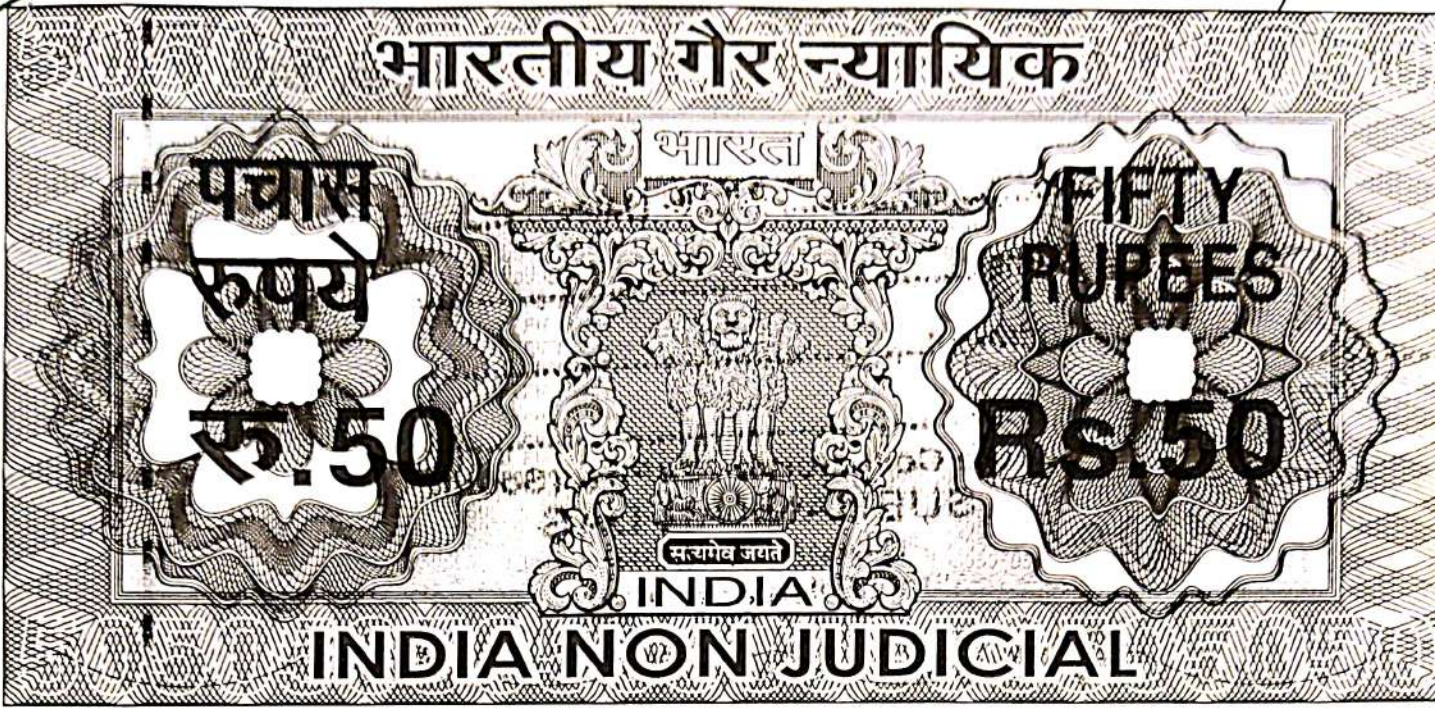


7938/25

T- 7790 /2025




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AL 235538

29/5  
8- 1463676

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

  
District Sub-Registrar-ii  
Alipore, South 24 Parganas

29 MAY 2025

THIS SUPPLEMENTARY DEVELOPMENT  
AGREEMENT made this the 29th day of May, Two  
Thousand Twenty Five( 2025 )

BETWEEN

31948

25 APR 2025

No..... ₹ 50/- Date.....

Name : .....

Address : .....

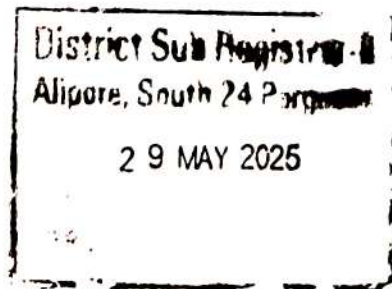
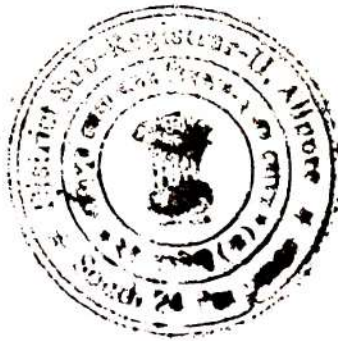
Vendor : .....

Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, KOL-27





**MS. SUDIPA BOSE (PAN : AHRPB8218P), (AADHAAR NO. 5091 1392 5631 ) and (Mobile : 9830299713 )** daughter of Late Hiralal Bhattacharya, by Nationality Indian, by religion Hindu, by occupation Actress, residing at 570/1, Lake Gardens, P.S. – Lake, P.O. – Lake Gardens, Kolkata – 700045, hereinafter referred to as the **“OWNER”** (which term or expression shall, unless excluded by or repugnant to the context be always mean and include her heirs, executors, legal representatives and assigns) of the **ONE PART.**

**A N D**

**M/S. MODULE PROPERTIES PVT. LTD. (PAN: AAFCM9173Q),** a company incorporated under the Companies Act, 1956, having its office at 422, Lake Gardens, Kolkata – 700 045, P.S. – Lake, represented by one of its Directors, **SRI PRANAB CHATTERJEE, (PAN : ACQPC3756K), (AADHAAR : 9213 6530 2958), (M : 9748011155)** son of Late Dr. Paresh Nath Chatterjee, by nationality Indian, by religion Hindu, by occupation Business, residing at P-240, Lake Road, P.O. – Sarat Bose Road, Kolkata – 700029, P.S. – Lake, hereinafter called the **“DEVELOPER”** (which term or expression shall, unless excluded by or repugnant to the context always mean and include their successors, successors-in-office, executors, administrators and assigns) of the **OTHER PART;**

**WHEREAS** the owner herein, entered into a registered development agreement on 24th August, 2018 with the developer M/S. MODULE PROPERTIES PVT. LTD, for development of premises no. 570/1, Lake Gardens, Kolkata – 700045, formerly being Premises No. 162/D/570/1, lake Gardens, within the Jurisdiction of the Kolkata Municipal Corporation, under Police Station Lake, within the jurisdiction of Ward No. 93 of the Kolkata Municipal Corporation, District – 24-Parganas (South), Assessee No. 21-093-08-0551-8 morefully described in the **FIRST SCHEDULE** of the said development agreement dated 24th August, 2018, subject to certain terms and conditions for construction of a G+IV storied building according to the sanctioned plan as may be sanctioned by the Kolkata Municipal Corporation in lieu of value of the said property to be paid by the



✓  
District Sub Registrar II  
Alipore, South 24 Parganas  
29 MAY 2025

developer to the owner by way of providing constructed area in the form of one flat and one car parking space as owner's allocation as well as Rs. 75,00,000/- (Rupees Seventy-Five Lakhs) only as mentioned in the SECOND SCHEDULE of the said development agreement dated 24th August, 2018.

**AND WHEREAS** the owner in terms of the said development agreement has delivered all original deeds and papers to the developer for sanctioning of proposed building plan from the Building Department of the K.M.C. for construction of a G+IV storied building on the **FIRST SCHEDULE** property as described in the development agreement dated 24th August, 2018.

**AND WHEREAS** thereafter the developer, **entered into a registered agreement with the tenant on 07.12.2022 vide book no I volume 1603-2022, pages 602425 to 602445, being no 160318713 in the year 2022** whereby the tenant was allotted one rear side flat no 1 B on the first floor of the proposed building covering 950 sqft SBU area as per the said registered agreement dated in lieu of his erstwhile occupation in the old building.

**AND WHEREAS** since the tenant Sri Aswini Mehra is taking a bigger flat hence the money to be paid to the owner will be Rs. 50,00,000/- (Rupees Fifty Lakhs) only instead of Rs. 75,00,000/- (Rupees Seventy-Five Lakhs) only as mentioned in the owner's allocation as stipulated in the Second Schedule of the registered development agreement dated 24th August, 2018.

**AND WHEREAS** due to the aforesaid reason, it has become necessary to alter the owner's allocation whereby she will obtain different sum of money by Instalments as aforesaid and one flat covering the entire second floor and one car parking space on the ground floor of the proposed G+IV storied building to be allotted to the owner as owner's allocation along with undivided proportionate share in common areas and facilities in the proposed building appurtenant to owner's allocation and to be constructed as per sanctioned plan of the Kolkata



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District Sub Registrar-9  
Alipore, South 24 Parganas  
29 MAY 2025



Municipal Corporation together with undivided proportionate share of land appurtenant to the owner's allocation.

**AND WHEREAS** the ground floor flat in the Developers allocation in the newly constructed building will be converted into a commercial space as per the requirement of the Developer and his intending purchasers and the Owner herein shall have no claim / demand or restrictions in regard to such conversion as aforesaid.

**AND WHEREAS** the allocation of one or two flats covering the entire second floor as owner's allocation as mentioned in the **SECOND SCHEDULE** of the said development agreement dated 24<sup>th</sup> August, 2018 is hereby altered by this Supplementary Development Agreement between the parties herein.

**NOW IT IS HEREBY AGREED** by and between the owner and the developer as follows :

1. The owner's allocation as defined the **SECOND SCHEDULE** of the said development agreement dated 24<sup>th</sup> August, 2018 will be amended as under :-

Owner's allocation shall mean one flat covering the entire second floor and one car parking space on the ground floor of the proposed G+IV storied building along with undivided proportionate share in common areas and facilities of the proposed building and the premises appurtenant to the owner's allocation, to be constructed as per sanctioned plan of the Kolkata Municipal Corporation **TOGETHERWITH** undivided proportionate share of land of the premises appurtenant to owner's allocation.

The owner shall, in addition to the constructed area as aforesaid, has already received **Rs. 5,00,000/-** only simultaneously with the execution and registration of the development agreement dated 24<sup>th</sup> August, 2018 and shall obtain **Rs . 45,00,000/- (Rupees Forty-Five Lakhs)** only as balance consideration in several instalments before delivery of possession of Owners allocation.



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District Sub Registrar - II  
Alipore, South 24 Parganas

29 MAY 2025



2. The developer's allocation as defined in the **THIRD SCHEDULE** of the said registered development agreement dated 24<sup>th</sup> August, 2018 will be amended as under :-

The developer's allocation shall mean 1 BHK flat on the ground floor which shall be converted into a commercial space without any interference from the Owner herein or other intending purchasers, 2 BHK flat on the front side of the first floor, 2 flats covering the entire third floor and 1 no. of flat covering the entire fourth floor of the building and the balance number of car parking spaces on the ground floor of the building after providing owner's allocation including common areas and facilities **TOGETHERWITH** undivided proportionate share of land in the premises appurtenant to developer's allocation.

3. The **SECOND SCHEDULE** and the **THIRD SCHEDULE** of the registered development agreement dated 24<sup>th</sup> August, 2018, stand amended in terms of this Supplementary Development Agreement executed by the owner and the developer herein.

4. The other contents as stipulated in the **SECOND SCHEDULE** of the registered development agreement dated 24<sup>th</sup> August, 2018, executed by the owner and the developer herein shall also stand amended as stated hereunder :

The Developer shall pay to the Owner different sums of money amounting to Rs. 50,00,000/- as stated in the owner's allocation of this Supplementary Development Agreement for granting the right of development to the developer by the owner as well as against value of undivided proportionate share of impartible land appurtenant to the developer's allocation by way of providing one residential flat and one no of car parking space as owner's allocation and the balance money of the undivided proportionate share of impartible land appurtenant to the developer's allocation would be deemed to have been adjusted



District Sub Registrar  
Alipore, South 24 Parganas

29 MAY 2025

against the cost of construction to be incurred by the Developer in respect of the Owner's Allocation.

5. The roof of the proposed G+IV storied building shall remain common to all the flat owners including the owner and the developer's nominated purchasers who will purchase flats and car parking spaces from the developer's allocation in terms of Article - VIII of the registered development agreements dated 24<sup>th</sup> August, 2018.

6. All other terms and conditions and covenants of the registered development agreement dated 24<sup>th</sup> August, 2018 shall remain valid and binding upon the owner and the developer herein.

7. This Supplementary Development Agreement shall be treated as the part and parcel of the registered development agreement dated 24<sup>th</sup> August, 2018 and the said registered development agreement dated 24<sup>th</sup> August, 2018 shall always be read with this Supplementary Development Agreement executed by the parties herein.

**FIRST SCHEDULE ABOVE REFERRED TO**  
**( Description of the said premises )**

**ALL THAT** piece or parcel of land, hereditaments and premises containing an area of 3 cottahs, and 32sq.ft. more or less being premises No.570/1 Lake Gardens, Kolkata - 700 045, formerly being premises No. 162/D/570/1 Lake Gardens, within the jurisdiction of the Kolkata Municipal Corporation, P.S. Tollygunge, Ward No. 93, District: 24-Parganas (South), Assessee No. 21-093-08-0551-8, with liberties, privileges and easement rights connected therewith and butted and bounded as follows:-

**ON THE NORTH** : 20 Feet wide K.M.C Road.

**ON THE SOUTH** : By plot No. 2, now known as 162/D/554  
Lake Gardens





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29 MAY 2025

ON THE EAST : By plot No.13, now known as 162/D/570  
Lake Gardens

ON THE WEST : By plot No.14/1, now known as 162/D/572  
Lake Gardens

IN WITNESS WHEREOF the owner and the developer have signed this  
Supplementary Development Agreement as token of acceptance of the terms  
contained herein on the day, month and year first above written.

**SIGNED, SEALED & DELIVERED**

in presence of

WITNESSES :

1. *Ranjitpal*  
60/1 Post Office  
Street Kurla

*Sunipa Bose*

**SIGNATURE OF THE OWNER**

2. *Ranjitpal*  
*Adhikari*

MODULE PROPERTIES PVT. LTD.

*[Signature]*  
Director

**SIGNATURE OF THE DEVELOPER**

Drafted by me

*[Signature]*

Advocate  
High Court, Calcutta  
Enrol No. WB/675/1992.

























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|                             |
|-----------------------------|
| District Sub Registrar - II |
| Alipore, South 24 Parganas  |
| 29 MAY 2025                 |



# SPECIMEN FORM FOR TEN FINGER PRINTS

|   |                    |   |  |   |   |   |
|---|--------------------|---|--|---|---|---|
|    | <i>Indira Devi</i> |    |     |     |    |  |
| Little  |                    | Ring  | Middle   | Fore  | Thumb   |   |
| (Left Hand)   |                    |   |  |   |   |   |
|    |                    |    |    |    |    |   |
| Thumb   |                    | Fore  | Middle   | Ring  | Little  |   |
| (Right Hand)  |                    |   |  |   |   |   |
|   | <i>Indira Devi</i> |    |     |     |    |  |
| Little  |                    | Ring  | Middle   | Fore  | Thumb   |   |
| (Left Hand)   |                    |   |  |   |   |   |
|  |                    |  |  |  |  |   |
| Thumb   |                    | Fore  | Middle   | Ring  | Little  |   |
| (Right Hand)  |                    |   |  |   |   |   |
| <p>PHOTO</p>  |                    |   |  |   |   |   |
| Little  |                    | Ring  | Middle   | Fore  | Thumb   |   |
| (Left Hand)   |                    |   |  |   |   |   |
|   |                    |   |  |   |   |   |
| Thumb   |                    | Fore  | Middle   | Ring  | Little  |   |
| (Right Hand)  |                    |   |  |   |   |   |



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District Sub Registrar-1  
Alipore, South 24 Parganas  
29 MAY 2025





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



192025260085786571

GRN Details

|                   |                     |                     |                     |
|-------------------|---------------------|---------------------|---------------------|
| GRN:              | 192025260085786571  | Payment Mode:       | Online Payment      |
| GRN Date:         | 28/05/2025 16:07:24 | Bank/Gateway:       | ICICI Bank          |
| BRN :             | 2043217444          | BRN Date:           | 28/05/2025 16:08:46 |
| GRIPS Payment ID: | 280520252008578654  | Payment Init. Date: | 28/05/2025 16:07:24 |
| Payment Status:   | Successful          | Payment Ref. No:    | 2001463676/3/2025   |

[Query No\*/Query Year]

Depositor Details

|                           |   |
|---------------------------|---|
| Depositor's Name:         | MODULE PROPERTIES PVT LTD                             |
| Address:                  | 422 LAKE GARDENS                                      |
| Mobile:                   | 9748011155  |
| Depositor Status:         | Others  |
| Query No:                 | 2001463676  |
| Applicant's Name:         | Mr RATAN PAL  |
| Identification No:        | 2001463676/3/2025                                     |
| Remarks:                  | Sale, Development Agreement or Construction agreement |
| Period From (dd/mm/yyyy): | 28/05/2025  |
| Period To (dd/mm/yyyy):   | 28/05/2025  |

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C<br>Description               | Head of A/C        | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1       | 2001463676/3/2025 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 39970      |
| 2       | 2001463676/3/2025 | Property Registration- Registration Fees | 0030-03-104-001-16 | 21         |
| Total   |                   |  |                    | 39991      |

IN WORDS: THIRTY NINE THOUSAND NINE HUNDRED NINETY ONE ONLY.





### Major Information of the Deed

|  |   |   |            |
|--|---|---|------------|
| Deed No :  | I-1602-07790/2025   | Date of Registratlon  | 29/05/2025 |
| Query No / Year  | 1602-2001463676/2025  | Office where deed is registered   |            |
| Query Date   | 26/05/2025 11:53:20 PM  | D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas               |            |
| Applicant Name, Address & Other Details                      | RATAN PAL<br>6, Old Post Office Street, 1st Floor., Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8697893055, 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. 1,59,07,224/-   |            |
| Stampduty Paid(SD)   |   | Registration Fee Paid   |            |
| Rs. 40,020/- (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:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lake Gardens, , Premises No: 570/1, , Ward No: 093 Pin Code : 700045

| Sch No        | Plot Number | Khatlan Number | Land Proposed | Use ROR | Area of Land     | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details   |
|---------------|-------------|----------------|---------------|---------|------------------|-------------------------|-----------------------|---|
| L1            | (RS :- )    |                | Bastu         |         | 3 Katha 32 Sq Ft |                         | 1,59,07,224/-         | Width of Approach Road: 20 Ft., Adjacent to Metal Road, |
| Grand Total : |             |                |               |         | 5.0233Dec        | 0/-                     | 159,07,224 /-         |   |

### Land Lord Details :

| SI No | Name,Address,Photo,Finger print and Signature   |   |   |  |
|-------|---|---|---|--|
| 1     | Name  | Photo   | Finger Print  | Signature  |
|       | Ms Sudipa Bose<br>Daughter of Late Hiralal Bhattacharya<br>Executed by: Self, Date of Execution: 29/05/2025<br>, Admitted by: Self, Date of Admission: 29/05/2025 ,Place : Office |  | <br>Captured |  |
|       |   | 29/05/2025  | LTI<br>29/05/2025   | 29/05/2025   |






570/1, Lake Gardens, City:- Kolkata, P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: ahxxxxxx8p, Aadhaar No: 50xxxxxxxx5631, Status :Individual, Executed by: Self, Date of Execution: 29/05/2025  
Admitted by: Self, Date of Admission: 29/05/2025 ,Place : Office

#### Developer Details :



| Sl No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>MODULE PROPERTIES PRIVATE LIMITED</b><br>422, Lake Gardens, City:- Kolkata, P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Date of Incorporation:XX-XX-2XX7 , PAN No.:: aaxxxxxx3q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

#### Representative Details :

Representative Details :

| Sl No  | Name,Address,Photo,Finger print and Signature   |  |   |  |
|--|---|--|---|--|
|  | Name  | Photo  | Finger Print  | Signature  |
| 1  | <b>Mr Pranab Chatterjee</b><br><b>(Presentant)</b><br>Son of Late Paresh Nath Chatterjee<br>Date of Execution - 29/05/2025, , Admitted by: Self, Date of Admission: 29/05/2025, Place of Admission of Execution: Office | <br>May 29 2025 1:38PM | <br>Captured<br>LTI<br>29/05/2025 | <br>29/05/2025 |
| P 240, Lake Road, City:- Kolkata, P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: acxxxxxx6k, Aadhaar No: 92xxxxxxxx2958 Status : Representative, Representative of : MODULE PROPERTIES PRIVATE LIMITED (as ) |   |  |   |  |

#### Identifier Details :

| Name  | Photo   | Finger Print  | Signature  |
|---|---|---|--|
| <b>Mr RANJIT Pal</b><br>Son of Late P Pal<br>6, Old Post Office Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001 |  | <br>Captured<br>29/05/2025 | <br>29/05/2025 |
| Identifier Of Ms Sudipa Bose, Mr Pranab Chatterjee  |   |   |  |

#### Transfer of property for L1

| Sl.No | From           | To. with area (Name-Area)                     |
|-------|----------------|---|
| 1     | Ms Sudipa Bose | MODULE PROPERTIES PRIVATE LIMITED-5.02333 Dec |



**Endorsement For Deed Number : I - 160207790 / 2025**

**On 29-05-2025**

**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 29-05-2025, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr Pranab Chatterjee .,

**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 1,59,07,224/-

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

Execution is admitted on 29/05/2025 by Ms Sudipa Bose, Daughter of Late Hiralal Bhattacharya, 570/1, Road: Lake Gardens, , P.O: Lake Gardens, Thana: Lake, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Professionals

Indetified by Mr RANJIT Pal, , Son of Late P Pal, 6, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 29-05-2025 by Mr Pranab Chatterjee, , MODULE PROPERTIES PRIVATE LIMITED (Private Limited Company), 422, Lake Gardens, City:- Kolkata, P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045

Indetified by Mr RANJIT Pal, , Son of Late P Pal, 6, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, 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 28/05/2025 4:08PM with Govt. Ref. No: 192025260085786571 on 28-05-2025, Amount Rs: 21/-, Bank: ICICI Bank ( ICIC00000006), Ref. No. 2043217444 on 28-05-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 39,970/-

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 235538, Amount: Rs.50.00/-, Date of Purchase: 25/04/2025, Vendor name:

Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 28/05/2025 4:08PM with Govt. Ref. No: 192025260085786571 on 28-05-2025, Amount Rs: 39,970/-, Bank: ICICI Bank ( ICIC00000006), Ref. No. 2043217444 on 28-05-2025, 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 302231 to 302246  
being No 160207790 for the year 2025.



*Suman*

Digitally signed by SUMAN BASU  
Date: 2025.05.30 11:08:40 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 30/05/2025  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS  
West Bengal.