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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 325832

व. नं. 1119/19

certified that the documents admitted to registration The signature sheet and the endorsement sheets attached with the this document are the part of this document


 Addl District Sub Reg
 Ramchandernagar, 24 Pura
 16 AUG 2019

ADDITIONAL/SUPPLIMENT DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT is made on this 14th day of August 2019 (Two Thousand Nineteen).

contd 2

8-18368 of 19

contd 2

1480 5000/- 9/8/2019
Smt Biva Dutta Roy. 30th
Vidyan Pally
Kooopers

वि. जीव
जिला न्यायाधीश
दि 14 अग 2019
2/6/2019
3000

- Biva Dutta Roy



- Biva Dutta Roy

3442
14-8-19



- Suchandra Dutta Roy

3443
14-8-19



- Aparna Roy

3444
14-8-19



Sapanday

3445
14-8-19



- Sunanda Dutta Roy

3446
14-8-19



Ranjana Sarker

3447
8-19



Addl. Dist. Sub-Registrar
Barrackpore North 24 Pqs
14 AUG 2019

(2)

A M O N G

1) **SMT. BIVA DUTTA ROY**, PAN:- AHCPD3404E, by Faith: Hindu, by Occupation: Business, Wife of Sri Dipankar Dutta Roy, Residing at: Udayan Pally, Post Office – Ichapore Nawabunj, Police Station – Noapara, District – North 24 Parganas, Pin Code : 743144.2)
KUMARI SUCHANDRA DUTTA ROY, PAN:- BXZPD2109L, by Faith: Hindu, by Occupation: Business, Daughter of Sri Dipankar Dutta Roy, Residing at: Udayan Pally, Post Office – Ichapore Nawabunj, Police Station – Noapara, District – North 24 Parganas, Pin Code : 743144.3)
SMT. APARNA ROY, PAN:- AHLPR4603A, Wife of Sri Tapas Roy, Residing at: K.C. Roy Lane, Nawabgunj, Post Office – Ichapore Nawabunj, Police Station – Noapara, District – North 24 Parganas, Pin Code : 743144, hereinafter called the "**LAND OWNERS**" (which term or expression shall unless be excluded be deemed to include each of his heirs, executors, assigns, administrators and legal representatives) of the "**ONE PART**".

AND

R.D.R. ASSOCIATES, represented by its proprietor/partners namely 1. **SRI TAPAS ROY**, PAN:- AFAPR5502F, son of Late Paresh Chandra Roy, 2. **SUNANDA DUTTA ROY**, PAN CVKPD0789C, daughter of Sri Dipankar Dutta Roy, having its official address at

(3)

Premises No. 361, Strand Road, Nawabganj Bazar, P.O. Ichapore Nawabganj, P.S. Noapara, Dist - North 24 Parganas, Pin - 743144, in Ward No. 17, under North Barrackpore Municipality, hereinafter called the "**DEVELOPER**" (which expression shall unless be excluded be deemed to include each of its heirs, executors, assigns, nominees, administrators and legal representatives) of the "**OTHER PART**".

WHEREAS by a Deed of Partnership the abovesaid Promoter & Developer formed RDR Associates with certain terms and condition mentioned in the Deed of Partnership which was duly executed in the presence of S. K. Roy (Advocate) and it was notarized on 08/08/2018 Bholanand Sil Notary & Advocate, Government of India, Barrackpore Court, Dist - North 24 Parganas.

AND WHEREAS the said R.D.R Associate have got certificate of Enlistment from North Barrackpore Municipality by complying all formalaties whatsoever required.

AND WHEREAS on 13.01.2017 a Deed of Development Agreement was executed and registered A.D.S.R.O. Barrackpore

(4)

recorded in Book No. 1, Volume No. 1505-2017, Pages from 2587 to 2629 being Deed No. 150500104 for the year 2017 between the First Part of this Deed and one partner of Other Part namely Sri Tapas Roy for the purpose of construction of a Multistoried Building over the under Scheduled property under the capacity of the then Developer and owing to formation of Partnership Firm it is expedient and necessary to avoid any future complication Other Part (Second part) of this agreement intends to affirm/confirm/acknowledge by due process of law by registration of this Deed before the A.D.S.R.O. Barrackpore, North 24 Parganas.

AND WHEREAS the present Additional/Supplementary Development Agreement will be an Additional and part and parcel of earlier executed Deed of Development Agreement Being No. 150500104 for the year 2017 and the condition as mentioned in the said earlier Deed of Development Agreement will be unchanged and Other part of this Deed of Additional Development Agreement will be accountabale/liable and bound to discharge their lawful liability towards First part/land owner as mentioned in the previous Deed of Development Agreement.

AND WHEREAS after execution of this additional Development Agreement both the partner as described in the Second Part will be executor of all Deed in place of sole proprietor Sri Tapas Roy as described in the earlier Development Agreement.

(5)

SCHEDULE ABOVE REFERRED TO

ALL THAT a piece and parcel of land measuring about 13 (Thirteen) Cottahs 08 (Eight) Chittak equivalent to 22.50 Satak alongwith tile sheded structure standing thereon measuring 100 sft. appertaining to C.S. Dag No. 617, corresponding to R.S. Dag No. 617, corresponding to L.R. Dag No. 1374, C.S. Khatian No. 167, corresponding to R.S. Khatian No. 3365, corresponding to L.R. Khatian No. 6094/1, J.L. No. 03, Re. Sa No. 89, Touzi No. 407, Mouza – Ichapore, lying & situated at:- Municipal Holding No. 641 (New), 339(Old) of Ward No. 4 (New), 2 (Old) under the local limits of the Office of the North Barrackpore Municipality, P.O.: Ichapore Nawabgunj, Pin Code – 743144, Police Station – Noapara, within the limits of A.D.S.R.O. Barrackpore, District – North 24 Parganas, which has been specifically shown in the annexed sketch map with Red Border Line being a part & parcel of this Deed, butted and bounded by:-

ON THE NORTH: Land of Prabhat Kumar Bose.

ON THE SOUTH: Land of Prosenjit Mitra and land of Ashis Ranjan James.

ON THE EAST: Land of Himansu Chakraborty & Others.

ON THE WEST: 16'-6" Wide Municipal Road.

(6)

IN WITNESS WHEREOF the parties have hereunto set their respective signature on the day, month and year First mentioned written.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF WITNESSES :-

1. Sri Srikat Chatterjee
Sri Srikat

2. Ranjan Sanyal
BKP

1. Bira Dutta Roy
2. Suchandra Dutta Roy
3. Aparna Roy

Signature of the land owners

1. Jagan Roy
2. Suranda Dutta Roy

Signature of the Developer.

Drafted & Prepared By

Sri Srikat Chatterjee
(SRI SAIKAT CHATTERJEE)
DEED WRITER
A.D.S.R.O. BARRACKPORE
License No. DW-X-41/2015

COMPUTER TYPED BY

Santanu Gupta
SANTANU GUPTA
Barrackpore, 24 Parganas (N)

OFFICES OF THE A.D.S.R. - DISTRICT NORTH 24 PARGANAS
D.S.R. - BARASAT & R.A. - KOLKATA

1. VIS. PRESENTANT
LEFT HAND FINGER PRINT

Name BIVA DUTTA ROY

| | | | | |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |



FINGER PRINT

SIGNATURE Biva Dutta Roy

2. LEFT HAND FINGER PRINT

Name SUCHANDRA DUTTA ROY

| | | | | |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |



RIGHT HAND FINGER PRINT

SIGNATURE Suchandra Dutta Roy

3. LEFT HAND FINGER PRINT

Name APARNA ROY

| | | | | |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |



FINGER PRINT

SIGNATURE Aparna Roy

4. LEFT HAND FINGER PRINT

Name TAPAS ROY

| | | | | |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |



FINGER PRINT

SIGNATURE Tapas Roy

OFFICES OF THE A.D.S.R. - DISTRICT NORTH 24 PARGANAS

D.S.R. - BARASAT & R.A. - KOLKATA

1. PRESENTANT
LEFT HAND FINGER PRINT

Name SUNANDA DUTTA ROY,

| | | | | |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |



RIGHT HAND FINGER PRINT

SIGNATURE Sunanda Dutta Roy

2. LEFT HAND FINGER PRINT

Name _____

| | | | | |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |

Space for Photo

RIGHT HAND FINGER PRINT

SIGNATURE

3. LEFT HAND FINGER PRINT

Name _____

| | | | | |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |

Space for Photo

RIGHT HAND FINGER PRINT

SIGNATURE

4. LEFT HAND FINGER PRINT

Name _____

| | | | | |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |

Space for Photo

RIGHT HAND FINGER PRINT

SIGNATURE









Government of West Bengal

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









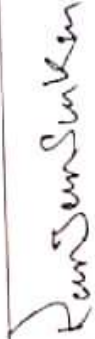
OFFICE OF THE A.D.S.R. BARRACKPORE, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15051000183680/2019

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

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|-----------|---|--|---------------------------|
| 1 | Smt Biva Dutta Roy Udayan Pally, P O - Ichapore Nawabgunj, P S - Noapara, District:- North 24-Parganas, West Bengal, India, PIN - 743144 | Land Lord |  |  | Biva Dutta Roy 14/8/19 |
| 2 | Kumari Suchandra Dutta Roy Udayan Pally, P O - Ichapore Nawabgunj, P S - Noapara, District:- North 24-Parganas, West Bengal, India, PIN - 743144 | Land Lord |  |  | Suchandra Dutta Roy |
| 3 | Smt Aparna Roy K C Roy Lane, Nawabgunj, P.O.- Ichapore Nawabgunj, P.S.- Noapara, District.-North 24-Parganas, West Bengal, India, PIN - 743144 | Land Lord |  |  | Aparna Roy |

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

| No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|---|---|--|--|
| 4 | Shri Tapas Roy 361, Strand Road, Nawabgunj Bazar, P.O. - Ichapore Nawabgunj, P.S. - Noapara, District.-North 24-Parganas, West Bengal, India, PIN - 743144 | Representative of Developer [R D R Associates] |  |  |  |
| 5 | Sunanda Dutta Roy 361, Strand Road, Nawabgunj Bazar, P.O.- Ichapore Nawabgunj, P.S.- Noapara, District.-North 24-Parganas, West Bengal, India, PIN - 743144 | Representative of Developer [R D R Associates] |  |  |  14.08.19 |
| SI No. | Name and Address of Identifier | Identifier of | Photo | Finger Print | Signature with date |
| 1 | Mr Ranjan Sarkar Son of Nirmal Sarkar Sadar Bazar, P.O.- Barrackpore, P.S.- Barrackpore, District.-North 24-Parganas, West Bengal, India, PIN - 700120 | Smt Biva Dutta Roy, Kumari Suchandra Dutta Roy, Smt Aparna Roy, Shri Tapas Roy, Sunanda Dutta Roy |  |  |  14/8/19 |

(Asis Kumar Dutta)

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

Govt of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

19-201920-0059 1/1-1

Payment Mode Online Payment

Date: 16/08/2019 12:50

Bank : Central Bank of India

BRN: CBI16081947260

BRN Date: 16/08/2019 12:51:37

DEPOSITOR'S DETAILS

Id No. 5051000183680/6/2019
 [Query No./Query Year]

Name : MOUSU ENTERPRISE
 Contact No. :
 E-mail :
 Address : JAFFAR KOL 122
 Applicant Name : Mr Saikat Terjee
 Office Name :
 Office Address :
 Status of Depositor : Other
 Purpose of payment / Remark : Sale, Development Agreement or Construction agreement
 Payment No 6

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount (₹) |
|--------------|-----------------------|----------------------------------|--------------------|-------------|
| 1 | 15051000183680/6/2019 | City Registration - Stamp duty | 0030-61-104-001-02 | 5020 |
| 2 | 15051000183680/6/2019 | City Registration - Registration | 0030-61-104-001-16 | 21 |
| Total | | | | 5041 |

In Words : Rupees Five Thousand and 41 only

Major Information of the Deed

| | | | |
|--|---|--|------------|
| Query No : | I-1505-04092/2019 | Date of Registration | 16/08/2019 |
| Query No / Year | 1505-1000183680/2019 | Office where deed is registered | |
| Query Date | 14/08/2019 3:49:25 PM | A.D.S.R. BARRACKPORE, District North 24-Parganas | |
| Applicant Name, Address & Other Details | Saikat Chatterjee Surbazar, G B Mondal Road Thana Noapara, District North 24-Parganas, WEST BENGAL, Mobile No : 9748342399, Status : Deed Writer | | |
| 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 30 00 000/- | Rs 78 26 250/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs 10 020/- (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 - Noapara, Municipality: NORTH BARRACKPORE, Road: Musalman Para Road (North Bkp Municipality), Mouza: Ichapur, Ward No: 4, Holding No:641 JI No: 3, Pin Code: 743144

| 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-1374 | LR-6094/1 | Bastu | Bastu | 13 Katha 8 Chatak | 29,70,000/- | 77,96,250/- | Width of Approach Road: 17 Ft, Adjacent to Metal Road. |
| Grand Total : | | | | | 22.275Dec | 29,70,000 /- | 77,96,250 /- | |

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. | 30 000/- | 30,000/- | 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 | 30,000 /- | 30,000 /- | |

Details :

| Name | Photo | Finger Print | Signature |
|---|-------|--------------|-----------|
| Sankar Sarkar Sankar Sarkar P O - Barrackpore, P S - Barrackpore, District -North 24-Parganas, West Bengal, India. PIN - 700120 | | | |

Identifier Of Smt Biva Dutta Roy, Kumari Suchandra Dutta Roy, Smt Aparna Roy, Shri Tapas Roy, Sunanda Dutta Roy

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------------|----------------------------|
| 1 | Smt Biva Dutta Roy | R D R Associates-7 425 Dec |
| 2 | Kumari Suchandra Dutta Roy | R D R Associates-7 425 Dec |
| 3 | Smt Aparna Roy | R D R Associates-7 425 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------------|------------------------------------|
| 1 | Smt Biva Dutta Roy | R D R Associates-33 33333333 Sq Ft |
| 2 | Kumari Suchandra Dutta Roy | R D R Associates-33.33333333 Sq Ft |
| 3 | Smt Aparna Roy | R D R Associates-33.33333333 Sq Ft |

Land Details as per Land Record

District: North 24-Parganas, P.S. - Noapara, Municipality: NORTH BARRACKPORE, Road: Musalman Para Road (North Bkp Municipality), Mouza: Ichapur, Ward No. 4, Holding No 641 JI No 3, Pin Code 743144

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---|--|--|
| L1 | LR Plot No - 1374, LR Khatian No - 6094/1 | Owner: দুর্গাসদ রায়চৌধুরী, Gurdian আহুভে রায়চৌধুর, Address নিজ Classification: বাস্তু, Area 0.02500000 Acre, | Seller is not the recorded Owner as per Applicant. |

Endorsement For Deed Number : I - 150504092 / 2019

On 14-08-2019

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 17:04 hrs on 14-08-2019, at the Private residence by Smt. Biva Dutta Roy, one of the Executants.

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 78,26,250/-

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

Execution is admitted on 14/08/2019 by 1 Smt Biva Dutta Roy, Wife of Shri Dipankar Dutta Roy, Udayan Pally, P.O. Nawabgunj, Thana Noapara, North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by profession Business.
2 Kuman Suchandra Dutta Roy, Daughter of Shri Dipankar Dutta Roy, Udayan Pally, P.O. Nawabgunj, Thana Noapara, North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by profession Business.
3 Smt Aparna Roy, Wife of Shri Tapas Roy, K.C. Roy Lane, Nawabgunj, P.O. Ichapore, Thana Noapara, North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by profession Business.

Identified by Mr Ranjan Sarkar, . . . Son of Nirmal Sarkar, Sadar Bazar, P.O. Barrackpore, Thana Barrackpore, City/Town BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Business.

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

Execution is admitted on 14-08-2019 by Shri Tapas Roy, Partner, R D R Associates, 361, Strand Road, Nawabgunj Bazar, P.O. - Ichapore Nawabgunj, P.S. - Noapara, District -North 24-Parganas, West Bengal, India, PIN - 743144.

Identified by Mr Ranjan Sarkar, . . . Son of Nirmal Sarkar, Sadar Bazar, P.O. Barrackpore, Thana Barrackpore, City/Town BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Business.

Execution is admitted on 14-08-2019 by Sunanda Dutta Roy, Partner, R D R Associates, 361, Strand Road, Nawabgunj Bazar, P.O. - Ichapore Nawabgunj, P.S. - Noapara, District -North 24-Parganas, West Bengal, India, PIN - 743144.

Identified by Mr Ranjan Sarkar, . . . Son of Nirmal Sarkar, Sadar Bazar, P.O. Barrackpore, Thana Barrackpore, City/Town BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Business.

Asis Kumar Dutta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
North 24-Parganas, West Bengal

On 16-08-2019

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/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-.

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/08/2019 12:51PM with Govt. Ref No: 192019200059583741 on 16-08-2019, Amount Rs. 21/-, Bank Central Bank of India (CBIN0280107), Ref No. CBI160819472608 on 16-08-2019, Head of Account 0030-03-104-001-

16

Stamp Duty

Total required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs. 5,000/-
Rs. 5,020/-
Type of Stamp
Type Impressed, Serial no 1480. Amount Rs 5,000/- Date of Purchase 09/08/2019 Vendor name S
Description of Online Payment using Government Receipt Portal System (GRIPS) Finance Department Govt of WB
on 16/08/2019 12.51PM with Govt Ref No. 192019200059583741 on 16-08-2019 Amount Rs 5,020/- Bank
of India (CBIN0280107), Ref No CBI160819472608 on 16-08-2019. Head of Account 0030-02-103-003



Asis Kumar Dutta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
North 24-Parganas, West Bengal