

04430/19

I-4314/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the document is admitted to registration. The sign, two sheets and the endorsement sheets attached with this document are the part of this AB 034633

District Sub-Registrar-II
Alipore, South 24 Parganas

SUPPLEMENTARY DEVELOPMENT AGREEMENT

10 JUN 2019

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT made on this 10th day of June, Two Thousand and Nineteen **BETWEEN SRI SUBRATA BHANDARI** (having Income Tax PAN ADRPB9199B, Mobile No. 9836938252), son of Late Sanat Bhandari, by faith Hindu, by Nationality Indian, by occupation Business, residing at No.293, Jyotish Roy Road (Mailing Address 60/6, Jyotish Roy Road), Kolkata-700 053, Post Office New Alipore, Police Station Behala hereinafter called and referred to as the **OWNER** (which term or expression shall

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১০/৬/১৯
১/১২/১৯

1348 06.6.19
Sold to Asit Dutta Banik

Rupees 100

65 D Kailash Parkit me
1053


Samir Das
Stamp Vendor
Alipore Police Court
South 24 Pgs. Kol



District Sub-Registrar-II
Alipore, South 24 Parganas

10 JUN 2019

Chanchal Sarker
Advocate
Son of Late Hari Kumar Sarker
Alipore Judges' Court
Kolkata-700 027

unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the **O N E P A R T** **A N D** **SRI ASIT DUTTA BANIK** (having Income Tax PAN **ADNPD7112Q**, Mobile No. **9830856431**), son of Late Anil Dutta Banik , by faith Hindu, by Nationality Indian, carrying on business as Builder/Developer under the name and style of **DIPANITA ENTERPRISE**, as Proprietor thereof having his Office at 65D, Kailash Pandit Lane, Kolkata - 700 053, Post Office New Alipore, Police Station Behala, hereinafter called and referred to as the **D E V E L O P E R** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives of such last survivor and assigns) of the **O T H E R P A R T**.

W H E R E A S :

- A) By and/or under Development Agreement dated 27th day of January, 2016 registered at the Office of the District Sub-registrar-II, Alipore and recorded in its Book No.I, Volume No.1602-2016, Page from 31288 to 31324, Being No.160200922 for the year 2016 made between the Owner

Contd....

and the Developer herein, the Developer was/is entrusted with the development work of the property situated at Premises No.293, Jyotish Roy Road (Mailing Address 60/6, Jyotish Roy Road), Kolkata-700 053, Post Office New Alipore, Police Station Behala and in terms of the said Development Agreement dated 27th day of January, 2016 one Ground plus Four storied building was scheduled to be constructed at the said premises in accordance with the Building Plan as would be sanctioned by the Kolkata Municipal Corporation.

- B) In furtherance of the said Development Agreement dated 27th day of January, 2016, the Developer at his costs and expenses submitted the relevant Building Plan before the Kolkata Municipal Corporation and upon submission of the said Building Plan, the Authorities of the Kolkata Municipal Corporation are in the process of Sanction of the Building Plan for Ground plus Five storied Building as would be constructed at the said Premises No.293, Jyotish Roy Road (Mailing Address 60/6, Jyotish Roy Road), Kolkata-700 053.

Contd....

- C) In such changed circumstances of change construction of proposed new building as Ground plus Five storied building in place of Ground plus Four storied building as agreed to be constructed by the Developer at the said premises and also in view of change of respective Allocations, the Owner and the Developer have decided to enter into this Supplementary Development Agreement in reference to the said Registered Principal Development Agreement dated 27-01-2016 in the matter of development of the said premises.
- D) In the matter of confirmations of such change of construction, the parties hereto have now agreed to enter into this Supplementary Development Agreement in the manner hereinafter appearing.

NOW THIS SUPPLEMENTAL AGREEMENT WITNESSETH AS FOLLOWS :

- 1) It is hereby recorded and declared that the proposed new building would be of **Ground plus Five storied** at the said **Premises No.293, Jyotish Roy Road (Mailing Address 60/6, Jyotish Roy Road), Kolkata-700 053** in place and stead of Ground plus ~~Four~~ storied building as mentioned in Registered Principal Development Agreement dated 27-01-2016 as entered between the Owner and the Developer herein.

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2) In the said new Ground plus Five storied Building, the **Owner's Allocations** shall be as under :

- (a) **Entire Fourth floor comprised in Flats.**
- (b) **2 (two) Nos. open Car Parking Spaces measuring 120 Sq. ft. more or less each under the Roof in Ground floor of the Building.**
- (c) Besides the Allocations of Flats and Car Parking Spaces as allotted for the Owner as aforesaid, the Owner shall receive the sum of **Rs. 1,50,00,000/-** (Rupees One Crore and Fifty Lakhs only) as **NON-REFUNDABLE and NON-ADJUSTABLE CASH AMOUNT** from the Developer and out of which the Developer have already paid the sum of **Rs. 45,00,000/-** (Rupees Forty-five Lakhs only) to the Owner as set out in Memo of Receipt hereunder.

3) In the said new Ground plus Five storied Building, the **Developer's allocations** shall be as under :

After allotment of the Owner's Allocations in the new building as aforesaid, the Developer shall be entitled to retain his Allocations as under :

- (a) **Entire First floor comprised in Flats.**
- (b) **Entire Second floor comprised in Flats.**
- (c) **Entire Third floor comprised in Flats.**

Contd....

- (d) **Entire Fifth floor comprised in Flats.**
- (e) **Remaining Car Parking Spaces and Commercial Spaces and Office and Shop Spaces under the Roof in Ground floor of the Building.**

- 4) It is hereby further agreed and declared that on and from the date of execution of this Supplementary Development Agreement, the Developer shall be at liberty to accept Booking and/or to enter into the Agreement for Sale and also to receive the Booking/Earnest Money/Part Payment of Consideration in respect of his Allocations as aforesaid in the said premises.
- 5) Similarly it is hereby also recorded that on and from the date of execution of this Supplementary Development Agreement, the Owner shall be at liberty to accept Booking and/or to enter into the Agreement for Sale and also to receive the Booking/Earnest Money/Part Payment of Consideration in respect of his Allocations as aforesaid in the said premises.
- 6) That, save the change of construction of proposed building at the said premises, the Principal Development Agreement dated 27th day of January, 2016 including all its terms and conditions as entered between the Owner and the Developer shall remain in full force and effect and unaltered.

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

SIGNED, SEALED AND DELIVERED

by the **OWNER** at Kolkata in the presence of :

1. *Chanchal Santra*
Advocate

Subrata Bhandari

(Owner)

2. *Murari Mohan Das*
Alipore Palace Court No. 27

SIGNED, SEALED AND DELIVERED

by the **DEVELOPER** at Kolkata in the presence of :

1. *Chanchal Santra*
Advocate

DIPANITA ENTERPRISE
Asit Datta Sanik
Proprietor

2. *Murari Mohan Das*

(Developer)

Drafted by :

Chanchal Santra

(**Chanchal Santra**)

Advocate

Regn. No. WB/496/1984

Alipore Judges' Court.

Typed by :

Sunil Kr. Dey

(Sunil Kr. Dey)

513, Chittaranjan Colony,

Baghajatin,

Kolkata - 700 092.

RECEIVED of and from the within named Developer the within mentioned sum of Rs.45,00,000/- (Rupees Forty-five Lakhs only) as on this day out of Total Non-Refundable/Non-Adjustable Cash Amount of Rs.1,50,00,000/- (Rupees One Crore and fifty Lakhs only) as per Memo below :

MEMO OF RECEIPT

<u>Date</u>	<u>Mode of Payment</u>	<u>Amount</u>
(Amount received under Principal Development Agreement dtd. 27-01-2016)		
14-02-2015	By Chq. No.000479 on Bank of India, New Alipore Br....	Rs.5,00,000.00
06-08-2015	By Chq. No.000486 on Bank of India, New Alipore Br....	Rs.2,00,000.00
06-08-2015	By Cash	Rs. 15,000.00
24-08-2015	By Chq. No.000487 on Bank of India, New Alipore Br....	Rs.1,85,000.00
27-01-2016	By Chq. No.000523 on Bank of India, New Alipore Br....	Rs.21,00,000.00
<u>Payments made after Principal Development Agreement dtd. 27-01-2016</u>		
01-08-2016	By Chq. No.066883 on Bank of India, New Alipore Br....	Rs.10,00,000.00
17-01-2017	By Chq. No.026106 on Bank of India, New Alipore Br....	Rs. 5,00,000.00
Total :		<u><u>Rs.45,00,000.00</u></u>

(Rupees Forty-five Lakhs only)

WITNESSES:

- 1) *Chanchal Singh*
Advocate
- 2) *Muram Mohan Singh*

Subrata Bhandari
(Owner)

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name SUBRATA BHANDARI

Signature Subrata - Bhandari

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name ASIT DUTTA BANIK

Signature Asit Dutta Banik

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name _____

Signature _____

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

IN: 19-201920-002043729-2
BRN Date: 03/06/2019 14:19:25
BRN: 04062019036
Payment Mode: Counter Payment
Bank: HDFC Bank
BRN Date: 04/06/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16021000125592/6/2019
[Query No./Query Year]

Name : Asit Dutta Banik
Contact No. : Mobile No. +91 9830856431
E-mail :
Address : 65D Kailash Pandit Lane PSBehala, Kol53
Applicant Name : Mr CHANCHAL SANTRA
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : 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	16021000125592/6/2019	Property Registration- Stamp duty	0030-02-103-003-02	40021
2	16021000125592/6/2019	Property Registration- Registration Fees	0030-03-104-001-16	120053

Total 160074

In Words : Rupees One Lakh Six, Thousand Seventy Four only

व्यक्ति लेखा संख्या / PERMANENT ACCOUNT NUMBER

ADRPB9199B



नाम / NAME
SUBRATA BHANDARI

पिता का नाम / FATHER'S NAME
SANAT BHANDARI

जन्म तिथि / DATE OF BIRTH
29-01-1954

हस्ताक्षर / SIGNATURE

Subrata

Subrata

अवकाश संख्या, १.१.११

COMMISSIONER OF INCOME-TAX, W.B. XI

Subrata Bhandari



भारत सरकार
GOVERNMENT OF INDIA



सुब्रत भंडारी
SUBRATA BHANDARI
पिता : सनत भंडारी
Father : SANAT BHANDARI
जन्म वर्ष / Year of Birth : 1964
पुरुष / Male



2628 6506 9128

- साधारण मानुषेअधिकार

Subrata Bhandari


Government of India
 অসিট দত্ত ব্যাংক
ASIT DUTTA BANK
 পিতা : অসিট দত্ত ব্যাংক
 Father : ANIL DUTTA BANK
 জন্ম তারিখ (DOB): 13/08/1967
 পুং / Male

6398 1767 1847


আধার - সাধারণ মানুষের অধিকার

Asit Dutta Bank


আধার
 Government of India
 ঠিকানা: ৬৫/১, কৈলাশ পান্ডিত লেন
 পিটি অসিটপুর, সিটি অসিটপুর, কোলকাতা
 পশ্চিম বঙ্গ,
 Address: 65/1, KAILASH
 PANDIT LANE, New Alipore,
 Kolkata, West Bengal, 700053
6398 1767 1847
 017
 9800 300 1847
 help@adhaar.gov.in
 www.adhaar.gov.in

आपका विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT OF INDIA

ASIT DUTTA BANK

ANIL DUTTA BANK

13/05/1967

Pensioner's Account Number

ADNPD7112Q



Asit Dutta Bank

*In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UJESL
Plot No. 3, Sector-11, CBD Colapure,
New Mumbai - 400 614*

*यदि कार्ड खो जाने पर कृपया सूचित करें / लौटाना
आयकर सेवा सेवा यूनिट, UJESL
प्लॉट नं. 3, सेक्टर 11, सीडीबी कोलापुर,
नया मुंबई-400 614*



BAR COUNCIL OF WEST BENGAL
 (STATUTORY BODY UNDER THE ADVOCATES ACT, 1961)
 2 & 3, KIRAN SANKAR ROY ROAD, KOLKATA - 700001
 PHONE : 2248 4954 / 7233

IDENTITY CARD



Name CHANCHAL SANTRA
 Advocate
 Father's/Husband's Name LATE HARI KR. SANTRA

Sri Siddhartha Mukhopadhyay
 (SRI SIDDHARTHA MUKHOPADHYAY)
 CHAIRMAN EXECUTIVE COMMITTEE

Jansar Mandal
 (JANSAR MANDAL)
 CHAIRMAN

Chanchal Santra

Card No. C - 9655

Address Recorded on the Roll 2/E, Kamardanga Road
Kolkata-700 046

Present Address Ramkrishna Pally (Mission Pally)
Kolkata-700 150, P.s.- Sonarpur

Enrolment No. WB / 496 / 1984

Date of Enrolment 10.04.1984

Date of Birth 02.04.1956

Date 5.2.07.

[Signature]
 Secretary/Assistant Secretary

Major Information of the Deed

Deed No :	I-1602-04314/2019	Date of Registration	10/06/2019
Query No / Year	1602-1000125592/2019	Office where deed is registered	
Query Date	31/05/2019 11:37:36 AM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	CHANCHAL SANTRA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830031694, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,20,00,000/-]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 1,54,52,455/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,121/- (Article:48(g))		Rs. 1,20,053/- (Article:E, E, B, M(b), H)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jyotish Roy Road, Premises No: 293, , Ward No: 117 Pin Code : 700053



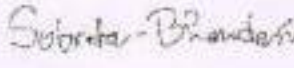
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	6 Katha 13 Chatak	1/-	1,53,62,455/-	Width of Approach Road: 20 Ft.,
Grand Total :				11.2406Dec	1 /-	153,62,455 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	90,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	1/-	90,000 /-	

Major Information of the Deed :- I-1602-04314/2019-10/06/2019



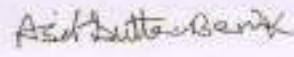
and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Subrata Bhandari Son of Mr Sanat Bhandari Executed by: Self, Date of Execution: 10/06/2019 , Admitted by: Self, Date of Admission: 10/06/2019 ,Place : Office	 <small>10/06/2019</small>	 <small>LTI 10/06/2019</small>	 <small>10/06/2019</small>
293 Jyotish Roy Road, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADRPB9199B, Status :Individual, Executed by: Self, Date of Execution: 10/06/2019 , Admitted by: Self, Date of Admission: 10/06/2019 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Dipanita Enterprise 65d Kailash Pandit Lane, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053 , PAN No.:: ADNPD7112Q, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Asit Dutta Banik (Presentant) Son of Late Anil Dutta Banik Date of Execution - 10/06/2019, , Admitted by: Self, Date of Admission: 10/06/2019, Place of Admission of Execution: Office	 <small>Jun 10 2019 11:46AM</small>	 <small>LTI 10/06/2019</small>	 <small>10/06/2019</small>
65d Kailash Pandit Lane, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADNPD7112Q Status : Representative, Representative of : Dipanita Enterprise (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Chanchal Santra Son of Mr . Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			

Major Information of the Deed :- I-1602-04314/2019-10/06/2019

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Subrata Bhandari	Dipanita Enterprise-11.2406 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Subrata Bhandari	Dipanita Enterprise-300.00000000 Sq Ft

Endorsement For Deed Number : I - 160204314 / 2019

On 31-05-2019

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 1.54.52.455/-

Sa

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 10-06-2019

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.

Presentation(Under Section 52 & Rule 22A(3) 48(1),W.B. Registration Rules,1962)

Presented for registration at 11:38 hrs on 10-06-2019, at the Office of the D.S.R. - I | SOUTH 24-PARGANAS by Shri Asit Dutta Banik .

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

Execution is admitted on 10/06/2019 by Shri Subrata Bhandari, Son of Mr Sanat Bhandari, 293 Jyotish Roy Road, P.O. New Alipore, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business

Identified by Mr Chanchal Santra, . . Son of Mr . , Alipore Judges 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 10-06-2019 by Shri Asit Dutta Banik, proprietor, Dipanita Enterprise (Sole Proprietorship), 65d Kailash Pandit Lane, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053

Identified by Mr Chanchal Santra, . . Son of Mr . , Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Major Information of the Deed :- I-1602-04314/2019-10/06/2019

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,20,053/- (B = Rs 1,20,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,20,053/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/06/2019 12:00AM with Govt. Ref. No: 192019200020437292 on 03-06-2019, Amount Rs: 1,20,053/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 04062019036 on 04-06-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-,
by online = Rs 40,021/-

Description of Stamp

1. Stamp. Type: Impressed, Serial no 1348, Amount: Rs.100/-, Date of Purchase: 06/06/2019, Vendor name: S DAS
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/06/2019 12:00AM with Govt. Ref. No: 192019200020437292 on 03-06-2019, Amount Rs: 40,021/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 04062019036 on 04-06-2019, Head of Account 0030-02-103-003-02



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

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Major Information of the Deed :- I-1602-04314/2019-10/06/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2019, Page from 151415 to 151436

being No 160204314 for the year 2019.



Samar Kumar Pramanick

Digitally signed by SAMAR KUMAR
PRAMANICK
Date: 2019.06.11 10:37:19 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 11/06/2019 10:36:36
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)