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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AW 275393

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

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 District Sub-Register-III
 Alipore, South 24-parganas
 13/1/26

SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT is made and executed on this 13th January 2026 (Two Thousand and Twenty -Six);

10 DEC 2025

4197

S.L. No. Date
Name..... Rajib Ghosh (A.O.)
Address..... 100/1 High Court Colony
Value.....

Govt. Stamp Vender
SUBHOJIT DEB
Sonarpur A.D.S.R.O., Kol-150



[Handwritten signature]

Sumon Sen

93/14, B. K. Road

W-9

P.O. - Amtesta

CC - Amchak

DISTRICT SUB-REGISTRAR-III
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BETWEEN

1. **DR. BIDYUT DATTA RAY**, son of Late Nripendra Chandra Datta Ray, having his Income Tax Permanent Account No. (**ADEPD 0048E**) and Aadhaar Card No. (**9064 2276 0344**), By Faith-Hindu, By Occupation-Medical Practitioner, By Nationality-Indian, residing at P-523, Raja Basanta Ray Road, Post Office-Sarat Bose Road, Police Station- Rabindra Sarobar, Kolkata-700029, District-South 24 Parganas, in the state of West Bengal, 2. **SHRI GAUTAM MAJUMDAR** son of Late Arun Majumdar, being OCI No. (**A3226793**) and Income Tax Permanent Account No. (**DOVPM 2772H**), and Aadhaar Card No. (**5637 8405 1032**), By Faith-Hindu, By Nationality-Canadian, by occupation-Service, residing at 38, Tulip Drive, Brampton ON L6Y 3W2, Canada, presently residing at Block E-1, Flat No. 104, Sugam Park, Premises No. 195, Netaji Subhas Road, Post Office: Narendrapur, Police Station-Sonarapur, Kolkata- 700103, District- South 24 Parganas, in the State of West Bengal hereinafter conjointly referred to as **LAND OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successor(s), heir(s), successors-in-interest, executor (s), representative(s), administrator(s) and/or assigns). of the **FIRST PART**.

AND

M/S. MODAK COMPANY, having its Income Tax Permanent Account No. (**AAXFM 7557M**) a Partnership Firm incorporated under the Indian Partnership Act, 1932, having its office at Victoria Plaza 385, Garia Main Road, Post Office- Garia, Police Station-Sonarapur, Kolkata- 700 084 in the District of South 24 Parganas; being represented by its partners namely 1. **SRI SAURAV MODAK** son of Sri Subhas Chandra Modak, having his Income Tax Permanent Account No. (**AJGPM5912Q**) and Aadhaar Card No-(**2297 2432 9314**), by Faith- Hindu, By Nationality-Indian, by occupation- Business, residing at CB-147, Sector- I. Salt Lake City, Police Station- Bidhan Nagar North, Post Office-Bidhannagar Kolkata-700064, District-North 24 Parganas, West Bengal **AND** 2. **SMT SUSMITA MODAK** wife of Sri Avijit Modak, having her Income Tax Permanent Account (**ALCPM 9072D**) and Aadhaar Card No- (**7760 2756 9804**), By Faith- Hindu, By Nationality-Indian, By Occupation- Business, residing at- 37, Garia Place, Post Office-Garia, Police Station- Narendrapur, Kolkata-700 084, District of South 24 Parganas, West Bengal, hereinafter referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successor(s), heir(s), successors-in-interest, executor(s), representative(s), administrator(s) and/or assigns) of the **SECOND PART**.

The **LANDOWNERS** and **DEVELOPER** are conjointly for the sake of brevity hereinafter referred to as the "**PARTIES**" and they are individually hereinafter referred to as the "**PARTY**".

1. **OWNERSHIP OF THE PROPERTY:** The Land Owners namely **DR. BIDYUT DATTA RAY** and **SHRI GAUTAM MAJUMDAR**, are the joint and absolute owners and the possession holder of **ALL THAT** piece and parcel of Bastu Land admeasuring about **07 (Seven) Cottahs 11 (Eleven) Chittacks 05 (Five) Sq. Ft.** be the same or little more or less, lying and situated in Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No.



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223, Touzi No. 110, R.S. Khatian No. 666, corresponding to L.R. Khatian Nos. 3085, 3111 and 3118 R.S. Dag No. 225, corresponding to **L.R. Dag No.263**, Municipal Holding No. 8 S.N. Ghosh Avenue, within the local limit of Ward No. 26 of Rajpur Sonarpur Municipality, Post Office-Narendrapur, Police Station- Sonarpur, Kolkata-700103, with the Jurisdiction of Additional District Sub Registrar at Sonarpur, District- South 24 Parganas, in the state of West Bengal, which is more fully particularly described in the **FIRST SCHEDULE**.

2. DEVOLUTION AND/OR BACKGROUND OF TITLE: The title of ownership flows as follows from time to time:

2.1 WHEREAS One Sri Panchu Gopal Naskar and others were undivided and joint owners in respect of **ALL THOSE** pieces and parcel of Bastu Land measuring about 1.17 Decimals be the same or little more or less together with structure therein lying and situated at Mouza- Elachi, Pargana- Medanmolla, J.L. No.70, R.S. No.223, Touzi No.110, appertaining to R.S. Dag No.225, R. S. Khatian No.666, under, Police Station- Sonarpur, District South 24 Parganas.

2.2 That due to the benefit and better uses of the aforesaid property said (1) Sri Panchu Gopal Naskar, (2) Sri Narendra Nath Mondal, (3) Sri Dharendra Nath Mondal, (4) Sri Sankar Naskar (5) (a) Sri Balai Chandra Sardar and (5) (b) Smt. Maya Rani Sardar jointly executed and registered Deed of Partition on 23rd day of May 1984 corresponding to Bengali Year, 9th Jaistha, 1391, where Shri Panchu Gopal Naskar son of Late Haripada Naskar therein referred to as the Party of the First Part, (2) Shri Narendra Nath Mondal, son of Late Nirapada Mondal, of Balia, Police Station-Sonarpur, District-South 24 Parganas therein referred to as the Party of the Second Part, (3) Shri. Dharendra Nath Mondal, son of Late Nirapada Mondal, Balia, Police Station- Sonarpur, District- South 24 Parganas therein referred to as the Party of the Third Part, (4) Shri Sankar Naskar, son of Late Amulya Charan Naskar, of Elachi, Police Station- Sonarpur, District- South 24 Parganas therein referred to as the Party of the Fourth Part, (5) (a) Sri Balai Chandra Sardar, son of Sri Biswanath Sardar, and (5) (b) Smt. Maya Rani Sardar, wife of Sri Balai Chandra Sardar, both are residents of Garia, Police Station- Sonarpur, District- South 24 Parganas therein referred to jointly as the Party of the Fifth Part and the Parties therein-named amicably Partition by mutual understanding in respect of Rayati Dakhila Satta Bishistha Bastu Land measuring about 1.17 Decimals equivalent to be the same or little more or less lying and situated at Mouza- Elachi, Pargana- Medanmolla, J.L. No.70, R.S. No.223, Touzi No.110, appertaining to R.S. Dag No.225, R.S. Khatian No.666, under, Police Station- Sonarpur, within the limits of Rajpur Sonarpur Municipality, District- South 24 Parganas. The said Registered Deed of Partition dated 23rd Day of May, 1984 was duly registered at the office of District Sub-Registrar at Alipore, District 24 Parganas and recorded in Book No. I, Volume No. 31, Pages Nos. 113 to 128, Being No. 6683 for the year 1984.

2.3 That by virtue of the Registered Deed of Partition dated 23rd day of May 1984, the said Narendra Nath Mondal, the party of the Second Part therein was become the sole and absolute owner in respect of all that the Piece and Parcel of Rayati Dakhila Satta Bishistha Bastu Land measuring about 8 (Eight) Cottahs 2 (Two) Chittaks 23 (Twenty Three) Square Feet be the same or little more or less with residential structure standing therein lying and



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situated at Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No.110, R.S. Khatian No.666, corresponding to R.S. Dag No. 225, within the Rajpur Sonarpur Municipality, Police Station- Sonarpur, District- South 24 Parganas morefully and particularly described in the said Deed of Partition therein and marked with Block- 'B' in the said Partition Deed and thereafter the said Narendra Nath Mondal, recorded his aforesaid property before the Rajpur Sonarpur Municipality as owner thereof and started paying tax on regular basis.

2.4 While said Narendra Nath Mondal was enjoying his aforesaid property free from all sorts and encumbrances had sod conveyed and transferred his all that the piece and parcel Bastu land measuring about 2 (Two) Cottahs 2 (Two) Chittacks 41 (Forty-One) Square Feet be the same or little more or less together with tile shed brick built structure thereon lying and situated at Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No. 110, R.S. Khatian No. 666, corresponding to R.S. Dag No. 225, Police Station- Sonarpur, District- South 24-Parganas to and in favour of **Bimal Ranjan Sen** by virtue of a Registered Deed of Conveyance (in Bengali Kobala) dated 18th day of June 1984 which was duly registered at the District Sub-Registrar, Alipore, South 24- Parganas and recorded in Book No. I, Being No.7905 for the year 1984 and by virtue of the Registered Deed of Conveyance dated 18th day of June, 1984, the said Sri Bimal Ranjan Sen was the sole and absolute owner in respect of the above mentioned landed property and accordingly mutated the said of the property before the Rajpur Sonarpur Municipality as owner of the said property and started enjoying the Said Property without any interruption from any corner.

2.5 While said Narendra Nathi Mondal was enjoying his aforesaid property free from all sorts and encumbrances had sod conveyed and transferred his **ALL THAT** the piece and parcel Bastu land measuring about 2 (Two) Cottahs 2 (Two) Chittacks 9 (Nine) Square Feet be the same or little more or less together with tile shed brick built structure thereon lying and situated at Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No. 110, R.S. Khatian No. 666, corresponding to R.S. Dag No. 225, Police Station- Sonarpur, District- South 24- Parganas to and in favour of **Amitava Das Gupta** by virtue of a Registered Deed of Conveyance (in Bengali Kobala) dated 18th day of June 1984 which was duly registered at the District Sub-Registrar, Alipore, South 24- Parganas and recorded in Book No. I, Being No.7907 for the year 1984 and by virtue of the Registered Deed of Conveyance dated 18th day of June, 1984, the said Sri Amitava Das Gupta was the sole and absolute owner in respect of the above mentioned landed property and accordingly mutated the said of the property before the Rajpur Sonarpur Municipality as Owner of the said property and started enjoying the Said Property without any interruption from any corner.

2.6 While said Bimal Ranjan Sen and Amitava Das Gupta were enjoying there all that aforesaid property free from all sorts and encumbrances due to urgent need of money they have sold their respective share of total Bastu Land admeasuring an area of **04 (Four) Cottahs 05 (Five) Chittacks 05 (Five) Square Feet** lying and situated at Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No. 110, appertaining to R.S. Dag No.225, corresponding to L.R. Dag No. 263, R. S. Khatian No.666, L.R. Khatian No.1124 & 1125, under Police Station- Sonarpur, District- South 24 Parganas to and in favour of Dr. Bidyut Datta Ray, the First Part herein, by way of Registered Deed of Conveyance



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dated (in Bengali Kobala) dated 14th day of August 2000 corresponding the said Deed of Bengali Year, 29th Sraban, 1407 and Conveyance was duly registered in the office at District Sub Registrar- IV, Alipore, District- South 24 Parganas and recorded in Book No.-I, Volume No. 61, Pages Nos. 57 to 72, Being No.2395 for the year 2000.

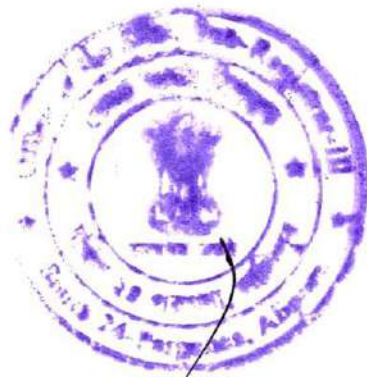
2.7 Thus, by virtue of the deed of conveyance dated 14th August 2000 said Bidyut Datta Ray become the absolute owner of **ALL THAT 04 (Four) Cottahs 05 (Five) Chittacks 05 (Five) Square Feet** lying and situated at Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No. 110, appertaining to R.S. Dag No.225, corresponding to L.R. Dag No. 263, R. S. Khatian No.666, L.R. Khatian No.1124 & 1125, under Police Station- Sonarpur, District- South 24 Parganas, which is more fully described in the First Schedule mentioned herein bellow and after became the owner of the aforesaid property he has duly recorded his name with the records of Rajpur Sonarpur Municipality and a new Holding no. i.e., 9 S.N. Ghosh Avenue as well as new assessee no. 1104302168227 have been issued in favour of Dr. Bidyut Datta Ray.

2.8 While Dr. Bidyut Datta Ray, enjoying his property free from all sorts and encumbrances with an intention to construct a multi-storied residential building, has entered into a development agreement with **M/S. MODAK COMPANY** a Partnership Firm incorporated under the Indian Partnership Act, 1932, having its office at Victoria Plaza 385, Garia Main Road, Post Office- Garai, Police Station- Sonarpur, Kolkata-700 084 in the District of South 24 Parganas; being represented by its partners namely **1. SRI SAURAV MODAK AND 2. SMT SUSMITA MODAK** and for the terms and conditions contained therein, which is duly registered at the office of District Sub Registrar IV at Alipore recorded in Book No.-I, Volume No. 1604-2015, pages from 17238 to 17285 being no. 04706 for the year 2015.

2.9 That after entering into the development agreement, Dr. Bidyut Datta Ray has duly recorded his name with the records of BL & LRO with respect to his all that first schedule mentioned property and accordingly a new L.R. Khatian no. i.e., 3085 has been issued in his favour in respect of his First Schedule mentioned property.

2.10 By virtue of the deed of partition dated 23rd May 1984 said Panchu Gopal Naskar as the party of the First part therein was allotted with all that piece and parcel of Bastu Land measuring 16 Cottahs 05 Chittacks be a little more or less with structure standing thereon situate at Mouza- Elachi, J. L. No. 70, R.S. No. 223, Touzi No. 110, comprised in R.S. Dag No. 225, appertaining to R.S. Khatian No. 666, under Police Station - Sonarpur, in the District of 24 Parganas, South, morefully described in the "Kha" Schedule thereunder written and demarcated as "A" Block, delineated in RED border absolutely and forever.

2.11 While said Panchu Gopal Naskar, son of Late Haripada Naskar was enjoying his aforesaid property free from all sorts and encumbrances has sold conveyed and transferred his **ALL THAT** piece and parcel of land measuring about 3 Cottahs 6 Chittaks more or less out of the aforesaid total land measuring 16 Cottahs 05 Chittacks comprised in Mouza- Elachi, J. L. No. 70. R.S. No. 223, Touzi No. 110, comprised in Dag No. 225, appertaining to Khatian No. 666, at present, lying within the limits of Rajpur Sonarpur Municipality



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Ward No. 26, under Police Station- Sonarpur, in the District of South 24 Parganas, to and in favour of one Sri Amarendra Nath Saha son of Late Binode Behari Saha by virtue of a Bengali Kobala dated 06.07.1984, registered with the office of District Sub-Registrar at Alipore and recorded in Book No. I. Volume No. 65, Pages 325 to 332, Deed No. 8772, for the year 1984. Thus, by the said deed of conveyance dated 06.07.1984 said Amarendra Nath Saha became the owner of the aforesaid property and started enjoying the same by paying tax to the concerned government authority.

2.12 While said Amarendra Nath Saha enjoying his all that aforesaid property free from all sorts and encumbrances by virtue of a Bengali Kobala dated 27.03.1998, registered with the office of District Sub-Registrar - IV at Alipore and recorded in Book No. 1. Volume No. 78, Pages 175 to 184. Deed No. 1478, for the year 1998, sold, conveyed, and transferred **ALL THAT** piece and parcel of demarcated land measuring 3 Cottahs 6 Chittaks more or less comprised in Mouza Elachi, J. L. No. 70, R.S. No. 223, Touzi No. 110, comprised in R.S. Dag No. 225, appertaining to R.S. Khatian No. 666, at present lying within the limits of Rajpur Sonarpur Municipality Ward No. 26, under Police Station - Sonarpur, in the District of South 24 Parganas, to and in favour of one **Smt. Sabita Majumdar** at or for a valuable consideration mentioned therein absolutely and forever.

2.13 That while seized and possessed of the aforesaid property the said Smt. Sabita Majumdar has duly applied for and mutated her name in the records of The Rajpur Sonarpur Municipality in respect of the aforesaid property which was then after granting mutation was known and numbered as Holding No. 8, S. N. Ghosh Avenue, Elachi, Ward No. 26, Police Station- Sonarpur, District 24 Parganas South.

2.14 That the said Sabita Majumdar who was governed by the Dayabhaga School of Hindu Law died intestate on 23.09.2012 leaving behind her surviving husband Sri Arun Majumdar and only son Sri Gautam Majumdar, as her only legal heirs and successors to inherit her aforesaid property and after the demise of said Sabita Majumdar her husband Arun Chandra Majumdar and Goutam Majumdar become the joint and absolute owner of the aforesaid property by following the provision of Hindu Succession Act 1954.

2.15 While said Arun Chandra Majumdar and Goutam Majumdar enjoying their property above free from all sorts and encumbrances to construct a multi-storied residential building have entered into a development agreement with **M/S. MODAK COMPANY** a Partnership Firm incorporated under the Indian Partnership Act, 1932, having its office at Victoria Plaza 385, Garia Main Road, Post Office- Garai, Police Station- Sonarpur, Kolkata- 700 084 in the District of South 24 Parganas; being represented by its partners namely **1. SRI SAURAV MODAK AND 2. SMT SUSMITA MODAK** and for the terms and conditions contained therein mentioned which is duly registered at the office of District Sub Registrar IV at Alipore recorded in Book No.-I, Volume No. 1604-2017, pages from 21882 to 21922 being no. 00781 for the year 2017.

2.16 That after entering into the development agreement, Arun Chandra Majumdar and Goutam Majumdar have duly recorded their name with the records of BL & LRO with respect to his property and accordingly two new L.R. Khatian no. i.e., 3111 and 3118 have been issued in their favour in respect of their aforementioned property. They have also



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recorded their name with the records of Rajpur Sonarpur Municipality, wherein the Holding No. Remain same as 8 S.N. Ghosh Avenue.

2.17 While the Arun Chandra Majumdar and Goutam Majumdar and Bidyut Dutta Roy herein are acquired, possessed and enjoyed **ALL THAT** piece and parcel of Bastu Land admeasuring about **04 (Four) Cottahs 05 (Five) Chittacks 05 (Five) Square Feet** be the same or little more or less together with 100 Sq. Ft tin shed cemented flooring residential structure lying and situated in Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No. 110, R.S. Khatian No. 666, corresponding to **L.R. Khatian Nos. 3085**, R.S. Dag No. 225, corresponding to **L.R. Dag No.263**, being Municipal Holding No. 9, S.N. Ghosh Avenue, within the local limit of Ward No. 26 of Rajpur Sonarpur Municipality, Post Office-Narendrapur, Police Station- Sonarpur, Kolkata-700103, with the Jurisdiction of Additional District Sub Registrar at Sonarpur, District- South 24 Parganas, in the state of West Bengal. **AND ALL THAT** piece and parcel of Bastu Land admeasuring about **03 (Three) Cottahs 06 (Six) Chittacks** be the same or a little more or less together with 700 Sq. Ft pucca 25 years old cemented flooring residential structure lying and situated in Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No. 110, R.S. Khatian No. 666, corresponding to **L.R. Khatian Nos. 3111 and 3118**, R.S. Dag No. 225, corresponding to **L.R. Dag No.263**, being Municipal Holding No. 8, S.N. Ghosh Avenue, within the local limit of Ward No. 26 of Rajpur Sonarpur Municipality, Post Office-Narendrapur, Police Station- Sonarpur, Kolkata-700103, with the Jurisdiction of Additional District Sub registrar at Sonarpur, District- South 24 Parganas, in the state of West Bengal respectively they have decided to amalgamate the said property for the betterment of their uses and accordingly by executing a deed of amalgamation they have amalgamed their aforementioned property. The said deed of amalgamation was duly registered at the office of District Sub Registrar-III at Alipore, recorded in Book No. I, Volume No.1603-2023 Pages from 129542-129568, being no. 03942 for the year 2023.

2.18 That after execution of the deed of amalgamation, said Arun Chandra Majumdar and Goutam Majumdar and Bidyut Dutta Roy become the joint and absolute owners in respect of **ALL THAT** piece and parcel of Bastu Land admeasuring about **07 (Seven) Cottahs 11 (Eleven) Chittacks 05 (Five) Sq. Ft.** be the same or little more or less, lying and situated in Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No. 110, R.S. Khatian No. 666, corresponding to L.R. Khatian Nos. 3085, 3111 and 3118 R.S. Dag No. 225, corresponding to **L.R. Dag No.263**, Municipal Holding No. 8 S.N. Ghosh Avenue, within the local limit of Ward No. 26 of Rajpur Sonarpur Municipality, Post Office-Narendrapur, Police Station- Sonarpur, Kolkata-700103, with the Jurisdiction of Additional District Sub Registrar at Sonarpur, District- South 24 Parganas, in the state of West Bengal more fully and particularly described in the **FIRST SCHEDULE** hereunder written.

2.19 That the aforesaid properties are known and numbered as Municipal Holding No. 8, S.N. Ghosh Avenue, within the local limit of Ward No. 26 of Rajpur Sonarpur Municipality, Post Office-Narendrapur, Police Station- Sonarpur, Kolkata-700103 within the jurisdiction of the Additional District Sub Registrar at Sonarpur, District - South 24 Parganas, in the state of West Bengal.



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2.20 The Developer, after Amalgamation of the property, applied to obtain a sanction plan for the construction of the multi-stored building over the First Schedule-mentioned property. Subsequently, the developer obtained the Sanction Building plan from Rajpur Sonarpur Municipality, being plan Number **SWS-OBPAS/2207/2024/2630 dated 30th December 2024** for the construction of the building.

2.21 That the said Arun Chandra Majumdar while enjoying the abovementioned property died intestate on 3rd January 2026 leaving behind his only son Sri Gautam Majumdar, as his only legal heirs and successors to inherit the aforesaid property and after the demise of said Arun Chandra Majumdar his only son Goutam Majumdar become the joint and absolute owner of the aforesaid property by following the provision of Hindu Succession Act 1954.

2.22 One of the conditions contained in the said Development Agreements are that, after obtaining the said Sanctioned Building Plan, the parties will execute a Supplementary Agreement for the demarcation of their allocated share over the newly constructed building. Therefore, in order to record the ownership of present land owners after the demise of Arun Majumdar and identify the respective allocation parties, the parties are executing this present supplementary agreement.

NOW THIS AGREEMENT WITNESS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. That both the First Part and Second Part are satisfied with the said building plan approved by the Rajpur Sonarpur Municipality vide building plan no. SWS-OBPAS/2207/2024/2630 dated 30th December 2024.
2. That by following the terms of the development agreements, the parties now executing this supplementary development agreement to demarcate their respective allocation which will be binding upon the parties until the existence of this supplementary agreement.
3. That pursuant to the development agreement and building plan sanction by the Rajpur Sonarpur Municipality for the construction of multi-storied building over the First Schedule mentioned land, the landowners will be entitled to get the residential spaces along with car parking spaces together with the undivided proportionate share of land and common areas and facilities attributable to the said areas which are more fully particularly described in the **SECOND SCHEDULE** mentioned herein bellow.
4. That pursuant to the development agreement dated and building plan sanction by the Rajpur Sonarpur Municipality for construction of multi-storied building over the First Schedule mentioned land, the Developer will be entitled to get the residential spaces along with car parking spaces together with the undivided proportionate share of land and common areas and facilities attributable to the said areas which is more fully particularly



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described in the **Third Schedule** Mentioned herein bellow.

5. The landowners herein accepted the allocation duly allocated to them which is more fully particularly described in the second schedule written herein below and they have no other claim in respect of the others allocation which will be allocated to the developer over the newly constructed Ground Plus Four Storied Multi-Storied Building.
6. The Developer herein accepted the allocation duly allocated to them which is more fully particularly described in the Third schedule written herein below and they have no other claim in respect of the others allocation which will be allocated to the landowners over the newly constructed Ground Plus Four Storied Multi Storied Building.
7. It is agreed by and between the parties that both parties during the time of construction and continuation of the said construction, may execute an appropriate agreement for selling their respective allocation without any obstruction from each other if found necessary.
8. The Landowners before receiving possession of their own allocation shall have to clear all dues and payables to the developer in respect of any Extra work, GST, Maintenance deposit, Transformer Charges, DG deposit, or any other deposit/s which were integrated part of the project and are payable equally by all the flat owners of the projects irrespective of Developer's or Owner's allocation.
9. It is hereby agreed that all original documents and papers relating to the present residential project shall be kept with the developer at their registered address and the developer shall be liable to show or produce the original documents on demand by land owners at their request for reasonable purposes.
10. The Landowners and the developer shall strictly follow the proforma allotment letter, master agreement for sale, and deed of conveyance as uploaded on the official website of the WBRERA in executing any of the documents from their respective allocation. The parties will follow the RERA Act and regulation strictly without deviating from the same from any corner whatsoever in nature.
11. It is hereby agreed by and between the parties that in flat no. 4B, situated on the fourth floor, the Landowner namely Bidyut Dutta Ray have right over an Built up area of 643 Sq. Ft. and the developer has right over built up area of 305 Sq. Ft., the Landowners namely Bidyut Dutta Ray will purchase the Built Up area of 305 Sq. Ft. at the market price before handing over possession of the respective flat.
12. The Landowners shall be debarred from executing any deed of conveyance prior to obtaining a possession letter of the residential space in the said project.



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13. It is specifically agreed that both parties will cooperate with each other During the time of construction of the new multi-storied building. The parties may execute further necessary documents (if required) for the benefit of the project or expansion of the same.

14. The Developer after completion of the building as per the sanctioned building plan will apply for the completion certificate and after obtaining the same shall hand over the same to the land owner for their convenience.

15. The Developer can mortgage the Developer's Allocation which is more fully described in the Third Schedule below and take a project loan from any Bank or financial institution and the Landowners hereby give their consent for the same and if required The Land Owners will sign permission to mortgage or as confirming party.

16. It is pertinent to mentioned that apart from the above specified terms, conditions and clauses of the said Development Agreements being Deed No. 04706 of 2015 and 00781 of 2017 will remain unchanged and binding upon all the parties.

17. That for smooth functioning of the development work and for the purpose of construction of the proposed building the Landowners will execute a fresh Registered Power of Attorney over the amalgamated First Schedule mentioned property at the cost of the Developer in favour of the Developer or one of its partner empowering its administrator in the office to do all acts and deeds required for the construction of the proposed building and to sell, transfer any flat or flats or spaces of the building to any intending buyers on relating to Developer's Allocation and further to execute and register the Deed of Transfer only in respect of the proportionate share of land in favor of the flat buyers from the developer's allocation.

THE FIRST SCHEDULE THE DESCRIPTION OF THE LAND

ALL THAT piece and parcel of Bastu Land admeasuring about 07 (Seven) Cottahs 11 (Eleven) Chittacks 05 (Five) Sq. Ft. be the same or little more or less, together with 800 Sq. Ft cemented flooring residential structure lying and situated in Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No. 110, R.S. Khatian No. 666, corresponding to L.R. Khatian Nos. 3085, 3111 and 3118 R.S. Dag No. 225, corresponding to L.R. Dag No.263, Municipal Holding No. 8 S.N. Ghosh Avenue, within the local limit of Ward No. 26 of Rajpur Sonarpur Municipality, Post Office-Narendrapur, Police Station- Sonarpur, Kolkata-700103, with the Jurisdiction of Additional District Sub Registrar at Sonarpur, District- South 24 Parganas, in the state of West Bengal which is butted and bounded as follows:

ON THE NORTH

: By 6 Feet Common Passage

ON THE SOUTH

: By Land Having Dag No. 223



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

13 JAN 2026

ON THE EAST : By 24 Feet S.N. Ghosh Avenue.

ON THE WEST : By Land Having Dag No. 225. ✓ ✓

**THE SECOND SCHEDULE
THE DESCRIPTION OF THE OWNER'S ALLOCATION**

According to the said plan of the Ground plus Four-Floor (G+ 4) building i.e., which is sanctioned by Rajpur- Sonarpur Municipality the flats that belong to the Landowners are as follows:

SL. No.	Name of the Owners	Flat type
1.	BIDYUT DATTA RAY GAUTAM MAJUMDAR	3. 1 st Floor Flat No. C. 4. 2 nd Floor Flat No. B. 5. 4 th Floor Flat No. B. 6. Together with Car Parking Spaces No. 6 and 7 on the Ground Floor of the building. 7. 1 st Floor Flat No. B. 8. 4 th Floor Flat No. C.

Together with the undivided proportionate share in the land and common areas and facilities and all easementary rights over the Ground Plus Four-storied building.

**PART II
THE DESCRIPTION OF THE DEVELOPER'S ALLOCATION**

According to the said plan of the Ground plus Four-Floor (G+ 4) building i.e., which is sanctioned by Rajpur- Sonarpur Municipality the flats that belong to the Landowners are as follows:

SL. No.	Name of the Owner	Flat type
1.	M/S. MODAK COMPANY	A. 1 st Floor Flat No. A. B. 2 nd Floor Flat No. A. C. 2 nd Floor Flat No. C. D. 3 rd Floor Flat No. A. E. 3 rd Floor Flat No. B. F. 3 rd Floor Flat No. C. G. 4 th Floor Flat No. A. H. Together with Car Parking Space No. 1, 2, 3 4, 5 and the entire two-wheeler Bike Parking Space.

Together with the undivided proportionate share in the land and common areas and facilities and all easementary rights over the Ground Plus Four storied building.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 P.O.S. ALIPORE
13 JAN 2026

IN WITNESS WHEREOF, THE PARTIES HEREIN PUT THEIR RESPECTIVE SIGNATURES ON THE DAY, MONTH, AND YEAR FIRST ABOVE WRITTEN.

SIGNED, SEALED & DELIVERED by
within named LAND OWNER AND
DEVELOPER in the presence of
WITNESSES.

1. *[Handwritten Signature]*

2. *[Handwritten Signature]*

SIGNATURE OF LAND OWNERS

1. *Arijit Modak*
37, Garia Place
Kolkata-700084

2. *Rashid Ghosh*
1530, Garia Main Road
KOL-700084.

M/S. MODAK COMPANY

Saurav Modak
Partner

M/S. MODAK COMPANY
Susmita Modak
Partner

SIGNATURE OF DEVELOPER

DRAFTED BY ME AS PER
INSTRUCTIONS AND DOCUMENTS
PROVIDED BY THE CLIENT

Nilankan Banerjee

Nilankan Banerjee

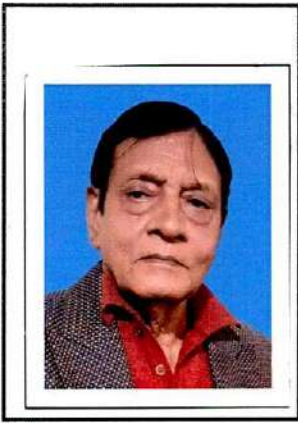
Advocate

High Court Calcutta, RCO Legal
(Advocates and Solicitors) 6, Old Post
Office Street, Basement, Room No. 1,
Kolkata-700001. Enrolment No.
F/2220/2221 of 2019.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
13 JAN 2026

SPECIMEN FROM FOR TEN FINGERPRINTS



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

Signature



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

Signature



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

Signature



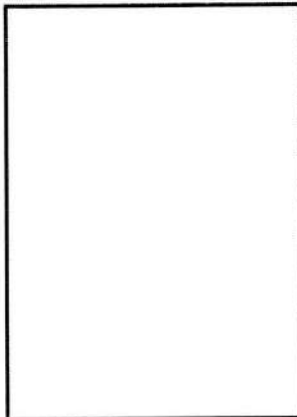
DISTRICT SUB-REGISTRAR-III
SOUTH 24 P.S. ALIPOKE
13 JAN 2026

SPECIMEN FROM FOR TEN FINGERPRINTS



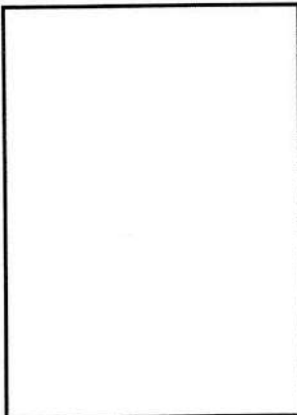
	<u>LEFT</u> <u>HAND</u>	<u>LITTLE</u> <u>FINGER</u>	<u>RING</u> <u>FINGER</u>	<u>MIDDLE</u> <u>FINGER</u>	<u>FORE</u> <u>FINGER</u>	<u>THUMB</u>
	<u>RIGHT</u> <u>HAND</u>	<u>THUMB</u>	<u>FORE</u> <u>FINGER</u>	<u>MIDDLE</u> <u>FINGER</u>	<u>RING</u> <u>FINGER</u>	<u>LITTLE FINGER</u>

Signature Surmita Modak



	<u>LEFT</u> <u>HAND</u>	<u>LITTLE</u> <u>FINGER</u>	<u>RING</u> <u>FINGER</u>	<u>MIDDLE</u> <u>FINGER</u>	<u>FORE</u> <u>FINGER</u>	<u>THUMB</u>
	<u>RIGHT</u> <u>HAND</u>	<u>THUMB</u>	<u>FORE</u> <u>FINGER</u>	<u>MIDDLE</u> <u>FINGER</u>	<u>RING</u> <u>FINGER</u>	<u>LITTLE FINGER</u>

Signature _____



	<u>LEFT</u> <u>HAND</u>	<u>LITTLE FINGER</u>	<u>RING</u> <u>FINGER</u>	<u>MIDDLE</u> <u>FINGER</u>	<u>FORE</u> <u>FINGER</u>	<u>THUMB</u>
	<u>RIGHT</u> <u>HAND</u>	<u>THUMB</u>	<u>FORE</u> <u>FINGER</u>	<u>MIDDLE</u> <u>FINGER</u>	<u>RING</u> <u>FINGER</u>	<u>LITTLE FINGER</u>

Signature _____



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
13 JAN 2026

GOVERNMENT OF WEST BENGAL
INDIAN UNION DRIVING LICENCE

Driving Licence No. Y/B-01 2007500701

Name: SUMO

Address
33/1 L. BATHUR KHANA ROAD,
KOLKATA 700018

Sex: M, Ht: 158 CM, Eyes: BRN

Category: V

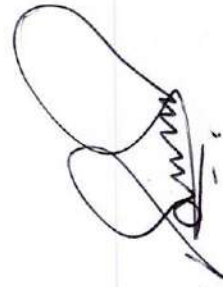
Issue Date: 25/05/2007

Valid Till: 24/05/2017

Class: V

Age: 30/07/1977

Issuing Authority: P. O. ROBINIA, Licensing Authority, West Bengal





Major Information of the Deed

Deed No :	I-1603-00441/2026	Date of Registration	13/01/2026
Query No / Year	1603-2000087014/2026	Office where deed is registered	
Query Date	12/01/2026 9:48:40 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rajib Ghosh 6, Old Post Office Street, 5th Floor, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9073475197, 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. 98,33,337/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,070/- (Article:48(g))	Rs. 632/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

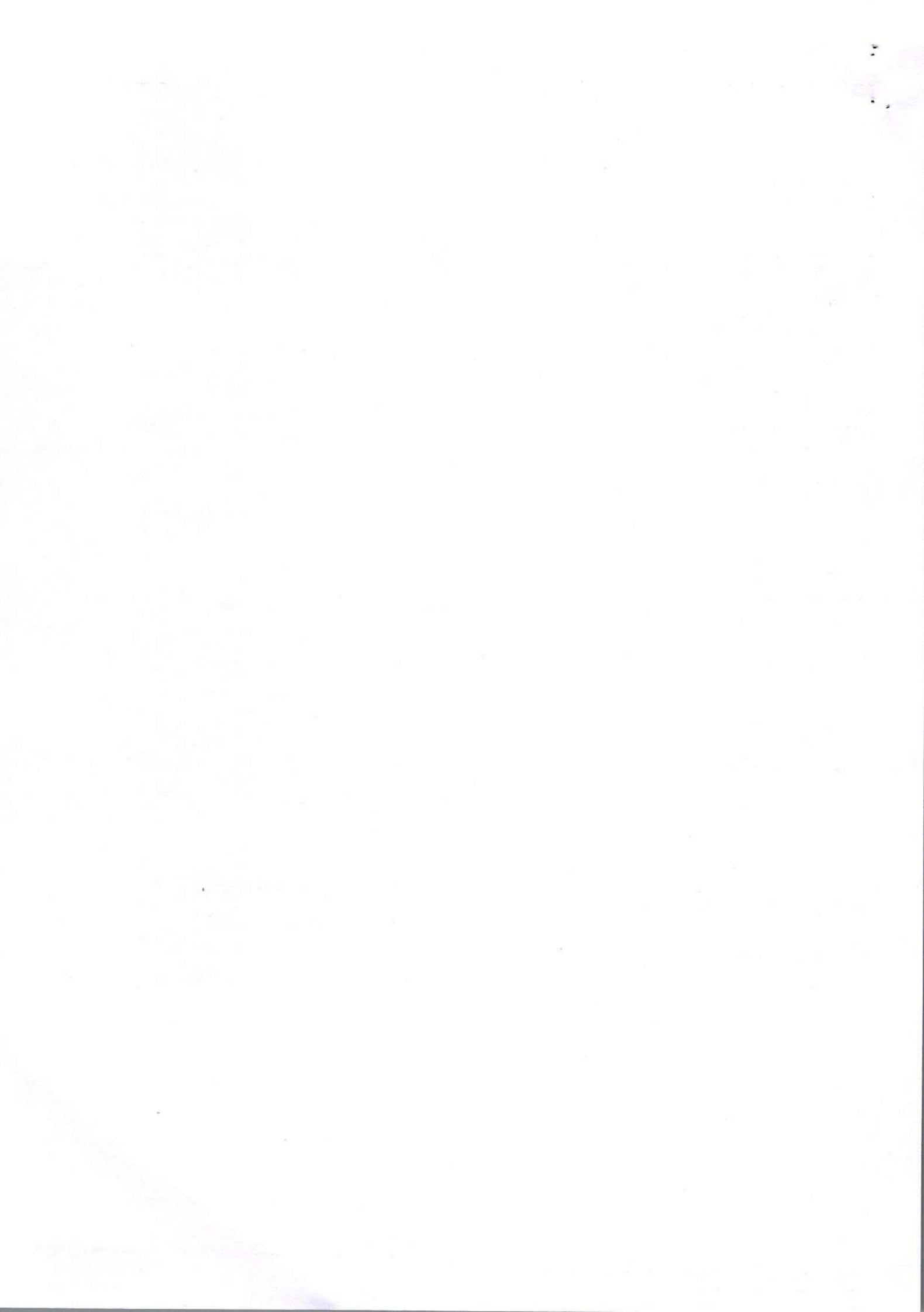
Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: S. N. Ghosh Avenue, Mouza: Elachi, , Ward No: 26, Holding No:8 JI No: 70, Pin Code : 700103







Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-263 (RS :-)	LR-3085	Bastu	Bastu	4 Katha 5 Chatak 5 Sq Ft		51,83,335/-	Width of Approach Road: 24 Ft.,
L2	LR-263 (RS :-)	LR-3111	Bastu	Bastu	1 Katha 11 Chatak		20,25,001/-	Width of Approach Road: 24 Ft.,
L3	LR-263 (RS :-)	LR-3118	Bastu	Bastu	1 Katha 11 Chatak		20,25,001/-	Width of Approach Road: 24 Ft.,
		TOTAL :			12.6958Dec	0 /-	92,33,337 /-	
		Grand Total :			12.6958Dec	0 /-	92,33,337 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	800 Sq Ft.	0/-	6,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
		Total :	800 sq ft	0 /-	6,00,000 /-



Land Lord Details :



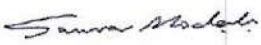


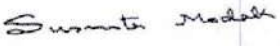
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Dr Bidyut Dattaray Son of Late Nripendra Chandra Dattaray Executed by: Self, Date of Execution: 13/01/2026 , Admitted by: Self, Date of Admission: 13/01/2026 ,Place : Office	 13/01/2026	 LTI 13/01/2026 Captured	 13/01/2026
P523, Raja Basanta Roy Road, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.: ADxxxxxx8E, Aadhaar No: 90xxxxxxxx0344, Status :Individual, Executed by: Self, Date of Execution: 13/01/2026 , Admitted by: Self, Date of Admission: 13/01/2026 ,Place : Office				
2	Shri Gautam Majumdar Son of Late Arun Majumdar Executed by: Self, Date of Execution: 13/01/2026 , Admitted by: Self, Date of Admission: 13/01/2026 ,Place : Office	 13/01/2026	 LTI 13/01/2026 Captured	 13/01/2026
Sugam Park Netaji Subhash Road, Block/Sector: E-1, Flat No: 104, 195, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.: DOxxxxxx2H, Aadhaar No: 56xxxxxxxx1032, Status :Individual, Executed by: Self, Date of Execution: 13/01/2026 , Admitted by: Self, Date of Admission: 13/01/2026 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	MODAK COMPANY Victoria Plaza 385, Garia Main Road, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Date of Incorporation:XX-XX-2XX2 , PAN No.: AAxxxxxx7m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			



Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri Saurav Modak (Presentant) Daughter of Mr Subhas Chandra Modak Date of Execution - 13/01/2026, , Admitted by: Self, Date of Admission: 13/01/2026, Place of Admission of Execution: Office	 Jan 13 2026 1:15PM	 Captured LTI 13/01/2026	 13/01/2026
CB- 147, Salt Lake City, Block/Sector: Sector- I, City:- Bidhannagar, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: ajxxxxxx2q, Aadhaar No: 22xxxxxxxx9314 Status : Representative, Representative of : MODAK COMPANY (as PARTNER)				
2	Smt Susmita Modak Wife of Mr Abhijit Modak Date of Execution - 13/01/2026, , Admitted by: Self, Date of Admission: 13/01/2026, Place of Admission of Execution: Office	 Jan 13 2026 1:16PM	 Captured LTI 13/01/2026	 13/01/2026
37, Garia Place., City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: alxxxxxx2d, Aadhaar No: 77xxxxxxxx9804 Status : Representative, Representative of : MODAK COMPANY (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Suman Sen Son of Late Bijoy Kumar Sen 93/1L Baithakkhana Lane, City:- Kolkata, P.O:- Raja Ram Mohan Sarani, P.S:- Amharst Street, District:-Kolkata, West Bengal, India, PIN:- 700009			
Identifier Of			
Mr Suman Sen Son of Late Bijoy Kumar Sen 93/11 Baitkhhana Lane, City:- , P.O:- Raja Rammohan Sarani, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700009	 13/01/2026	 Captured 13/01/2026	 13/01/2026
Identifier Of Dr Bidyut Dattaray, Shri Gautam Majumdar, Shri Saurav Modak, Smt Susmita Modak			



Mr Suman Sen Son of Late Bijoy Kumar Sen 93/11 Baitkkhana Lane, City:- , P.O:- Raja Rammohan Sarani, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700009			
Identifier Of Dr Bidyut Dattaray, Shri Gautam Majumdar, Shri Saurav Modak, Smt Susmita Modak			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Dr Bidyut Dattaray	MODAK COMPANY-3.56354 Dec
2	Shri Gautam Majumdar	MODAK COMPANY-3.56354 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Dr Bidyut Dattaray	MODAK COMPANY-1.39219 Dec
2	Shri Gautam Majumdar	MODAK COMPANY-1.39219 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Dr Bidyut Dattaray	MODAK COMPANY-1.39219 Dec
2	Shri Gautam Majumdar	MODAK COMPANY-1.39219 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Dr Bidyut Dattaray	MODAK COMPANY-400.00000000 Sq Ft
2	Shri Gautam Majumdar	MODAK COMPANY-400.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: S. N. Ghosh Avenue, Mouza: Elachi, , Ward No: 26, Holding No:8 JI No: 70, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 263, LR Khatian No:- 3085	Owner:ডা: বিদ্যুত দত্ত রায়, Gurdian:নৃপেন্দ্র চন্দ্র, Address:নিজ , Classification:বাস্ত, Area:0.07000000 Acre,	Dr Bidyut Dattaray
L2	LR Plot No:- 263, LR Khatian No:- 3111	Owner:গৌতম মজুমদার, Gurdian:অরুন , Address:নিজ , Classification:বাস্ত, Area:0.03000000 Acre,	Shri Gautam Majumdar
L3	LR Plot No:- 263, LR Khatian No:- 3118	Owner:অরুন মজুমদার, Gurdian:সুরেশ চন্দ্র, Address:নিজ , Classification:বাস্ত, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.



Endorsement For Deed Number : I - 160300441 / 2026

On 13-01-2026

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 11:33 hrs on 13-01-2026, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Saurav Modak ,.

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 98,33,337/-

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

Execution is admitted on 13/01/2026 by 1. Dr Bidyut Dattaray, Son of Late Nripendra Chandra Dattaray, P523, Raja Basanta Roy Road, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Professionals, 2. Shri Gautam Majumdar, Son of Late Arun Majumdar, Sugam Park Netaji Subhash Road, Sector: E-1, Flat No: 104, 195, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Service

Identified by Mr Suman Sen, , Son of Late Bijoy Kumar Sen, 93/11 Baitkkhana Lane, P.O: Raja Rammohan Sarani, Thana: Jorasanko, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Business

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

Execution is admitted on 13-01-2026 by Shri Saurav Modak, PARTNER, MODAK COMPANY (Partnership Firm), Victoria Plaza 385, Garia Main Road, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr Suman Sen, , Son of Late Bijoy Kumar Sen, 93/11 Baitkkhana Lane, P.O: Raja Rammohan Sarani, Thana: Jorasanko, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Business

Execution is admitted on 13-01-2026 by Smt Susmita Modak, PARTNER, MODAK COMPANY (Partnership Firm), Victoria Plaza 385, Garia Main Road, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr Suman Sen, , Son of Late Bijoy Kumar Sen, 93/11 Baitkkhana Lane, P.O: Raja Rammohan Sarani, Thana: Jorasanko, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 632.00/- (E = Rs 600.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 600/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/01/2026 10:44PM with Govt. Ref. No: 192025260428440708 on 12-01-2026, Amount Rs: 600/-, Bank: SBI EPay (SBlePay), Ref. No. 8412077774957 on 12-01-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 9,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4137, Amount: Rs.100.00/-, Date of Purchase: 10/12/2025, Vendor name: S Deb
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/01/2026 10:44PM with Govt. Ref. No: 192025260428440708 on 12-01-2026, Amount Rs: 9,970/-, Bank: SBI EPay (SBlePay), Ref. No. 8412077774957 on 12-01-2026, 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 1603-2026, Page from 22375 to 22396
being No 160300441 for the year 2026.



Dhar

Digitally signed by Debasish Dhar
Date: 2026.01.15 15:05:45 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 15/01/2026
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.