

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

AK 069738

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

22/08/2023

SUPPLEMENTARY AGREEMENT TO THE
DEVELOPMENT AGREEMENT DATED 26TH JULY,

2023

THIS SUPPLEMENTARY AGREEMENT is made on this 22nd
day of August, 2023. (Two thousand Twenty Three) A.D.

BETWEEN

SRI SAURAV TUNGA, (PAN-AEXPT8264N), (Aadhaar No. 5723 5051 3266), (Mobile No. 8777540672), Son of Sri Ashok Kumar Tunga, by faith-Hindu, by Occupation-Business, by Nationality-Indian, residing at 36/2, C.N. Roy Road, Post Office and Police Station-Tiljola, Kolkata-700039, hereinafter called and referred to as the **'LAND OWNER'** (which terms and expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include his heirs, heiresses, executors, administrators, legal representatives in office and/or assigns) of the **FIRST PART;**

-AND-

B M R GROUP (PAN NO. AANFB6858J), a Partnership Firm, having office address at 10/3, C.N. Roy Road, Kolkata - 700039, represented by its Partners namely **(1) MR. BISWANATH DAS (PAN NO. AJYPD9582B, AADHAAR NO. 6462 8466 2786), Mobile No. 9748591645,** Son of Sri Jaihind Das, **(2) MR. RAJU DAS (PAN NO. BEOPD4547J, AADHAAR NO. 5388 4163 2513), (Mobile No. 9674661378,** Son of Sri Jaihind Das, **3) MR. MANOJ DAS (PAN NO. AQGPD6198L, AADHAAR NO. 9095 7342 3927), (Mobile No. 9831720402),** Son of Sri Jaihind Das, all by faith - Hindu, all by occupation - Business, all residing at 10/4, C.N. Roy Road, Kolkata.- 700039, hereinafter called and referred to as the **"DEVELOPERS"** (which term or expression shall unless otherwise excluded by or repugnant to

the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the **SECOND PART**.

WHEREAS the First Part hereto being the lawful absolute owner of ALL THAT piece and parcel of a Plot of Bastu Land measuring more or less 2 Cottahs 13 Chhittaks 05 sq. ft. of land together with 100 sq. ft. tiles shed structure contained and comprised of Mouza-Kustia, J.L. No. 14, Touzi No. 1298/2883, Dag No. 1215, Khatian No. 290, Dihi Panchannagram, Division-5, Sub-Division 'Q', Holding No. 12, being K.M.C. Premises No. 7/6, Chandra Nath Roy Road, P.S-Tiljola, Kolkata-700039, now within the limits of Kolkata Municipal Corporation Ward No. 66, being K.M.C. Assessee No. 21-066-02-0014-9 District-South 24-Parganas entered into a Development Agreement, with Development Power of Attorney on 26.06.2023 which were registered in the Office of D.S.R-III, Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1603/2023, Pages from 30506 to 303548, Being Deed No. 11053 for the year 2023 and recorded in Book No. I, Volume No. 6003/2023, Pages from 303623 to 303645, Being Deed No. 11061 for the year 2023 respectively.

AND WHEREAS after such Development Agreement and execution of the said Development Power of Attorney the property

in question was duly handed over to the Developers namely BMR Groups, represented by the partners, namely (1) **MR. BISWANATH DAS (PAN NO. AJYPD9582B, AADHAAR NO. 6462 8466 2786), Mobile No. 9748591645**, Son of Sri Jaihind Das, (2) **MR. RAJU DAS (PAN NO. BEOPD4547J, AADHAAR NO. 5388 4163 2513), (Mobile No. 9674661378**, Son of Sri Jaihind Das, 3) **MR. MANOJ DAS (PAN NO. AQGPD6198L, AADHAAR NO. 9095 7342 3927), (Mobile No. _____)**, Son of Sri Jaihind Das, all *by* faith - Hindu, all by occupation - Business, all residing at 10/4, C.N. Roy Road, Kolkata.- 700039.

AND WHEREAS in the said Development Agreement, the Owner's allocation and Developers' allocation was not clearly mentioned and there is certain mistake and accordingly the parties, hereto after discussions have agreed to enter into this Supplementary Agreement to the said Development Agreement, by specifying their allocation and entitlements by amending the second and third schedule of the said Development Agreement so that no dispute may ^{be} _A cropped up between the parties hereto in future.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-

1. That the parties hereto have agreed to amend the Second Schedule i.e. owner's allocation and third schedule i.e.

Developer's allocation of the said Development Agreement only and all other contentions will remain as it is.

2. That the Owner / First Part hereto will be allocated 50% of rest areas on the Ground floor excepting one shop room, 50% of the First floor (South Side) & entire 3rd Floor of the newly constructed building at K.M.C. Premises No. 7/6, Chandranath Roy Road, under P.O & P.S.- Tiljala, Kolkata - 700039 together with proportionate undivided shares of land underneath the Building along with all common areas facilities and amenities as available in the said Building.

3. That Developers / Second Part hereto will be allocated one shop room, Northern side of the Ground Floor and 50% of rest areas on the Ground floor, 50% of First floor (North Side) and entire Second floor of the newly constructed building together with proportionate shares of land underneath the Building with all common areas facilities and amenities as available in the said Building.

4. This Supplementary Agreement will be the part of the Development Agreement dated 26th July, 2023 (Deed No. 11053 of 2023)

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of a plot of Bastu Land measuring more or less 02 Cottahs 13 Chittacks 05 Sf. Ft. together with 100

Sq. ft. Tiles Shed Structure thereon, Comprised of Mouza - Kustia, J.L. No.14, Touzi No. 1298/2833, Dag No.1215, Khatian No. 290, Dihi-Panchannagram, Division - 5, Sub-Division - "Q", Holding No. 12, lying and situated at Premises No. 7/6, Chandra Nath Roy Road, P.S.-Tiljala, Kolkata- 700039, now.-within the limits of the Kolkata Municipal Corporation, under Ward No. 066, being K.M.C. Assessee No. 21-066-02-0014-9, (Road Zone:- Ward No. 66 -- Ward No. 66), District - South 24 Parganas, which is butted and bounded by: -

ON THE NORTH : By 23 ft. wide K.M.C. Road;

ON THE SOUTH : By Plot No. 4 & 5;

ON THE EAST : By Plot No. 8;

ON THE WEST : By 23 ft. wide K.M.C. Road;

THE SECOND SCHEDULE ABOVE REFERRED TO

(Owner's Allocation)

ALL THAT the Owner/First Part will be allocated **ALL THAT** 50% of rest areas on the Ground floor excepting one shop room, 50% of the First floor (South Side) & entire 3rd Floor of the newly constructed building at K.M.C. Premises No. 7/6, Chandranath Roy Road, under P.O & P.S-Tiljola, Kolkata-700039 together with proportionate undivided shares of land underneath the Building along with all common areas facilities and amenities as available in the said Building.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

The Developers will be allocated ALL THAT one shop room on the Northern side of the Ground floor and 50% of rest areas on the Ground floor, 50% of the First floor (North Side) and entire Second floor of the newly constructed building together with proportionate shares of land underneath the Building with all common areas facilities and amenities as available in the said Building.

IN WITNESSES WHEREOF the parties have executed these presents on the day, month and year first above written.

WITNESSES:

1. Aparna Ghosh
Advocate
High Court, Calcutta

Saurav Tonga
Signature of the Owner / First Part

2. Krishna Ghosh
Kolkata, KOL-107

BMRGROUP

Bm

Partner

BMRGROUP

Memoj De

Partner

BMRGROUP

Rain Dey

Partner

Signature of the Developers

Second Part

Drafted by me
Chandan Misra
Advocate
High Court, Calcutta
Bar Association Room No. 13
Enrollment No. WB-448/1985.

SPECIMEN FORM FOR TEN FINGERPRINTS



SAURAV TUNGA	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Saurav Tunga



BISWA NATH DAS	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Bm

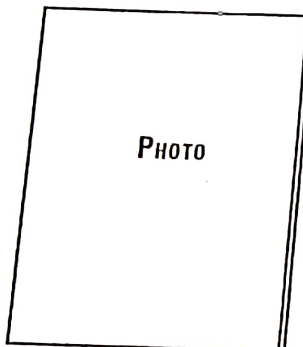


MANOJ DAS	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Manoj Das

SPECIMEN FORM FOR TEN FINGERPRINTS

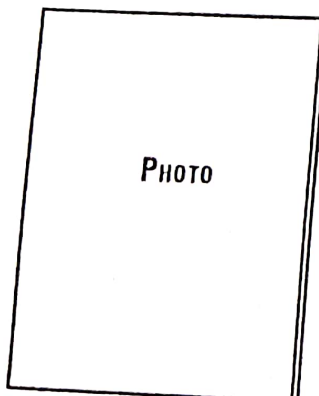
RAJU DAS		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature Raju Das

PHOTO

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature _____



PHOTO

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature _____

Major Information of the Deed

Deed No :	I-1603-12967/2023	Date of Registration	22/08/2023
Query No / Year	1603-2002110660/2023	Office where deed is registered	
Query Date	17/08/2023 3:00:08 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Chandan Misra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9432065664, Status : Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,27,13,825/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:4)	Rs. 46/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



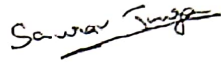
District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: C. N. Roy Road, Road Zone : (PG Road -- PG 3rd Lane (Word -66)) , , Premises No: 7/6, , Ward No: 066 Pin Code : 700039

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	2 Katha 13 Chatak 5 Sq Ft	1/-	1,26,87,500/-	Width of Approach Road: 23 Ft.,
Grand Total :				4.6521Dec	1 /-	126,87,500 /-	

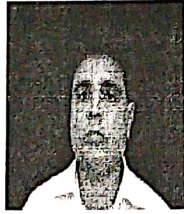




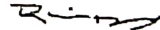
Structure Details :



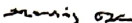
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	26,325/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	26,325 /-	

Declarant Details :



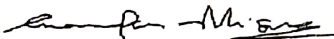
Sl No	Name,Address,Photo,Finger print and Signature			
1	B M R GROUP 10/3, C. N. Roy Road, City:- Not Specified, P.O:- TILJOLA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 , PAN No.:: AAxxxxxx8J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
2	Name Mr SAURAV TUNGA Son of Mr ASHOK KUMAR GUNGA Executed by: Self, Date of Execution: 22/08/2023 , Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Office	Photo  22/08/2023	Finger Print  LTI 22/08/2023	Signature  22/08/2023
	36/2, C. N. ROY ROAD, City:- , P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx4N, Aadhaar No: 57xxxxxxx3266, Status :Individual, Executed by: Self, Date of Execution: 22/08/2023 , Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Office			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BISWANATH DAS (Presentant) Son of Mr JAIHIND DAS Date of Execution - 22/08/2023, , Admitted by: Self, Date of Admission: 22/08/2023, Place of Admission of Execution: Office	Photo  Aug 22 2023 1:04PM	Finger Print  LTI 22/08/2023	Signature  22/08/2023
	10/4, C. N. Roy Road, City:- Not Specified, P.O:- TILJOLA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx2B, Aadhaar No: 64xxxxxxx2786 Status : Representative, Representative of : B M R GROUP (as PARTNER)			
2	Name Mr RAJU DAS Son of Mr JAIHIND DAS Date of Execution - 22/08/2023, , Admitted by: Self, Date of Admission: 22/08/2023, Place of Admission of Execution: Office	Photo  Aug 22 2023 1:03PM	Finger Print  LTI 22/08/2023	Signature  22/08/2023

10/4, C. N. Roy Road, City:- Not Specified, P.O:- TILJOLA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BExxxxxx7J, Aadhaar No: 53xxxxxxx2513 Status : Representative, Representative of : B M R GROUP (as PARTNER)				
3	Name Mr MANOJ DAS Son of Mr JAIHIND DAS Date of Execution - 22/08/2023, , Admitted by: Self, Date of Admission: 22/08/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		Aug 22 2023 1:03PM	LTI 22/08/2023	22/08/2023
10/4, C. N. Roy Road, City:- Not Specified, P.O:- TILJOLA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AQxxxxxx8L, Aadhaar No: 90xxxxxxx3927 Status : Representative, Representative of : B M R GROUP (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr CHANDAN MISHRA Son of Late ANIL KUMAR MISHRA BAR ASSOCIATION ROOM NO. 13, HIGH COURT CALCUTTA, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001			
	22/08/2023	22/08/2023	22/08/2023
Identifier Of Mr BISWANATH DAS, Mr RAJU DAS, Mr MANOJ DAS, Mr SAURAV TUNGA			

On 22-08-2023

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 : 4 of Indian Stamp Act 1899.

Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 13:01 hrs on 22-08-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr BISWANATH DAS .

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

Execution is admitted on 22/08/2023 by Mr SAURAV TUNGA, Son of Mr ASHOK KUMAR GUNGA, 36/2, C. N. ROY ROAD, P.O: TILJALA, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business

Indetified by Mr CHANDAN MISHRA, , Son of Late ANIL KUMAR MISHRA, BAR ASSOCIATION ROOM NO. 13, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, 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 22-08-2023 by Mr BISWANATH DAS, PARTNER, B M R GROUP (Partnership Firm), 10/3, C. N. Roy Road, City:- Not Specified, P.O:- TILJOLA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by Mr CHANDAN MISHRA, , Son of Late ANIL KUMAR MISHRA, BAR ASSOCIATION ROOM NO. 13, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 22-08-2023 by Mr RAJU DAS, PARTNER, B M R GROUP (Partnership Firm), 10/3, C. N. Roy Road, City:- Not Specified, P.O:- TILJOLA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by Mr CHANDAN MISHRA, , Son of Late ANIL KUMAR MISHRA, BAR ASSOCIATION ROOM NO. 13, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 22-08-2023 by Mr MANOJ DAS, PARTNER, B M R GROUP (Partnership Firm), 10/3, C. N. Roy Road, City:- Not Specified, P.O:- TILJOLA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by Mr CHANDAN MISHRA, , Son of Late ANIL KUMAR MISHRA, BAR ASSOCIATION ROOM NO. 13, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, 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 46.00/- (E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 46.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

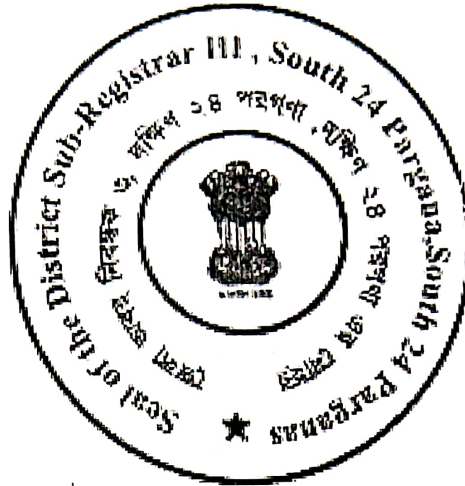
1. Stamp: Type: Impressed, Serial no 37822, Amount: Rs.50.00/-, Date of Purchase: 18/08/2023, Vendor name: Abhijit Sarkar

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 350168 to 350183
being No 160312967 for the year 2023.



Shan

Digitally signed by Debasish Dhar
Date: 2023.08.22 17:15:52 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/08/22 05:15:52 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

22/08/2023 Query No:-16032002110660 / 2023 Deed No :I - 160312967 / 2023, Document is digitally signed.

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