

2852/22

T-002607/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

31AA 114413

Certified that the document is admitted to registration. The Signature sheet/s and the endorsement sheets attached with this documents are part of this document.

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

19 DEC 2022

SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT is made on 16th day of December, 2022 (Two Thousand Twenty Two) ;

BETWEEN

Contd...P/2.

16.12.2022
18:49
3083445856/2022

VCM 9/10/22
6:49 PM

15 DEC 2022

23961

₹ 20/- Date.....

Name: D. Bose

Address:

Advocate
ALIPORE POLICE COURT
Kolkata - 700 027

Vendor:
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

Jayda Chakraborty



Vc no - 2946

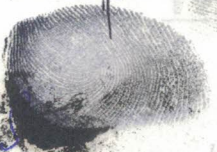
Jayda Chakraborty



Vc no 2947



Ripankar Ghosh



Vc no 2948

Addl. Dist. Sub-Registrar
Alipore
15 DEC 2022
South 24 Parganas
Kolkata-700027

Sanchita Chandra

~~Debarati Bose~~

S/O Anil Bose

Alipore Police Court

Kol-27

- (1) SMT. SANCHITA CHAUDHURI (PAN-ABWPC7513R; AADHAAR -5384 9129 5078), D/o. Late Bidyut Baran Chaudhuri, by faith Hindu, by occupation Profession, by Nationality, residing at 50/1, Ashok Road. P.S. Patuli, P.O. Garia, Kolkata – 700084 and
- (2) SRI DIPANKAR GHOSH(PAN – ADGPG8778G; AADHAAR – 5214 8929 9383), son of Amalendu Sekhar Ghosh, by faith Hindu, by occupation Medical Practitioner, by Nationality Indian, residing at 88, Raja S.C. Mullick Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata – 700047, hereinafter called and referred to as the OWNERS/FIRST PARTY (which expression shall unless otherwise repugnant to the context be deemed to mean and include their respective heirs, executors, representatives, administrators and/or assigns) of the ONE PART.

A N D

M/s. JOYDEV CHAKRABORTY, having its office at D/53, Rabindrapally, Block-D, Baghajatin, P.S. Patuli, Kolkata, 700086, represented by its sole Proprietor - SRI JOYDEV CHAKRABORTY @ CHAKROBORTY(PAN – AXRPC2660A; AADHAAR – 3430

9223 5237), son of Hari Sankar Chakraborty, by faith Hindu, by occupation Business, by Nationality Indian, residing at F-43, Bapuji Nagar, P.O. Regent Estate, P.S. Jadavpur, Kolkata – 700092, hereinafter referred to as the “DEVELOPER/SECOND PARTY” (which 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 OTHER PART;

WHEREAS – ;the party of the first part and the party of the second part herein as owners and developer hereinbefore entered into a registered Development Agreement as per terms and conditions written therein in connection with the land of the owners at KMC premises No. 252, Ashok Road, P.S. Patuli, Kolkata-700084 under KMC Ward No.101 and the said Development Agreement is registered in the office of ADSR at Alipore dt. 31/01/2022 and recorded therein Book-I, Volume No.1605 – 2022, pages from 10828 to 10863, Being No.160500245 for the year 2022, moreover the owners of the first part herein also signed and executed a registered Power of Attorney in favour of the Developer

and in connection of their aforesaid property entrusted him to construct such building and to sale Developer's Allocation, the said General Power of Attorney (for Development) is also registered in the office of ADSR at Alipore and recorded therein as in Book-I, Volume No./1605-2022, pages from 11695 to 11718, Being No.160500252 for the year 2022.

AND WHEREAS in the aforesaid registered Development Agreement the initial Owners' Allocation and Developer's Allocation was recited which are as follows :

(OWNERS' ALLOCATION)

Shall mean that the Owners shall get entire Second floor and 50% of the ground floor and 50% of the Third floor along with a sum of Rs.3,00,000/- (Rupees Three lakhs) only as adjustable and refundable amount (against the monthly rent of total Rs.20,000/-) at the time of signing of this Development Agreement which the owners will refund during possession of Owners' Allocation.



The Owners shall get two shifting. The Owners shall have 'no objection' over the side of their allocation to be decided by the Developer at any point of time under any circumstances whatsoever.

(DEVELOPER'S ALLOCATION)

All the remaining 50% as per F.A.R. except the Owners' Allocation share together with all common areas shall be treated as Developer's Allocation for disposal at his decided price to the intending Purchaser/s for which the Owners shall have no objection in present or in future.

The Developer shall receive the benefit of the Scrap value of the present construction standing in the SCHEDULE A property.

AND WHEREAS in the said registered Development Agreement morefully in page 10 and also in page 16 it has been made understanding between the parties that proper allocation of Owners' portion and Developer's portion will be decided latter.

AND WHEREAS in view of the above the party of the first part as owners and the party of the second part as Developer unanimously came into a conclusion about proper allotment of portion between the parties herein, as such this supplementary agreement.

NOW THIS SUPPLEMENTARY AGREEMENT

WITNESSETH as follows :-

1. That the revised form of Owners' allocation and Developer's Allocation is finally settled which is morefully written in the Schedule-A and Schedule-B hereunder for the project at KMC Premises No. 252, Ashok Road, KMC Ward No.101, Kolkata – 700084.
2. That the other conditions, contents, understanding as written in the registered Development Agreement No. 0245/2022, registered at the office of ADSR at Alipore shall remain same, unchanged and identical.

3. That the party of the Second part i.e. Developer is entrusted by the first part/owners and the registered General Power of Attorney for Development Being No. 160500252/2022, registered at the office of ADSR at Alipore will be used by the Developer for construction and to sale Developer's Allocation as per the revised form written in the Schedule-B (Developer's Allocation).
4. That hereinbefore the sanctioned plan for construction of G+3 storied building is obtained vide Building Permit No.2022120150 dt. 18/06/2022.
5. That nothing herein contained shall be construed as a demised or an assignment or conveyance or as creating any right, title or interest in respect of the said premises in favour of the builder/contractor other than an exclusive right to builder/contractor to do or refrain from doing the acts and things in terms hereof and to deal with the builder /contractor's allocation as he think fit and proper for the benefit of his firm or also for this project.

6. That this agreement will not be treated as partnership between the owners and the developer and the developer is engaged by the owners to develop the said land aforesaid.
7. That only the sanctioned plan of the proposed G+3 storied building is obtained the construction of the proposed building not yet been completed.

SCHEDULE – “A”

ALL THAT piece and parcel of bastu land measuring more or less 3 Cottahs together with 200 Sq.ft. R.T. structure, Cement floor standing thereupon in Mouza – Bademasur, pargana Khaspur, J.L. No.31, R.S. No.23, in Dag No.663, Khatian No.381 & 380, under KMC Premises No. 252, Ashok Road, P.S. Patuli, Kolkata - 700084, Dist. South 24 Parganas, within KMC Ward No.101, Assessee No. 311010202521 with proposed G+3 storied building, butted and bounded by as follows :-

ON THE NORTH : By Land of Ashis Dhar.

ON THE SOUTH : By Land of Labanya Dutta.

ON THE EAST : By Land of Parimal Chandra.

ON THE WEST : By 4 mtr. Common passage.

SCHEDULE – “B”(Owners’ Allocation)

ALL THAT 50% of the 3rd floor, back side, entire 2nd floor and 2 Nos. Car-parking space back to back on the southern side of the ground floor within proposed G+3 storied building at KMC Premises No. 252, Ashok Road, P.S. Patuli, Kolkata – 700086 (Rs.3,00,000/- is already received by the owners from the developer).

SCHEDULE-C (Developer’s Allocation)

ALL THAT 50% of the 3rd floor, front side, entire 1st floor and 1 Car-parking space on the north-west side of the ground floor and a Commercial space consisting of 2 rooms, 1 toilet on the eastern side of the ground floor within proposed G+3 storied building at KMC Premises No. 252, Ashok Road, P.S. Patuli, Kolkata – 700086.

IN WITNESS WHEREOF the parties hereto have signed on this agreement on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

By the "PARTIES" at Kolkata

In the presence of: -

1. *Bikash Roy.*
Alipore police court
Kolkata - 27.

2. *Debasish Bose*
Alipore
W-27

Sanchit Chaudhuri

Debanjan Ghosh

=====

SIGNATURE OF THE OWNERS

M/S JOYDEV CHAKROBORTY
Joydev Chakraborty

=====

Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by me: -

Debasish Bose

Debasish Bose, Advocate
Alipore Police Court & Judges Court,
Kolkata - 700 027.
Regn. No. F-397/382/1990.

Typed by me: -

Manish

Manish Chakraborty,
Alipore Police Court,
Kolkata - 700027.



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

Name _____

Signature Joydev Chakraborty



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

Name _____

Signature Dipankar Ghosh



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

Name _____

Signature Samchiti Chandhuri



Government of West Bengal




Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16053003445856/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Sanchita Chaudhuri 50/1, Ashok Road, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24- Parganas, West Bengal, India, PIN:- 700084	Land Lord			 Sanchita chaudhuri 16/12/22
2	Mr Dipankar Ghosh 88, Raja S C Mullick Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047	Land Lord			 Dipankar Ghosh 16/12/22
3	Mr Joydev Chakroborty Alias Mr Joydev Chakroborty F-43, Bapuji Nagar, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700092	Represent ative of Developer [Joydev Chakraborty]			 Joydev Chakroborty 16/12/2022

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Debasish Bose Son of Late A K Bose Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Smt Sanchita Chaudhuri, Mr Dipankar Ghosh, Mr Joydev Chakroborty		 2949	 16/12/22


(Sukanya Talukdar)

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



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



192022230216470151

GRN Details

GRN: 192022230216470151 Payment Mode: Online Payment
GRN Date: 15/12/2022 11:41:34 Bank/Gateway: State Bank of India
BRN : CKV6686977 BRN Date: 15/12/2022 11:42:47
GRIPS Payment ID: 151220222021647014 Payment Init. Date: 15/12/2022 11:41:34
Payment Status: Successful Payment Ref. No: 3003445856/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Joydev Chakraborty
Address: F 43 Bapuji Nagar Regent Estate Jadavpur, West Bengal, 700092
Mobile: 9674483575
Depositor Status: Others
Query No: 3003445856
Applicant's Name: Mr Debasish Bose
Identification No: 3003445856/3/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 3
Period From (dd/mm/yyyy): 15/12/2022
Period To (dd/mm/yyyy): 15/12/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3003445856/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	7020
2	3003445856/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	21

Total 7041

IN WORDS: SEVEN THOUSAND FORTY ONE ONLY.

PAID

Major Information of the Deed

Deed No :	I-1605-02607/2022	Date of Registration	19/12/2022
Query No / Year	1605-3003445856/2022	Office where deed is registered	
Query Date	06/12/2022 3:04:28 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Debasish Bose Alipore,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9051871445, 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. 2/-	Rs. 51,83,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,040/- (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: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ashoke Road, , Premises No: 252, , Ward No: 101 Pin Code : 700084

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	3 Katha	1/-	51,29,999/-	Width of Approach Road: 13 Ft.,
Grand Total :				4.95Dec	1 /-	51,29,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	54,000 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Smt Sanchita Chaudhuri Daughter of Late Bidyut Baran Chaudhuri 50/1, Ashok Road, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: abxxxxx3r,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Pvt. Residence</p>
2	<p>Mr Dipankar Ghosh Son of Mr Amalendu Sekhar Ghosh 88, Raja S C Mullick Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: adxxxxx8g,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Pvt. Residence</p>

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Joydev Chakraborty F-43, Bapuji Nagar, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 , PAN No.:: axxxxxx0a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Joydev Chakraborty, (Alias Name: Mr Joydev Chakraborty) (Presentant) Son of Mr Hari Sankar Chakraborty F-43, Bapuji Nagar, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, , PAN No.:: AXxxxxxx0A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Joydev Chakraborty (as partnership)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Debasish Bose Son of Late A K Bose Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027</p>			
Identifier Of Smt Sanchita Chaudhuri, Mr Dipankar Ghosh, Mr Joydev Chakraborty			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Sanchita Chaudhuri	Joydev Chakraborty-2.475 Dec
2	Mr Dipankar Ghosh	Joydev Chakraborty-2.475 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Sanchita Chaudhuri	Joydev Chakraborty-100.00000000 Sq Ft
2	Mr Dipankar Ghosh	Joydev Chakraborty-100.00000000 Sq Ft

On 16-12-2022**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 18:49 hrs on 16-12-2022, at the Private residence by Mr Joydev Chakroborty Alias Mr Joydev Chakroborty,.

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 51,83,999/-

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

Execution is admitted on 16/12/2022 by 1. Smt Sanchita Chaudhuri, Daughter of Late Bidyut Baran Chaudhuri, 50/1, Ashok Road, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Professionals, 2. Mr Dipankar Ghosh, Son of Mr Amalendu Sekhar Ghosh, 88, Raja S C Mullick Road, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others

Indetified by Mr Debasish Bose, , , Son of Late A K Bose, 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 16-12-2022 by Mr Joydev Chakroborty, , Mr Joydev Chakroborty partnership, Joydev Chakroborty (Sole Proprietoship), F-43, Bapuji Nagar, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092

Indetified by Mr Debasish Bose, , , Son of Late A K Bose, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24 -Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



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

On 19-12-2022**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.

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 15/12/2022 11:42AM with Govt. Ref. No: 192022230216470151 on 15-12-2022, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKV6686977 on 15-12-2022, 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 20.00/-,
by online = Rs 7,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 23961, Amount: Rs.20.00/-, Date of Purchase: 15/12/2022, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/12/2022 11:42AM with Govt. Ref. No: 192022230216470151 on 15-12-2022, Amount Rs: 7,020/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKV6686977 on 15-12-2022, Head of Account 0030-02-103-003-02



Sukanya Talukdar
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 1605-2022, Page from 93557 to 93578

being No 160502607 for the year 2022.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2022.12.21 15:30:59 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2022/12/21 03:30:59 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)
