execute their constructed allocation as per sanction plan in Rajpur- Sonarpur Municipality being Plan No. **SWS-OBPAS/2207/2022/1742** dated **22/12/2022**. according to following manner: -

1. LAND OWNERS' ALOCATION:

Land owner will get constructed area in the proposed G+IV storied building in the following manner: -

Flat / car parking	Floor/ Area
2BHK Flat No. C	2 nd floor (north-east side) 894 Sq.ft. super built up area

Rs.82,00,000/- (Rupees eighty two lakhs) only in various stage upto completion of project to be paid by the developer to the owner herein.



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2. DEVELOPER'S ALLOCATION:

Save and except owner's allocation, remaining constructed area belongs to Developer, in the following manner: -

Flat / car parking	Floor/ Area
3BHK Flat No. A	first floor (south-east side) 1260 Sq.ft. super built up area
3BHK Flat No. B	first floor (north-east side) 1260 Sq.ft. super built up area
2BHK Flat No. A	second floor (south-east side) 810 Sq.ft. super built up area
2BHK Flat No. B	second floor (south-west side) 798 Sq.ft. super built up area
2BHK Flat No. A	third floor (south-east side) 810 Sq.ft. super built up area
2BHK Flat No. B	third floor (south-west side) 798 Sq.ft. super built up area
2BHK Flat No. C	third floor (north-east side) 894 Sq.ft. super built up area
3BHK Flat No. A	fourth floor (south-east side) 1260 Sq.ft. super built up area
3BHK Flat No. B	Fourth floor (north-east side) 1260 Sq.ft. super built up area
All car parking and commercial spaces	Ground floor

AND WHEREAS this Supplementary Agreement for Allocation will be treated as part of principal Development Agreement dated 12th day of May, 2022 made between the parties hereto.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
28 JUN 2023

IN WITNESS WHEREOF the PARTIES hereto have put their respective hands on the premises on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

at Calcutta in the presence of:

WITNESSES:

1. S. Chaudhury
S. B. Saheli
Chaudhury,
361. Ramkrishna Paley
Sonapur, Kol-150

ashjit Chaudhury
a. Chaudhury

SIGNATURE OF THE OWNER

2. Sourav Chaudhury
361 Ramkrishna Paley
Sonapur. Kol-150

SKYLINE BSDS CONSTRUCT PVT. LTD.

Sanjay Bhat

Director

SIGNATURE OF THE DEVELOPER

Drafted by me:

P. P. Chaudhury

Advocate

Alipore Judges Court
Kolkata-700027

F/378/11/3/10



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
28 JUN 2023

MEMO OF CONSIDERATION

RECEIVED of and from within named Developer the sum of **Rs. 50,000/- (Rupees Fifty Thousand)** only being the earnest consideration amount out of Total consideration amount mentioned above as per Memo below.

MEMO

<u>Sl. No.</u>	<u>Cheque / Draft No.</u>	<u>Dated</u>	<u>Drawn on</u>	<u>Amount (Rs.)</u>
1.	001609	28.06.2023	HDFC Bank Garia Br.	50,000/-

Total:

Rs.50,000/=

(Rupees Fifty Thousand) only

WITNESSES:

1. Saheli Chaudhary, Abhishek Chaudhary.
2. A. Chaudhary

SIGNATURE OF THE LAND OWNER



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
28 JUN 2023

	Thumb	1 st Finger	Middle Finger	Ring finger	Small Finger
Left hand					
Right hand					

Name

Signature



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name ARHJIT CHAUDHARY

Signature Arhjit Chaudhary



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name SANDIP BOSE

Signature Sandip Bose

	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name

Signature



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PSS. ALIPORE
28 JUN 2023

Major Information of the Deed

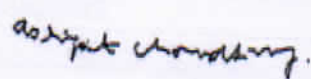
Deed No :	I-1603-09294/2023	Date of Registration	28/06/2023
Query No / Year	1603-2001636612/2023	Office where deed is registered	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas
Query Date	25/06/2023 7:45:27 PM		
Applicant Name, Address & Other Details	Baidyanath Dolui Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9064896216, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 63,39,376/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,031/- (Article:48(g))	Rs. 553/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Missiom pally Road, Mouza: Nishchintapur, , Holding No:683 JI No: 53, Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-159 (RS :-)	LR-1679	Bastu	Bastu	5 Katha 0.5 Chatak	1/-	63,39,376/-	Property is on Road
Grand Total :					8.3016Dec	1 /-	63,39,376 /-	

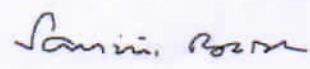
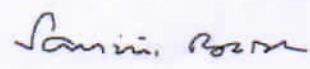
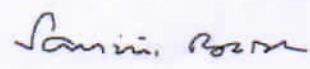
Lord Details :

Name,Address,Photo,Finger print and Signature				
1	Name Mr ABHIJIT CHAUDHURY, (Alias: Mr ABHIJIT CHAUDHARY) Son of Late ARUN CHAUDHURY Executed by: Self, Date of Execution: 28/06/2023 , Admitted by: Self, Date of Admission: 28/06/2023 ,Place : Office	Photo  28/06/2023	Finger Print  LTI 28/06/2023	Signature  28/06/2023
361 RAMKRISHNA PALLY, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ABxxxxxx8K, Aadhaar No: 71xxxxxxxx4189, Status :Individual, Executed by: Self, Date of Execution: 28/06/2023 , Admitted by: Self, Date of Admission: 28/06/2023 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SKYLINE BSDS CONSTRUCT PRIVATE LIMITED 633 RAMKRISHNA PALLY, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 , PAN No.: AAxxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SANJIB BOSE (Presentant) Son of Late NARENDRA MOHAN BOSE Date of Execution - 28/06/2023, , Admitted by: Self, Date of Admission: 28/06/2023, Place of Admission of Execution: Office </td> <td>  Jun 28 2023 1:45PM </td> <td>  LTI 28/06/2023 </td> <td>  28/06/2023 </td> </tr> </tbody> </table> AT 189 SONARGAON HOUSING SOCIETY GATE NO III NARENDRAPUR STATION ROAD TEGHARIA, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Alxxxxxx0H, Aadhaar No: 37xxxxxxxx2380 Status : Representative, Representative of : SKYLINE BSDS CONSTRUCT PRIVATE LIMITED (as DIRECTOR)	Name	Photo	Finger Print	Signature	Mr SANJIB BOSE (Presentant) Son of Late NARENDRA MOHAN BOSE Date of Execution - 28/06/2023, , Admitted by: Self, Date of Admission: 28/06/2023, Place of Admission of Execution: Office	 Jun 28 2023 1:45PM	 LTI 28/06/2023	 28/06/2023
Name	Photo	Finger Print	Signature						
Mr SANJIB BOSE (Presentant) Son of Late NARENDRA MOHAN BOSE Date of Execution - 28/06/2023, , Admitted by: Self, Date of Admission: 28/06/2023, Place of Admission of Execution: Office	 Jun 28 2023 1:45PM	 LTI 28/06/2023	 28/06/2023						

Identifier Details :

Identifier	Photo	Finger Print	Signature
Mr BAIDYANATH DOLUI Son of Late B DOLUI ALIPUR POLICE COURT, City:- Not Specified, P.O:- ALIPUR, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	28/06/2023	28/06/2023	28/06/2023
Identifier Of Mr ABHIJIT CHAUDHURY, Mr SANJIB BOSE			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr ABHIJIT CHAUDHURY	SKYLINE BSDS CONSTRUCT PRIVATE LIMITED-8.30156 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Missiom pally Road, Mouza: Nishchintapur, , Holding No:683 JI No: 53, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 159, LR Khatian No:- 1679	Owner:অভিজিত চৌধুরী, Gurdian:অরুন চৌধুরী, Address:নিজ , Classification:ডাঙ্গা, Area:0.09000000 Acre,	Mr ABHIJIT CHAUDHURY

28-06-2023

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 13:41 hrs on 28-06-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SANJIB BOSE ,

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 63,39,376/-

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

Execution is admitted on 28/06/2023 by Mr ABHIJIT CHAUDHURY, Alias Mr ABHIJIT CHAUDHARY, Son of Late ARUN CHAUDHURY, 361 RAMKRISHNA PALLY, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Retired Person

Indetified by Mr BAIDYANATH DOLUI, , , Son of Late B DOLUI, ALIPUR POLICE COURT, P.O: ALIPUR, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

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

Execution is admitted on 28-06-2023 by Mr SANJIB BOSE, DIRECTOR, SKYLINE BSDS CONSTRUCT PRIVATE LIMITED (Private Limited Company), 633 RAMKRISHNA PALLY, City:- Not Specified, P.O:- SONARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150

Indetified by Mr BAIDYANATH DOLUI, , , Son of Late B DOLUI, ALIPUR POLICE COURT, P.O: ALIPUR, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 553.00/- (B = Rs 500.00/- ,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 521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/06/2023 5:23PM with Govt. Ref. No: 192023240112967528 on 27-06-2023, Amount Rs: 521/-, Bank: SBI EPay (SBlePay), Ref. No. 4093632617715 on 27-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 10,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5205, Amount: Rs.10.00/-, Date of Purchase: 26/06/2023, Vendor name: Mamtazuddin Gazi

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/06/2023 5:23PM with Govt. Ref. No: 192023240112967528 on 27-06-2023, Amount Rs: 10,021/-, Bank: SBI EPay (SBlePay), Ref. No. 4093632617715 on 27-06-2023, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 268387 to 268401

being No 160309294 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.07.05 15:02:54 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/07/05 03:02:54 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)