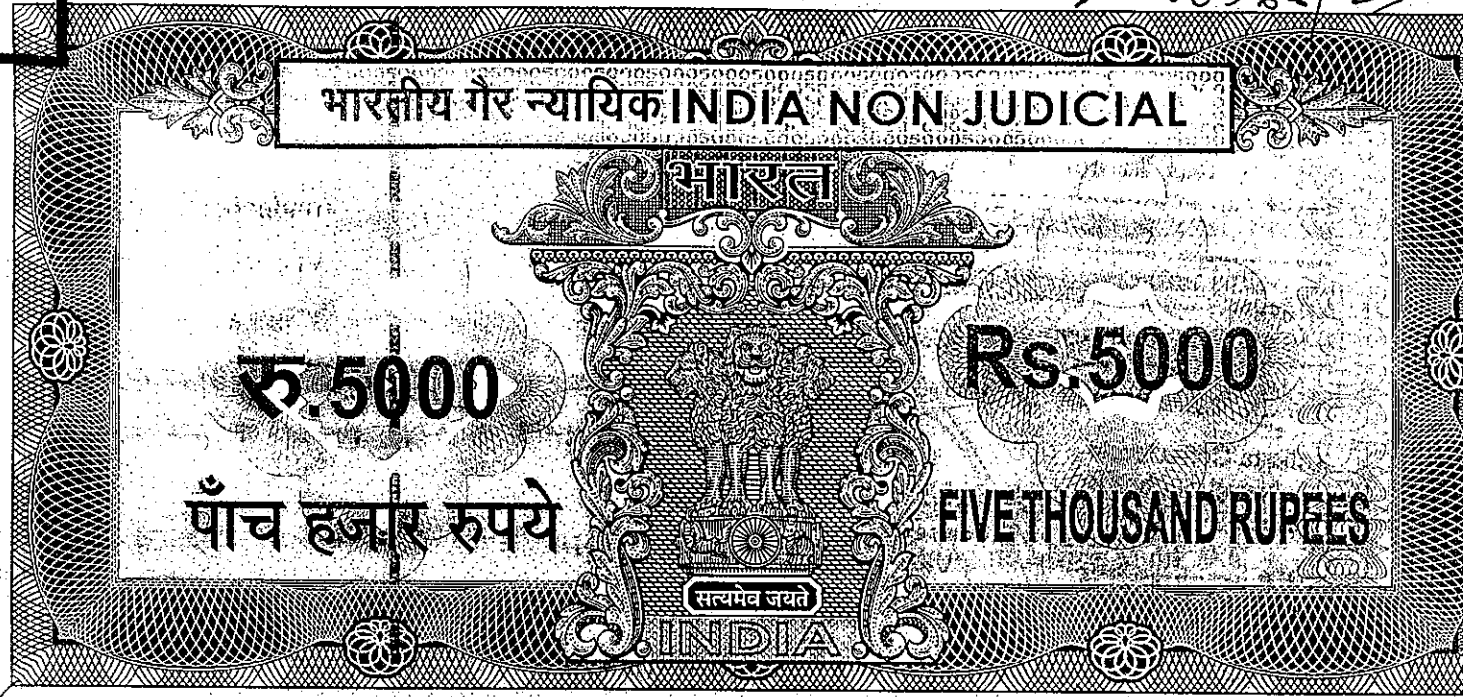


470/2023

2-06566/23



Ms
22/6

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 812603

2001497570/2023

Satisfied that the documents submitted to registration. The Signatures Sheet and instrument sheets attached to the instrument are the part of the document.

Additional District Sub-Registrar
Dum Dum, 24-Pin, Kolkata

(2)

22 JUN 2023

SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT is made this the 22nd day of JUNE, Two Thousand Twenty Three.

BETWEEN

57408

No 1

Name P. K. BANDYOPADHYAY
ADVOCATE

Address HIGH COURT CAL-1

Rs. *500/-*

Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

Amal Kr. Saha
Licensed Stamp
Vendor

Date
19 JUN 2023



[Handwritten signature]

Addl. District Sub-Registrar
Calcutta, West Bengal

27 JUN 2023

2.

SRI SUBASH CHANDRA CHAKRABORTY (PAN-ABQPC0141F), son of Late Amulya Kumar Chakraborty, by faith-Hindu, by Nationality-Indian, by occupation-Retired Person, residing at 33E, U.K. Dutta Road, P.O. & P.S. Dum Dum, Kolkata-700028, hereinafter called and referred to as the "**OWNER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors administrators, legal representatives and assigns) of the **ONE PART**.

AND

U.S. REALTORS (PAN-AAGFU3981Q), a partnership firm having its office at 44, P.K. Guha Lane, P.O. & P.S. Dum Dum Kolkata-700028 represented by its partners (1) **SRI UJJAL DATTA (PAN-AGUPD7242D)**, son of Late Santipada Dutta, by faith -Hindu, by Nationality-Indian, by Occupation- Business, residing at 57, P.K. Guha Lane, P.O.& P.S. Dum Dum, Kolkata-700028, and (2) **SRI SUBHASIS DAS(PAN-AFBPD8066R)**, Son of Late Hirendra Nath Das, by faith-Hindu, by Nationality-Indian, by Occupation- Business, residing at 44, P.K. Guha Lane, P.O. & P.S. Dum Dum, Kolkata- 700028 hereinafter called as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to include its heirs, successor or successors in office, executor, legal representatives and assigns) of the **OTHER PART**.

WHEREAS the owner entered into a Development Agreement with the Developer Registered at the office of A.D.S.R Cossipore Dum Dum recorded in Book no 1, Being no- 6971, for the year 2021 and authorise the Developer to develop his personal property 2 cottas more or less at Mouja Digla , P.S. Dum Dum at R.S and L.R. Dag No- 398, L.R. Khatian No-758, at Holding No 189/14, P.K.Guha Road particularly described in the schedule. In the terms and condition mentioned therein.

And whereas it is stipulated in the said agreement as a consideration of the said property the owner will get 50% of the sanctioned planned area .

This Supplementary agreement is made to define the owners allocation.

NOW THIS SUPPLEMENTARY AGREEMENT WITNESSETH AS FOLLOWS:

1. The owner as a consideration of the said property will get :

A) Flat No.2C on 1st floor , Block -A South West Side measuring Super Built area 1303 Sq.ft more or less .

B) Flat No. 4C on 3rd floor , Block B North East Side measuring a super built area of 972 Sq.ft. more or less .

C) One car parking space No.P-4, Block -A on Ground Floor West facing (in the First row/ Channel after the lift and stair of the building) measuring super built up area of 215 Sq.ft. more or less .

(Here Super built up area means : Covered area +proportionate share of Stair and lift + 27% service area) .

The Developer shall complete the building within 24 month from the date of execution of this supplementary agreement.

1. Other terms and conditions of the of the Development Agreement dated 17.08.2021 will therein same and unchanged .

THE FIRST SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of Bastu land measuring 2 Cottahs more or less together with R.T. shed structure measuring 100 sq.ft at Mouza Digla, P.S. Dum Dum, R.S.& L.R. Dag No. 398, R.S. Khatian No. 276, L.R. Khatian No. 758, J.L. No. 18, RS No.161. Touzi No. 173, within the local limits of Dum Dum Municipality being Municipal Holding No 189/14 P.K. Guha Road, Kolkata-700 028, Ward No. 10 under additional District Sub Registry office at Cossipore Dum Dum in the District 24 Parganas (North), which is butted and bounded as follows:-

ON THE EAST : Dag no 411.

ON THE WEST : 12 FT wide Municipal Road

ON THE SOUTH : Plot No. 15 as per plan.

ON THE NORTH : Plot no. 13 as per Plan

Delineated the map or Plan annexed herewith, and therein bordered **RED**.

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

SIGNED, SEALED & DELIVERED

By the Parties at Kolkata

In the presence of

- 1. Mithun Das
Nilratal Binti
Kolkata - 57

Subash C Chatterjee
(*Subash C. Chatterjee*)

SIGNATURE OF THE OWNER

- 2. Binod Bhattacharya
S/o. Late - Birangana Bhattacharya
53/E W.K. Datta Road
Kolkata - 28
Retired

For H.S. REALTOR

Muzal Datta
Patil

Siddham San


































PREPARED BY

P. K. Bandyopadhyay

SIGNATURE OF THE DEVELOPER

P. K. BANDYOPADHYAY
Advocate
HIGH COURT, CAL - 1
F. No. - W.B. - 2653/99

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the Executants / Presentants					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
					
 <p style="font-size: small; margin-top: 10px;">Suban C. Chavara Suban C. Chavara Suban C. Chavara</p>	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
					

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



192023240107300871

GRN Details

GRN: 192023240107300871 Payment Mode: Online Payment
GRN Date: 22/06/2023 13:09:27 Bank/Gateway: State Bank of India
BRN : IK0CHQKID5 BRN Date: 22/06/2023 13:10:42
GRIPS Payment ID: 220620232010730085 Payment Init. Date: 22/06/2023 13:09:27
Payment Status: Successful Payment Ref. No: 2001497570/1/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: ashok chowdhury
Address: s s pally
Mobile: 9830142268
Contact No: 9830142268
Depositor Status: Others
Query No: 2001497570
Applicant's Name: Mr Monoj Mallick
Identification No: 2001497570/1/2023
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 22/06/2023
Period To (dd/mm/yyyy): 22/06/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001497570/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	2001497570/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	2041

IN WORDS: TWO THOUSAND FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1506-06566/2023	Date of Registration	22/06/2023
Query No / Year	1506-2001497570/2023	Office where deed is registered	
Query Date	09/06/2023 5:08:37 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Monoj Mallick 100, South Sinthee Road, Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No. : 9330209114, 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. 36,26,999/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

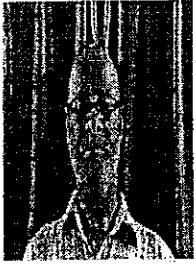

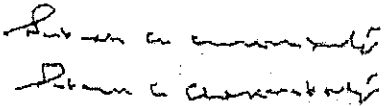
District: North 24-Parganas, P.S:- Dum-Dum, Municipality: DUM DUM, Road: P.K. Guha Road, Mouza: Digla., Ward No: 10, Holding No:189/14 JI No: 18, Pin Code : 700028

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-398 (RS :-)	LR-758	Bastu	Bastu	2 Katha	1/-	35,99,999/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					3.3Dec	1 /-	35,99,999 /-	

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/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

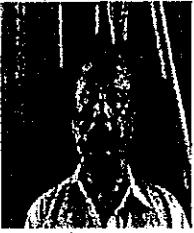

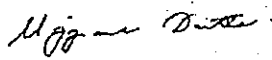
Lord Details :



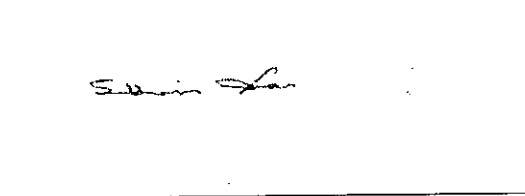
No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr SUBASH CHANDRA CHAKRABORTY Son of Amulya Kumar Chakraborty Executed by: Self, Date of Execution: 22/06/2023 , Admitted by: Self, Date of Admission: 22/06/2023 ,Place : Office			
	22/06/2023	LTI 22/06/2023		22/06/2023
33E, U. K. Dutta Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. :: ABxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/06/2023 , Admitted by: Self, Date of Admission: 22/06/2023 ,Place : Office				

Developer Details :



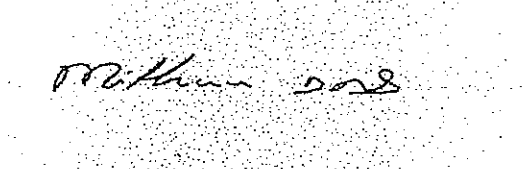
Sl No	Name,Address,Photo,Finger print and Signature
1	U S REALTORS 44, P.K. Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: AAxxxxxx1Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr UJJAL DATTA (Presentant) Son of Late Santipada Dutta Date of Execution - 22/06/2023, , Admitted by: Self, Date of Admission: 22/06/2023, Place of Admission of Execution: Office			
	Jun 22 2023 2:05PM	LTI 22/06/2023		22/06/2023
57, P.K: Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx2D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : U S REALTORS (as PARTNER)				

Name	Photo	Finger Print	Signature
Mr SUBHASIS DAS Son of Late Hirendra Nath Das Date of Execution - 22/06/2023, , Admitted by: Self, Date of Admission: 22/06/2023, Place of Admission of Execution: Office			
	Jun 22 2023 2:05PM	LTI 22/06/2023	22/06/2023
44, P.K. Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx6R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : U S REALTORS (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Mithun Das Son of Late G Das Nilachal , Birati, City:- , P.O:- Nilachal, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700051			
	22/06/2023	22/06/2023	22/06/2023
Identifier Of Mr SUBASH CHANDRA CHAKRABORTY, Mr UJJAL DATTA, Mr SUBHASIS DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUBASH CHANDRA CHAKRABORTY	U S REALTORS-3.3 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SUBASH CHANDRA CHAKRABORTY	U S REALTORS-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: P.K. Guha Road, Mouza: Digla, , Ward No: 10, Holding No:189/14 JI No: 18, Pin Code : 700028.

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 398, LR Khatian No:- 758	Owner: জগবন্ধু দত্ত, Gurdian: মঙ্গল দাস দত্ত, Address: 2নং রামকৃষ্ণ লেন বাগবাজার কলিকাতা , Classification: বাস্তু, Area: 1.08720000 Acre,	Seller is not the recorded Owner as per Applicant.

22-06-2023

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 13:37 hrs on 22-06-2023, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr UJJAL DATTA ,

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 36,26,999/-

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

Execution is admitted on 22/06/2023 by Mr SUBASH CHANDRA CHAKRABORTY, Son of Amulya Kumar Chakraborty, 33E, U. K. Dutta Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Retired Person

Identified by Mr Mithun Das, , Son of Late G Das, Nilachal, Birati, P.O: Nilachal, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Others

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

Execution is admitted on 22-06-2023 by Mr UJJAL DATTA, PARTNER, U S REALTORS (Partnership Firm), 44, P.K. Guha Lane, City:-, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Mr Mithun Das, , Son of Late G Das, Nilachal, Birati, P.O: Nilachal, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Others

Execution is admitted on 22-06-2023 by Mr SUBHASIS DAS, PARTNER, U S REALTORS (Partnership Firm), 44, P.K. Guha Lane, City:-, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Mr Mithun Das, , Son of Late G Das, Nilachal, Birati, P.O: Nilachal, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/06/2023 1:10PM with Govt. Ref. No: 192023240107300871 on 22-06-2023, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CHQKID5 on 22-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 55468, Amount: Rs.5,000.00/-, Date of Purchase: 19/06/2023, Vendor name: A K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/06/2023 1:10PM with Govt. Ref. No: 192023240107300871 on 22-06-2023, Amount Rs: 2,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CHQKID5 on 22-06-2023, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM

North 24-Parganas, West Bengal

State of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2023, Page from 190995 to 191006
being No 150606566 for the year 2023.



Digitally signed by KAUSTAVA DEY
Date: 2023.06.23 17:46:15 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2023/06/23 05:46:15 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)