

7386/16

I - 0 6345 / 16

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

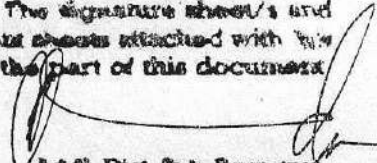
INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The signature sheet/s and the stamp/sheet/s attached with this document are the part of this document.


Addl. Dist. Sub-Registrar
Alipore, South 24 Parganas

20 SEP 2016

SUPPLEMENTARY AGREEMENT


AFTER REGISTERED DEVELOPMENT AGREEMENT

DATED : 5TH DAY OF MAY, 2016

THIS SUPPLEMENTARY AGREEMENT is made on this the 20th day

of *September* in the year Two Thousand and Sixteen (2016) **BETWEEN**

4245 Date 12/9/2016
Sold to Smt Madhumita Chakrabarti Daswami
of
Rupees. INR 255 N S C Dye Rd KI-4A


Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kolkata



Signature.....
20 SEP 2016
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Bhaskar Mozumdar
Asst.
S/O. Nikhil Mozumdar
Alipore Police Court
P.O. + P.S. - Alipore
KOL - 27

: 2 :

1. SMT. MADHUMITA CHAKRABARTI GOSWAMI daughter of Late Sibdas Chakraborty, wife of Sri Sujit Goswami, by Faith - Hindu, by Occupation - Service, by Nationality - Indian, having her PAN - ACHPC3040R, residing at 255, N.S.C. Bose Road, Maitri Apartment, Flat No. 108, 1st Floor, P.O. Naktala, P.S. Netaji Nagar, Kolkata - 700047 and **2. SRI SOMNATH CHAKRABARTI** son of Late Sibdas Chakraborty, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, having her PAN - ATPPC4262J; residing at 120B, Raja S.C. Mullick Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata - 700047, hereinafter jointly called and referred to as the **FIRST PARTY/ LAND OWNERS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

M/S. DESCON a Proprietorship Firm, having its office at 114/W, Raja Subodh Chandra Mullick Road, "Akaash

: 3 :

Apartment", Block - 2/2, P.O. Naktala, P.S. Netaji Nagar, Kolkata - 700047, represented by its sole Proprietor namely **SRI SUBHANKAR DEY**, son of Late Subhas Chandra Dey, by Faith - Hindu, by Occupation - Business, having his PAN - AFKPD5852J, residing at 114/W, Raja Subodh Chandra Mullick Road, "Akaash Apartment", Block - 2/2, P.O. Naktala, P.S. Netaji Nagar, Kolkata - 700047, hereinafter known and called as the **SECOND PARTY/DEVELOPER** (which terms of expression shall unless repugnant to the context shall deemed to mean and include his heirs, executors successors, legal representatives, successors-in-interest and assigns) of the **OTHER PART**.

WHEREAS One **SMT. KRISHNA CHAKRABORTY**, since deceased, wife of Late Sibdas Chakraborty along with the Party of the First Part/Land Owners therein on or about **5th day of May, 2016**, during his life time duly registered in the office of the A.D.S.R. at Alipore, recorded in Book No.I, CD Volume No. 1605-2016, Pages from 85083 to 85131, Being No. 160503115 for the year 2016 entered into an Agreement in between themselves as First Party and the Second Party, therein

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described as the Developer, under the terms and conditions, fully described therein, wherein besides the other terms and conditions, as contained therein it was interalia agreed by and between the parties therein that the Second Party mentioned therein and herein at its costs, expenses and efforts and in accordance with sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation shall construct one Ground Plus Three storied building over the land measuring more or less consisting an area of **7 Cottahs 14 Chittaks 00 Sq.ft.**, together with two storied residential building now standing thereon, lying and situated at **Mouza - Baishnabghata, J.L. No. 28**, Pargana - Khaspur, District Collectorate Touzi Nos. 151 & 56, **comprised in Khatian No. 284**, appertaining to **R.S. Dag No. 361**, under Police Station - **Netaji Nagar**, being **KMC Premises no. 120B**, **Raja Subodh Chandra Mullick Road**, **Kolkata - 700047**, within the limits of **Ward No. 100** vide **KMC Assessee No. 21-100-08-0127-0**, of the **Kolkata Municipal Corporation**, in the District South 24 Parganas, A.D.S.R. at Alipore, D.S.R. - I at Alipore, and in exchange of the

: 5 :

price of the land the First Party herein shall be allotted 50% total sanction FAR of the proposed G+III storied building together with non-refundable and non adjustable sum of Rs.60,00,000/- (Rupees Sixty Lakhs) Only with all easement rights, liberties privileges and right use and enjoyment of common amenities & facilities whatsoever of the proposed residential building of the said property unto and in favour of the Land Owners therein, towards Owners' Allocation description of which are fully mentioned therein and herein in the Schedule below, and the remaining part of the building outside the said Owners' Allocation shall vest to the Second Party herein and therein towards it's Allocation in exchange of its investments, remunerations etc.

AND WHEREAS thus the Second Party herein while in the process of clearing clearance the relevant documents in respect of the said property the said **SMT. KRISHNA CHAKRABORTY**, since deceased, wife of Late Sibdas Chakraborty, died intestate on 08.07.2016 leaving behind her married daughter **1. SMT.**

MADHUMITA CHAKRABARTI GOSWAMI and one son namely
2. SRI SOMNATH CHAKRABARTI, being the Present Owners
herein of the First Part, as her legal heiress and heirs to inherit
the said property under the provision of the Hindu Succession
Act., 1956 then in force.

AND WHEREAS after demise of the said SMT. KRISHNA
CHAKRABORTY, her surviving legal heirs and heiress namely
1. SMT. MADHUMITA CHAKRABARTI GOSWAMI and 2. SRI
SOMNATH CHAKRABARTI, became the absolute lawful joint
owners in equal proportion of ALL THAT piece and parcel of
homestead land measuring more or less an area **7 Cottahs 14
Chittaks 00 Sq.ft.**, together with two storied residential building
now standing thereon, lying and situated at **Mouza -
Baishnabghata, J.L. No. 28**, Pargana - Khaspur, District
Collectorate Touzi Nos. 151 & 56, **comprised in Khatian No.
284**, appertaining to **R.S. Dag No. 361**, under Police Station
- **Netaji Nagar**, being KMC Premises no. 120B, Raja Subodh
Chandra Mullick Road, Kolkata - 700047, within the limits

: 7 :

of Ward No. 100 vide KMC Assessee No. 21-100-08-0127-0, of the Kolkata Municipal Corporation, in the District South 24 Parganas, A.D.S.R. at Alipore, D.S.R. - I at Alipore as aforesaid.

AND WHEREAS the Second Party herein in the meantime started construction of building over the land and the same is on good progress and in pursuance to the above the Parties herein have entered into this Agreement in between them on the following terms and conditions :-

1. That the Second Party in the meantime shall handover a portion of the said building as per the original Joint-Venture Agreement which was executed and registered on **5th day of May, 2016** of the said Premises, unto and in favour First Party herein in accordance with aforesaid agreement made between the Party of the Second Part and **SMT. KRISHNA CHAKRABORTY**, since deceased, wife of Late Shibdas Chakraborty.
2. That the First Party shall be entitled a portion, as stated above of the constructed area of the said Premises, towards

Owners' Allocation and Second Party shall be entitled remaining portion of the said Ground Plus Three storied building, as stated above, towards Developers' Allocation and Second Party herein transferring its respective allocation in favour of intending buyer or buyers as Second Party shall have think fit and proper.

3. That it has been agreed by and between the Parties herein that the Party of the First Part in terms of this Suppelementary Agreement agreed to all other terms and conditions as mentioned in the said Agreement dated **5th day of May, 2016** which was made between the Party of the Second Part and the then landlord namely **SMT. KRISHNA CHAKRABORTY**, since deceased, wife of Late Shibdas Chakraborty and to that effect Party of the Present First Part shall raise no objection of the said Agreement dated **5th day of May, 2016** in future in any manner whatsoever.

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4. That save and except of the facts and circumstances, as contained herein all other terms and conditions of the Agreement dated **5th day of May, 2016** shall remain unchanged and operative.
5. That this Agreement shall be treated as the Supplementary Agreement and part and parcel of the Principal Agreement dated **5th day of May, 2016**, duly registered in the office of the A.D.S.R. at Alipore, recorded in Book No.I, CD Volume No. 1605-2016, Pages from 85083 to 85131, Being No. 160503115 for the year 2016.

SCHEDULE ABOVE REFERRED TO
(OWNERS' ALLOCATION JOINTLY)

ALL THAT the Owners shall entitled to get 50% total sanction FAR of the proposed G+III storied building together with non-refundable and non adjustable sum of Rs.60,00,000/- (Rupees Sixty Lakhs) Only with all easement rights, liberties privileges and right use and enjoyment of common amenities & facilities whatsoever of the proposed residential building of the said property.

: 10 :

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

WITNESSES :

1. Ratan ganguly .
S/o Late- Heera Lal ganguly .
Aesth bandhu park
P.O Sonarpur .
KOL - 150 .

Madhuniā Chakrabarti

Sourath Chakrabarti

2. Narendhra Yadav
S/o M. Yadav
10. Shanti Nagar Colony
KOL-40.

SIGNATURE OF THE FIRST PARTY

DESCON

Subhankar Dey
Proprietor

SIGNATURE OF THE SECOND PARTY

Drafted by me :

Bhaskar Mozumder

BHASKAR MOZUMDER
Advocate,

Alipore Police Court,
Kolkata - 700 027.
Computerised Printed by

Kuntal Mukherjee



Madhumita Chakrabarti

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

Name...MADHUMITA CHAKRABARTI (GOSWAMI)

Signature...Madhumita Chakrabarti

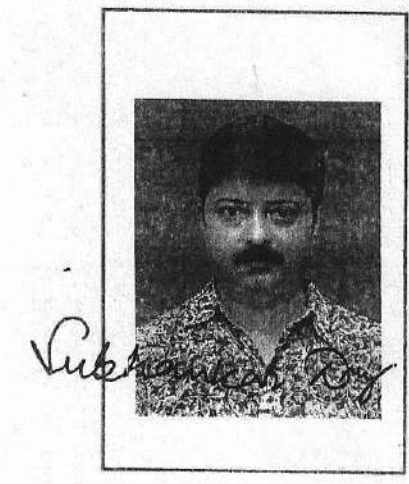


Somnath Chakrabarti

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

Name...SOMNATH CHAKRABARTI

Signature...Somnath Chakrabarti



Subhankar Dey

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

Name...SUBHANKAR DEY

Signature...Subhankar Dey

Major Information of the Deed

Deed No :	I-1605-06345/2016	Date of Registration	9/20/2016 12:42:07 PM
Query No / Year	1605-0001232604/2016	Office where deed is registered	
Query Date	02/09/2016 8:26:24 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	BHASKAR MOZUMDER ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9432827009, Status :Advocate		
Transaction	Additional Transaction		
[0902] Declaration, Agreement relating to Immovable Property	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,18,18,954/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:5(e))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



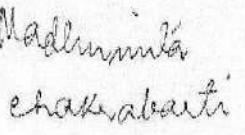
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, , Premises No. 120B, Ward No: 100

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		7 Katha 14 Chatak	1/-	2,17,88,954/-	Width of Approach Road: 16 Ft.,
Grand Total :					12.9938Dec	1 /-	217,88,954 /-	



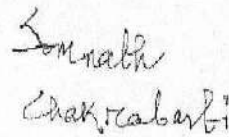
Structure Details :

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/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	30,000 /-	



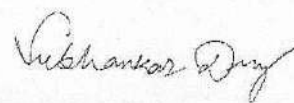
Executant Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringerpint	Signature
	Smt MADHUMITA CHAKRABARTI GOSWAMI Wife of Mr SUJIT GOSWAMI Executed by: Self, Date of Execution: 20/09/2016 , Admitted by: Self, Date of Admission: 20/09/2016 ,Place : Office			
		20/09/2016	LTI 20/09/2016	20/09/2016


255, N S C BOSE ROAD, MAITRI APPT., KOLKATA, Flat No: 108, 1ST FLOOR, P.O:- NAKTALA, P.S:-
 Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Female, By Caste:
 Hindu, Occupation: Service, Citizen of: India, PAN No. ACHPC3040R, Status :Individual

2	Name	Photo	Fingerprint	Signature
	Mr SOMNATH CHAKRABARTI Son of Late SIBDAS CHAKRABORTY Executed by: Self, Date of Execution: 20/09/2016 , Admitted by: Self, Date of Admission: 20/09/2016 ,Place : Office			
		20/09/2016	LTI 20/09/2016	20/09/2016
120B, RAJA S C MULLICK ROAD, KOLKATA, P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN.- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ATPPC4262J, Status :Individual				
3	M/S. DESCON 114/W, RAJA S C MULLICK ROAD, AKASH APPT., KOLKATA, Block/Sector: 2/2, P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Status :Organization, Executed by: Repri			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUBHANKAR DEY Son of Late SUBHAS CHANDRA DEY Date of Execution - 20/09/2016, , Admitted by: Self, Date of Admission: Sep 20 2016 , Place of Admission of Execution: Office			
		Sep 20 2016 1:07PM	LTI Sep 20 2016 1:07PM	Sep 20 2016 1:08PM
114/W, RAJA S C MULLICK ROAD, AKASH APPT., KOLKATA, Block/Sector: 2/2, P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFKPD5852J, Status : Representative, Representative of : M/S. DESCON (as SOLE PROPRIETOR)				

Identifier Details :

Name & address	
Mr BHASKAR MOZUMDER Son of Mr NIKHIL MAJUMDAR ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Smt MADHUMITA CHAKRABARTI GOSWAMI, Mr SOMNATH CHAKRABARTI, Mr SUBHANKAR DEY	
	20/09/2016

Endorsement For Deed Number : I - 160506345 / 2016

Or. 20-09-2016

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 : 5 (e) of Indian Stamp Act 1899.

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

Presented for registration at 12:12 hrs on 20-09-2016, at the Office of the A.D.S.R. ALIPORE by Mr SOMNATH CHAKRABARTI , one of the Executants.

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

Execution is admitted on 20/09/2016 by 1. Smt MADHUMITA CHAKRABARTI GOSWAMI, Wife of Mr SUJIT GOSWAMI, 255, N S C BOSE ROAD, MAITRI APTT., KOLKATA, Flat No: 108, 1ST FLOOR, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 2. Mr SOMNATH CHAKRABARTI, Son of Late SIBDAS CHAKRABORTY, 120B, RAJA S C MULLICK ROAD, KOLKATA, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business

Indetified by Mr BHASKAR MOZUMDER, , , Son of Mr NIKHIL MAJUMDAR, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-09-2016 by Mr SUBHANKAR DEY, SOLE PROPRIETOR, M/S. DESCON, 114/W, RAJA S C MULLICK ROAD, AKASH APTT., KOLKATA, Block/Sector: 2/2, P.O:- NAKTALA, P.S:- Jadavpur, District:-South 2 Parganas, West Bengal, India, PIN - 700047

Indetified by Mr BHASKAR MOZUMDER, , , Son of Mr NIKHIL MAJUMDAR, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4245, Amount: Rs.50/-, Date of Purchase: 12/09/2016, Vendor name: S Das



Amitava Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2016, Page from 172725 to 172740
being No 160506345 for the year 2016.



Digitally signed by AMITAVA CHANDA
Date: 2016.09.21 16:04:36 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 21-09-2016 16:04:34
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)