

20859/23

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

92AB 204225

22/12/23
Q-282146353

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

[Signature]
District Sub-Register-II
Alipore, South 24-parganas

22.12.23

DEED OF SUPPLEMENTARY AGREEMENT IN RESPECT OF
DEVELOPMENT AGREEMENT

THIS DEED OF SUPPLEMENTARY AGREEMENT IN RESPEC OF DEVELOPMENT AGREEMENT is made this the 22nd day of December Two Thousand and Twenty Three (2023)

BETWEEN

009170

15 DEC 2023

Sl. No. Rs. Date.
Sold to - S. CHAKRABORTY (Adv.)
of-Allipore Judges Court, Kolkata-27


Samran Das
Stamp Vendor
Allipore Police Court, Kolkata-27



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
22 DEC 2023

Rupali Roy
D/o - Baidyanath Roy
59 1/2 A, Mukherjee Park
Kod- 700063

SRI TAPAN NANDI (PAN ABSPN2440C & AADHAAR NO. 3056 7836 8452), Son of Late Amulya Krisna Nandi, by Nationality Indian, by religion Hindu, by Occupation – Business, residing at 26, Russa Road South 2nd Lane, Post Office Tollygunge, Police Station Jadavpur, Kolkata – 700033, District South 24 Parganas, hereinafter called and referred to as **“OWNER/FIRST PARTY”** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART** :

A N D

SRI SOUVIK BHATTACHARJEE (PAN AXXPB2387F & AADHAAR NO. 6800 9638 9043), Son of Sri Sukhen Bhattacharjee, by Nationality Indian, by religion Hindu, by Occupation – Business, residing at Galaxy Tower, P-65, Senhati Co-Operative Colony, Post Office Behala, Police Station Behala, Kolkata – 700034, District South 24 Parganas, hereinafter called and referred to as the **“DEVELOPER/SECOND PARTY”** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives, successors and assigns) of the **OTHER PART**.

WHEREAS Owner/First Party herein being the absolute Owner of **ALL THAT** a plot of Bastu land measuring **4 (Four) Cottahs 0 (Zero) Chittak 0 (Zero) Sq. ft.** be the same or a little more or less together with **one 50 years old Roof Tile Shed residential structure measuring 1500 Sq. ft. of Covered area** together with the right to use 16 feet wide common passage and comprised within **Municipal Premises No. 19, Russa Road South 2nd Lane, Kolkata – 700033 (formed out of old Premises No. 279, Russa Road South, formerly known and numbered as Premises No. 204, Russa Road and previously thereto known and numbered as Premises No. 22, Russa Road East of Tollygunge Municipality)**, comprised within Touzi No. 329B, C. S. Dag Nos. 566, 563, 565 and 567 in Khatian No. 772 in Mouza Chandpur, Police Station Jadavpur, District Sub-Registry Office at Alipore, K.M.C. Ward No. 94, District – South 24 Parganas, West Bengal entered into a Development Agreement dated 14th March, 2019 with the Developer/Second Party herein for the Development of the above mentioned property more fully mentioned in the Schedule below with the terms and conditions stipulated in the said Development Agreement dated 14th March, 2019 and the said Development Agreement dated 14th March, 2019 duly registered in the Office of



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
22 DEC 2023

the Addl. District Sub-Registrar, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1605-2019, Pages from 59350 to 59404, Being No. 160501654 for the year 2019.

AND WHEREAS in pursuance of the said Development Agreement dated 14th March, 2019, the Owners/First Party herein also executed a General Power of Attorney after registered Development Agreement dated 4th April, 2019 in favour of the Developer/Second Party herein by which the Developer/Second Party herein empowered and authorized by the Owner/First Party herein to do all acts, deeds and things in respect of the development of the said property and also sale of flats, car parking spaces and other spaces within the Developer's allocation of the Building as mentioned in the said General Power of Attorney after registered Development Agreement dated 4th April, 2019 and the said General Power of Attorney after registered Development Agreement duly registered in the Office of the Addl. District Sub-Registrar, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1605-2019, Pages from 73924 to 73944, Being No. 160502116 for the year 2019.

AND WHEREAS as per the said Development Agreement dated 14th March, 2019, the Owner/First Party will get the **50% (fifty percent) out of the total sanctioned F.A.R.** of the said proposed Building along with refundable amount of **Rs.20,00,000/- (Rupees Twenty Lakhs only)** which will be paid by the Developer/Second Party herein to the Owner/First Party herein as per the PAYMNET SCHEDULE as mentioned in the said Development Agreement together with undivided proportionate share of land and along with all other common facilities and amenities of the said Premises at K.M.C. Premises No. 19, Russa Road South 2nd Lane, Kolkata – 700033, under Police Station Jadavpur, District South 24 Parganas.

The said refundable amount of **Rs.20,00,000/- (Rupees Twenty Lakhs only)** will be refunded by the Owner to the Developer herein at the time of handover the Owner's allocation by the Developer and if the Owner herein fails to refund the said amount to the Developer herein, then the amount will be adjusted from the Owner's allocation at the market rate.

The Owner/First Party herein will get his Owner's allocation from the entire top floor along with other floors of the said proposed Building.

AND WHEREAS as per the said Development Agreement dated 14th March, 2019, the Developer/Second party will get remaining sanctioned F.A.R. of the said proposed building (save and except the Owner's allocation) and along with all other common facilities and amenities of the said Premises at K.M.C. Premises No. 19, Russa Road South 2nd Lane, Kolkata – 700033, under Police Station Jadavpur, District South 24 Parganas.

AND WHEREAS in pursuance of the said Development Agreement dated 14th March, 2019 and General Power of Attorney after registered Development Agreement dated 4th April, 2019, the Developer/Second Party herein obtained a Building Plan duly sanctioned by The Kolkata Municipal Corporation in the name of the Owner/First Party herein for construction of a **G+III Storied** building on the said premises and the construction work of the said Building by the Developer/Second Party herein is nearing to completion.

AND WHEREAS after getting the Building Plan for the construction of a New Building on the said premises, it is necessary to specifically and clearly mention the Owner's allocation as well as the Developer's allocation in the Building constructed in the said Premises and also the Owner/First Party herein approached the Developer/Second Party herein to change his allocation and the Developer/Second Party herein accepted the proposal of the Owner/First Party herein.

AND WHEREAS accordingly the Owners and the Developer decided to execute a Deed of Supplementary Agreement in respect of the **Development Agreement dated 14th March, 2019** by which the Developer has agreed to provide the Flats & Car Parking Spaces within Owner's allocation in the following manner :

NOW THIS DEED OF SUPPLEMENTARY DEVELOPMENT AGREEMENT witnessed as follows:

1) That the Owner's allocation shall be in the following manner :
the Owner/First Party will get the **50% (fifty percent)** out of the total sanctioned F.A.R. of the said proposed Building along with refundable amount of **Rs.20,00,000/- (Rupees Twenty Lakhs only)** which already paid by the Developer/Second Party herein to the Owner/First Party herein as per the PAYMNET SCHEDULE as mentioned in the said Development Agreement together with undivided proportionate share of land

and along with all other common facilities and amenities of the said Premises at K.M.C. Premises No. 19, Russa Road South 2nd Lane, Kolkata – 700033, under Police Station Jadavpur, District South 24 Parganas.

The said refundable amount of Rs.20,00,000/- (Rupees Twenty Lakhs only) will be refunded by the Owner to the Developer herein at the time of handover the Owner's allocation by the Developer and if the Owner herein fails to refund the said amount to the Developer herein, then the amount will be adjusted from the Owner's allocation at the market rate.

The Owner/First Party herein will get his Owner's allocation from **ALL THAT Entire Third Floor and ALL THAT One self contained residential Flat being Flat No. "1" on the First Floor, Western Side** of the said proposed New Building constructed on the said premises as per the Building Plan duly sanctioned by The Kolkata Municipal Corporation to the Owners/First Party herein.

Excepting the above, the Owner/First Party shall get **ALL THAT 50% if the Garage Area on the Ground Floor of the proposed New Building** constructed on the said premises as per the Building Plan duly sanctioned by The Kolkata Municipal Corporation to the Owners/First Party herein.

The area demarcation will be done unanimously by Landowner and the Developer.

Except the above, the Owner shall get **50% of the Ultimate Roof with legal right of the Building i.e. Western Side Roof of the proposed New Building** constructed on the said premises as per the Building Plan duly sanctioned by The Kolkata Municipal Corporation which is the exclusive property of the Owner/First Party herein.

in addition to the above mentioned allocation, the Owner can also gain access to common space.

2) That excepting the Owner's allocation as stated above, the Developer/Second party will get remaining sanctioned F.A.R. of the said proposed building (save and except the Owner's allocation) and along with all other common facilities and amenities of the said Premises at K.M.C. Premises No. 19, Russa Road South 2nd Lane, Kolkata –

700033, under Police Station Jadavpur, District South 24 Parganas including 50% of the Ultimate Roof with legal right of the Building i.e. Eastern Side Roof of the proposed New Building constructed on the said premises as per the Building Plan duly sanctioned by The Kolkata Municipal Corporation which is the exclusive property of the Developer/Second Party herein.

3) That the others terms and conditions of the said Development Agreement dated 14th March, 2019 shall remain same and un-altered and this Supplementary agreement is part of the Development Agreement dated 14th March, 2019 in connection with the Development of the said property shall have full force and effect.

THE SCHEDULE ABOVE REFERRED TO :

(Description of the total property)

ALL THAT a plot of Bastu land measuring 4 (Four) Cottahs 0 (Zero) Chittak 0 (Zero) Sq. ft. be the same or a little more or less together with previously one 50 years old Roof Tile Shed residential structure measuring 1500 Sq. ft. of Covered area and presently proposed G+3 Storied Building standing thereon together with the right to use 16 feet wide common passage and comprised within Municipal Premises No. 19, Russa Road South 2nd Lane, Kolkata – 700033 and its Assessee No. 21-094-13-0020-0 (formed out of old Premises No. 279, Russa Road South, formerly known and numbered as Premises No. 204, Russa Road and previously thereto known and numbered as Premises No. 22, Russa Road East of Tollygunge Municipality), comprised within Touzi No. 329B, C. S. Dag Nos. 566, 563, 565 and 567 in Khatian No. 772 in Mouza Chandpur, Police Station Jadavpur, District Sub-Registry Office at Alipore, K.M.C. Ward No. 94, District – South 24 Parganas, West Bengal and butted and bounded by :

ON THE NORTH : By Premises No. 20, Russa Road South 2nd Lane;

ON THE SOUTH : By 16'-0" Wide Russa Road South 2nd Lane;

ON THE EAST : By Premises No. 73, Prince Anwar Shah Road;

ON THE WEST : By Russa Road South 2nd Lane.

IN WITNESS WHEREOF both the Parties hereto set and subscribed their respective hands on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the parties hereto in the presence of

WITNESSES :

1. *Rupali Roy*
59 1/2 A, Mijherpara
Kol - 700063.

Tapan N. D.

SIGNATURE OF THE OWNER/
FIRST PARTY

2. *Anjan Ghosh*
2, N.C Das Road.
Kol - 700036.

Savitri Bhattacharya

S. H. Das

SIGNATURE OF THE DEVELOPER/
SECOND PARTY

Drafted & Prepared by me,

Partha Sarathi Das

PARTHA SARATHI DAS

(Advocate)

Advocate




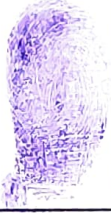

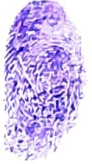





F/2152/2169 of 2017
Alipore Judges' Court, Kol-27.

[Signature]

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PHOTO	left hand					
	right hand					












Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name TAPAN NANDI

Signature Tapan Nandi

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name SOUVIK BHATTACHARJEE

Signature Souvik Bhattacharjee



ভারত সরকার
GOVERNMENT OF INDIA



রুপালী রায়
Rupali Roy
পিতা: বৈদ্যানথ রায়
Father: BAIDYANATH ROY

জন্ম সাল/Year of Birth: 1994
স্বাধীনতা / Female

3073 5376 0626



আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা, ৫৯/১এ, মাজের পাড়া
পশ্চিম বর্ডিশা, ঠাকুর পুকুর, দাঃ ২৪ পরগনা
পশ্চিমবঙ্গ, ৭০০০৬৩

Address: 59/1A, MAJHER
PARA, Paschim Barisha,
Thakurpukur, South Twenty
Four Parganas, West
Bengal, 700063

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

Major Information of the Deed

Deed No :	I-1603-20015/2023	Date of Registration	22/12/2023
Query No / Year	1603-2003146353/2023	Office where deed is registered	
Query Date	22/12/2023 1:06:59 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RUPALI ROY 59/1A, MAJHER PARA, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700063, Mobile No. : 7059086410, Status :Solicitor firm		
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. 2/-	Rs. 1,19,25,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (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:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: RUSSA ROAD SOUTH 2nd LANE, , Premises No: 19, , Ward No: 094 Pin Code : 700033

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	4 Katha	1/-	1,15,20,000/-	Width of Approach Road: 16 Ft.,
Grand Total :				6.6Dec	1/-	115,20,000 /-	



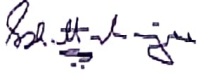
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	4,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1500 sq ft	1/-	4,05,000 /-	




Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr TAPAN NANDI Son of Late AMULYA KRISHNA NANDI Executed by: Self, Date of Execution: 22/12/2023 , Admitted by: Self, Date of Admission: 22/12/2023 ,Place : Office		 Captured	
	22/12/2023	22/12/2023	LTI	22/12/2023
26, RUSSA ROAD, SOUTH, 2ND LANE,, City:- , P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx0C, Aadhaar No: 30xxxxxxxx8452, Status :Individual, Executed by: Self, Date of Execution: 22/12/2023 , Admitted by: Self, Date of Admission: 22/12/2023 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SOUVIK BHATTACHARJEE (Presentant) Son of Mr SUKHEN BHATTACHARJEE Executed by: Self, Date of Execution: 22/12/2023 , Admitted by: Self, Date of Admission: 22/12/2023 ,Place : Office		 Captured	
	22/12/2023	22/12/2023	LTI	22/12/2023
Son of Mr SUKHEN BHATTACHARJEE GALAXY TOWER, P-65, SENHATI COLONY, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXxxxxxx7F, Aadhaar No: 68xxxxxxxx9043, Status :Individual, Executed by: Self, Date of Execution: 22/12/2023 , Admitted by: Self, Date of Admission: 22/12/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Miss RUPALI ROY Son of Mr B ROY 59, MAJHER PARA, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063		 Captured	
	22/12/2023	22/12/2023	22/12/2023
Identifier Of Mr TAPAN NANDI, Mr SOUVIK BHATTACHARJEE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN NANDI	Mr SOUVIK BHATTACHARJEE-6.6 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN NANDI	Mr SOUVIK BHATTACHARJEE-1500.00000000 Sq Ft

Endorsement For Deed Number : I - 160320015 / 2023

On 22-12-2023

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 : 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 15:33 hrs on 22-12-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SOUVIK BHATTACHARJEE, Claimant.

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 1,19,25,000/-

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

Execution is admitted on 22/12/2023 by 1. Mr TAPAN NANDI, Son of Late AMULYA KRISHNA NANDI, 26, RUSSA ROAD, SOUTH, 2ND LANE,, P.O: TOLLYGUNGE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Business, 2. Mr SOUVIK BHATTACHARJEE, Son of Mr SUKHEN BHATTACHARJEE, GALAXY TOWER, P-65, SENHATI COLONY, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business

Indetified by Miss RUPALI ROY, , , Son of Mr B ROY, 59, MAJHER PARA, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by profession Service

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 22/12/2023 3:23PM with Govt. Ref. No: 192023240323938378 on 22-12-2023, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 2984079994923 on 22-12-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 20,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9170, Amount: Rs.10.00/-, Date of Purchase: 15/12/2023, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/12/2023 3:23PM with Govt. Ref. No: 192023240323938378 on 22-12-2023, Amount Rs: 20,010/-, Bank: SBI EPay (SBlePay), Ref. No. 2984079994923 on 22-12-2023, Head of Account 0030-02-103-003-02

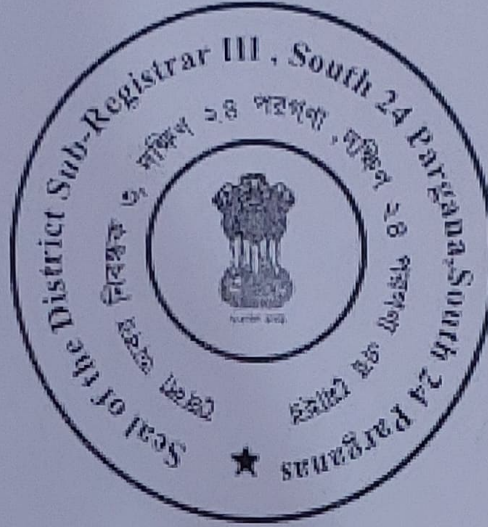


Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 551992 to 552006
being No 160320015 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.12.26 11:30:56 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 26/12/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.