

3434/23

5-3386/23

3



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

73AB 394195

3/3/23
6-2/398/23

CHITRAKUT, DISTRICT, SOUTH 24-PARGANAS, WEST BENGAL
REGISTERED OFFICE OF THE DISTRICT REGISTRAR
ALIPORE, SOUTH 24-PARGANAS

3/3/23
Alipore, South 24-parganas

3 MAR 2023

SUPPLEMENTARY AGREEMENT

THIS SUPPLEMENTARY AGREEMENT made on this 03rd day of
March 2023 (Two Thousand Twenty Three)

BETWEEN

SL. No. 215 Date 04 JUL 2022

Name Parkal Chandra

Address Alipore Suburban, Calcutta, India
751001

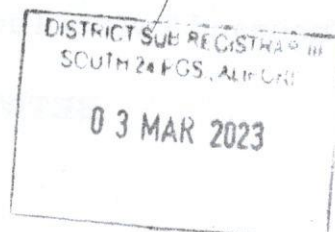
Vendo S. [Signature]

APAA KUMAR DAS
Alipore Police Court
Kolkata-700027



Santosh Yadav
S/o Late Barant Yadav
15/1e Ram Mohan Dutta
Road.

K-1 - 700020



DESIRE REAL ESTATE PRIVATE LIMITED, PAN AAECD2439B, a company incorporated under the Companies Act, 1956 and having its registered office at 61/17, Moore Avenue, Ground Floor, P.S. RegentPark, Kolkata- 700040 represented by its Director, Mr. Amitayu Kundu, PAN CEKPK7304B, son of Debashis Kundu, by faith- Hindu, by occupation -Legal Practitioner, by Nationality- Indian, residing at 47J, Moore Avenue, 1st Floor, P.S. Regent Park, Kolkata- 700040 hereinafter referred to as the **OWNER** (which expression shall unless excluded by repugnant to the context be deemed to mean and include its heirs, executors, administrator, legal representatives) of the **ONE PART**

AND

M/S. VASUDEVA CORPORATION, a partnership firm being represented by its partners **1.SRI JAYESH RAJA**, (PAN No. ADEPR1893D) son of Sri Navnit Kumar Raja, by faith- Hindu, by occupation -Business, by Nationality- Indian residing at 21, Mohini Mohan Road, Kolkata- 700020, **2.SRI HEMANSHU RAJA**, (PAN No ADEPR1909C) Son of Sri Navnit Kumar Raja, by faith- Hindu, by occupation -Business, by Nationality- Indian residing at 13A, Balaram Bose 2nd Lane, P.S.Bhawanipur, Kolkata- 700020 hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by repugnant to the context be deemed to mean and include his heirs, executors, administrator, legal representatives) of the **OTHER PART**.

WHEREAS the Owner and the Developer No.1 namely Sri Jayesh Raja had executed a registered Joint Venture Agreement dated 31.07.2019 and a Supplementary Agreement dated 21-10-2022 for construction of multistoried building at premises No. 87, Manick Bandyopadhyay Sarani, P.S. Regent Park, within the limits of the Kolkata Municipal Corporation in its Ward No.97.

AND WHEREAS the agreement dated 31-07-2019 was duly registered in the office of the D.S.R. Alipore and recorded in Book No.1, Volume No 1605-~~1603~~ 2019, Pages 158633 to 158690, Being No. 160504642 for the year 2019 **and** supplementary agreement dated 21-10-2022 was duly registered in the office of the D.S.R.-III, South 24 PARGANAS and recorded in Book No.1, Volume No 1603-2022, Pages 534971 to 534986, Being No. 160316598 for the year 2022.

AND WHEREAS in terms of the said registered Joint Venture Agreement dated 31.07.2019 & Supplementary Agreement dated 21-10-2022 the developer above named had started the construction work as per sanctioned building plan by the K.M.C..

AND WHEREAS during continuance of the said Joint Venture Agreement dated 31.07.2019 & Supplementary dated 21-10-2022, one of the partners, SRI JAYESH RAJA, who was the proprietor of the developer firm is not in a position to conduct the development work due to his ill health for which said SRI JAYESH RAJA, converted the proprietorship firm into a partnership firm after admitting and accepting his brother Sri Hemanshu Raja as one of the partners by virtue of a Deed of Partnership dated 28-02-2022 with initial ~~and~~ investment of Rs 1,00,00,00/- (One lakh only)

AND WHEREAS after converting the proprietorship firm Vasudeva Corporation into a partnership firm it is necessary to execute the appropriate supplementary agreement considering the terms and conditions of the Joint Venture Agreement dated 31.07.2019 & Supplementary Agreement dated 21-10-2022, and accordingly the parties herein execute the present supplementary agreement to avoid future disputes, differences and complications of such changed circumstances this supplementary agreement is entered into by and between the parties during construction of the multistoried building as per sanctioned building plan at the property mentioned in the

Hemanshu Raja

schedule of the Joint Venture Agreement dated 31.07.2019 & Supplementary Agreement dated 21-10-2022 on the following terms and conditions:-

- 1) That the parties hereby agreed that all the terms and conditions as referred in the original Joint Venture Agreement dated 31.07.2019 & Supplementary Agreement dated 21-10-2022 shall remain operative regarding the respective allocation of the owner and the developer in the proposed building.
- 2) That the developer confirms and declares that the erstwhile sole proprietorship firm of Sri Jayesh Raja has been converted into partnership firm by virtue of a registered partnership deed dated 28.02.2022 in which Sri Jayesh Raja and Sri Hemanshu Raja are the partners. The partnership firm under the name of M/S. Vasudeva Corporation shall with immediate effect shall act, conduct and perform all the functions of a developer and be bound to ensure that all the terms and conditions required to be undertaken by a developer are fulfilled for development and construction of a residential building at 87, Moore Avenue, Kolkata 700040 in terms of the Agreement dated 31.07.2019 and supplementary agreement dated 21.10.2022.
- 3) It is relevant to record that the original registered Joint Venture Agreement dated 31.07.2019 & Supplementary Agreement dated 21-10-2022 be treated as the Joint Venture Agreement by and between the parties herein with the owner and the partnership firm.
- 4) It is agreed by and between the parties herein that the sanctioned building plan shall be treated as the sanctioned plan of the partnership firm and this supplementary agreement shall be the part

of the Joint Venture Agreement dated 31.07.2019 & Supplementary Agreement dated 21-10-2022.

**THE SCHEDULE ABOVE REFERRED TO
(The Said Premises)**

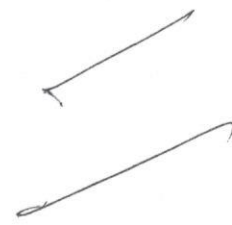
ALL THAT piece and parcel of land measuring **5** (Five) Cottahs **12** (Twelve) Chittacks and **31** (Thirty One) Sq.ft. more or less lying at and being known as 87, Manick Bandyopadhyay Sarani, Kolkata- 700040, Police Station- Regent Park, District- 24 Parganas (South), being Assessee No. 21-097-08-0403-1, Ward No. 97, within the Kolkata Municipal Corporation. and the said property is butted and bounded by:-

ON THE NORTH: 20 feet Wide Road.

ON THE SOUTH: Tolly's Nullah

ON THE EAST: 75, M.B Sarani.

ON THE WEST: 61/31, M. B. Sarani.



IN WITNESS WHEREOF the parties hereto have subscribed their respective hands and seals the day, month and year first above written. SIGNED, SEALED AND DELIVERED In presence of :-

WITNESSES :-

1. *Bardhaman Doh*
Alipur Pol. Court
Kol-27

DESIRE REAL ESTATE PRIVATE LIMITED

Amitayya Kunder
 Director

SIGNATURE OF THE OWNER

VASUDEVA CORPORATION

Jayesh Raja
 Partner

VASUDEVA CORPORATION

Hemanshu Raja
 Partner

2. *Santosh yadav*
15/19 R.M.D Rd
Kol-700020

SIGNATURE OF THE DEVELOPER

Drafted by me;

Pankaj Chatterjee
 Advocate

Alipur Police Court Kol-27

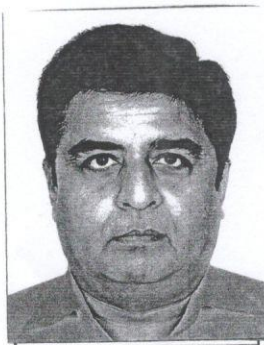
Pankaj Chatterjee
 Advocate

Alipore Criminal Court
 WB/383/83



	Thumb	1 st Finger	Middle Finger	Ring finger	Small Finger
Left hand					
Right hand					

Name JAYESH RAJA
 Signature Jayesh Raja



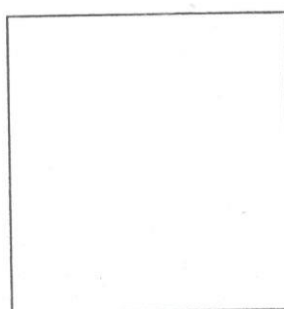
	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name HEMANSHU RAJA
 Signature Hemanshu Raja



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name AMITAYU KUNDU
 Signature Amitayu Kundu



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name
 Signature



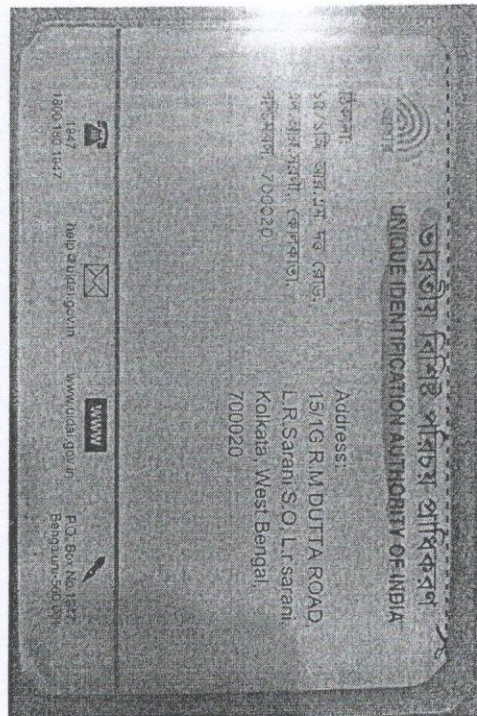
Santosh

today at 11:06





Santosh
today at 11:06



Major Information of the Deed

Deed No :	I-1603-03386/2023	Date of Registration	03/03/2023
Query No / Year	1603-2000398173/2023	Office where deed is registered	
Query Date	14/02/2023 7:07:30 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Baidyanath Dolui Alipore,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9064896216, Status :Solicitor firm		
Transaction		Additional Transaction	
[0902] Declaration, Agreement relating to Immovable Property		[4306] Other than Immovable Property, Sale [Rs : 1,00,000/-]	
Set Forth value		Market Value	
Rs. 1/-		Rs. 1,26,90,272/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 3,020/- (Article:5(e))		Rs. 1,039/- (Article:E, A(1))	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



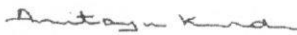






District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Manik Bandopadhyay Sarani (Moore Avenue), , Premises No: 87, , Ward No: 097 Pin Code : 700040

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	(RS :-)		Bastu		5 Katha 12 Chatak 31 Sq Ft	1/-	1,26,90,272/-	Width of Approach Road: 20 Ft.,
Grand Total :					9.5585Dec	1 /-	126,90,272 /-	



Executant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DESIRE REAL ESTATE PRIVATE LIMITED 61/17 MOORE AVENUE GROUND FLOOR, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.: AAxxxxxx9B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	VASUDEVA CORPORATION 13A BALARAM BOSE 2ND LANE, City:- Not Specified, P.O:- L R SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 ,Aadhaar No Not Provided by UIDAI, Status :Organization as Developer, Executed by: Representative, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr AMITAYU KUNDU Son of DEBASISH KUNDU Date of Execution - 03/03/2023, , Admitted by: Self, Date of Admission: 03/03/2023, Place of Admission of Execution: Office	Photo  Mar 3 2023 12:38PM	Finger Print  LTI 03/03/2023	Signature  03/03/2023
47J MOORE AVENUE 1ST LANE, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: CExxxxxx4B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DESIRE REAL ESTATE PRIVATE LIMITED (as DIRECTOR)				
2	Name Mr HEMANSHU RAJA (Presentant) Son of Mr NAVNIT KUMAR RAJA Date of Execution - 03/03/2023, , Admitted by: Self, Date of Admission: 03/03/2023, Place of Admission of Execution: Office	Photo  Mar 3 2023 12:37PM	Finger Print  LTI 03/03/2023	Signature  03/03/2023
13A BALARAM BOSE 2ND LANE, City:- Not Specified, P.O:- L R SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : VASUDEVA CORPORATION				
3	Name Mr JAYESH RAJA Son of Mr NAVNIT KUMAR RAJA Date of Execution - 03/03/2023, , Admitted by: Self, Date of Admission: 03/03/2023, Place of Admission of Execution: Office	Photo  Mar 3 2023 12:39PM	Finger Print  LTI 03/03/2023	Signature  03/03/2023
21 MOHINI MOHAN ROAD, City:- Not Specified, P.O:- L R SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx3D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : VASUDEVA CORPORATION				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SATOSH YADAV Son of BASANT PRASAD YADAV 15/1G R M DUTTA ROAD, City:- Not Specified, P.O:- L R SARANI, P.S:- Bhawanipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700020			
	03/03/2023	03/03/2023	03/03/2023
Identifier Of Mr AMITAYU KUNDU, Mr HEMANSHU RAJA, Mr JAYESH RAJA			

On 03-03-2023

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 : 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 12:25 hrs on 03-03-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr HEMANSHU RAJA ,.

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

Execution is admitted on 03-03-2023 by Mr AMITAYU KUNDU, DIRECTOR, DESIRE REAL ESTATE PRIVATE LIMITED (Private Limited Company), 61/17 MOORE AVENUE GROUND FLOOR, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr SATOSH YADAV, , Son of BASANT PRASAD YADAV, 15/1G R M DUTTA ROAD, P.O: L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Business

Execution is admitted on 03-03-2023 by Mr HEMANSHU RAJA, PARTNER, VASUDEVA CORPORATION (Partnership Firm), 13A BALARAM BOSE 2ND LANE, City:- Not Specified, P.O:- L R SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Indetified by Mr SATOSH YADAV, , Son of BASANT PRASAD YADAV, 15/1G R M DUTTA ROAD, P.O: L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Business

Execution is admitted on 03-03-2023 by Mr JAYESH RAJA, PARTNER, VASUDEVA CORPORATION (Partnership Firm), 13A BALARAM BOSE 2ND LANE, City:- Not Specified, P.O:- L R SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Indetified by Mr SATOSH YADAV, , Son of BASANT PRASAD YADAV, 15/1G R M DUTTA ROAD, P.O: L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,039.00/- (A(1) = Rs 1,000.00/- ,E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,039/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/03/2023 3:13PM with Govt. Ref. No: 192022230318499308 on 02-03-2023, Amount Rs: 1,007/-, Bank: SBI EPay (SBlePay), Ref. No. 9871315603315 on 02-03-2023, Head of Account 0030-03-104-001-16
Online on 03/03/2023 1:57PM with Govt. Ref. No: 192022230320103351 on 03-03-2023, Amount Rs: 32/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW2911848 on 03-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,010/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 3,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 215, Amount: Rs.10.00/-, Date of Purchase: 04/07/2022, Vendor name: T K Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/03/2023 3:13PM with Govt. Ref. No: 192022230318499308 on 02-03-2023, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 9871315603315 on 02-03-2023, Head of Account
Online on 03/03/2023 1:57PM with Govt. Ref. No: 192022230320103351 on 03-03-2023, Amount Rs: 3,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW2911848 on 03-03-2023, 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 99985 to 99998

being No 160303386 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.03.03 17:17:51 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/03/03 05:17:51 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)