



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

C 499825

SUPPLEMENTAL DEVELOPMENT AGREEMENT

THIS SUPPLEMENTAL DEVELOPMENT AGREEMENT made this 12th day of July of the year Two Thousand and ten BETWEEN ASANSOL DURGAPUR DEVELOPMENT AUTHORITY, a statutory body constituted by the Government of West under Section 11 of the West Bengal Town and Country Planning (Planning & Development Act, 1979, having its office at City Centre, Durgapur - 713 216, District Burdwan and also at Commercial Complex, Asansol-713301, District: Burdwan, hereinafter referred to as "ADDA" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-interest and/or assigns) of the ONE PART

Si *ℒ*

AND

BENGAL SHRISTI INFRASTRUCTURE DEVELOPMENT LIMITED, a Joint Sector Company registered under the Companies Act, 1956, having its registered office at Administration Building, Block No.1, City Centre, Durgapur - 713 216, District Burdwan, hereinafter referred to as "the COMPANY" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-interest and/or assigns) of the OTHER PART:

WHEREAS:

- A. A Memorandum of Understanding dated 17th August 2000 followed by an agreement dated 11th December 2000 ADDA and Shristi Infrastructure Development Corporation Limited inter-alia agreed that a joint sector company would be promoted for the purpose of undertaking of development of projects on the terms and conditions morefully and particularly described in the said MOU.
- B. On 13th August 2002 the Hon'ble Minister In Charge, Urban Development Department directed all Development Authorities, including ADDA to follow joint venture agreement between Calcutta Metropolitan Development Authority and United Credit Belani Group, as the uniform model of public-private partnership. ADDA's approved the same in its board meeting dated 30th September 2002 and was further agreed to execute joint venture agreement with Shristi.
- C. In terms thereof, a Memorandum of Understanding dated 25th June 2004 inter-alia entered into on the terms and conditions morefully and particularly described in the said MOU.
- D. By a Memorandum of Understanding (MOU) dated 25th June 2004 ADDA has agreed to appoint Bengal Shristi Infrastructure Development Limited as a developer on the terms conditions and stipulations contained in the said Agreement for the purpose of Development of the



properties described in the schedule 'I' in the Part - I (City Centre Land), Part- II (Kanyapur Land) and Part - III (Mangalpur Land).

- E. By an Agreement for Development dated 5th July 2004 the said ADDA have engaged Bengal Shristi Infrastructure Development Limited (Company) as the developer for the development of a scheme (Project), on the lands described in the Schedule thereto. Copy whereof is annexed hereto and marked with Annexure "A".
- F. Subsequently by a memo no. 750/ADDA/ASLV dated 8th November 2004, ADDA handed over possession of 74.97 Acres of land situated under different R.S. Plots under Mouza Ganrui, Gobindapur, Gopalpur and Kumarpur with in the Municipal Limits of Asansol Municipal Corporation in the District Burdwan subject to compliance and observance of the terms and conditions laid down in the Memorandum of Understanding dated 25th June 2004.
- G. By way of a further memo no. 451/ADDA/ASLV/133 dated 9th August 2005 ADDA has intimated to the Company that on scrutiny of the records and the survey plan being drawing no. BSIDL/ASN/01 as submitted by the Company to the ADDA, it is being found that the actual area, which has been handed over to the Company in terms of the Development Agreement dated 5th July 2004, was 89.67 Acres in place and stead of 74.97 Acres. The entire land schedule as referred in the said memo is described hereinafter in the First Schedule and hereinafter referred to as the entire land.
- H. In terms thereof the company vide its letter dated 13th September 2005 agreed to deposited the value of the additional land towards their share for the 14.58 acres of land as demanded under the memo as referred in Para G herein above.
- I. For uniformity and/or for conformity with the clauses as recited in the Development agreement dated 5th July 2004 and memo no. 451/ADDA/ASLV/133 dated 9th August 2005, and for easy mode of constructional operation in phase wise manner the parties hereto have decided to enter into this Supplemental Development agreement for the part of the " Phase 1 C " land as herein after appearing in the Second

Schedule and morefully and particularly described in the map or plan annexed hereto.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. The Development to be made under the aforesaid Development Agreement in phased manner and for the time being the parties have agreed to develop the phase 1C containing an area of 19.676 (nineteen point six seven six) acres 'hereinafter referred to as the said Land' as morefully and particularly described in the Second Schedule hereunder written out of the said entire piece and parcel of land containing an area of 89.67 Acres of Land as handed over to Bengal Shristi Infrastructure Development Limited in Mouza Gannui, Gobindapur, Gopalpur and Kumarpur with in the Municipal Limits of Asansol Municipal Corporation in the District Burdwan.
2. That all other terms and conditions for Development of the properties as agreed upon by and between the parties under the aforesaid documents will apply in respect of the said land and Bengal Shristi Infrastructure Development Limited will develop the said property in its entirety and shall be used for erecting building for setting up Developed plots, Group housing, Bungalows, commercial residential and other complex as mutually agreed upon between the parties hereto on different occasions.
3. That for the purpose of development the parties hereto have taken out the phase one land as described under the Second schedule out of the entire piece and parcel of land and balance land shall be developed in phases manner as decided by and between the parties hereto on the same terms and conditions as morefully described in the development agreement dated 5th July 2004.



FIRST SCHEDULE OF THE ENTIRE LAND TO :

ALL THAT piece and parcel of land measuring 89.67 Acres approximately more or less contained in Plot Nos. 1709 (P), 1711, 1712(P), 1713 to 1728, 1977 and 1978 in Mouza – Ganrui J.L. No.12, and Plot Nos. 389(P), 391(P), 392(P), 388 (P), 395 (P) and 396 in Mouza – Gobindapur , J.L.No. 18, and Plot Nos. 368 Mouza – Gopalpur J.L.No.10 and Plot Nos. 3 to 5 , 7, 7/519, 7/520, 7/521, 7/522, 7/523, 7/524, 7/525, 7/526, 7/527, 8 to 11 12 (P), 13(P), 15 (P), 16 (P), 17 (P), 18 (P), 19, 19/390, 19/393, 19/394, 19/395, 19/396, 19/397(P), 19/399, 20 20/402, 21 (P), 46 (P), 117 (P), 118 to 121, 121/465, 122, 123 (P) Mouza- Kumarpur J.L.No. 19 all plots under Police Station, Asansol (North & South), Sub-Registry Office: Asansol, District: Burdwan within the jurisdiction of Asansol Municipal Corporation and butted and bounded as follows:

| | |
|--------------|---|
| ON THE NORTH | Partly by Mouza Kanayapur and Partly by Polytechnic College |
| ON THE SOUTH | Partly by Lower Kumarpur , Kumarpur and Railway track |
| ON THE EAST | Partly By DAV School, Upper Kumarpur and Karunamoyi Hosuing Society |
| ON THE WEST | By Village Garui |

SECOND SECHEULE

(PHASE 1 C Land)

ALL THAT piece and parcel of land measuring 19.676 Acres approximately more or less contained in Plot No. 368 of Mouza- Gopalpur J.L.No. 10 and Plot no. 3, 4, 5, 7, 7/519, 7/520, 7/521, 7/522, 7/523, 7/524, 7/525, 7/526, 7/527, 8 (P), 9 (P), 19/390 (P) of Mouza : Kumarpur J.L.No. 19 all plots under Police Station, Asansol (North & South), Sub-Registry Office: Asansol, District: Burdwan within the jurisdiction of Asansol Municipal Corporation.




IN WITNESS WHEREOF THE PARTIES HERETO AND THEREUNTO SET AND
SUBSCRIBED THEIR HANDS AND SEALS THE DAY MONTH AND YEAR FIRST
ABOVE WRITTEN.

SIGNED AND DELIVERED by the Chief
Executive Officer, Asansol Durgapur
Development Authority, for and on behalf
of Asansol Durgapur Development Authority
at Durgapur in presence of:


Chief Executive Officer
Asansol Durgapur Development Authority
& Special Officer Urban Dev.
T & C. P. (Dept.) Govt. of W.B.

1.


Asst. Executive Officer
Asansol Durgapur Development Authority
Asansol

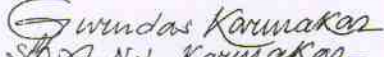
2.


OSD (Land)
ADDA, Asansol.

SIGNED AND DELIVERED by Mr. Sunil
Jha, Head -Finance & Admin and
authorized signatory of, Bengal Shristi
Infrastructure Development Limited, for
and on behalf of Bengal Shristi Infrastructure
Development Limited at Durgapur in
presence of:

**BENGAL SHRISTI INFRASTRUCTURE
DEVELOPMENT LIMITED**


Sunil Jha
Authorised Signatory

1. Dipankar Roy.
Son of Sri Prasanta Kumar Roy
31, Joy Narayan Banerjee Lane,
Kolkata - 700036
2. 
Swindas Karunakar
S/O. A. N. L. Karunakar
216, A. J. C. Bose Road
Kolkata - 700017.




Government Of West Bengal
Office Of the A. D. S. R. ASANSOL
District:-Burdwan

Endorsement For Deed Number : I - 09478 of 2010
(Serial No. 09274 of 2010)

Deficit stamp duty

Deficit stamp duty Rs. 551000/- is paid, by the Bankers cheque number 184825, Bankers Cheque Date 03/09/2010, Bank Name State Bank of India, ASANSOL, received on 10/09/2010

(Ananda Mohan Sikdar)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
ASANSOL


(Ananda Mohan Sikdar)
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL

10/09/2010 14:06:00

EndorsementPage 2 of 2



Government Of West Bengal
Office Of the A. D. S. R. ASANSOL
District:-Burdwan

Endorsement For Deed Number : I - 09478 of 2010
(Serial No. 09274 of 2010)

On 09/09/2010

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

Presented for registration at 15.46 hrs on :09/09/2010, at the Private residence by Sunil Jha
Claimant.

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

Execution is admitted on 09/09/2010 by

1. Sunil Jha

Authorised Signatory, Bengal Shristi Infrastructure Dev Ltd., Administration Building, City Centre, 1,
Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, P.O. :-
, By Profession : Others

Identified By Gurudas Karmakar, son of Late N. L. Karmakar, 216, A. J. C. Bose Road,
Thana:-Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession:
Others.

Admission Execution(for exempted person)

1. Execution by S. Bansal

who is exempted from his personal appearance in this office under section 88 of Registration Act XVI of
1908, is proved by his seal and signature.

(Ananda Mohan Sikdar)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
ASANSOL

On 10/09/2010

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(d),5,Exempted of Indian Stamp Act 1899. also under section 5 of West Bengal Land
Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 86570/- ,E = 14/- on 10/09/2010

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.-7870400/-

Certified that the required stamp duty of this document is Rs.- 550988 /- and the Stamp duty paid as:
Impresive Rs.- 200/-

(Ananda Mohan Sikdar)
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL

10/09/2010 14:06:00

EndorsementPage 1 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 27
Page from 2002 to 2036
being No 09478 for the year 2010.



(Ananda Mohan Sikdar) 10-September-2010
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL
Office of the A. D. S. R. ASANSOL
West Bengal