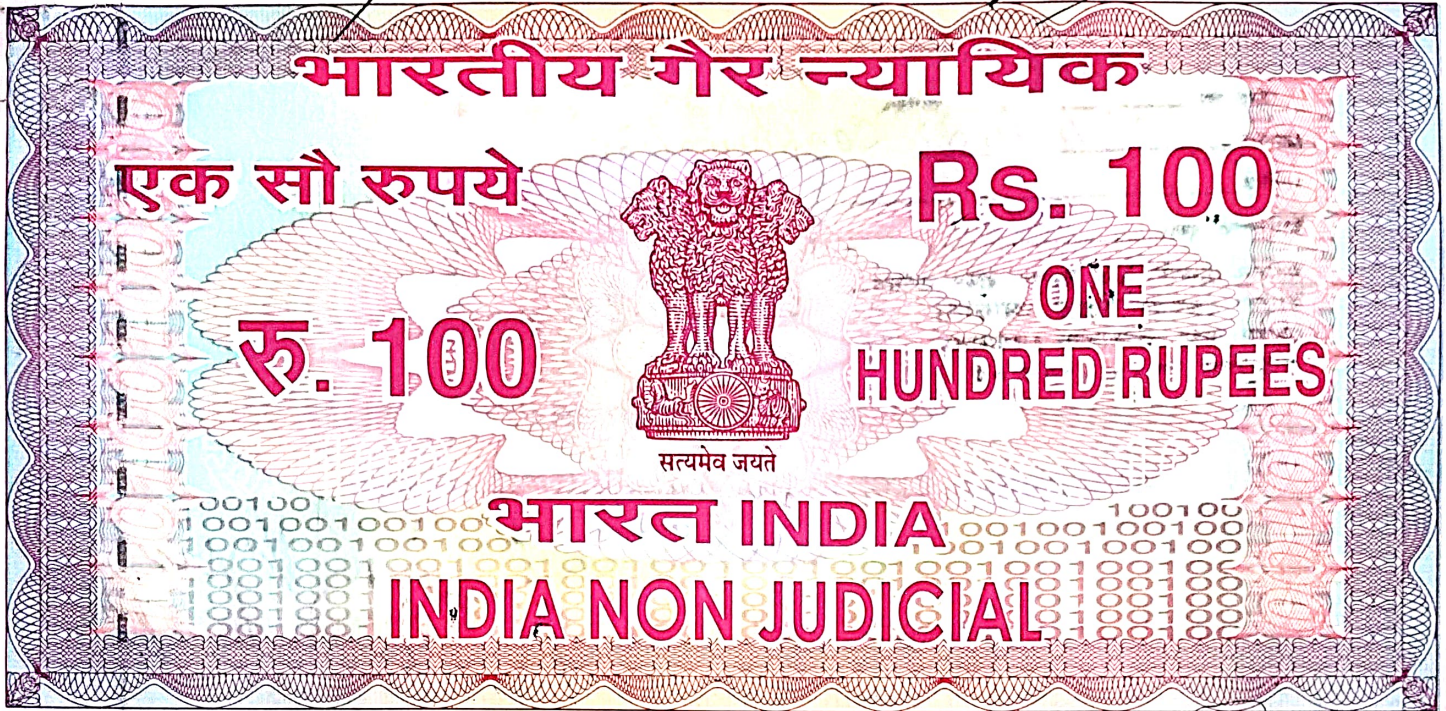


6257/25

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पश्चिम बंगाल WEST BENGAL

AT 622982

Certified that the Endorsement Sheet's and the Signature Sheet's attached to this document are part of the Document.

Additional District Sub Registrar
Burdwan, Dt.-Purba Bardhaman

11 AUG 2025

Sandhya Roy
Barnali Roy

Kumari Bhumi
JAI MATA DI CONSTRUCTORS

Managing Partner
Biswajit Dasgupta

Subregistrar Chhatra District

**SUPPLEMENTARY DEED OF
DEVELOPMENT AGREEMENT**

Santimoy Roy

Barnali Roy

Rumpa Bhui

JAI MATA DI CONSTRUCTION

Managing Partner

Sri Amit Kumar Sonkar

Praveen Kumar Sonkar

Sanjay Kumar Sonkar

THIS SUPPLEMENTARY DEED OF DEVELOPMENT AGREEMENT is

made on **11th** Day of **AUGUST** of **2025** at **BURDWAN**

BETWEEN

1. **MR. SANTIMOY ROY**, Son of Late Durgapada Roy, Nationality Indian, by faith Hindu, by occupation- Advocate, residing at Vill, P.O. & P.S. – Khandaghosh, Dist – Purba Bardhaman, PIN- 713142, West Bengal, **PAN:AFOPR7000Q**;
2. **MRS. BARNALI ROY**, Wife of Santimoy Roy, Nationality Indian, by faith Hindu, by occupation- Housewife, residing at Vill, P.O. & P.S. – Khandaghosh, Dist – Purba Bardhaman, PIN- 713142, West Bengal, **PAN: BNJPR2907L**;and
3. **MRS. RUMPA BHUI**, Wife of Kartick Bhui, Nationality Indian, by faith Hindu, by occupation- Business, residing at Ambagan Natun Colony, P.O.- Sripally, P.S.- Bardhaman, Dist – Purba Bardhaman, PIN – 713103**PAN:CEUPB7707K**; *hereinafter together and jointly as well as severally and individually called and referred as the **OWNERS cum LANDLORDS** (which express or shall unless excluded his/her/their respective heirs, executors, administrators, legal representative and assigns) of the party of the **FIRST PART**.*

AND

“M/S JAI MATA DI CONSTRUCTION” (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at Kalibazar West Lane, Ward No. 09 of Burdwan Municipality, P.O: Burdwan, P.S. Bardhaman Sadar & Dist. Purba Bardhaman, Pin - 713101, **PAN. AASFJ3876B**, represented by its Managing Partner namely **SRI AMIT KUMAR SONKAR**, S/o Sri Dilip Kumar Sonkar, by Nationality Indian, by faith Hindu, by occupation Business, resident of Bahilapara, Burdwan, P.O. Burdwan, P.S.

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Borah Roy

Rumpa Bhunia
JAI MATA DI CONSTRUCTION
Santimay Bhunia
Managing Partner

Biswajit Sarkar
Sri Sankar Ghosh Dastidar

AXJPS2762D; hereinafter called the **DEVELOPER** (which express or shall unless excluded its/his/their and each of its/his respective heirs, executors, administrators, legal representative and assigns) of the party of the **SECOND PART**.

AND

1. **SRI BISWAJIT SARKAR**, S/o Late Hiren Sarkar, by Nationality Indian, by faith Hindu, by occupation Business, resident of Chotonilpur, Chotobalidanga, P.O. Sripally, P.S. Bardhaman Sadar & Dist. Purba Bardhaman, Pin - 713103; **PAN. BKTPS9545Q**; and
2. **SRI SUVAJIT GHOSH DASTIDAR**, S/o Sri Sankar Ghosh Dastidar, by Nationality Indian, by faith Hindu, by occupation Business, resident of Baranilpur Government Colony, Near Jagarani Sangha Club, P.O. Sripally, P.S. Bardhaman Sadar & Dist. Purba Bardhaman, Pin - 713103; **PAN. BPPPD0285R**; hereinafter called the **CONFIRMING PARTIES** (which express or shall unless excluded its/his/their and each of its/his respective heirs, executors, administrators, legal representative and assigns) of the party of the **THIRD PART**.

WHEREAS the Party to the FIRST PART are the Owners in respect of the Schedule mentioned property and the SECOND PART is the Developer by virtue of registered Development Agreement being Deed No. I- 3206 for the year 2024 registered at the Office of the A.D.S.R., Burdwan being incorporated and registered in the Book No. I, Volume No. 0203-2024, Pages from 80575 to 80641 along with a Development Power of Attorney being Deed No. I- 4562 for the year 2024 registered at the Office of the A.D.S.R., Burdwan being incorporated and registered in the Book No. I, Volume No. 0203-2024, Pages from 113705 to 113733 to develop the property with a project for construction of Multi-Storied building.

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Borah Roy

Rumpa Bhui
JAI MATA DI CONSTRUCTION

Smit Kumar
Managing Partner

Praveen Kumar
Suryat Kumar Industries


AND WHEREAS during the subsistence of the aforesaid Development Agreement and Development Power of Attorney the 2 (Two) erstwhile Partners of the Firm [being the CONFIRMING PARTIES of this DEED] has retired from the Developer Firm and also relinquished their all powers and authority and rights which were given at the time of the registration of the Development Agreement and the Development Power of Attorney. (i.e. POA revoked)

Santosh
Smit Kumar

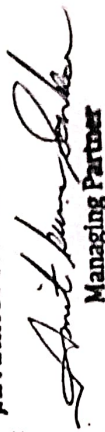
AND WHEREAS in order to smoothly carry on and continue the aforesaid project the OWNERS being the FIRST PART of this Indenture, the DEVELOPER being represented by the Managing Partner and the CONFIRMING PARTIES hereby executing and registering this Deed of Supplementary Development Agreement to amend and modify the Signatory Authority only without changing any clauses in the original Development Agreement. As such the OWNER being the FIRST PART of this deed and the DEVELOPER being represented by the Managing Partner and the CONFIRMING PARTIES are executing and registering this Deed of Supplementary Development Agreement on the basis of the terms and conditions as laid down below.

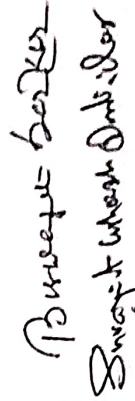
NOW THIS DEED OF SUPPLEMENTARY DEVELOPMENT AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows: -

1. The Developer Firm shall continue to act and work as the Developer of the project on and over SCHEDULE mentioned property.
2. The Developer Firm shall be represented by the present signatory authority being the Managing Partner of the Firm till his retirement or till any unwanted or unforeseen mishap with his life or health.


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Barnali Roy


Rumpa Bhunia
JAI MATA DI CONSTRUCTION


Anil Kumar
Managing Partner


Biswajit
Swagat Kumar Debbar

3. The Developer Firm shall continue to enjoy the right as a Developer and the Confirming Party admits and declares that they either as Old Partners of Firm or as Individuals have no right title and interest over the said Development work.
4. The Confirming Party declares that the DEVELOPER Firm will carry on and continue the project on and over the Land of the present FIRST PART being the Schedule mentioned property in the name of the DEVELOPER Firm and the representative capacity will be upon the present Managing Partner only.
5. The Confirming Party hereby declares that all the Powers and Authorities the Development Power of Attorney being Deed No. I- 4562 for the year 2024 registered at the Office of the A.D.S.R., Burdwan being incorporated and registered in the Book No. I, Volume No. 0203- 2024 Pages from 113705 to 113733 which was given earlier by the Owner in favour of the present Developer Firm in which earlier the Confirming Parties were Partners are hereby being jointly and severally and individually surrendered by them and the OWNER and the present DEVELOPER also revoke the said Development Power of Attorney and one New Development Power of Attorney will be executed and registered by the Developer as on this date which shall serve as the active and legal Development Power of Attorney in respect of the said Sechdule mentioned property.
6. The OWNER hereby admits and declares that the DEVELOPER firm is and will continue to carry on and complete the project as per the Development Agreement being Deed No. I- 3206 for the year 2024 registered at the Office of the A.D.S.R., Burdwan being

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Barnabi Roy

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JAIMATA DI CONSTRUCTION

Managing Partner

Prasanna Kumar

Surajit Kumar Deb

incorporated and registered in the Book No. I, Volume No. 0203-2024, Pages from 80575 to 80641 and all clauses in the said Deed shall remain unchanged and the DEVELOPER also acknowledges the same.

7. No Monetary transaction is made or no consideration has been exchanged by or between the parties for this Agreement.
8. Except the aforesaid exclusion of the present Confirming Party from the purview of the Development Agreement being Deed No. I- 3206 for the year 2024 registered at the Office of the A.D.S.R., Burdwan being incorporated and registered in the Book No. I, Volume No. 0203- 2024, Pages from 80575 to 80641, no other changes or modifications is done in respect of the said Deed.

The Stamp Duty over the value assessed by A.D.S.R., Burdwan has been paid duly by the Party to the SECOND PART.

The photos, finger prints, signatures of **OWNER**, the **DEVELOPER** is annexed herewith in separate sheets, which will be treated as the part of this Deed.

THE SCHEDULE ABOVE REFERRED TO

(Property Details)

ALL THAT PIECE AND PARCEL OF THE LAND a little more or less 12 Decimals i.e., 0.12 Acres comprising in R.S. Plot No. 450/4039, L.R. Plot No. 962, appertaining Old Khatian No - 1403, L.R. Khatian No. 44510, 44511 & 44512, Nature/Class Bastulying and situate at Mouza: Nari, J.L. No. 70, Ward No. 7, Holding No. 119, Mahalla: Kalna Road with Two Storied Residential Building thereon having covered area of 2186 Sq. Ft. (Ground Floor - 1589 Sq. Ft & First Floor -597 Sq. Ft) within the

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Municipality

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Jurisdiction of Burdwan Municipality, Office & P.S. Burdwan, Dist. Purba Bardhaman, in the State of West Bengal.

AND THE SAID PREMISES IS BUTTED AND BOUNDED BY,

- In the North:** R.S. Plot No- 449/4736 & 6 Ft. wide Drain with Dhalai Road;
- In the South :** R.S. Plot No- 450/4040, Residential Flat Building;
- In the East:** Residential Building;
- In the West :** R.S. Plot No- 449/4038 & 18 Ft. wide Municipal Road;

TOTAL AREA OF PROPERTY GIVEN FOR DEVELOPMENT:-12 DECIMALS I.E., 0.12 ACRES. (The proper demarcation of the said property the said property has been detailed and annexed in the Development Agreement being Deed No. I- 3206 for the year 2024 registered at the Office of the A.D.S.R., Burdwan being incorporated and registered in the Book No. I, Volume No. 0203-2024, Pages from 80575 to 80641)

The Property is having Holding No. "119" of Ward No. 07, Mahalla - Kalna Road within the limit of Burdwan Municipality.

Revenue payable to the State of West Bengal through B.L & L.R.O., Burdwan- I.

IN WITNESSES WHEREOF, the **OWNER**, the **DEVELOPER** and **WITNESSES** after knowing the purpose and meaning of this Deed, made over and read over to them by the witnesses in their another tongue and after satisfaction put their signatures in good health and open mind on **11th of August, 2025**.

WITNESSES:-

1. Sh. Sabir
Sh. Sh. Morshed
Burdwan, 713011.

Santa moy Ray
Barnali Ray

Rumpa Bhunia

2. Pimti Ghosh
NILL-Kapshit

P.O.P.S - Khanda Ghosh
Dist - ~~Burdwan~~ Burdwan.
P.M. - 713142

SIGNATURES OF THE OWNERS

LA MATA DI CONSTRUCTION

Amit Kumar Sen
Managing Partner

SEAL & SIGNATURE OF THE DEVELOPER

Suryat Kumar Dutta
Biswajit Barua

SIGNATURES OF THE CONFIRMING PARTIES

Drafted by me & typed in my Office:-

Rajdeep Goswami

Rajdeep Goswami
Advocate
Burdwan Dist. Judges Court
Regd. No. WB/1989/2011