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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AP 166389

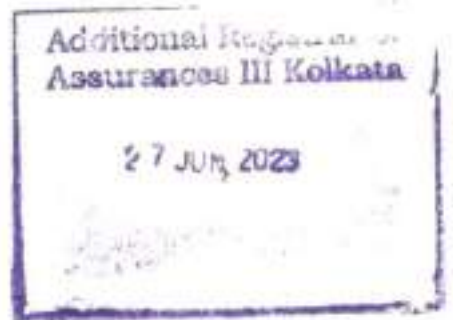
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certified that the Document is admitted to registration The Signature Sheet and the Indorsement-sheets attached to this document are the part of this stamp.

*[Signature]*  
Additional Registrar  
Assurance-III, Kolkata



THIS SUPPLEMENTARY DEED AND REVISED DEVELOPMENT AGREEMENT made on this 27<sup>th</sup> day of June 2023

*[Signature]*

*[Signature]* *[Signature]*

24864

NAME \_\_\_\_\_  
 ADD. \_\_\_\_\_  
 Ra. \_\_\_\_\_  
**21 APR 2023**  
**SURANJAN MUKHERJEE**  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, Kol-1

**DSP LAW ASSOCIATES**  
 Advocates  
 10 Nicco House  
 B & 2 Hare Street,  
 Kolkata - 700001

21 APR 2023  
 21 APR 2023

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**BETWEEN****1. PARTIES:****1.1 OWNER:**

**FRONTIER WAREHOUSING LIMITED** a Company incorporated under the Companies Act, 2013 (CIN U70109WB1990PTC048431 and having PAN AAACL5835B) having its Registered Office at East India House, 20B Abdul Hamid Street, 3<sup>rd</sup> Floor, Suite 3F , Post Office: GPO, Police Station: Hare Street, Kolkata – 700069, represented by its Director Mr. Gautam Agarwalla son of Radhey Shyam Agarwalla residing at 47C, Shakespeare Sarani, Circus Avenue, Post Office: Circus Avenue, Police Station: Shakespeare Sarani, Kolkata-700017, (having PAN: ACYPA8906F) hereinafter referred to as “the **OWNER**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and successors-in-interest and/or assigns) of the **ONE PART**; **AND**

**1.2 DEVELOPER:**

**AMBUD DEVELOPERS LLP**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 and having its Registered Office at 18 Rabindra Sarani, Police Station Bowbazar and Post Office GPO, Kolkata 700001, having PAN ABKFA5848D represented by its Designated Partner Mr. Arpit Giria son of Sunil Kumar Giria residing at 11th Floor, Flat No.11A, 36, Rowland Road, Euphoria Heights, Ballygunge, Police Station Ballygunge, Post Office L.R Sarani, Kolkata- 700020, having PAN BKKPG0009G, hereinafter referred to as “the **DEVELOPER**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or successors-in-interest and/or assigns) of the **OTHER PART**;

**2. SECTION - I # BACKGROUND:**

- 2.1 WHEREAS** by a Development Agreement dated 8<sup>th</sup> June 2022 and registered with the Additional Registrar of Assurances - III, Kolkata in Book I, Volume No.1903-2022, Pages 358318 to 358371 Being No.190306281 for the year 2022 (hereinafter referred to as “the **Principal Agreement**”, the Owner appointed the Developer with sole and exclusive rights, share, entitlement, benefits etc. as contained in the Principal Agreement in respect of **All That** piece and parcel of





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land containing an area of 330 Satak or 3.30 acre more or less comprised in L.R Dag Nos. 2532 and 2534 recorded in L.R Khatian No.11282 in Mouza Mrigala, District Hoogly, fully described in the First Schedule to the Principal Agreement and hereinafter referred to as "**the Entire Land Area**".

- 2.2 **AND WHEREAS** the Developer has thereafter planned three phases for development of the said Entire Land Area which are respectively described in the **Part I to Part III** of the **FIRST SCHEDULE** hereto. The portion measuring 0.4935 acres or 49.35 satak described in **Part-I** of the **First Schedule** hereunder written is hereinafter referred to as "**the Phase One Property**", the portion measuring 1.298 acres or 129.80 satak described in **Part-II** of the **First Schedule** hereunder written is hereinafter referred to as "**the Phase Two Property**" below and the portion measuring 1.5085 acres or 150.85 satak described in **Part-III** of the **First Schedule** hereunder written is hereinafter referred to as "**the Phase Three Property**".
- 2.3 **AND WHEREAS** the Developer has applied for sanction of building plans by the Dankuni Municipality with one building plan for each of the said three phases. The plan for construction of Building Complex at Phase One Property is sanctioned vide building sanction plan no. SWS-OBPAS/1807/2023/0012, dated 15<sup>th</sup> February 2023. The plan for construction of Building Complex at Phase Two Property is in the process of being sanctioned. The plan for construction of Building Complex at Phase Three Property is sanctioned vide building sanction plan no. SWS-OBPAS/1807/2023/0011 dated 20<sup>th</sup> February 2023.
- 2.4 **AND WHEREAS** The Developer has invested himself in the planning and initial preparatory and construction works and is about to launch the project for sales.
- 2.5 **AND WHEREAS** at this stage the Owner has approached the Developer and desired that the Phase Three Property be permitted to be developed by the Owner itself and requested the Developer to release the said Phase Three Property and to continue with its rights and entitlement under the Principal Agreement in respect of the remaining parts of the Entire Land Area.
- 2.6 **AND WHEREAS** the Parties have thereafter discussed the matter mutually and amicably and the Developer ultimately acceded to the said request of the Owner. Consequently certain terms and conditions of the Development

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JUN 27 2023

Agreement being the Principal Agreement requires amendment and modification which the parties do hereby carryout as hereinafter contained.

**SECTION – II # WITNESSETH:**

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

- 3 DEFINITIONS:** Unless in this Agreement there be something contrary or repugnant to the subject or context:-
- 3.1 “Agreed Ratio in the Principal Agreement”** shall mean the ratio of sharing or distribution in Realizations and several other matters referred to herein between the Owner and the Developer which shall be 35% (Thirty five percent) of the Owner and 65% (Sixty five percent) of the Developer.
- 3.2 “Building Plans”** shall mean the plan for construction of the New Buildings to be caused to be sanctioned by the Developer from the Dankuni Municipality and/or other Appropriate Authorities and include all modifications and/or alterations as may be made thereto as also all extensions and/or renewals thereof.
- 3.3 “Phase One Property”** shall mean the piece or parcel of land containing an area of 0.4935 acres or 49.35 sataks more or less situate lying at and being divided and demarcated portion of L.R Dag Nos. 2532 and 2534 recorded in L.R Khatian No.11282 in Mouza Mrigala, J. L. No. 102, Police Station - Dankuni (formerly Chanditala), Ward No.13 within the jurisdiction of Dankuni Municipality in the District of Hoogly, Kolkata 712311 fully described in **PART-I** of the **FIRST SCHEDULE** hereunder written.
- 3.4 “Phase Two Property”** shall mean the piece or parcel of land measuring about 1.298 acres or 129.8 sataks more or less situate lying at and being divided and demarcated portions of L.R Dag No. 2534 recorded in L.R Khatian No.11282 in Mouza Mrigala, J. L. No. 102, Police Station - Dankuni (formerly Chanditala), Ward No.13 within the jurisdiction of Dankuni Municipality in the District of Hoogly, Kolkata 712311 fully described in **PART-II** of the **FIRST SCHEDULE** hereunder written.
- 3.5 “Phase Three Property”** shall mean the piece or parcel of land measuring about 1.5085 acres or 150.85 sataks more or less situate lying at and being divided and demarcated portions of L.R Dag No. 2534 recorded in L.R Khatian

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Additional Registrar of  
Companies, Calcutta

27 JUN 2023



No.11282 in Mouza Mrigala, J. L. No. 102, Police Station - Dankuni (formerly Chanditala), Ward No.13 within the jurisdiction of Dankuni Municipality in the District of Hoogly, Kolkata 712311 fully described in **PART-III** of the **FIRST SCHEDULE** hereunder written.

- 3.6 **"Entire Land Area"** shall mean the piece or parcel of land containing an area of 330 satak or 3.3 acre more or less situate lying at and being divided and demarcated portion of L.R Dag Nos. 2532 (11 Satak) and 2534 (319 Satak) recorded in L.R Khatian No.11282 in Mouza Mrigala, J. L. No. 102, Police Station - Dankuni (formerly Chanditala), Ward No.13 within the jurisdiction of Dankuni Municipality in the District of Hoogly, Kolkata 712311 fully described in the First Schedule to the Principal Agreement.
- 3.7 **"Excluded Property"** shall mean the Phase Three Property.
- 3.8 **"Continuing Subject Property"** shall mean Entire Land Area except the Excluded Property and morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written.
- 3.9 **"Revised Agreed Ratio"** shall mean the ratio of sharing or distribution in Realizations and several other matters referred to in the Principal Agreement between the Owner and the Developer which shall be 20.50% (twenty decimal fifty percent) of the Owner and 79.50% (seventy nine decimal fifty percent) of the Developer.
- 3.10 **"said Power of Attorney"** shall mean the Power of attorney dated 25<sup>th</sup> July 2022 granted by the Owner to the Developer and others and registered with Additional Registrar of Assurances – III, Kolkata in Book No.I Volume No.1903-2022 Pages 404819 to 404844 Being No.190307613 for the Year 2022.
- 3.11 **"Appointed Date"** shall mean the date of execution of this agreement.
- 4 With effect from the Appointed Date, the Principal Agreement shall stand amended and modified as follows:-
- 4.1 The ratio of sharing or distribution in Realizations and several other matters referred to the Principal Agreement between the Owner and the Developer shall be 20.50% (twenty decimal fifty percent) of the Owner and 79.50% (seventy nine decimal fifty percent) of the Developer, being the Revised Agreed Ratio. Accordingly, the term or expression 'Agreed Ratio' as defined and used in the Principal Agreement and said Power of Attorney shall be the Revised Agreed

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Additional Receiver of  
Assurances in Mysore  
27 JUN 2023  
MYSORE

Ratio i.e. in the Principal Agreement and said Power of Attorney wherever the expression 'Agreed Ratio' has been used, the same shall mean the Revised Agreed Ratio as defined herein.

- 4.2 The Excluded Property shall be excluded from forming part of the Subject Property as defined and described in the Principal Agreement and the said Power of Attorney. Accordingly, the term or expression 'Subject Property' as defined and used in the Principal Agreement and said Power of Attorney shall mean the Continuing Subject Property i.e. in the Principal Agreement and said Power of Attorney wherever the expression 'Subject Property' has been used, the same shall mean the Continuing Subject Property as defined herein. The property described in the First Schedule to the Principal Agreement and to the Schedule of the said Power of Attorney shall be substituted by the property described in the **SECOND SCHEDULE** hereunder written.
- 4.3 For the Purpose of the Principal Agreement and the said Power of Attorney, the plans for construction shall be the ones already sanctioned in respect of the Phase One Property and the Phase Two Property and include any modification or alteration thereof. Accordingly, the term or expression 'Building Plans' as defined and used in the Principal Agreement and said Power of Attorney shall be substituted by the following definition:
- 4.3.1 **"Building Plans"** shall mean the plans for construction of the New Buildings caused to be sanctioned by the Developer from the Dankuni Municipality vide Building Sanction No. SWS-OBPAS/1807/2023/0012, dated 15<sup>th</sup> February 2023 in respect of the Phase One Property and Building Sanction as be sanctioned in respect of the Phase Two Property and include any other plans to be caused to be sanctioned and/or approved by the Developer from the said Municipality and/or other Appropriate Authorities and also include all modifications and/or alterations as may be made thereto as also all extensions and/or renewals thereof.
- 4.4 In addition to the above, the following definitions and provisions contained in the Principal Agreement shall stand amended:
- 4.4.1 **"Developer's Realization Share"** shall mean and include 79.50% (seventy nine decimal fifty percent) of the Realizations to belong to the Developer.
- 4.4.2 **"Owner's Realization Share"** shall mean and include 20.50% (twenty decimal fifty percent) of the Realizations to belong to the Owner.



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Additional Registrar of  
Companies in Kolkata  
27 JUN 2023

- 4.4.3** In clause 6.1.6 of the Principal Agreement the reference to a continuous frontage of more than 210 feet alongside such road shall mean a continuous frontage of more than 30 feet alongside such road.
- 4.4.4** None of the original documents of title delivered by the Owner pursuant to the Development Agreement shall be required to be returned to the Owner.
- 4.4.5** The Developer confirms to have delivered back possession of the Excluded Portion to the Owner and the Owner confirms to have received the same to its full satisfaction.
- 4.4.6** Clause 15.1 of the Principal Agreement shall be substituted as follows:
- “15.1 The Owner shall be entitled to 20.50% (twenty decimal fifty percent) of the Realizations and the Developer shall be entitled to (a) 79.50% (seventy nine decimal fifty percent) of the Realizations and (b) the entirety of all Extras and Deposits.”
- 4.4.7** Clause 15.2.2(iii) to (vi) of the Principal Agreement shall be substituted as follows:
- “(iii) **1.025%** (one decimal two and half percent) plus Goods and Service Tax on the same, shall be remitted to a separate bank account of the Developer towards adjustment of Marketing and Publicity Costs payable by the Owner and this sum shall belong to the Developer.
- (iv) **19.065%** (nineteen decimal six and half percent) less Goods and Service Tax and TDS payable as per sub-clauses (ii) and (iii) above, shall be remitted to the specified bank account of the Developer towards pro tanto refund of the Security Deposit. This transfer shall continue until refund/adjustment of the Security Deposit, whereafter the same shall be remitted to the specified bank account of the Owner.
- (v) **77.91%** (seventy seven decimal ninety one percent) shall be remitted to the specified bank account of the Developer to belong to the Developer.
- (vi) It is clarified that the amounts mentioned in sub clauses (ii) to (iv) alongwith **20.50%** of the amount mentioned in sub clause (i) of clause 15.2.2 above constitute the Owner's Realization Share of the concerned amount deposited in the Special Account and the amounts mentioned in sub clause (v) alongwith **79.50%** of the amount mentioned in sub clause







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Additional Registrar of  
Companies III Kolkata  
27 JUN 2023

(i) of clause 15.2.2 above constitute the Developer's Realization Share of the concerned amount deposited in the Special Account."

4.4.8 The Plan annexed to the Principal Agreement shall be substituted by the plan annexed hereto.

4.4.9 Clause 13 of the Principal Agreement shall be substituted as follows:

"13. **FINANCE AND MORTGAGE:** The Owner hereby agrees and permits the Developer that at any time on or after construction works worth a sum of Rs.5,00,00,000/- (Rupees five crores) having been done at the Subject Property as per certificate by a Chartered Engineer, the Developer may obtain loans and finance of upto Rs.12,50,00,000/- (Rupees twelve crores fifty lakhs) only for development of the Subject Property from any Banks and/or the Financial Institutions and/or Non-Banking Financial Companies and/or Recognized Foreign Direct Investors by mortgaging and charging the land of the Subject Property and the Developer's Allocation but without however creating any financial obligation upon the Owner and without creating any charge or lien on the Owner's Realization Share. The Developer agrees that the finance shall be used only for the Building Complex. The Developer shall indemnify and keep the Owner fully indemnified against any loss damage cost claim action or proceeding suffered by the Owner owing to any delay or default in repayment of the amounts and dues against any such mortgage by the Developer. The Owner agrees from time to time to provide consents, confirmation and no objections or other documents as may be required for such mortgage or charge to be created by the Developer and also agrees to sign necessary loan and other agreements and power of attorney with the bankers or financiers in connection with the above."

4.5 In addition to the above, the following definitions and provisions contained in the said Power of Attorney shall stand amended:

4.5.1 "Developer's Realization Share" shall mean and include 79.50% (seventy nine decimal fifty percent) of the Realizations.

4.5.2 "Principals' Realization Share" shall be introduced as a definition and shall mean 20.50% (twenty decimal fifty percent) of the Realizations.

4.5.3 "Principals' Allocation" shall mean and include the Principal's Realization share and the shares or portions in unsold areas remaining upon Completion of

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Additional Registrar of  
Assurances III Kolkata  
27 JUN 2023

Construction and allocable to the Principal under the Development Agreement and all other properties and rights belonging to the Principal in terms thereof.

- 5 The parties agree that with effect from the Appointed Date, the Developer shall have all rights, benefits and entitlements as contained in the Principal Agreement and the said Power of Attorney in respect of the Continuing Subject Property which shall be and become the Subject Property under the Principal agreements for all intents and purposes.
- 6 The Developer hereby releases the Excluded Property from being a subject matter of the Principal Agreement and/or the said Power of Attorney and all the rights, obligations, responsibilities and liabilities pertaining to the Exclude Property shall henceforth be taken over and/or otherwise be belong to and be performed, observed, fulfilled and comply with by the Owner together with the benefits of the Building Sanction No. SWS-OBPAS/1807/2023/0011 dated 20<sup>th</sup> February 2023 in respect of its development and the Owner hereby discharges the Developer fully and in all manner.
- 7 The Owner confirms that there is no default, latches, breach, delay on the part of the Developer in respect of any obligation under the Principal Agreement and/or the said Power of Attorney and the Owner has no complaint, objection, dispute or claim against the Developer on any account whatsoever or howsoever.
- 8 The Owner unequivocally acknowledges, accepts, agrees and confirms to receive less share in the Realizations and other benefits under the Principal Agreement by way of reduced share in the Agreed Ratio owing to the loss of income of the Developer by releasing the development rights in respect of the Excluded Property and the same has been unambiguously agreed to by the Owner and the Owner shall not be entitled to raise any objection, claim or dispute in respect thereof at any time.
- 9 The Owner has satisfied himself fully and in all manner in respect of the building plan sanctioned in respect of Excluded Property and all approvals, formalities, payments, made in respect thereof and the Owner, upon complete due diligence, verification and satisfaction thereof, agrees and undertakes not to hold the Developer liable or responsible in any manner in respect thereof. If any claim, dispute, objection and/or challenge arises in respect of the Excluded Property and/or the sanction plan in respect thereof or anything relating thereto, the same shall be the sole obligation, responsibility and liability of the Owner



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Additional Registrar of  
Assurances III Kolkata  
27 JUN 2023



for all intents and purposes and the Owner hereby discharge the Developer from the same and agrees to keep the Developer fully indemnified in respect thereof.

- 10 Save as agreed modified supplemented by this agreement all terms and conditions of the Principal Agreement and the said Power of Attorney shall continue to apply mutatis and mutandis and only where any terms and conditions contained in this agreement are contrary to those contained in the Principal Agreement and the said Power of Attorney, the terms hereof shall prevail. All other terms and conditions of the Principal Agreement and the said Power of Attorney shall accordingly be understood and implemented mutatis mutandis.
- 11 This agreement shall form part and parcel of the Principal Agreement for all intends and purposes with effect from the date hereof.
- 12 The provisions of arbitration and jurisdiction as contained in the said Development Agreement or Principal Agreement shall also apply to this agreement and shall deemed to have been included in this agreement although not specifically mentioned hereto.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

**PART-I**

**(PHASE ONE PROPERTY)**

**ALL THAT** the piece or parcel of land containing an area of 0.4935 acres or 49.35 satak more or less situate lying at and being divided and demarcated portion of L.R Dag Nos. 2532 (11 satak) and 2534 (38.35 satak) recorded in L.R Khatian No.11282 in Mouza Mrigala, J. L. No. 102, Police Station - Dankuni (formerly Chanditala), Ward No.13 within the jurisdiction of Dankuni Municipality in the District of Hoogly, Kolkata 712311.

**PART-II**

**(PHASE TWO PROPERTY)**

**ALL THAT** the piece or parcel of land measuring about 1.298 acres or 129.8 satak more or less situate lying at and being divided and demarcated portion of L.R Dag No. 2534 recorded in L.R Khatian No.11282 in Mouza Mrigala, J. L. No. 102, Police





Additional Secretary  
Department II, Calcutta

27 JUN 2023

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Station - Dankuni (formerly Chanditala), Ward No.13 within the jurisdiction of Dankuni Municipality in the District of Hoogly, Kolkata 712311.

**PART-III**

**(PHASE THREE PROPERTY OR EXCLUDED PROPERTY)**

**ALL THAT** the piece or parcel of land measuring about 1.5085 acres or 150.85 satak more or less situate lying at and being divided and demarcated portion of L.R Dag No. 2534 recorded in L.R Khatian No.11282 in Mouza Mrigala, J. L. No. 102, Police Station - Dankuni (formerly Chanditala), Ward No.13 within the jurisdiction of Dankuni Municipality in the District of Hoogly, Kolkata 712311.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**(CONTINUING SUBJECT PROPERTY)**

**ALL THAT** the piece or parcel of land containing an area of 1.7915 acre or 179.15 satak more or less situate lying at and being divided and demarcated portion of L.R Dag Nos. 2532 (11 Satak) and 2534 (168.15 Satak) recorded in L.R Khatian No.11282 together with several dwelling rooms thereat admeasuring 3800 Square feet in Mouza Mrigala, J. L. No. 102, Police Station - Dankuni (formerly Chanditala), Ward No.13 within the jurisdiction of Dankuni Municipality in the District of Hoogly, Kolkata 712311 and delineated in the Plan annexed hereto duly bordered thereon in **RED** and the same is butted and bounded as follows:

- On the **North** : Party by portion of L.R Dag No. 2534 (Phase III).
- On the **South** : By Boundary wall and Land of Others.
- On the **East** : By Durgapur High Express Way and Boundary Wall & Land of Others.
- On the **West** : By Plot No. C-6/A, E-1 and E-6, G-1/A and Internal Common Passage.

**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.



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Additional Registrar of  
Asesoramiento III Rolenta  
27 JUN 2023  
[Signature]

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

**SIGNED SEALED AND DELIVERED**

on behalf of the withinnamed **OWNER**  
by its Director Mr. Gautam Agarwalla  
pursuant to resolution dated 25.05.2022  
passed by its Board of Directors at  
Kolkata in the presence of:

*Amit Singh*  
*Dilip kr mahato*  
*2, Hare Street*  
*Kolkata*

  
FRONTIER WAREHOUSING LIMITED  
*Gautam Agarwalla*  
Director

**SIGNED SEALED AND DELIVERED**  
by the withinnamed **DEVELOPER** at  
Kolkata in the presence of:

*Amit Singh*  
*2, Bishanab Saha 1st Lane*  
*Kolkata - 700006*  
*Dilip kr mahato*

AMBUD DEVELOPERS LLP  
*Amit Singh*  
Designated Partner

Drafted by me:-  
*Pratima Majumdar*, Advocate  
C/o DSP Law Associates  
4D, Nicco House  
1B & 2, Hare Street  
Kolkata-700001  
F/763/2012





Additional Registrar of  
Companies III Kolkata

27 JUN 2023

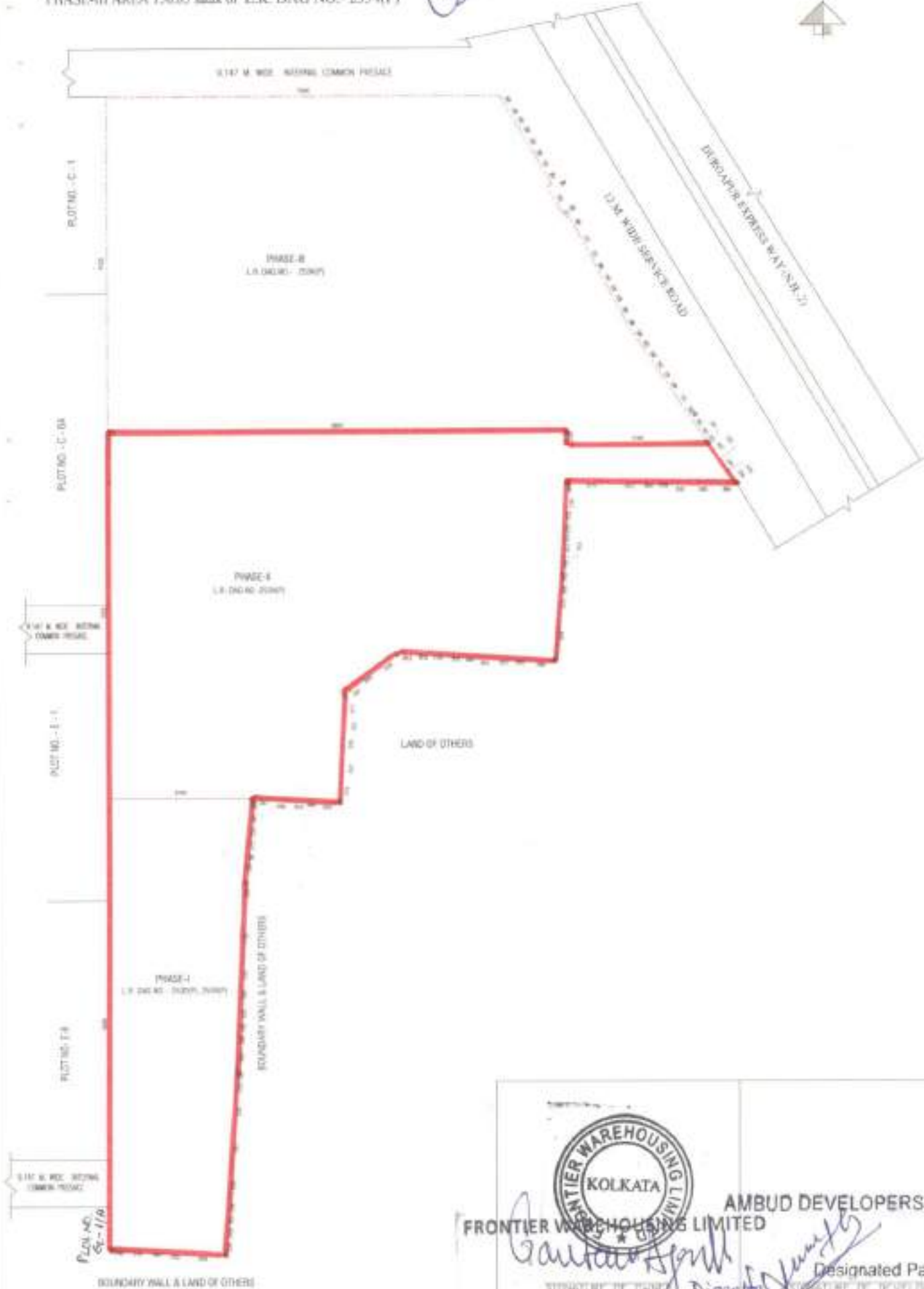
Land map of ~~2216/10000~~ ~~4019/10000~~ between Frontier Warehousing Ltd and Ambud Developers LLP at Mouza Mrigala ~~Chhatra~~ ~~Chhatra~~, Ward No. -13 Under Dankuni Municipality, Dankuni, Dist: Hooghly, W.B.-712311.

PHASE-I AREA 49.35 satak of L.R. DAG NO.-2532(P), 2534(P)

PHASE-II AREA 129.80 satak of L.R. DAG NO.- 2534(P)

PHASE-III AREA 150.85 satak of L.R. DAG NO.- 2534(P)

*Sparks*















	AMBUD DEVELOPERS LLP
	Designated Partner
FRONTIER WAREHOUSING LIMITED	
<i>Signature of Director</i>	<i>Signature of Developer</i>
SIGNATURE OF OWNER	SIGNATURE OF DEVELOPER













Director



Additional Registrar of  
Assurances III Kolkata

27 JUN 2023

<i>Finger prints of the executant</i>					
 					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
 					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little



Additional Registrar of  
Assurances III Kolkata

27 JUN 2023





Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



270620232011259133

GRIPS Payment Detail

GRIPS Payment ID:	270620232011259133	Payment Init. Date:	27/06/2023 13:35:04
Total Amount:	75041	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4467250904419	BRN Date:	27/06/2023 13:36:57
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Ms MANOR SALES AND MARKETING LLP  
Mobile: 8017171857

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240112591348	Directorate of Registration & Stamp Revenue	75041
Total			75041

IN WORDS: SEVENTY FIVE THOUSAND FORTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID

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27 JULY 2023



Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192023240112591348

GRN Details

GRN:	192023240112591348	Payment Mode:	SBI Epay
GRN Date:	27/06/2023 13:35:04	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	4467250904419	BRN Date:	27/06/2023 13:36:57
Gateway Ref ID:	231785274187	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	270620232011259133	Payment Init. Date:	27/06/2023 13:35:04
Payment Status:	Successful	Payment Ref. No:	2001644034/3/2023

[Query No\*\*Query Year]

Depositor Details

Depositor's Name:	M/s MANOR SALES AND MARKETING LLP
Address:	18 RABINDRA SARANI, PODDAR COURT, GATE NO - 4 , FLOOR - 7, ROOM NO - 703 AND 704, KOLKATA - 700001
Mobile:	8017171857
Email:	arpit288ag9@gmail.com
Period From (dd/mm/yyyy):	27/06/2023
Period To (dd/mm/yyyy):	27/06/2023
Payment Ref ID:	2001644034/3/2023
Dept Ref ID/DRN:	2001644034/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001644034/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	2001644034/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>75041</b>

IN WORDS: SEVENTY FIVE THOUSAND FORTY ONE ONLY.

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27 JUN 2023

## Major Information of the Deed

Deed No :	I-1903-04238/2023	Date of Registration	27/06/2023
Query No / Year	1903-2001644034/2023	Office where deed is registered	
Query Date	26/06/2023 12:12:47 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUGATA BAKSHI 4D, NICCO HOUSE, 2 HARE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9433527270, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 6,71,24,588/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,120/- (Article:48(g))	Rs. 101/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Hooghly, P.S:- Dunkuni, Municipality: Dankuni, Road: Unassessed Road (0 to 6) Feet, Road Zone : (Ward No 13 – Ward No 13) , Mouza: Mrigala, JI No: 102, Pin Code : 712311

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2532 (RS :-)	LR-11282	Other Commercial Uses	Other Commercial Uses	11 Dec	1/-	43,33,822/-	Width of Approach Road: 30 Ft.,
L2	LR-2534 (RS :-)	LR-11282	Other Commercial Uses	Other Commercial Uses	168.15 Dec	1/-	6,02,25,766/-	Property is on Road
		<b>TOTAL :</b>			<b>179.15Dec</b>	<b>2 /-</b>	<b>645,59,588 /-</b>	
	<b>Grand Total :</b>				<b>179.15Dec</b>	<b>2 /-</b>	<b>645,59,588 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	3800 Sq Ft.	1/-	25,65,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 3800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	<b>Total :</b>	<b>3800 sq ft</b>	<b>1 /-</b>	<b>25,65,000 /-</b>	







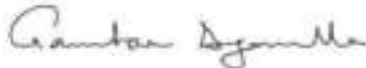



**Land Lord Details :**

Sl No.	Name,Address,Photo,Finger print and Signature
1	<b>FRONTIER WAREHOUSING LIMITED</b> East India House, 20B, Abdul Hamid Street, 3rd Floor, Suite 3F, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069 , PAN No.:: AAxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Developer Details :**

Sl No.	Name,Address,Photo,Finger print and Signature
1	<b>AMBUD DEVELOPERS LLP</b> 18, Rabindra Sarani, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: ABxxxxxx8D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No.	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Gautam Agarwalla</b> Son of Radhey Shyam Agarwalla Date of Execution - 27/06/2023, , Admitted by: Self, Date of Admission: 27/06/2023, Place of Admission of Execution: Office	 <small>Jun 27 2023 4:22PM</small>	 <small>LTI 27/06/2023</small>	 <small>27/06/2023</small>
	, 47C, Shakespeare Sarani, Circus Avenue, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx6F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : FRONTIER WAREHOUSING LIMITED (as Director)			
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Arpit Giria (Presentant )</b> Son of Sunil Kumar Giria Date of Execution - 27/06/2023, , Admitted by: Self, Date of Admission: 27/06/2023, Place of Admission of Execution: Office	 <small>Jun 27 2023 4:21PM</small>	 <small>LTI 27/06/2023</small>	 <small>27/06/2023</small>
	CD - 11th Floor, 36 Row Land Road, Euphonia, Ballygunge, Flat No: 11A, City:- , P.O:- L R Sarani, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BKxxxxxx9G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : AMBUD DEVELOPERS LLP (as Designated Partner)			



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Amit Singh</b> Son of Late Lalit Mohan Singh Baishnab Seth , 1st Lane, City:- Kolkata, P.O:- Beedon Street, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700006			
	27/06/2023	27/06/2023	27/06/2023

Identifier Of Gautam Agarwalla, Arpit Giria

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	FRONTIER WAREHOUSING LIMITED	AMBUD DEVELOPERS LLP-11 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	FRONTIER WAREHOUSING LIMITED	AMBUD DEVELOPERS LLP-168.15 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	FRONTIER WAREHOUSING LIMITED	AMBUD DEVELOPERS LLP-3800.00000000 Sq Ft

**Land Details as per Land Record**

District: Hooghly, P.S:- Dankuni, Municipality: Dankuni, Road: Unassessed Road (0 to 6) Feet, Road Zone : (Ward No 13 – Ward No 13) , Mouza: Mrigala, JI No: 102, Pin Code : 712311

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2532, LR Khatian No:- 11282	Owner:সুপার কোর্জিং এন্ড স্টীলস লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:৬, লায়ন্স রোড কোলকাতা-৭০০০০১ , Classification:কারখানা, Area:0.15000000 Acre,	FRONTIER WAREHOUSING LIMITED
L2	LR Plot No:- 2534, LR Khatian No:- 11282	Owner:সুপার কোর্জিং এন্ড স্টীলস লিমিটেড, Gurdian:পক্ষে ডাইরেক্টর, Address:৬, লায়ন্স রোড কোলকাতা-৭০০০০১ , Classification:কারখানা, Area:1.58000000 Acre,	FRONTIER WAREHOUSING LIMITED





On 27-06-2023

**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 : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 15:48 hrs on 27-06-2023, at the Office of the A.R.A. - III KOLKATA by Arpit Giria ,

**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 6,71,24,588/-

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

Execution is admitted on 27-06-2023 by Gautam Agarwalla, Director, FRONTIER WAREHOUSING LIMITED (Public Limited Company), East India House, 20B, Abdul Hamid Street, 3rd Floor, Suite 3F, City:- Kolkata, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069

Identified by Amit Singh, , Son of Late Lalit Mohan Singh, Baishnab Seth , 1st Lane, P.O: Beodon Street, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Private Service

Execution is admitted on 27-06-2023 by Arpit Giria, Designated Partner, AMBUD DEVELOPERS LLP (LLP), 18, Rabindra Sarani, City:- Kolkata, P.O:- GPO, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Amit Singh, , Son of Late Lalit Mohan Singh, Baishnab Seth , 1st Lane, P.O: Beodon Street, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Private Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 101.00/- ( E = Rs 21.00/- , J = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 80.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/06/2023 1:36PM with Govt. Ref. No: 192023240112591348 on 27-06-2023, Amount Rs: 21/-, Bank: SBI EPay ( SBlePay), Ref. No. 4467250904419 on 27-06-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 75,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 24864, Amount: Rs.100.00/-, Date of Purchase: 21/04/2023, Vendor name: SURANJAN MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/06/2023 1:36PM with Govt. Ref. No: 192023240112591348 on 27-06-2023, Amount Rs: 75,020/-, Bank: SBI EPay ( SBlePay), Ref. No. 4467250904419 on 27-06-2023, Head of Account 0030-02-103-003-02



**Samar Kumar Pramanick**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - III KOLKATA**  
**Kolkata, West Bengal**



DATED THIS 27<sup>th</sup> DAY OF June 2023

BETWEEN

FRONTIER WAREHOUSING LIMITED

... OWNER

AND

AMBUD DEVELOPERS LLP

... DEVELOPER

SUPPLEMENTARY DEED AND  
REVISED DEVELOPMENT  
AGREEMENT

DSP LAW ASSOCIATES  
Advocates  
4D NICCO HOUSE  
1B & 2 HARE STREET  
KOLKATA-700001



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1903-2023, Page from 158374 to 158396  
being No 190304238 for the year 2023.



*Samar Kumar Pramanick*

Digitally signed by SAMAR KUMAR  
PRAMANICK  
Date: 2023.07.03 16:34:10 -04:00  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2023/07/03 04:34:10 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
West Bengal.

(This document is digitally signed.)

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