

4644/25

1-4569/2025



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AU 285060

Certified that the document is authentic
Registration. The signature sheet and the
endorsement sheet attached with the
document are the part of the document.

District Sub-Registrar-II
Alipore, South 24 Parganas

28 MAR 2025

SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT is made on
this the 28th day of March, Two Thousand Twenty Five (2025) A.D.

BETWEEN

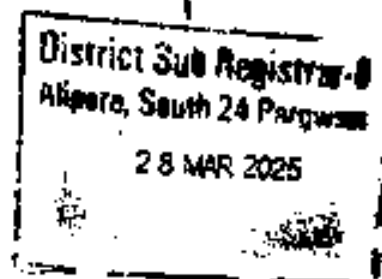
23506

24 MAR 2025

No. Rs. 100/- Date
Name : A. V. Saha
Address : Advocate
High Court
Calcutta
Vendor :
Alipore Collectorate, 24 Pgs. (South)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27



Identified by me
Anmit Kumar Saha
Advocate
High Court, Calcutta
E.No - WB/576/02



SRI RABIN MONDAL having PAN – AEWPM1594D, AADHAAR No.3344 5194 3812) Son of Late Maharaj Mondal, by faith Hindu, by occupation - Business, by Nationality Indian, residing at 28/4, P. N. Mitra Lane, Post Office - Paschim Putiary, Police Station - Behala, Kolkata - 700041, hereinafter called and referred to as the **"OWNER/VENDOR"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, legal representatives, administrators and/or assigns) of the **FIRST PART**.

AND

DISHA CONSTRUCTION, a Proprietorship Firm, having its office at 335, Mahatma Gandhi Road, Post office- Haridevpur, Police Station - Haridevpur, Kolkata - 700082, District South 24-Parganas, represented by its represented by its proprietor namely **MR. SATYABRATA DAS, (PAN – AQRPD1413D, AADHAAR NO.2510 5838 5024)** son of Late Promad Kishor Das, by Nationality – Indian, by faith Hindu, by occupation Business, residing at 9R, Ostad Amir Khan Sarani, Post office- Haridevpur, Police Station - Haridevpur, Kolkata - 700082, District 24 Parganas(South), hereinafter called and referred to as the **"BUILDER/DEVELOPER"**, (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and

include his heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS one Sri Murari Mohan Das purchase all that piece and parcel of land measuring more or less 10.5 decimal of land situated at Mouja Siriti, Touzi No.3, J L No. 11, Re Sa No. 186, R.S. Khatian No.1284 and 1268, R.S. Dag No.311/1074, Police Station – Behala, Sub-Registry office Alipore, District 24 Parganas (South), by virtue of a bengali registered deed of conveyance, registered in the office of Sub Registry Alipore, vide Deed No. 4259 in the year of 1954 from the then owner Sri Charan Bera.

AND WHEREAS after purchase the same he recorded his name in the ROR as owner under C.S. khatian No. 9, R.S. Khatian 1284 and 1268, L.R. Khatian No. 812 and 1268 C.S. Dag No. 311, R.S. Dag No. 311/1074 and L.R. Dag No. 311/1074, enjoying the same without any hindrance and objection and also built a dwelling house thereon, the said land and dwelling house is referred to as the said property herein after.

AND WHEREAS during his peaceful khas possession of the said land and other properties in district Medinipur, he executed a Bengali Nirupan patra and/or family settlement deed, registered in ADSR

Muhimbadol, District Paschim Medinipur, recorded in book no. I, Volume No. 78, pages 295 to 297, being No. 8408, in the year of 1959.

AND WHEREAS by virtue of the said family settlement deed said Murari Mohan Das given his land and dwelling house to his wife Menoka Bala Dashi and daughter namely Smt. Renu Bala Das, after the demise of Sri Murari Mohan Das and Menoka Bala dashi their only daughter and legal heir Renu Bala Das became the absolute owner of the said land and dwelling house situated at Mouja Siriti, Touzi No.3, J L No. 11, Re Sa No. 186, C.S. khatian No. 9, R.S. Khatian 1284 and 1263, L.R. Khatian No. 812 C.S. Dag No. 311, R.S. Dag No. 311/1074 and L.R. Dag No. 311/1074, Police Station - Behala, Suh-Registry office Alipore, District 24 Parganas (South).

AND WHEREAS after became the absolute owner of the said land she enjoying the same without any objection and hindrance, and during her peaceful khas possession she sold her land and dwelling house to one Bimala Bala Mondal alias Bimala Mondal vide two registered bengali deed of conveyance being No. 6640/1975 and 883/1977.

AND WHEREAS after purchase the said land measuring about 5 cettah and 500 sqft. kathcha structure thereon at Mouja Siriti, Touzi

No.3, J L No. 11, Re Sa No. 186, C.S. khatian No. 9, R.S. Khatian 1284, 1268 L.R. Khatian No. 812, C.S. Dag No. 311, R.S. Dag No. 311/1074 and L.R. Dag No. 311/1074, Police Station - Behala, Sub-Registry office Alipore, District 24 Parganas (South), she recorded her name as owner in the assessment record book of Kolkata Municipal Corporation vide assessee No.411161201356, and got premises No. 135, P N Mitra Brick Field Road, Kolkata 700041.

AND WHEREAS during her peaceful khas possession Smt. Bimala Bala Mondal alias Bimala Mondal transferred her said land and dwelling house to her son namely Rahin Mondal by virtue of a gift deed, registered in the office of DSR II, Alipore, recorded in book No. 1, Volume No.15, pages 237 to 242, being No. 914 for the year of 2002.

AND WHEREAS after getting the said land measuring about 5 cottah and 500 sqft. kathcha structure thereon at Mouja Siriti, Touzi No.3, J L No. 11, Re Sa No. 186, R.S. Khatian No.1284 and 1268, L.R. Khatian No. 312, R.S. and L.R. Dag No.311/1074, Police Station - Behala, Sub-Registry office Alipore, District 24 Parganas (South), he recorded his name as owner in the assessment record book of Kolkata Municipal Corporation vide assessee No.411161201356, and got premises No. 135, P N Mitra Brick Field Road, Kolkata 700041.

AND WHEREAS for his better enjoyment of the said property the owners/vendors herein has decided to develop the aforesaid property more fully and particularly described in the first schedule hereunder written, and herein after called the "**SAID PROPERTY**", by raising construction of Ground Plus III storied building consisting of several self contained residential flats. However, the owner having no experience, and further due to paucity of funds, the owners have decided to place the responsibility upon a competent Developer having necessary expertise, funds and goodwill in the field of construction, to construct and develop the new building on the said plot of land after demolishing the dwelling house thereon.

AND WHEREAS that knowing the desire of the owner, the Developer herein made a proposal to promote and develop the said Property in accordance with the Building Plan to be sanctioned by the Kolkata Municipal Corporation and upon subsequent discussions and negotiations which took place between the parties herein and the parties herein agreed to the development of said property of the owner/vendor.

AND WHEREAS the parties herein have entered into a registered Development Agreement dated 15th March 2024 registered in book -1, Volume No. 1602-2024, pages from 122287 to 122317 being No. 160204095/2024 in office of DSR -II, Alipore, for development and/or Construction of multi storied building on the land of the owner/first part at the cost of the second party, with certain terms and condition contain therein in respect of **ALL THAT** piece and Parcel of bastu Land measuring more or less) 5 cottah and one storied katcha dwelling house measuring about 500 sqft. thereon at Mouja Siriti, Touzi No.3, J L No. 11, Rc Sa No. 186, R.S. Khatian No.1284 and 1268, L.R. Khatian No. 812, R.S. and L.R. Dag No.311/1074, K.M.C premises No. 135, P N Mitra Brick Field Road, ward No. 116, Assessee No.411161201356, Police Station - Behala, District Sub-Registry office Alipore, Kolkata 700041, District 24 Parganas (South), which is particularly described in the Schedule "A" of the said agreement, on certain terms and condition mentioned therein.

AND WHEREAS the owner/first party herein also executed a registered power of attorney in favour of the developer herein on 15th March 2024 recorded in book No. 1, Volume number 1502-2024, pages from 128532 to 128549, being No. 100204111 for the year 2024, to execute the development work,

AND WHEREAS as per terms of the said Development Agreement dated 15th March, 2024 the Owners/First Party herein have granted to the Developer exclusive rights for commercially development of the land on the terms and conditionhs as contained in the Development Agreement.

AND WHEREAS pursuant to the Development Agreement and power of attorney the Developer herein got a G+III Storied Building Sanction Plan being B. P. No. 2024130239 dated 05.03.2025, from the Kolkata Municipal Corporation, and after getting the same he found that the area of each floor of the building has been enhanced from the erstwhile proposed building plan before execution of said registered development agreement and Power of Attorney.

AND WHEREAS after getting the sanction plan the parties herein after discussion jointly decided to change their respective allocation as per sanction plan and the parties herein also jointly accept and declares that except allocation the other terms and condition mentioned in the erstwhile agreement dated 15th March 2024 shall be remain unchanged.

AND WHEREAS the changes in allocation of the owner and developer is mentioned in the scheduled below.

THE FIRST PARTY AND SECOND PARTY HEREIN HAS AGREED WITH THE FOLLOWING terms and condition:-

1. That the allocation of the parties mentioned the earlier development agreement shall be cancelled and the allocation written herein in the schedule below shall be treated as perfect and final .
2. That at the time of possession hand over of the owner's allocation the developer shall deliver the owner's allocation as mentioned in the schedule below.
3. That this supplementary agreement will be treated as part of the original Development Agreement dated 15th March 2024 registered in book -1, Volume No. 1602-2024, pages from 122287 to 122317 being No. 160204095/2024.
4. That the others clause of the main development agreement dated 15.03.2024 shall be remain unchanged save and except the allocation of the owner and developer.

FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF ENTIRE PREMISES)

ALL THAT piece and Parcel of bastu Land measuring more or less] 5 cottah and one storied katcha dwelling house measuring about 500 sqft. thereon at Mouja Siriti, Touzi No.3, J L No. 11, Re Sa No. 186, R.S. Khatian No.1284 and 1268, L.R. Khatian No. 812, R.S. and L.R. Dag No.311/1074, K.M.C premises No. 135, P N Mitra Brick Field

Road, ward No. 116, Assessee No.411161201356, Police Station - Behala, District Sub-Registry office Alipore, Kolkata 700041, District 24 Parganas (South) which is butted and bounded as follows:-

- ON THE NORTH :** 6 feet common passage;
- ON THE SOUTH :** House of Mr. Niranjana Bhattacharjee;
- ON THE EAST :** 12' feet P.N. Mitra Brick Field Road;
- ON THE WEST :** House of Mr. Kartik Das;

SECOND SCHEDULE ABOVE REFERRED TO:
(Allocation of the Owner)

The owner shall get the constructed area as per sanctioned plan being B. P. No. 2024130239 dated 05.03.2025 in the building comprising of four flats and two car parking space in the proposed G+III Storied building, The details of the owners allocation as follows:

A. One flat being No. 1A, measuring about 668 sqft. built up area on the 1st Floor South - East Side, consisting of two bed rooms, one dinning cum kitchen room, one toilet, one wc, and one balcony.

B. One flat being No. 1B, measuring about 682 sqft. built up area on the 1st Floor North - East Side consisting of two

bed rooms, one dinning cum kitchen room, one toilet, one WC, and one balcony.

C. One flat being No. 1C, measuring about 540 sqft. built up area on the 1st Floor, North - west Side, consisting of two bed rooms, one dinning cum kitchen room, one toilet, one wc, and one balcony.

D. One flat being No. 3B, measuring about 682 sqft. built up area on the 3rd Floor North East Side consisting of Two bed rooms, one dinning cum kitchen, one toilet, one wc and one balcony.

E. Two Car Parking Space on the South East side of the Car Parking space of the building measuring about 135 sqft. each.

F. The developer shall also pay to the owner Rs. 5,00,000/- (Rupees Five Lakhs) only as part of his allocation, at the time of getting the possession of his total allocation.

THIRD SCHEDULE ABOVE REFERRED TO:
(Allocation of the Developer)

ALL THAT remaining portion of the sanctioned Built-up area except Owner's Allocation, shown in the sanctioned Plan on the different floors. The Builder shall have the common right of use in all constructions in the said proposed G+III storied Building.

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

WITNESSES :

1. Chhaya Mandal
28/4 P.N.M. Brick bldg Road
Koh-41

2. Jaydeep Das
P.2.6C & N. Mitra
Brick Field Rd
Tara Park, Koh-53

Rabin Mandal
Rabin Mandal

SIGNATURE OF THE OWNER

DISHA CONSTRUCTION

Satya Prasad Das
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by :

Amit Kumar Saha

AMIT KR. SAHA

Advocate

High Court, Calcutta



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



192024250459709568

GRN Details

GRN:	192024250459709568	Payment Mode:	SBI Epay
GRN Date:	25/03/2025 11:53:21	Bank/Gateway:	SBIePay Payment Gateway
BRN :	1004174733433	BRN Date:	25/03/2025 11:54:12
Gateway Ref ID:	IGASPSCPYP0	Method:	State Bank of India NB
GRIPS Payment ID:	250320252045970955	Payment Init. Date:	25/03/2025 11:53:21
Payment Status:	Successful	Payment Ref. No:	2000821688/1/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr SATYABRATA DAS
Address:	9R, OSTAD AMIR KHAN SARANI
Mobile:	9830786654
Email:	TITU.SATYABRATADAS@GMAIL.COM
Period From (dd/mm/yyyy):	25/03/2025
Period To (dd/mm/yyyy):	25/03/2025
Payment Ref ID:	2000821688/1/2025
Dept Ref ID/DRN:	2000821688/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000821688/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	7020
2	2000821688/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				7041

IN WORDS: SEVEN THOUSAND FORTY ONE ONLY.

PAID

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
	right hand					

Name ...RABIN MONDAL...

Signature Rabin Mondal



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
	right hand					

Name ...SATYABRATA DAS...

Signature Satyabrata Das

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

Major Information of the Deed

Deed No :	I-1602-04569/2025	Date of Registration	28/03/2025
Query No / Year	1602-2000821688/2025	Office where deed is registered	
Query Date	23/03/2025 9:07:46 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S DAS ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240369134, Status : Advocate		
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. 41,49,996/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,120/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip.(Urban area)		

Land Details :



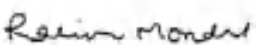
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: P.N.M. Brickfield Road, , Premises No: 135, , Ward No: 116 Pin Code : 700041

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	5 Katha		39,99,996/-	Width of Approach Road: 12 Ft.,
Grand Total :				8.25Dec	0 /-	39,99,996 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other-Details
S1	On Land L1	500 Sq Ft.	0/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		500 sq ft	0 /-	1,50,000 /-	



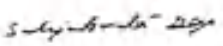
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RABIN MONDAL Son of Late MAHARAJ MONDAL Executed by: Self, Date of Execution: 28/03/2025 , Admitted by: Self, Date of Admission: 28/03/2025 ,Place : Office	Photo  28/03/2025	Finger Print  Captured LTI 28/03/2025	Signature  28/03/2025
28/4, P N MITRA LANE, City:- , P.O:- PASCHIM PUTIARY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AExxxxxx4D, Aadhaar No: 33xxxxxxxx3812, Status :Individual, Executed by: Self, Date of Execution: 28/03/2025 , Admitted by: Self, Date of Admission: 28/03/2025 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DISHA CONSTRUCTION 335, MAHATMA GANDHI ROAD, City:- , P.O:- HARIDDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 , PAN No.:: AQxxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SATYABRATA DAS (Presentant) Son of Late PROMAD KISHOR DAS Date of Execution - 28/03/2025 , Admitted by: Self, Date of Admission: 28/03/2025, Place of Admission of Execution: Office	Photo  Mar 28 2025 1:45PM	Finger Print  Captured LTI 28/03/2025	Signature  28/03/2025
9R, OSTAD AMIR KHAN SARANI, City:- , P.O:- HARIDDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , , PAN No.:: AQxxxxxx3D, Aadhaar No: 25xxxxxxxx8502 Status : Representative, Representative of : DISHA CONSTRUCTION (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AMIT KUMAR SAHA Son of Mr HIGH COURT CALCUTTA, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	28/03/2025	28/03/2025	28/03/2025
Identifier Of Mr RABIN MONDAL, Mr SATYABRATA DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr RABIN MONDAL	DISHA CONSTRUCTION-8.25 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr RABIN MONDAL	DISHA CONSTRUCTION-500.00000000 Sq Ft

Endorsement For Deed Number : I - 160204569 / 2025

On 28-03-2025

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 13:35 hrs on 28-03-2025, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr SATYABRATA DAS ,

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 41,49,996/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 28/03/2025 by Mr RABIN MONDAL, Son of Late MAHARAJ MONDAL, 28/4, P N MITRA LANE, P.O: PASCHIM PUTIARY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Business

Identified by Mr AMIT KUMAR SAHA, , Son of Mr , HIGH COURT CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]
Execution is admitted on 28-03-2025 by Mr SATYABRATA DAS, PROPRIETOR, DISHA CONSTRUCTION, 335, MAHATMA GANDHI ROAD, City:- , P.O:- HARIDDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082

Identified by Mr AMIT KUMAR SAHA, , Son of Mr , HIGH COURT CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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 25/03/2025 11:54AM with Govt. Ref. No: 192024250459709568 on 25-03-2025, Amount Rs: 21/-, Bank: SBI EPay (SBIPay), Ref. No. 1004174733433 on 25-03-2025, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 7,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 285060, Amount: Rs.100.00/-, Date of Purchase: 24/03/2025, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/03/2025 11:54AM with Govt. Ref. No: 192024250459709568 on 25-03-2025, Amount Rs: 7,020/-, Bank: SBI EPay (SBIPay), Ref. No. 1004174733433 on 25-03-2025, Head of Account 0030-02-103-003-02


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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2025, Page from 166013 to 166033
being No 160204569 for the year 2025.



Suman

Digitally signed by SUMAN BASU
Date: 2025.03.28 18:04:46 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 28/03/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.