

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

that the Endorsement he Signal to Sheet,

to this documents

E 04476

IS. SAMANTA HOUSING BEVELOPE

20 JAN 2020

Part of the Locument

SUPPLEMENTARY AGREEMENT OF Development agreement

PROPERTY SITUATED WITHIN DISTRICT Purba Barddhaman, Police Station Bardhaman, UNDER RADHANAGAR MOUJA, VALUE R\$. 35,00,000/-AND GOUT. ASSESSED VALUE RS. 45,73,503/-

THIS DEED OF AGREEMENT made on this 26" Day of ...

2019

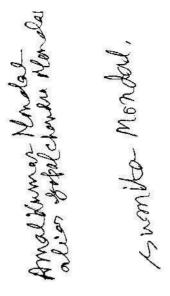
BETWEEN

M/s Samanta Housing Developer.
Raina, Punba Barthaman.
2012/19

A A P

2 / JUN 2019

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BETWEEN

- SRI AMAL KUMAR MONDAL @ SRI GOPAL CHANDRA
 MONDAL, PAN: AEBPM9562N, son of Late Banwarilal
 Mondal,
- 2. SMT. SUMITA RANI MONDAL, PAN: AFDPM2507G, wife of Sri Amal Kumar Mondal @ Sri Gopal Chandra Mondal,

 Both are by faith Hindu, by Nationality Bharatiya, by occupation business, resident of Birhata, Kalitala, Bardhaman, P.O. & P.S. Bardhaman, District Purba Bardhaman, PIN 713101, hereinafter referred to as "FIRST PARTY / LAND OWNER" (which expression shall, unless excluded by or repugnant to the context, be deemed include his legal heirs, executors, legal representatives,

AND

and assigns) OF THE FIRST PART.

M/\$ SAMANTA HOUSING DEVELOPER PAN:

ADBF\$1519A, a Partnership Firm, having its office at, Vill. Raina, P.O. &

P.S. Raina, District Purba Bardhaman, PIN 713421, represented by its

Partner, \$RI DEBA\$IS SAMANTA, son of Sri Kalicharan Samanta, by

faith Hindu, by Nationality Indian, by occupation business, resident of

Golahat, Shankharipukur, Bardhaman, P.O. Sripally, P.S. Bardhaman,

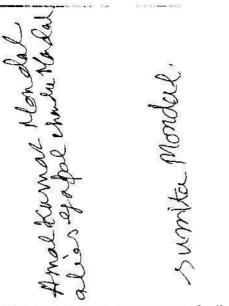
Dist. Purba Bardhaman, PIN 713103, hereinafter referred to as \$ECOND



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SURD WAN





PARTY/DEVELOPER (which expression shall, unless excluded by or repugnant to the context, deemed to include his legal heirs, executors, administrators, legal representatives, successor in interest and assigns) **CF THE OTHER PART**.

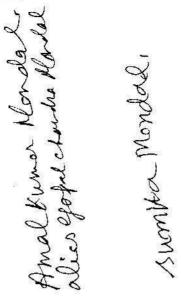
Second Party for the purpose of development of A schedule land has entered into an agreement, which has been executed on 22nd May, 2018, such has been registered before the office of A.D.S.R. Burdwan with endorsement as Deed No. 3889 of 2018 and for the purpose of running of the project peacefully, the land owner also has given the power to the developer and such power also has been executed on 04th June, 2018 and such power has been registered before the office of A.D.S.R. Burdwan 21th June, 2018 with endorsement as Deed No. 4309 of 2018.

developer has taken step for sanction of the building plan for the purpose of development of A schedule property and such building plan has been sanctioned by Burdwan Municipality on 27th September, 2018 vide Memo No. 536/E/VII-4 and according to such sanctioned plan, the land owner and the developer have settled the space according to their own respective allocation and such allocation mentioned in below.

Of 891



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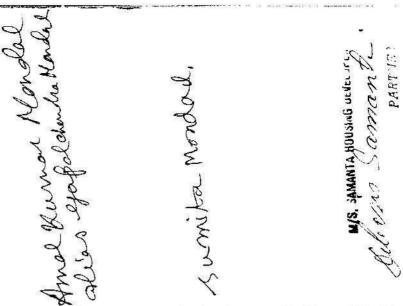


NOW THIS SETTTLEMENT WITNESSETH AS FOLLOWS:

- 1. That the land owner shall be entitled to get two flats in the first floor being number 4th Floor 'C' with measurement as 527.31 sq.ft. & 6th Floor 'B' with measurement as 535.03 sq.ft. and one parking space and rest allocation of the owner should be adjusted by the coin and such coin will be paid accordingly as mentioned in Para-
- 2. That in respect of the owner allocation, after settlement of two flats, the land owner already has been obtained
 - a) Rs. 10,00,000/- only at the time of registration of the original deed, vide Deed No. 3889 of 2018.
 - b) subsequently at the time of this supplementary deed, the land owner shall be entitled to get Rs. 2,00,000/- only
 - c) That on 27th June, 2019 the land owner shall be entitled to obtain Rs. 10,00,000/- only.
 - d) That on 10th Julyl, 2019 the land owner shall be entitled to obtain Rs. 10,00,000/- only
 - e) that on 25th July, 2019 the land owner shall be entitled to obtain Rs. 3,00,000/- only.



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- f) That on 17th March, 2020 the land owner shall be entitled to obtain Rs. 5,00,000/- only.
- g) that on 25th December, 2020 the land owner shall be entitled to obtain Rs. 10,00,000/- only.
- h) that on 31st March, 2021 the land owner shall be entitled to obtain Rs. 10,00,000/- only.
- i) That on 31 July, 2021 the land owner shall be entitled to obtain Rs. 10,00,000/- only.
- j) That the balance Rs. 10,00,000/- only, the land owner shall be entitled to obtain at the time of last flat registration of apartment.

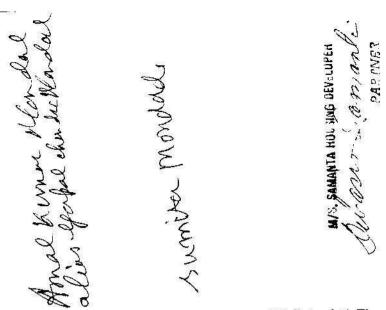
It is also mentioned here that the land owner should be entitled to pay the cost of Electric transformer, lift and Generator as proportionate share, for which after deduction of cost the amount would be paid to the land owner.

That according to such payment of coin as well as settlement of two flats, the land owner shall be obtained their allocation with common enjoyment of the common space and amenities and share of land of the A schedule properties.

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A LONG COMMENT STREET STREET

2 1 JUH 2019



That after allotment of owner's allocation i.e. 'C' flat of 1st Floor and 'B' Flat of 6th floor, the rest volume of flats of each floor should be allotted in favour of the developer with proportionate share of land as well as common utilities and amenities.

FIRST / (A) SCHEDULE

All that piece of land by measuring 0.070 acre and/or 3.010.2 sq.ft. more-less area of land being R.S. khatian No. 1636, R.S. Plot No. 7039/7539 and in the L.R.R.O.R, the Khatian No. 7892 & 7893 and Plot No. 5861, classification of land Bastu, within Mouza Radhanagar, J.L. No. 39, under P.S. Bardhaman, Dist. Purba Barddhaman and being holding No. 110 within ward No. 9, Kalibazar Mahalla under Barddhaman Municipality.

The property butted and bounded by :

NORTH

06 ft wide common passage.

SOUTH

Kalibazar Road

EAST

10 ft wide concrete cement road over municipal drain

WEST

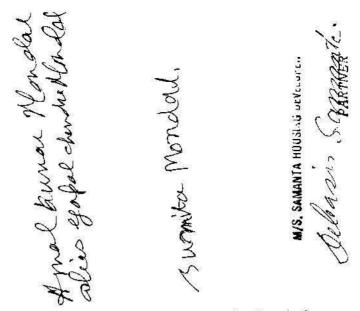
House property of Gouri Kar.

SECOND SCHEDULE

The proposed (B+G+VI) storied building to be constructed.



Edinical Blotter such



IN WITNESS WHEREOF the parties to this Deed of agreement act forth and subscribe their respective hands and scales on the day month and year above mentioned.

Amal Kumor Hordal alies Gofal Andu Mondal

Sumita Mondad.

1. Bholanath Das. 5/0 Uday chandra Das. Rayon-Buodwan.

2 Tapan Las. Slo-Late- uma pada Bas. Burdwan.

M/S, SAMANTA HOUSING DEVELOPER

Selo and Samante.

PARTNER

Drafted by me & tuped in my office:

Ashih Kr Land

Advan

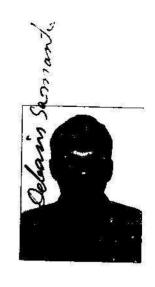
Eurolment No. W.B. 1379 of 2000 Bundwam District Judges' Court.

Computerised typed by: Sudipte momenth.
(Sri Sudipla Pramania)



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SIGNATURE SUMITA Mondal.



BURD TO BEST STATES

SACES HABEL AFFACTOR OF INDIA SECTION COMMISSION OF INDIA DEADED CARD

W8/39/27 1/65 fee; 1



় সুমিতা মণ্ডল নিৰ্বাচকের নাম

Elector's Name : Sumita Mondal

শ্বানীর নাম : গোপাল মণ্ডল

Husband's Name : Gopal Monda'

Ma/Sex

; 强门

ভন্ম ভারিব Date of Birth XXIXX/1956

446 39471 611/002

BIRAHATA KALITALA, BAPDOHAMAN, BURDWAN (SADAR), BURDWAN-713101

Date: 06/12/2012

266-वर्गणन महिल जिल्लाम एकट्टल विवासन शिवसन

আবিকারিকের স্বাক্তরের খনুত্রী

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Facsimile Signature of the Electoral

Registration China

260 Burdwan Device of the Marketing

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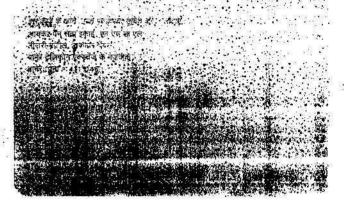
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आयकर विभाग INCOME TAX DEPARTMENT SUMITA MONDAL ANIL GHOSH

10/11/1959 Permanent Account Humber AFDPM2507(\$ -

sumita Mondal





Sumita Mondal.





ভারতের নির্বাচন কমিশন পরিচয় পত্র ELECTION COMMISSION OF INDIA IDENTITY CARD

UWX1163377



নিৰ্বাচকের নাম

অমল কুমার মণ্ডল

Elector's Name

Amal Kumar Mondal

পিতার নাম

বনোয়ারী লাল মণ্ডল

Father's Name

Bonowari Lal Mondal

পিৰ/Sex

¶√ M

জন্ম ভারিখ Date of Birth

22/04/1944

UWX1163377

ঠিকান:

.क्सानः चीत्र**शोः कनिरमः**, प्रथममः वर्धमानः जमनः, वर्धमानः ११३१७१

Address:

BIRHATA KALITALA, BURDWAN, BURDWAN (SADAR), BURDWAN-713101



Date: 23/07/2014

260-বর্ণমান দক্ষিণ ক্রিবালে ক্ষেত্রত নির্বাচন নির্বাচন আধিকারিকের ক্ষমেন্তে প্রসূত্তি

Facsimile Signature of the Electoral Registration Officer for

260-Burdivan Dakshin Constituency

জিলান গাঁপৰ কা হলে গড়া নিকলাহ নেগাঁড় দিয়াঁ নহ লেকা । এপৰ্ব নামানৰ প্ৰচ্যু বাহিচ পৰিকলৈয়ে পাত্ৰমান কাম নিৰ্দিষ্ট চহাত ।ই শাক্ষণান্ত্ৰাৰ নামান্ত উল্লেখন

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आयकर विभाग INCOMETAX DEPARTMENT AMACKUMAR MONDAL

BANAWARILAL MONDAL

22/04/1944

Permanent Account Number

AEBPM9562N

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भारत सरकार GOVE OF INDIA





इस्त कार्ब के खोते / पाने पर कृपया सूचित करें / नीटाए आयकर देन सेवा इकार्ब एन एस डी एत इसी मंत्रित संगी स्ट्रिंग, स्तॉट नं 341, सर्वे नं 997/8, अमें ब्रिंग के जोनी, दींप बेगला चीक के पास पूर्ण —413 016.

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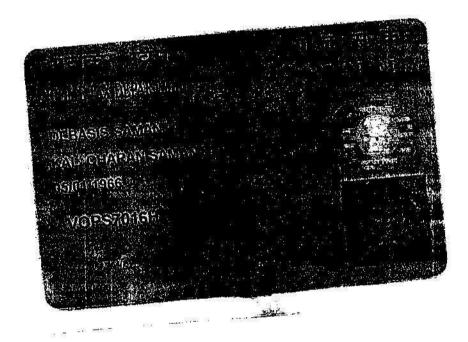
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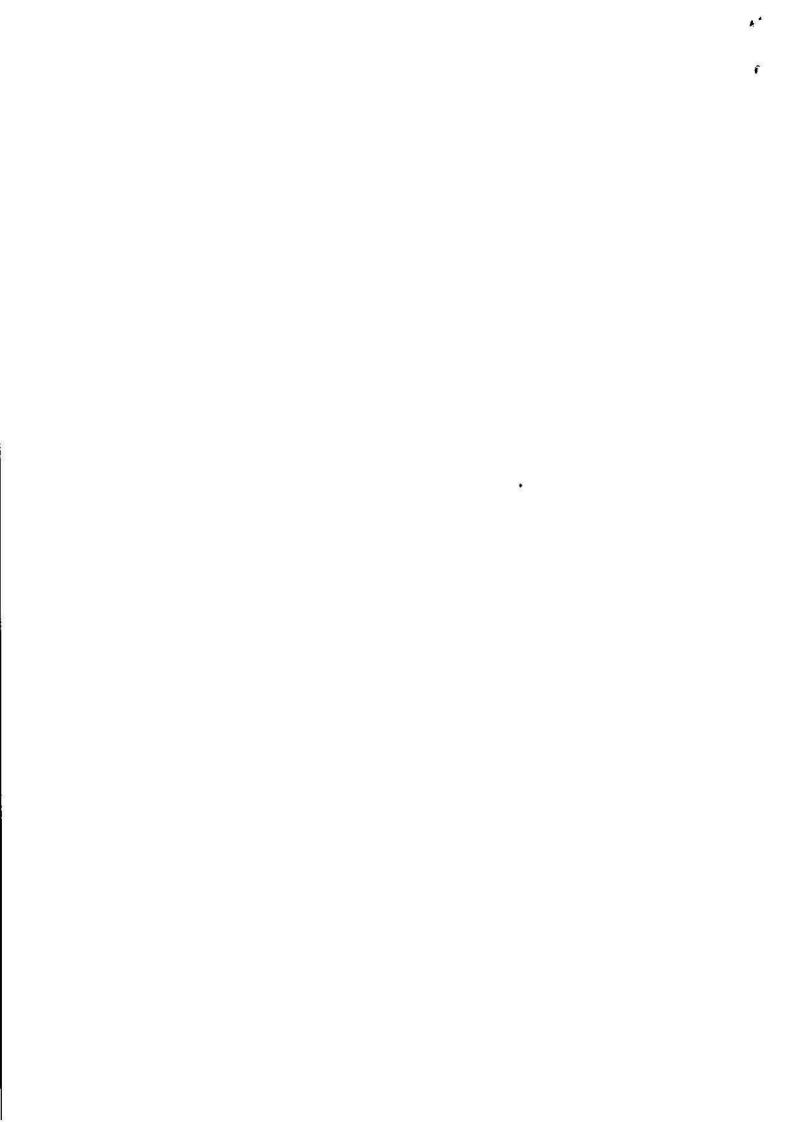


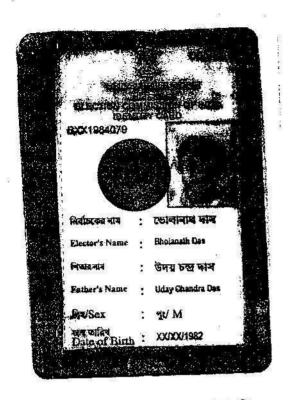


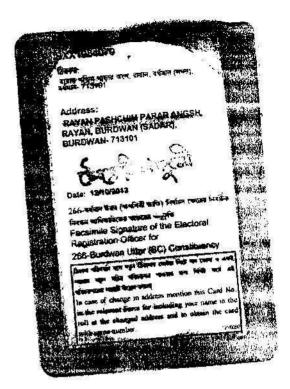
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Bholanath Das.

Major Information of the Deed

Deed No:	1-0203-00432/2020	Date of Registration 21/01/2020		
	0203-0000957083/2019	Office where deed is registered		
Query No / Year	Service and the service and th	A.D.S.R. BURDWAN, District: Burdwan		
Query Date	19/06/2019 10:16:53 PM	[A.D.O.		
Applicant Name, Address & Other Details	Ashish Kumar Paul BURDWAN DISTRICT JUDGE C WEST BENGAL, PIN - 713101, N	OURT,Thana : Bardhaman Sadar, District : Burdwan, Mobile No. : 9434331339, Status :Advocate		
Transaction		Additional Transaction		
	Agreement or Construction	[4305] Other than Immovable Property. Declaration [No of Declaration : 1]		
Set Forth value		Market Value		
170.000 J. C.		Rs. 45,73,803/-		
Rs. 35,00,000/-	V 66 - 1	Registration Fee Paid		
Stampduty Paid(SD)		Rs. 14/- (Article:E, E)		
Rs. 7,010/- (Article:48(g))		he applicant for issuing the assement slip (Urban area		
Remarks	Received Rs. 0/- (only) from to	tie applicant for issuing the assement sup-(2122		

Land Details:

District: Burdwan, P.S:- Barddhaman, Municipality: BURDWAN, Road: Kalibazar Road, Mouza: Radhanagar, Ji No. 39, Pin Code: 713101

Sch	Pin Code : / Plot Number	Khatian	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
No L1	RS- 7039/7539	RS-1636	Bastu	Bastu	3049.2 Sq Ft	35,00,000/-		Width of Approach Road: 20 Ft., Adjacent to Metal Road,
	Grand	Total:			6.9878Dec	35,00,000 i-	45,73,803 /-	

Land Lord Details:

0	Name,Address,Photo,Finger p	AND AND ADDRESS OF THE PARTY OF		
	All a Name at the last	Ehoto :	Finger Print	Signature
	Mr AMAL KUMAR MONDAL, (Alias: Mr GOPAL CHANDRA MONDAL) (Presentant) Son of BANWARILAL MONDAL Executed by: Self, Date of Execution: 20/06/2019 , Admitted by: Self, Date of Admission: 21/06/2019 ,Place : Office			Arraldment Mondel alian graped ann Market
	122	21/06/2019	LTI 21/06/2019	Burdwan, District:-Burdwan, West

PAN No.:: AEBPM9562N, Aadhaar No Not Provided, Status : Individual, Executed by: Self, Date of

Execution: 20/06/2019

Admitted by: Self, Date of Admission: 21/06/2019 ,Place: Office

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ř

Smt SUMITA RANI MONDAL

Wife of Mr AMAL KUMAR MANDAL

Executed by: Self, Date of Execution: 20/06/2019 , Admitted by: Self, Date of Admission: 21/06/2019 ,Place

: Office





Sumita Monday

21/06/2019 LTI 21/06/2019

BIRHATA KALITALA, P.O:- BURDWAN, P.S:- Barddhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFDPM2507G, Aadhaar No Not Provided, Status : Individual, Executed by: Self,

Date of Execution: 20/06/2019

Admitted by: Self, Date of Admission: 21/06/2019 ,Place: Office

Developer Details

DU.	Colopet Double 1	13.5
SI No	Name,Address,Photo,Finger print and Signature	
1	MS SAMANTA HOUSING DEVLOPER RAINA, P.O:- RAINA, P.S:- Raina, District:-Burdwan, West Bengal, India, PIN - 713421, PAN No.:: ADBFS1519A, Aadhaar No Not Provided, Status: Organization, Executed by: Representative	

Representative Details:

0	Name,Address,Photo,Finger p		· · · · · · · · · · · · · · · · · · ·	Signature
1	Name	Photo	Finger Print	Jigitature
	Mr DEBASIS SAMANTA Son of KALICHARAN SAMANTA Date of Execution - 20/06/2019, , Admitted by: Self, Date of Admission: 21/06/2019, Place of Admission of Execution: Office	3		Cherio Camante
	Admission of Execution	Jun 21 2019 3:59PM	LTI 21/06/2019	21/06/2019 naman, Burdwan, District:-Burdwan,

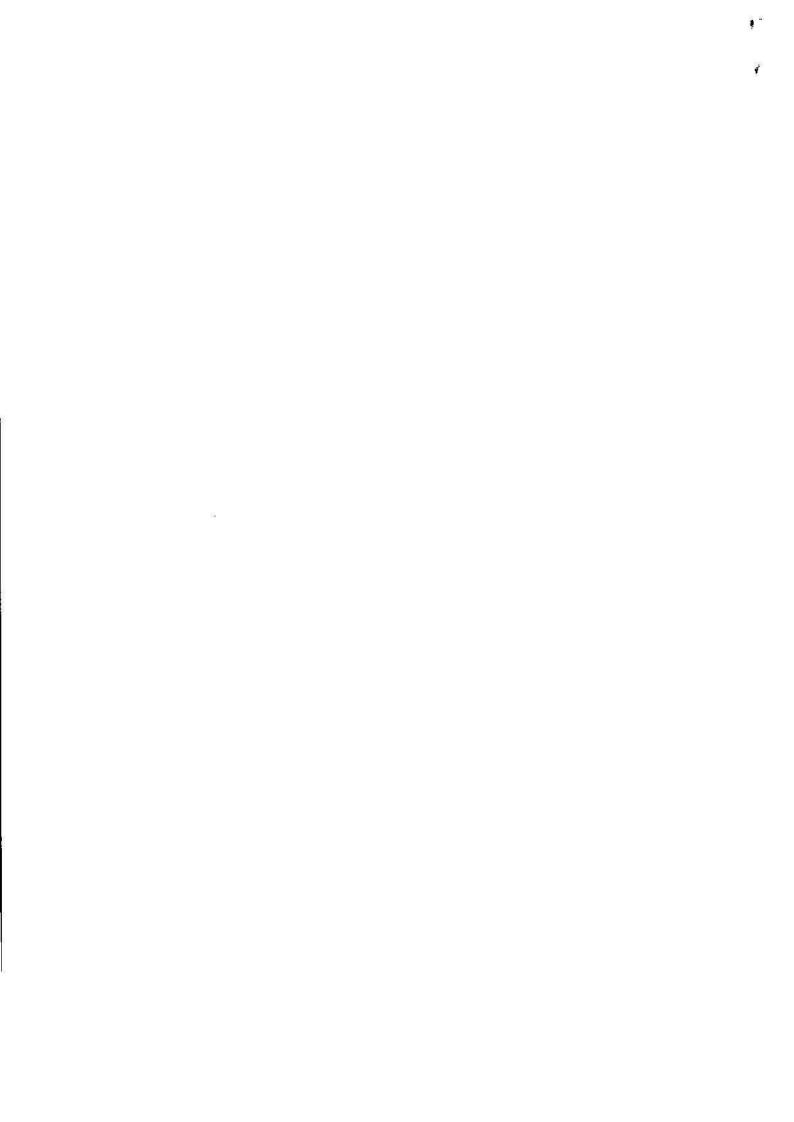
West Bengal, India, PIN - 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVOPS7016H, Aadhaar No Not Provided Status: Representative, Representative of : MS SAMANTA HOUSING DEVLOPER (as Partner)

, *
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Identifier Details:

Name	Photo	Finger Print	Signature
Mr BHOLA NATH DAS Son of Mr UDAYCHANDRA DAS RAYAN, P.O:- RAYAN, P.S:- Bardhaman Sadar, District:-Burdwan, West Bengal, India, PIN - 713101			Bholanth Dos.
	21/06/2019	21/06/2019	21/06/2019

Trans	fer of property for L1			
SI.No	From	To. with area (Name-Area)		
1	Mr AMAL KUMAR MONDAL	MS SAMANTA HOUSING DEVLOPER-3.49388 Dec		
2	Smt SUMITA RANI MONDAL	MS SAMANTA HOUSING DEVLOPER-3.49388 Dec	30 - 13000V	



Endorsement For Deed Number: I - 020300432 / 2020

On 21-06-2019 Presentation(Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 15:40 hrs on 21-06-2019, at the Office of the A.D.S.R. BURDWAN by Mr. AMAL KUMAR MONDAL Alias Mr GOPAL CHANDRA MONDAL, 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 45,73,803/-

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

Execution is admitted on 21/06/2019 by 1. Mr AMAL KUMAR MONDAL, Alias Mr GOPAL CHANDRA MONDAL, Son of BANWARILAL MONDAL, BIRHATA KALITALA, P.O. BURDWAN, Thana: Barddhaman, , City/Town: BURDWAN. Burdwan, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 2. Smt SUMITA RANI MONDAL, Wife of Mr AMAL KUMAR MANDAL, BIRHATA KALITALA, P.O. BURDWAN, Thana: Barddhaman, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession House wife Indetified by Mr BHOLA NATH DAS, , , Son of Mr UDAYCHANDRA DAS, RAYAN, P.O. RAYAN, Thana: Bardhaman Sadar, , Burdwan, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 21-06-2019 by Mr DEBASIS SAMANTA, Partner, MS SAMANTA HOUSING DEVLOPER (Partnership Firm), RAINA, P.O:- RAINA, P.S:- Raina, District:-Burdwan, West Bengal, India, PIN - 713421 Indetified by Mr BHOLA NATH DAS, , , Son of Mr UDAYCHANDRA DAS, RAYAN, P.O. RAYAN, Thana: Bardhaman Sadar, , Burdwan, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Law Clerk



Kaushik Bhattacharya ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. BURDWAN

Burdwan, West Bengal

On 20-01-2020

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 14/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by Draft Rs 2,010/-, by Stamp Rs 5,000/-

Description of Stamp 1 Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 2022, Amount: Rs.5,000/-, Date of Purchase: 26/03/2019, Vendor name: S Chatterjee

Description of Draft

1. Bankers cheque No: 298116000466, Date: 18/01/2020, Amount: Rs.2,010/-, Bank: STATE BANK OF INDIA (SBI). BURDWAN



Kaushik Bhattacharya ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. BURDWAN Burdwan, West Bengal



On 21-01-2020

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.



Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
Burdwan, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2020, Page from 13535 to 13556 being No 020300432 for the year 2020.



S.

Digitally signed by KAUSHIK BHATTACHARYA

Date: 2020.01.21 15:48:12 +05:30 Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 2020/01/21 03:48:12 PM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. BURDWAN West Bengal.



(This document is digitally signed.)

