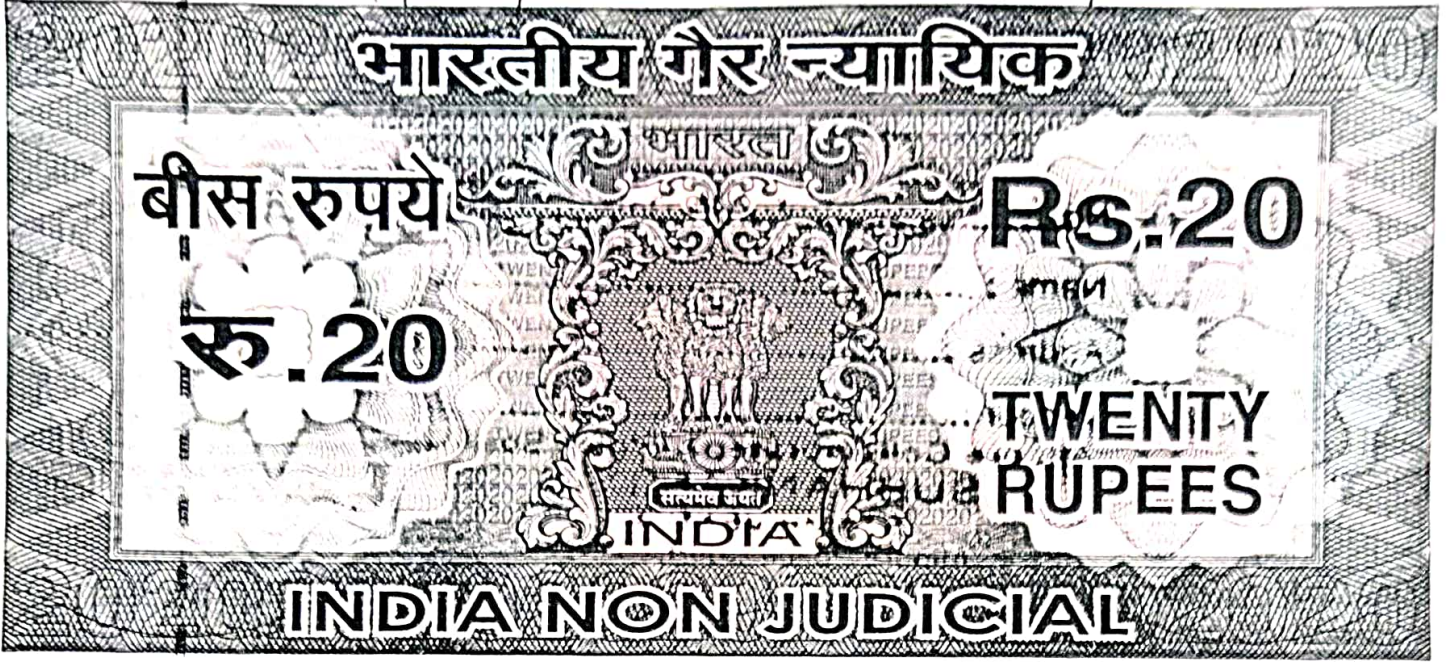


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

32AA 875361

4/9/23

क.य.थ.२७०५४/२३

certified that the document is a limited registration. The signature sheets and the endroesement sheets attached with the document are the part of this document

[Signature]
District Sub-Register-II
Alipore, South 24-pargana

01 SEP 2023

SUPPLEMENTARY DEVELOPMENT AGREEMENT

TO THE DEVELOPMENT AGREEMENT DATED 8TH JULY 2020

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT made this 1st day of September, (Two Thousand Twenty Three) 2023

BETWEEN

394

1 SEP 2023

No..... ₹ 20/- Date.....

Name : Amanjeet Singh.....

Address : 49/B, Swinhoe Lane, kal-42

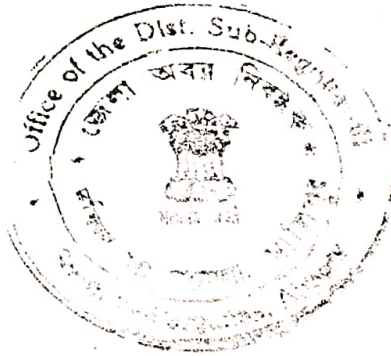
Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27



Identified by me

Sankar Sen

S/o Late Anup Kumar Sen

Age - 72

O/C - Service

8, Jagannath Ghosh Road

P.S. & P.O. - Karba, kal-42

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
01 SEP 2023

(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, by Nationality - Indian, residing Flat No. 5B, Fifth Floor, 74D/1, Rahim Ostagar Read, Lalkella Apartment, Police Station - Lake, Kolkata-700045, (2) **SRI. DILIP ROY CHOWDHURY** (PAN BBQPR0068B & AADHAAR 8486 6681 9323), son of Late Amar Nath Roy Chowdhury, by faith- Hindu, by occupation - Service, by Nationality - Indian, (3) **SRI. DIPAK ROY CHOWDHURY** (PAN- BBQPR0069A & AADHAAR 5869 8195 2438) son of Late Amar Nath Roy Chowdhury, by faith-Hindu, by occupation-Service, by Nationality - Indian, both are residing at 79B, Swinhoe Lane, Police Station - Kasba, Kolkata - 700042 hereinafter referred and called to as the **OWNERS/VENDORS**" (which express 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, Bose Pukur Road, Kolkata 700042 represented by its sole proprietor **AMARJEET SINGH** (PAN - ATCPS3171M & AADHAAR - 362820825671) son of Sri Dharamnath Singh, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 49/B, Swinhoe Lane, Kolkata - 700042, hereinafter referred and called to as 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 27 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, Police Station - 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 hereunder written).

AND WHEREAS the said Development Agreement was duly registered at the office of District Sub-Registrar III, Alipore, District - South 24 Parganas, and recorded in Book No. 1, CD. Volume No 16, Page from 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 which was duly registered at the office of District Sub-Registrar III, Alipore, District - South 24 Parganas and recorded in Book No. 1, Volume No. 17, Pages from 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 namely Sri. Dilip Roy Chowdhury and Sri. Dipak Roy Chowdhury as his only legal heirs, successors and representatives.

AND WHEREAS after the sad demise of said Amar Nath Roy Chowdhury, the remaining land owners namely Smt. Suvra Sen, and Smt. Gita Roy Chowdhury, Sri. Dilip Roy Chowdhury, Sri. Dipak Roy Chowdhury (the legal heirs of late Amar Nath Chowdhury) entered into a Supplementary Development agreement with the said Developer herein and which was duly registered at the office of District Sub-Registrar III, Alipore, District - South 24 Parganas, and recorded in Book No. 1, Volume No 1603-2020, Pages from 41745 to 41765, being No. 160301171 for the year 2020.

AND WHEREAS Owners have also executed a Development Power of Attorney in favour of the Developer which was duly registered at the office of District Sub-Registrar III, Alipore, District - South 24 Parganas and recorded in Book No. 1, Volume No. 1603-2020, Pages from 41766 to 41786, being No. 160301175 for the year 2020.

AND WHEREAS said Gita Roy Chowdhury (one of the Co-Owner) died intestate on 02.04.2021 (after execution of the aforesaid Supplementary Development Agreement Supplementary Development Power of Attorney) living behind her two sons namely Sri. Dilip Roy Chowdhury and Sri. Dipak Roy

Chowdhury (Owner No. 2 & 3 herein) as her only legal heirs, successors and 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 below.

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 namely Sri Dilip Roy Chowdhury and Sri Dipak Roy Chowdhury in his only legal heirs, legal successors and legal representatives.
2. That Gita Roy Chowdhury (one of the Co-Owner) died intestate on 02.04.2021 (after execution of the aforesaid Supplementary Development Agreement and Supplementary Development Power of Attorney) living behind her two sons namely Sri. Dilip Roy Chowdhury and Sri. Dipak Roy Chowdhury in his only legal heirs, legal successors and legal representatives.
3. That now **(1) SMT. SUVRA SEN (2) SRI. DILIP ROY CHOWDHURY** and **(3) SRI. DIPAK ROY CHOWDHURY** are the absolute owners in respect of All that the plot of land measuring about 3 (Three) Cottahs 9 (Nine) Chittacks more or less lying and situated at Municipal Premises No. 42, Baikuntha Ghosh Road, Police Station - Kasba, under Kolkata Municipal Corporation Ward No. 91, Assessec No. 210910100210, Kolkata-700042, District - South 24 Parganas, (hereinafter referred as the "said premises more particularly mentioned in the Schedule hereunder written).
4. That all the terms and conditions are remain in full force unaltered and unchanged as stated in the Development Agreement which was registered at the office of District Sub Registrar - III, Alipore, District - South 24 Parganas and recorded in Book No. 1, C.D. Volume No. 16. Pages from 6320 to 6339, being No. 07827 year of 2012.

5. That the Owners/ Vendors and the Developer herein shall abide the terms and conditions as stated in the Development Agreement which was registered at the office of District Sub Registrar - III, Alipore, District - South 24 Parganas and recorded in Book No. 1, C.D. Volume No. 16. Pages from 6320 to 6339, being No. 07827 year of 2012.
6. That the Owners/Vendors herein shall execute a fresh Development Power of Attorney in favour of the Developer.
7. Be it noted that by this Supplementary Development Agreement and the related Supplementary 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 Supplementary Development Agreement any part of the property the related Supplementary 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 (Three) Cottahs 09 (Nine) Chittacks 0 (Zero) Sqft, together with Tally shaded structure lying and situated at Municipal Premises No. 42, Baikuntha Ghosh Road, Police Station - Kasba, under Kolkata Municipal Corporation Ward No. 93, Assessee No. 210910100210, Kolkata -700042, District - South 24 Parganas, which is butted and bounded by -

- ON THE NORTH : 41, Baikuntha Ghosh Road, Kolkata - 700042,
- ON THE EAST : 43, Bainsuntha 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 & DELIVERED

by the **PARTIES** herein at Kolkata in the presence of:

WITNESSES:

1. Naba kr. Ghosh
9/0 N.N. Ghosh
at 22, B.P. Road
Kolkata-42

Sauvra Sen

Dilip Roy Chowdhury

Dipak Roy Chowdhury

SIGNATURE OF THE OWNERS/VENDORS

AMAR JEET SINGH & CO

Amar Jeet Singh
Proprietor

2. BISWOJIT SEN
S/o Dipak Kr. Sen
740/1 Rahim Osinger Rd
College Apart. Flat B3
Jestpur Park
Kolkata-45.

SIGNATURE OF THE DEVELOPER

Drafted and prepared by me as per information given by the parties:

Tukun Ghosh
TUKUN GHOSH
Advocate, F-653/2016
High Court, Calcutta

Major Information of the Deed

Deed No :	I-1603-13637/2023	Date of Registration	01/09/2023
Query No / Year	1603-2002127057/2023	Office where deed is registered	
Query Date	20/08/2023 11:13:07 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tukun Ghosh Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9231913975, Status : Advocate		
Transaction	Additional Transaction		
[0902] Declaration, Agreement relating to Immovable Property			
Set Forth value	Market Value		
	Rs. 91,64,814/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20/- (Article:5(e))	Rs. 39/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



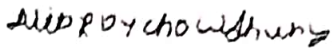


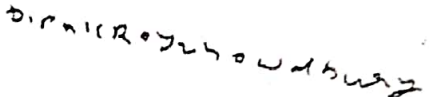


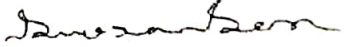
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baikuntha Ghosh Road, , Premises No: 42, , Ward No: 093 Pin Code : 700042

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		91,37,814/-	Width of Approach Road: 12 Ft.,
Grand Total :				5.8781Dec	0 /-	91,37,814 /-	



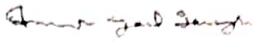
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	27,000/-	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	0 /-	27,000 /-	



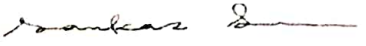
Executant Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr DILIP ROY CHOWDHURY Son of Late AMAR NATH ROY CHOWDHURY Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office		 Captured	
	01/09/2023	LTI 01/09/2023	01/09/2023	
79B, SWINHOE LANE, City:- , 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.:: BBxxxxxx8B, Aadhaar No: 84xxxxxxxx9323, Status :Individual, Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office				
2	Name Mr DIPAK ROY CHOWDHURY Son of Late AMAR NATH ROY CHOWDHURY Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office		 Captured	
	01/09/2023	LTI 01/09/2023	01/09/2023	
79B, SWINHOE LANE, City:- , 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.:: BBxxxxxx9A, Aadhaar No: 58xxxxxxxx2438, Status :Individual, Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office				
3	Name Mrs SUVRA SEN Wife of Mr BISWAJIT SEN Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office		 Captured	
	01/09/2023	LTI 01/09/2023	01/09/2023	
74D/1, RAHIM OSTAGAR LANE, LALKELLA APARTMENT, Flat No: 5B, 5TH FLOOR, City:- , P.O:- LAKE GARDENS, 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.:: AXxxxxxx3K, Aadhaar No: 78xxxxxxxx2737, Status :Individual, Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office				
4	AMARJEET SINGH AND COMPANY 88A/8, BOSE PUKUR ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 , PAN No.:: ATxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, 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 DHARAMNATH SINGH Date of Execution - 01/09/2023, , Admitted by: Self, Date of Admission: 01/09/2023, Place of Admission of Execution: Office		 Captured	
	Sep 1 2023 1:55PM	LTI 01/09/2023	01/09/2023	
49/B, SWINHOE LANE, City:- , 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.:: ATxxxxxx1M, Aadhaar No: 36xxxxxxxx5671 Status : Representative, Representative of : AMARJEET SINGH AND COMPANY (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANKAR SEN Son of Mr ANUP SEN 8, JAGANNATH GHOSH ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042		 Captured	
	01/09/2023	01/09/2023	01/09/2023
Identifier Of Mr DILIP ROY CHOWDHURY, Mr DIPAK ROY CHOWDHURY, Mrs SUVRA SEN, Mr AMARJEET SINGH			

Endorsement For Deed Number : I - 160313637 / 2023

On 01-09-2023

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 13:51 hrs on 01-09-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr AMARJEET SINGH .,

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

Execution is admitted on 01/09/2023 by 1. 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, 2. 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, 3. Mrs SUVRA SEN, Wife of Mr BISWAJIT SEN, 74D/1, RAHIM OSTAGAR LANE, LALKELLA APARTMENT, Flat No: 5B, 5TH FLOOR, P.O: LAKE GARDENS, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession House wife

Indetified by Mr SANKAR SEN, , Son of Mr ANUP 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 01-09-2023 by Mr AMARJEET SINGH, PROPRIETOR, AMARJEET SINGH AND COMPANY, 88A/8, BOSE PUKUR ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042

Indetified by Mr SANKAR SEN, , Son of Mr ANUP 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 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 20.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 394, Amount: Rs.20.00/-, Date of Purchase: 01/09/2023, Vendor name: Subhankar Das

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 404420 to 404433

being No 160313637 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.10.04 12:59:52 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 04/10/2023

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.