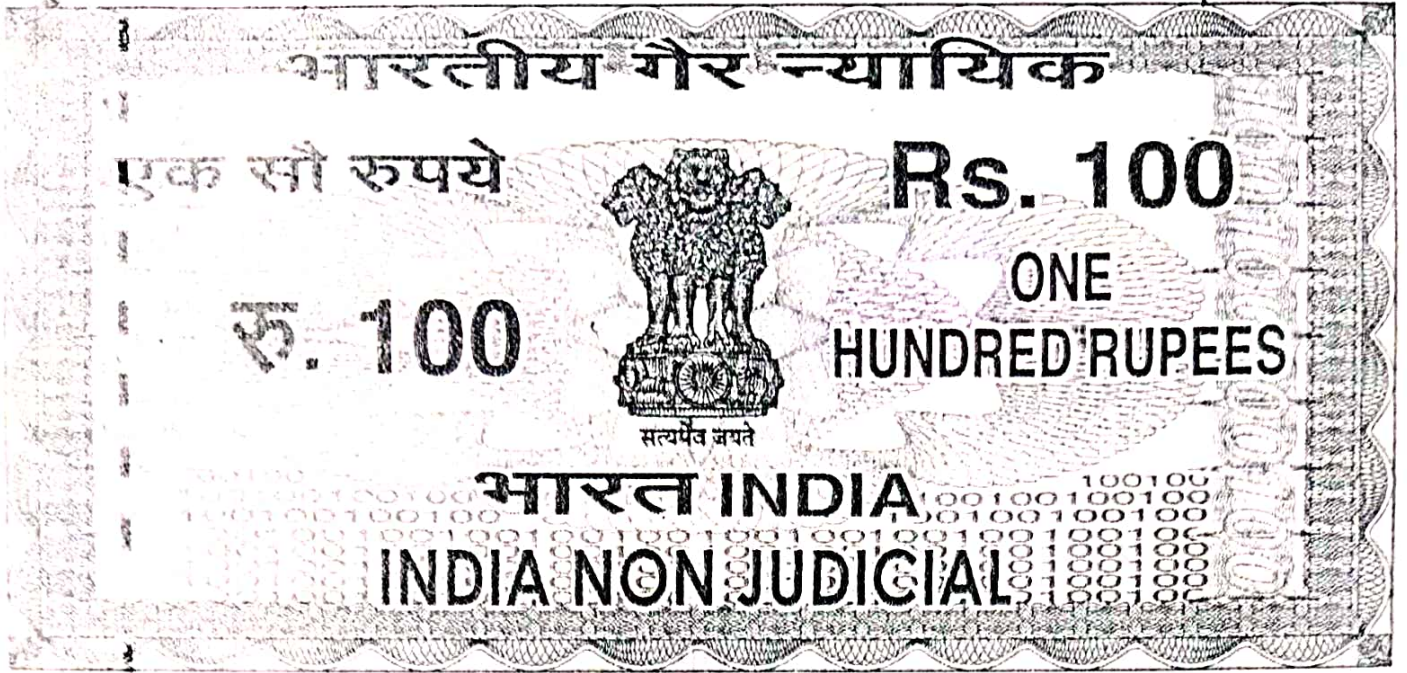


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 365695

08/07/20
 2/50000/20
 MV 1154/315

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

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

08 JUL 2020

SUPPLEMENTARY DEVELOPMENT AGREEMENT

TO THE DEVELOPMENT AGREEMENT DATED 27TH AUGUST, 2012

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT made this
 8th day of March, Two Thousand Twenty (2020)
July.

BETWEEN

Anand Jit Singh

Sold To.....
Name.....
Address.....
Rs.....
- 3 MAR 2020
C.M.M.S Court,
2, Bankshall Street, Kol-1

101006

Prosenjit Saha
Advocate
High Court, Calcutta
Bar Association, Room No - 16

ABANISH KUMAR DAS
Govt. License Stamp Vendor
C. M. M. S Court
2, Bankshall Street, Kol - 1



Identified by me
Satish Sen
5/0 Bate Dupker, Sen
8, Jagannath Ghosh Road
P.S. & P.O. - Kurba, Kulk 42

Identified by me
Prosenjit Saha
Adv.
High Court Calcutta.

District Sub-Registrar-II
Alipore, South 24 Parganas.

08 JUL 2020

(1) **SMT. SUVRA SEN** (PAN - AXWPS6763K & AADHAAR - 787879392737), wife of Biswojit Sen and Grand Daughter of Late Pashupati Nath Ghosh Roy Chowdhury, by faith - Hindu, by occupation - Housewife, residing at Flat No. 5B, Fifth Floor, 74D/1, Rahim Ostagar Road, Lalkella Apartment, P.S. - Lake, Kolkata - 700045, (2) **SMT. GITA ROY CHOWDHURY** (PAN - ARKPR9514R & AADHAAR - 494213782700), wife of Late Amar Nath Roy Chowdhury, by faith - Hindu, by occupation - Housewife, (3) **SRI DILIP ROY CHOWDHURY** (PAN - BBQPR0068B & AADHAAR - 848666819323), son of Late Amar Nath Roy Chowdhury, by faith - Hindu, by occupation - Service and (4) **SRI DIPAK ROY CHOWDHURY** (PAN - BBQPR0069A & AADHAAR - 586981952438), son of Late Amar Nath Roy Chowdhury, by faith - Hindu, by occupation - Service, all 2 to 4 residing at 79B, Swinhoe Lane, P.S. - Kasba, Kolkata - 700047, hereinafter referred to as "the OWNERS/VENDORS" (which expression shall unless repugnant to the context mean and include their heirs, executors, administrators, representatives and assigns) of the **ONE PART**

AND

AMARJEET SINGH & COMPANY (PAN - ATCPS3171M) a sole proprietorship firm having its office at 88A/8, Bosepukur Road, Kolkata - 700042 and represented by its sole proprietor **AMARJEET SINGH** (PAN - ATCPS3171M & AADHAAR - 362820825671) son of Sri Dharamanth Singh, by faith - Hindu, by occupation - Business, and residing at 49/B, Swinhoe Lane, Kolkata - 700042, hereinafter called the "DEVELOPER" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assigns) of the **OTHER PART**.

WHEREAS AMAR NATH ROY CHOWDHURY (since deceased) and SMT. SUVRA SEN and the Developer have jointly executed a Development Agreement dated 27th August, 2012, in respect of ALL THAT the plot of land measuring about 3 Cottahs 9 Chittacks, more or less lying and situated at Municipal Premises No. 42, Baikuntha Ghosh Road, P.S. - Kasba, Ward No. 91, Assessee No. 210910100210 under Kolkata Municipal Corporation, Kolkata - 700042, District - South 24-Parganas, (hereinafter referred as the

Amarjeet Singh

Amarjeet Singh

"said premises" and more particularly mentioned in the Schedule hereinafter written).

AND WHEREAS the said Development Agreement was duly registered at District Sub-Registrar - III, Alipore, South 24 Parganas recorded in Book No. 1, C.D. Volume No. 16, Page No. 6320 to 6339, being No. 07827 for the year 2012.

AND WHEREAS Owners have also executed a Development Power of Attorney in favour of the Developer at District Sub-Registrar - III, Alipore, South 24-Parganas recorded in Book No. 1, Volume No. 17, Page No. 7555 to 7567, being No. 08499 for the year 2012.

AND WHEREAS Amar Nath Roy Chowdhury (one of the Co-Owner) died intestate on 03.02.2015 (after execution of the aforesaid Development Agreement and Development Power of Attorney) living behind his wife Gita Roy Chowdhury and two sons Sri Dilip Roy Chowdhury and Sri Dipak Roy Chowdhury as his only legal heirs, legal successors and legal representatives.

AND WHEREAS now the present Owners/Vendors and the Developer herein are jointly agreed to execute this "Supplementary Development Agreement" under the following terms and conditions stated herein.

NOW THIS SUPPLEMENTARY AGREEMENT WITNESSETH AS FOLLOWS :

1. That Amar Nath Roy Chowdhury (one of the Co-Owner) died intestate on 03.02.2015 (after execution of the aforesaid Development Agreement and Development Power of Attorney) living behind his wife Gita Roy Chowdhury and two sons Sri Dilip Roy Chowdhury and Sri Dipak Roy Chowdhury as his only legal heirs, legal successors and legal representatives.
2. That now (1) SMT. SUVRA SEN (2) SMT. GITA ROY CHOWDHURY, (3) SRI DILIP ROY CHOWDHURY and (4) SRI DIPAK ROY CHOWDHURY are the absolute owners in respect of All that the plot of land measuring about 3 Cottahs 9 Chittacks, more or less lying and situated at Municipal Premises No. 42, Baikuntha Ghosh Road, P.S. - Kasba, Ward No. 91, Assessee No.

210910100210 under Kolkata Municipal Corporation, Kolkata - 700042, District - South 24-Parganas, (hereinafter referred as the "said premises" and more particularly mentioned in the Schedule hereinunder written).

3. That all the terms and conditions are remain in full force, same, unaltered and unchanged as stated in the Development Agreement registered at District Sub-Registrar - III, Alipore, South 24-Parganas recorded in Book No. 1, C.D. Volume No. 16, Page No. 6320 to 6339, being No. 07827 for the year 2012.

4. That the Owners / Vendors and the Developer herein shall abide all the terms and conditions as stated in the Development Agreement registered at District Sub-Registrar - III, Alipore, South 24-Parganas recorded in Book No. 1, C.D. Volume No. 16, Page No. 6320 to 6339, being No. 07827 for the year 2012.

5. That the Owners/Vendors herein shall execute a fresh Development Power of Attorney in favour of the Developer.

6. Be it noted that by this Development Agreement and The related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing Agreement / Final document for transfer of Property as per provisions laid down in the said documents as a developer without getting any ownership of any part of the property under schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the agreement/ Final document for transfer of property between the owner and the Developer in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the bastu land measuring about 03 Cottahs 09 Chittacks together with Tally shaded structure lying and situated at Municipal Premises No. 42, Baikuntha Ghosh Road, P.S. - Kasba, Ward No. 91, Assessee No. 210910100210 under Kolkata Municipal Corporation, Kolkata - 700042, District - South 24-Parganas, and is butted and bounded by-


- On the North : 41, Baikuntha Ghosh Road, Kolkata - 700042.
On the East : 43, Baikuntha Ghosh Road, Kolkata - 700042.
On the South : 17B, N.K. Ghoshal Road, Kolkata - 700042
On the West : 12' 0" Common Passage.

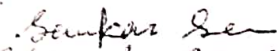
IN WITNESS WHEREOF the parties have hereunto set and subscribed their hands and seals by the day month and year first above written.

SIGNED SEALED AND DELIVERED BY
OWNERS/VENDORS AT KOLKATA

IN THE PRESENCE OF :

WITNESSES :


1. 
BISWOJIT SEN
S/o Dipak Kr. Sen
74D/1 Rahim Ostagar Rd.
Lokelle, Flat 5B, Kol-700 045.

2. 
S/c Late Anupkr. Sen
S, Jaganmohi gosh Road
P.S. & P.O. -Kasba, Kol-42

SIGNED SEALED AND DELIVERED BY
DEVELOPER AT KOLKATA

IN THE PRESENCE OF:

WITNESSES :

1. 

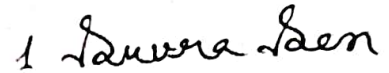
2. 



PROSENJIT SAHA

Advocate

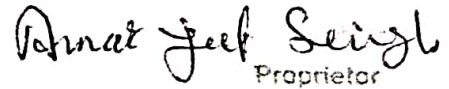
Enrolment No. WB/1790 of 2003
High Court, Calcutta.
Bar Association Room No. 16.
Kolkata-700001.

1 

2 Gita Ray Chowdhury
3 Dilip Roy Chowdhury
4 Dipak Roy Chowdhury

SIGNATURE OF THE
OWNERS/VENDORS

AMAR JEET SINGH & CO.


Proprietor

SIGNATURE OF THE
DEVELOPER

Major Information of the Deed

Deed No :	I-1603-01171/2020	Date of Registration	08/07/2020
Query No / Year	1603-2000620069/2020	Office where deed is registered	
Query Date	11/06/2020 8:45:25 PM	1603-2000620069/2020	
Applicant Name, Address & Other Details	PROSENJIT SAHA Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9433132848, Status : Advocate		
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. 1,18,81,315/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,120/- (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 :



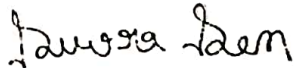
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baikuntha Ghosh Road, , Premises No: 42, , Ward No: 091 Pin Code : 700042

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 9 Chatak		1,18,45,315/-	Width of Approach Road: 12 Ft,
Grand Total :				5.8781Dec	0/-	118,45,315 /-	




Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	120 Sq Ft.	0/-	36,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 120 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		120 sq ft	0/-	36,000 /-	



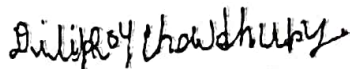
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs SUVRA SEN Wife of Mr BISWOJIT SEN Executed by: Self, Date of Execution: 08/07/2020 , Admitted by: Self, Date of Admission: 08/07/2020 ,Place : Office			
		08/07/2020	LTI 08/07/2020	08/07/2020



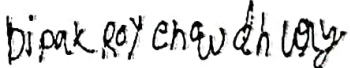
74D/1, RAHIM OSTAGAR ROAD, LALKELLA APARTMENT, Flat No: 5B, 5TH FLOOR, P.O:- LAKE MARKET, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXWPS6763K, Aadhaar No: 78xxxxxxxx2737, Status :Individual, Executed by: Self, Date of Execution: 08/07/2020 , Admitted by: Self, Date of Admission: 08/07/2020 ,Place : Office

2	Name	Photo	Finger Print	Signature
<p>Mrs GITA ROY CHOWDHURY Wife of Late AMAR NATH ROY CHOWDHURY Executed by: Self, Date of Execution: 08/07/2020 , Admitted by: Self, Date of Admission: 08/07/2020 ,Place : Office</p>	 08/07/2020	 LTI 08/07/2020	 08/07/2020	

79B, SWINHOE LANE, P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARKPR9514R, Aadhaar No: 49xxxxxxxx2700, Status :Individual, Executed by: Self, Date of Execution: 08/07/2020 , Admitted by: Self, Date of Admission: 08/07/2020 ,Place : Office

3	Name	Photo	Finger Print	Signature
<p>Mr DILIP ROY CHOWDHURY Son of Late AMAR NATH ROY CHOWDHURY Executed by: Self, Date of Execution: 08/07/2020 , Admitted by: Self, Date of Admission: 08/07/2020 ,Place : Office</p>	 08/07/2020	 LTI 08/07/2020	 08/07/2020	

79B, SWINHOE LANE, P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BBQPR0068B, Aadhaar No: 84xxxxxxxx9323, Status :Individual, Executed by: Self, Date of Execution: 08/07/2020 , Admitted by: Self, Date of Admission: 08/07/2020 ,Place : Office



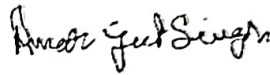
4	Name	Photo	Finger Print	Signature
<p>Mr DIPAK ROY CHOWDHURY Son of Late AMAR NATH ROY CHOWDHURY Executed by: Self, Date of Execution: 08/07/2020 , Admitted by: Self, Date of Admission: 08/07/2020 ,Place : Office</p>	 08/07/2020	 LTI 08/07/2020	 08/07/2020	

79B, SWINHOE LANE, P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BBQPR0069A, Aadhaar No: 58xxxxxxxx2438, Status :Individual, Executed by: Self, Date of Execution: 08/07/2020 , Admitted by: Self, Date of Admission: 08/07/2020 ,Place : Office



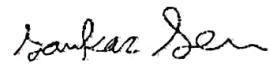
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	AMARJEET SINGH & COMPANY 88A/8, BOSEPUKUR ROAD, P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 , PAN No.:: ATCPS3171M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr AMARJEET SINGH (Presentant) Son of Mr DHARAM NATH SINGH Date of Execution - 08/07/2020, , Admitted by: Self, Date of Admission: 08/07/2020, Place of Admission of Execution: Office	 <small>Jul 8 2020 2:20PM</small>	 <small>LTI 08/07/2020</small>	 <small>08/07/2020</small>
49/B, SWINHOLE LANE, P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATCPS3171M, Aadhaar No: 36xxxxxxxx5671 Status : Representative, Representative of : AMARJEET SINGH & COMPANY (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANKAR SEN Son of Mr ANUP KUMAR SEN 8, JAGANNATH GHOSH ROAD, P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042	 <small>08/07/2020</small>	 <small>08/07/2020</small>	 <small>08/07/2020</small>
Identifier Of Mrs SUVRA SEN, Mrs GITA ROY CHOWDHURY, Mr DILIP ROY CHOWDHURY, Mr DIPAK ROY CHOWDHURY, Mr AMARJEET SINGH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs SUVRA SEN	AMARJEET SINGH & COMPANY-1.46953 Dec
2	Mrs GITA ROY CHOWDHURY	AMARJEET SINGH & COMPANY-1.46953 Dec
3	Mr DILIP ROY CHOWDHURY	AMARJEET SINGH & COMPANY-1.46953 Dec
4	Mr DIPAK ROY CHOWDHURY	AMARJEET SINGH & COMPANY-1.46953 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs SUVRA SEN	AMARJEET SINGH & COMPANY-30.00000000 Sq Ft
2	Mrs GITA ROY CHOWDHURY	AMARJEET SINGH & COMPANY-30.00000000 Sq Ft
3	Mr DILIP ROY CHOWDHURY	AMARJEET SINGH & COMPANY-30.00000000 Sq Ft
4	Mr DIPAK ROY CHOWDHURY	AMARJEET SINGH & COMPANY-30.00000000 Sq Ft

Endorsement For Deed Number : I - 160301171 / 2020

On 08-07-2020

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 13:40 hrs on 08-07-2020, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr AMARJEET SINGH .

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 1,18,81,315/-

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

Execution is admitted on 08/07/2020 by 1. Mrs SUVRA SEN, Wife of Mr BISWOJIT SEN, 74D/1, RAHIM OSTAGAR ROAD, LALKELLA APARTMENT, Flat No: 5B, 5TH FLOOR, P.O: LAKE MARKET, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession House wife, 2. Mrs GITA ROY CHOWDHURY, Wife of Late AMAR NATH ROY CHOWDHURY, 79B, SWINHOE LANE, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife, 3. Mr DILIP ROY CHOWDHURY, Son of Late AMAR NATH ROY CHOWDHURY, 79B, SWINHOE LANE, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Service, 4. Mr DIPAK ROY CHOWDHURY, Son of Late AMAR NATH ROY CHOWDHURY, 79B, SWINHOE LANE, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Service

Indetified by Mr SANKAR SEN, , , Son of Mr ANUP KUMAR SEN, 8, JAGANNATH GHOSH ROAD, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by profession Others

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

Execution is admitted on 08-07-2020 by Mr AMARJEET SINGH, PROPRIETOR, AMARJEET SINGH & COMPANY (Sole Proprietorship), 88A/8, BOSEPUKUR ROAD, P.O:- KASBA, P.S:- Kasba, District-South 24-Parganas, West Bengal, India, PIN - 700042

Indetified by Mr SANKAR SEN, , , Son of Mr ANUP KUMAR SEN, 8, JAGANNATH GHOSH ROAD, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/06/2020 2:19AM with Govt. Ref. No: 192020210013080581 on 16-06-2020, Amount Rs: 21/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1136752685 on 16-06-2020, 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 100/-, by online = Rs 20,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no AD5695, Amount: Rs.100/-, Date of Purchase: 03/03/2020, Vendor name: Abanish Kumar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/06/2020 2:19AM with Govt. Ref. No: 192020210013080581 on 16-06-2020, Amount Rs: 20,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1136752685 on 16-06-2020, Head of Account 0030-02-103-003-02



Asish Goswami
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 1603-2020, Page from 41745 to 41765
being No 160301171 for the year 2020.



Digitally signed by ASISH GOSWAMI
Date: 2020.07.08 15:53:26 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 2020/07/08 03:53:26 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)