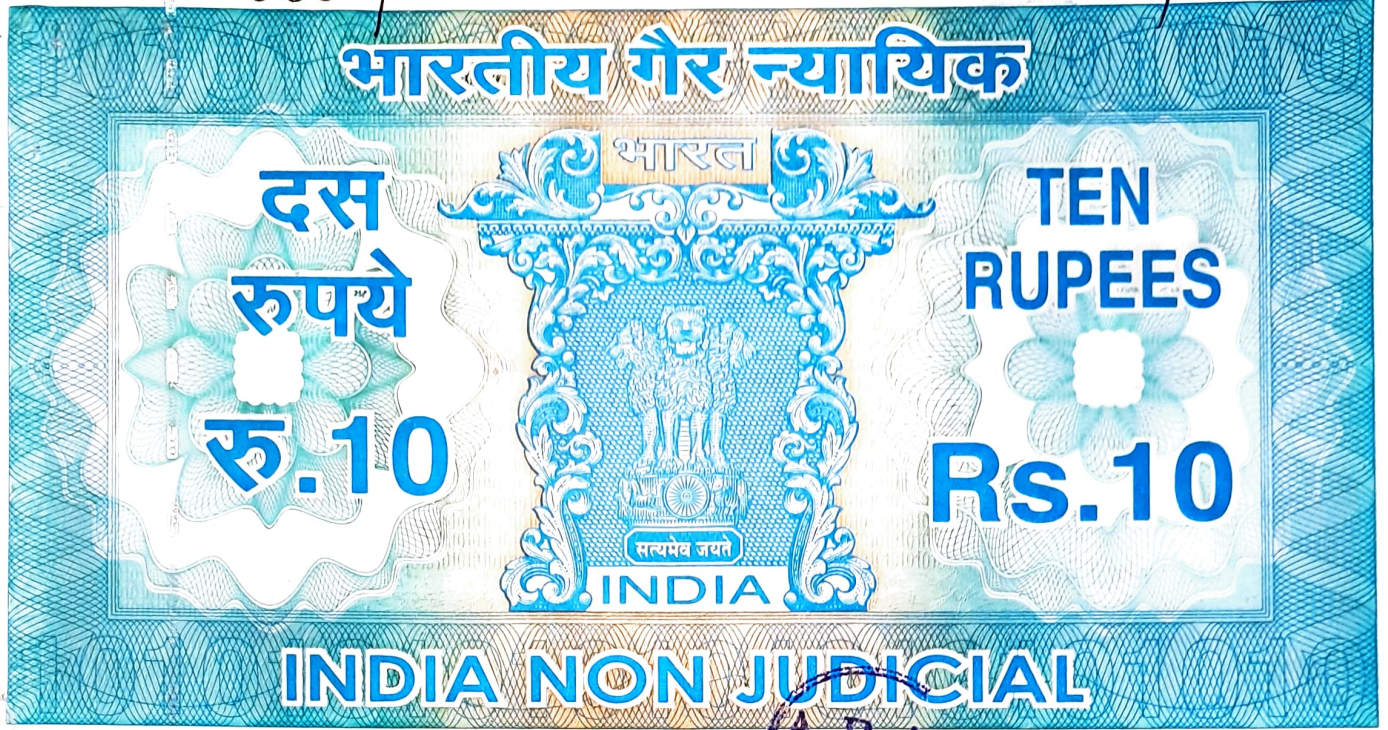


6858/2022

D-6880/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL  
 20/4  
 2/1156565/22  
 2/934750/

A.R.A  
 IV

57AB 231586

Verified that the Document is admitted to Registration. The Stamp, Fee and the endorsement sheet attached to this document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

**SUPPLEMENTARY DEVELOPMENT AGREEMENT**

20 APR 2022

THIS **SUPPLEMENTARY DEVELOPMENT AGREEMENT** is made on this the 20th day of April TWO THOUSAND AND TWENTY TWO

**BETWEEN**

012732

SL NO. ....  
 NAME. ....  
 ADD. ....  
 AMOUNT. 10/-

17 JUL 2021

SOUMITRA CHANDA  
 Licensed Stamp Vendor  
 8/2, K. S. Roy Rd., Kol-1

A. K. SARKAR  
 Advocate  
 C.M.M Court, Kol., 1



*[Handwritten signature]*

Uttam pr. Sinha.  
 Adv  
 Stolt Shiv Shankar Sinha  
 Sealdah court complex  
 Room no 101, 1st floor  
 Kolkata - 700014



**SRI SAMYA BISWAS alias SAMYYA BISWAS (PAN -AOYPB8985P) & AADHAR NO.6782 6994 3747** son of Late Sunip Biswas, by occupation - Business, by faith - Hindu, by nationality - Indian, residing at 42A, Bangur Avenue, Block - B, Post Office -Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, hereinafter called and referred to as **LANDOWNER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his representative heirs, executors, successors, administrators, legal representatives and assigns) of the **FIRST PART**.

**AND**

**SILVER VILLA CONSTRUCTIONS PVT. LTD. DEVELOPER, (PAN: AALCS5185L)**a company incorporated under Companies Act, 1956 and having its registered office at P-17, New CIT Road, 1<sup>st</sup> Floor, P.O. & P.S. Bowbazar, Kolkata-700073, represented by its one of the Director **SRI SANJAY KANSAL, (PAN: ACKPA0003H) & AADHAR NO. 727065005794** son of Late M P Kansal, by faith - Hindu, by occupation - Business, by Nationality - Indian, at 403/1, Dakshindari Road, Alcove Gloria, Tower - 2, Flat No. 9H, Post Office - Sreebhumi, P.S. - Lake Town, Kolkata - 700048 hereinafter called and referred to as the **DEVELOPER**(which expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors, successors-in-interest and assigns) of the **SECOND PART**

Owners and Developer individually **Party** and collectively **Parties**.

**WHEREAS** the parties of this agreement already entered into a registered developer's agreement to develop the schedule mention property on 27.09.2021 which was registered in the office of the ARA -IV, Kolkata and recorded in Book No.I, Volume No. 1904-2021, pages 450488 To 450529, being no. 190410353 for the year 2021 and in the said agreement the owner's allocation was settled inter alia as follows:-

- i. **Owner's Allocation:** The Owner shall be entitled to **(1) 8692 Sq.ft (Built up area including proportionate share of Stair, Lift, Lobby and Passage) in the Project in the new building and the said area shall be comprised in the Second Floor and Third Floor Front side of the new building** i.e. the site abutting the main road together with the undivided proportionate share in the land **and 770 Sq.ft (Built up Area including proportionate share of Stair, Lift, Lobby and Passage) of the new building on Rear side on any floor at the option of the Developer** **(2) 3 (three) Covered Car Parking space on the Ground Floor**

It is clarified that the Owner's Allocation has been calculated on the basis of the land owned by the Landowner herein and the Landowner has satisfied itself with regard to the allocation of the Landowner as recorded above and the allocation shall include undivided, impartible and indivisible and impartible share in the

Common Portions of the New Building. It is further clarified that the Possession Letter/s shall be issued by the Developer to the Owner at the time of handing over possession of the Owner's Allocation. The Owner's Allocation shall be heritable and freely transferable. The owner would be handed over the possession of his respective allocation first, before handing over possession to any other person/persons within the Developer's allocation.

It is also settled that the developer shall have rights to construct additional floor any time, in the event of any additional construction over the Ground plus Seven Building, the Owner shall be entitled to 385 sq.ft. (Built Up including proportionate share of Stair, Lift, Lobby and Passage) area in each floor constructed over and above (G+7) together with proportionate share of ultimate terrace.

- ii. **WHEREAS** after entering into the developer's agreement as stated above, the parties felt some difficulties in respect of the owner's allocation and on further discussion it was settled that the owner's will get **8392 Sq.ft (Built up area including proportionate share of Stair, Lift, Lobby and Passage)in the Project in the new building and the said area shall be comprised in the 3<sup>rd</sup> Floor and 4<sup>th</sup> Floor instead of second and third floor AND remaining area if any shall be allotted by the Developer at his choice on any floor on the rear side of the new building and 2 (Two)**



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

GRN Details

GRN: 192022230010425401 Payment Mode: Online Payment  
GRN Date: 19/04/2022 15:58:00 Bank/Gateway: State Bank of India  
BRN : CKT4429203 BRN Date: 19/04/2022 16:04:51  
Payment Status: Successful Payment Ref. No: 2001156565/1/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: SANJAY KANSAL  
Address: P-17 NEW CIT ROAD 1ST FLOOR R KOLKATA 700073  
Mobile: 8017222213  
Email: SILVERVILLA@REDIFFMAIL.COM  
Contact No: 08017222213  
Depositor Status: Seller/Executants  
Query No: 2001156565  
Applicant's Name: Mr UTTAM KUMAR SINGH  
Identification No: 2001156565/1/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001156565/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	10020
2	2001156565/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>10041</b>

IN WORDS: TEN THOUSAND FORTY ONE ONLY.

**Covered Car Parking space on the Ground Floor,** as owner's allocation, in the earlier developer's agreement dated 27.09.2021 other terms and conditions and stipulations of the aforesaid developer's agreement will remain unchanged.

**1<sup>ST</sup> SCHEDULE**

**ALL THAT** piece and parcel of Bastu Land measuring **02** Cottahs, **01** Chittaks and **00**sq.ft, be the same a little more or less, along with a tin shed dilapidated structure standing thereon, having built up area 150 sq.ft more or less, lying and situated at and being Municipal Holding No. 1, Calcutta Jessore Road also known as Premises No. 509/1, Calcutta Jessore Road, Kolkata 700055 at Mouza Shyamnagar, (formerly Krishnapur), J.L. No. 32/20 (formerly 17, R. S. No. 180, Touzi No. 228/229 comprised in C. S. Dag No. 220 (part) appertaining to C. S. Khatian No. 738 corresponding to R. S. Dag No. 173 (part) appertaining to R. 3. Khatian No. 638 corresponding to R.S. & L.R. Dag No. 173 appertaining to L. R. Khatian No. 313 under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in Ward No. 21, together with all rights of easements and appurtenances civil amenities and facilities in the said premises, which is further butted and bounded:

**ON THE NORTH** : R.S. & L.R. Plot no. 173/196;  
**ON THE SOUTH** : R.S. & L.R. Plot no. 173;  
**ON THE EAST** : **118' wide Jessore Road;**  
**ON THE WEST** : R.S. & L.R. Plot no. 184;

**IN WITNESS WHEREOF** the parties hereto have set and subscribed their respective hands and seal on the day, month, year first above written.

**SIGNED, SEALED & DELIVERED**

IN the presence of :

**WITNESSES:**

1. *Md. Awaish*  
P-890, Kallebura  
Block - A, KOI - 70089

2. *Chand Kumar Bhadani*  
P-17 New CIT Road  
Kolkata - 700073

*Sanjay Bhow*

**SIGNATURE OF THE LANDOWNER**

Silver Villa Constructions Pvt. Ltd.

*Sanjay Kansal*  
Director

---

**SIGNATURE OF THE DEVELOPER**

Drafted by me:

*Uttam K. Singh*

**UTTAM KUMAR SINGH**  
Advocate  
Sealdah Court Complex,  
Room No. 101, 1st Floor,  
Kolkata-700014  
Enrolment No. F/26/199/07



# SPECIMEN FORM FOR TEN FINGERPRINTS



*Sanjay Ransod*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

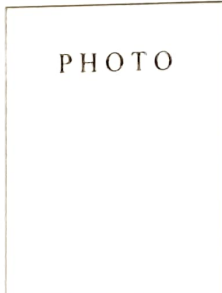


*Sameer Brown*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

## Major Information of the Deed

Deed No :	I-1904-06880/2022	Date of Registration	20/04/2022
Query No / Year	1904-2001156565/2022	Office where deed is registered	
Query Date	17/04/2022 1:37:08 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	UTTAM KUMAR SINGH Thana : Entaly, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830079802, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 93,21,750/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,030/- (Article:48(g))	Rs. 101/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



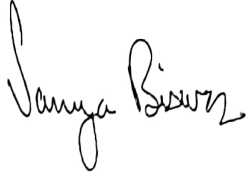
District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Shyamnagar, Premises No: 509/1, , Ward No: 021, Holding No:1 JI No: 32, Pin Code : 700055

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-173 (RS :- )	LR-313	Bastu	Bastu	2 Katha 1 Chatak		92,81,250/-	Width of Approach Road: 118 Ft.,
<b>Grand Total :</b>					<b>3.4031Dec</b>	<b>0 /-</b>	<b>92,81,250 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	150 Sq Ft.	0/-	40,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 150 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>150 sq ft</b>	<b>0 /-</b>	<b>40,500 /-</b>	




**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri SAMYA BISWAS,</b> <b>(Alias: Shri Samyya Biswas)</b> Son of Late SUNIP BISWAS Executed by: Self, Date of Execution: 20/04/2022 , Admitted by: Self, Date of Admission: 20/04/2022 ,Place : Office			
	20/04/2022	LTI 20/04/2022	20/04/2022	
42A, Bangur Avenue, Block -B, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AOxxxxxx5P, Aadhaar No: 67xxxxxxxx3747, Status :Individual, Executed by: Self, Date of Execution: 20/04/2022 , Admitted by: Self, Date of Admission: 20/04/2022 ,Place : Office				




**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED</b> P-17, New CIT Road, 1st Floor, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx5L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri SANJAY KANSAL</b> <b>(Presentant)</b> Son of Late M P Kansal Date of Execution - 20/04/2022, , Admitted by: Self, Date of Admission: 20/04/2022, Place of Admission of Execution: Office			
	Apr 20 2022 1:36PM	LTI 20/04/2022	20/04/2022	
403/1, Dakshindari Road, Alcove Gloria, Tower- 2, Flat No. 9H, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3H, Aadhaar No: 72xxxxxxxx5794 Status : Representative, Representative of : SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED (as Director)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr UTTAM KUMAR SINGH</b> Son of Late Shiv Sankar Singh Sealdah Court Complex, City:- , P.O:- Entally, P.S:-Entally, District:-South 24- Parganas, West Bengal, India, PIN:- 700014			
	20/04/2022	20/04/2022	20/04/2022
Identifier Of Shri SANJAY KANSAL, Shri SAMYA BISWAS			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri SAMYA BISWAS	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-3.40313 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri SAMYA BISWAS	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-150.00000000 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Shyamnagar, Premises No: 509/1, , Ward No: 021, Holding No:1 JI No: 32, Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 173, LR Khatian No:- 313		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190406880 / 2022

On 20-04-2022

**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 12:23 hrs on 20-04-2022, at the Office of the A.R.A. - IV KOLKATA by Shri SANJAY KANSAL ..

**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 93,21,750/-

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

Execution is admitted on 20/04/2022 by Shri SAMYA BISWAS, Alias Shri Samyya Biswas, Son of Late SUNIP BISWAS, 42A, Bangur Avenue, Block -B, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business

Indetified by Mr UTTAM KUMAR SINGH, , , Son of Late Shiv Sankar Singh , Sealdah Court Complex, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-04-2022 by Shri SANJAY KANSAL, Director, SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED, P-17, New CIT Road, 1st Floor, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073

Indetified by Mr UTTAM KUMAR SINGH, , , Son of Late Shiv Sankar Singh , Sealdah Court Complex, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 101/- ( E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 80/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/04/2022 4:20PM with Govt. Ref. No: 192022230010425401 on 19-04-2022, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKT4429203 on 19-04-2022, 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 Stamp Rs 10/-, by online = Rs 10,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 11732, Amount: Rs.10/-, Date of Purchase: 17/07/2021, Vendor name: S Chanda  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/04/2022 4:20PM with Govt. Ref. No: 192022230010425401 on 19-04-2022, Amount Rs: 10,020/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKT4429203 on 19-04-2022, Head of Account 0030-02-103-003-02



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1904-2022, Page from 525726 to 525741  
being No 190406880 for the year 2022.**



*m*

Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2022.05.05 18:15:05 +05:30  
Reason: Digital Signing of Deed.

**(Mohul Mukhopadhyay) 2022/05/05 06:15:05 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.**

**(This document is digitally signed.)**