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भारतीय गैर न्यायिक

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RUPEES
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

35AB 026572

1904
0

1391630/19



Vist Case No. 02765 27/08/19
 J (1) 250
 J (2) 100
 Total 350/-
 Realised on

Additional Registrar of
 Assurances-IV, Kolkata

Signature
 A.R.A.-IV
 Kolkata

SUPPLEMENTAL DEVELOPMENT AGREEMENT

1. Date: 27th August, 2019
2. Place: Kolkata
3. Parties:

Certified that the Document is admitted to
 Registration. The Signature Sheet and the
 endorsement sheets attached to this document
 are the part of this document.

Signature
 Sulem Chhabani

28 AUG 2019

Signature
 Additional Registrar
 of Assurances-IV, Kolkata

81662

SAHA & RAY

Advocates

3A/1, 3rd Floor, Hastings Chambers

7C, Kiran Shankar Roy Road

Kolkata - 700001

NAME.....

ADD.....

Rs.....

25 JUL 2019

SURANJAN MUKHERJEE

Licensed Stamp Vendor

C. C. Court

2 & 3, K. S. Roy Road, Kol-1

25 JUL 2019

25 JUL 2019

Signature
27-8-19



Signature
**ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA**

27 AUG 2019

- 3.1 **Recoup Vinimay Private Limited**, a company incorporated under the Companies Act, 1956, and governed by the provisions of the Companies Act, 2013, having its registered office at 91A/1, Park Street, Post Office Park Street, Police Station Park Street, Kolkata-700016, District Kolkata, West Bengal [PAN **AAFCR4143K**]
- 3.2 **Geranium Projects Private Limited**, a company incorporated under the Companies Act, 1956, and governed by the provisions of the Companies Act, 2013, having its registered office at 84A, Chittaranjan Avenue, Police Station Bowbazar, Post Office Bowbazar, Kolkata-700012, District Kolkata, West Bengal [PAN **AAECG6232B**]
- 3.3 **Recoup Tracom Private Limited**, a company incorporated under the Companies Act, 1956, and governed by the provisions of the Companies Act, 2013, having its registered office at 91A/1, Park Street, Post Office Park Street, Police Station Park Street, Kolkata-700016, District Kolkata, West Bengal [PAN **AAFCR4144Q**]
- 3.4 **Darpad Promoters Private Limited**, a company incorporated under the Companies Act, 1956, and governed by the provisions of the Companies Act, 2013, having its registered office at 1st Floor, 14, Netaji Subhas Road, Police Station Hare Street, Post Office G.P.O., Kolkata-700001, District Kolkata, West Bengal [PAN **AAECD2509A**]
- 3.5 **Browse Merchants Private Limited**, a company incorporated under the Companies Act, 1956, and governed by the provisions of the Companies Act, 2013, having its registered office at 91A/1, Park Street, Post Office Park Street, Police Station Park Street, Kolkata-700016, District Kolkata, West Bengal [PAN **AAECB6460G**]

all are represented by their authorized signatory, **Dibyendu Shekhar Das**, son of Nani Gopal Das, by faith Hindu, by nationality Indian, by occupation Service, working for gain at Siddha Park, 99A, Park Street, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN **BCZPD6675C**)

(collectively **Owners**, includes successors-in-interest)

And

- 3.6 **Siddha Town Baruipur LLP**, a limited liability partnership firm incorporated under the Limited Liability Partnership Act, 2008, having its registered office at Siddha Park Building, 6th Floor, 99A, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [PAN **ACJFS3627E**] represented by its authorized signatory **Subrata Chakraborty**, son of Late Satinath Chakraborty, by faith Hindu, by nationality Indian, by occupation Service, working for gain at Siddha Park, 99A, Park Street, Kolkata 700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal (PAN **AELPC8428D**)

(**Developer**, includes successors-in-interest and/or assigns).

Owners and Developer individually **Party** and collectively **Parties**.

Subrata Chakraborty




ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
27 AUG 2019

4. Background

- 4.1 By a Development Agreement dated 22nd March, 2016, registered in the office of the Additional Registrar of Assurances I, Kolkata, recorded in Book No I, Volume No. 1901-2016, from Pages 86998 to 87046, being Deed No. 190102485 for the year 2016 (**Development Agreement**), made between the Owners *inter alia* of and the Developer, the Owners *inter alia* of had granted development rights to the Developer in respect of the Said Property described in the **1st Schedule** of the Development Agreement and also described in the **1st Schedule** below, on the terms and conditions more particularly mentioned therein.
- 4.2 Subsequent to the execution of the Development Agreement and for better execution of the project, the Parties have decided to include some additional land in the project, such additional land measuring (1) 13.6505 (thirteen point six five zero five) decimal, more or less, equivalent to 8.273 (eight point two seven three) *cottah*, more or less, comprised in R.S./L.R. Dag Nos. 9 and 15 recorded in L.R. *Khatian* Nos. 274, 139, 1469, 1841/1 and 1837, *Mouza Khasmallick*, J.L. No. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**First Property**) and more fully described in **Part I** of the **2nd Schedule** below **And** (2) 4.17 (four point one seven) decimal, more or less, equivalent to 3.2264 (three point two two six four) *cottah*, more or less, comprised in R.S./L.R. Dag No. 90, recorded in L.R. *Khatian* Nos. 3723 and 3724, *Mouza Hariharpur*, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Second Property**) and more fully described in **Part II** of the **2nd Schedule** below, the First Property and the Second Property are more fully and collectively described in the **3rd Schedule** below (collectively **Additional Property**), free from all encumbrances.
- 4.3 The Owner Nos. 3.1 to 3.5, being the owners of the Additional Property, intend to grant to the Developer development rights in respect of the Additional Property such that the Additional Property is developed along with the Said Property and forms part of the Said Property in the project. It has been expressly agreed between the Parties that the Developer shall develop the Additional Property on the same terms and conditions as set out in the said Development Agreement i.e. on the same terms and condition on which the Developer is developing the Said Property. All other terms of the Development Agreement including, mutual understanding, covenants obligations, undertakings, representations of the Parties shall mutatis mutandis apply to the Additional Property and all other matters contemplated herein.
- 4.4 The Parties have entered into this Supplemental Development Agreement to record their understanding with respect to the vesting of the development rights pertaining to the Additional Property to the Developer in accordance with the terms hereof.

NOW THIS SUPPLEMENTAL DEVELOPMENT AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

5. Terms Agreed

- 5.1 **Interpretation of this Supplemental Development Agreement:** The Parties have agreed to the following with regard to interpretation of this Supplemental Development Agreement:

Signature
Subrata Choudhury




ADDITIONAL REGISTRAR
OF ASSURANCES KOLKATA
27 AUG 2018

- 5.1.1 **Agreement Supplemental:** This Supplemental Development Agreement shall be and always be deemed to be an integral part of the Development Agreement and shall always remain supplemental to the same.
- 5.1.2 **Mutatis Mutandis:** This Supplemental Development Agreement and the Development Agreement shall always be read together to interpret the complete understanding between the Parties and all provisions of the Development Agreement shall apply to this Supplemental Development Agreement *mutatis mutandis* including but not limited to the provisions regarding alternative dispute resolution by way of arbitration.
- 5.1.3 **Words and Expressions:** Words and expressions used in this Supplemental Development Agreement shall have the same meanings as have been assigned to them in the Development Agreement, unless they have been defined herein.
- 5.2 **Appointment and Acceptance:** The Owner Nos. 3.1 to 3.5, being the owners of the Additional Property, hereby appoint the Developer as the developer of the Additional Property such that the Developer is entitled to develop the same along with the Said Property on the same terms and conditions set out in the Development Agreement.
- 5.3 **Owners' Representations:** The Owners have represented and warranted to the Developer that (1) the right, title and interest of the Owners in the Additional Property is free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien and *lis pendens* (2) the Owners shall ensure that the Owners' title to the Additional Property continues to remain marketable and free from all encumbrances till completion of development (3) the Owners have not entered into any agreement for sale or lease or transfer or development of the Additional Property with any person or entity (4) the Additional Property is at present not affected by any requisition or acquisition of any authority or authorities under any law and/or otherwise (5) the Owners have full right, power and authority to enter into this Agreement and (6) the Owners have neither done nor permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the appointment and grant of rights to the Developer under this Agreement.
- 5.4 **Developer's Representations:** The Developer has represented and warranted to the Owners that (1) the Developer is carrying on business of construction and development of real estate and has infrastructure and expertise in this field (2) the Developer has and/or shall enter into several agreements with the owners of contiguous and other properties near the Additional Property (collectively **Adjacent Owners**) for composite development of such contiguous and other properties near the Additional (collectively **Adjacent Properties**) (3) the Developer is and during the tenure of this Agreement shall remain competent to arrange the financial inputs required for development of the Said Property and (4) the Developer has full authority to enter into this Supplemental Agreement and appropriate Resolutions/Authorizations to that effect exist.
- 5.5 **Representations:** With respect to the Additional Property, the Owner Nos. 3.1 to 3.5 have made the same representations to the Developer as mentioned in the Development Agreement i.e. all representations made by the Owners in respect to the Said Property (as specified the Development Agreement) shall be applicable to the Additional Property. Such representations are thus deemed to be incorporated herein by reference. Similarly, the Developer shall also be subject to the same

Agreed to
 Subrata Choudhury
 4




ADDITIONAL REGISTRAR
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27 AUG 2019

covenants and warranties as mentioned in the Development Agreement i.e. all covenants and warranties made by the Developer in respect to the Said Property (as specified the Development Agreement) shall be applicable to the Additional Property. Such covenants and warranties are thus deemed to be incorporated herein by reference.

- 5.6 **Development Agreement Valid and Subsisting:** This Supplemental Development Agreement shall be read in conjunction with the Development Agreement and all other provisions set out in the Development Agreement shall apply to the Additional Property and shall be deemed to be have been incorporated herein. The Parties hereby agree, declare and confirm that the Development Agreement is valid, subsisting and in force.

6. Powers and Authorities

- 6.1 **Power of Attorney:** The Owners shall grant to the Developer and/or its nominees necessary Power of Attorney (1) for the purpose of getting the Plans sanctioned/revalidated/modified/alterd/extended by the Planning Authorities and obtaining all necessary permissions from different authorities in connection with construction on the Additional Property.
- 6.2 **Further Acts:** Notwithstanding grant of the aforesaid Powers of Attorney, the Owners hereby undertake that they shall execute, as and when necessary, all papers, documents, plans etc. for enabling the Developer to perform all obligations under this Supplemental Agreement.

7. Owners' Consideration

- 7.1 **Owners' Additional Allocation:** In consideration of the Owners granting development right of the Additional Property to the Developer in the manner mentioned herein, the Developer shall allot the built-up area in the Project, as per the chart mentioned below (collectively **Owners' Allocation**). The Developer shall be entitled to the balance of the built-up area in the project.

Sl. No.	Owners' Name	Built-up area (in sq. ft.)
1.	Recoup Vinimay Private Limited	1090
2.	Geranium Projects Private Limited	1640
3.	Recoup Tracom Private Limited	620
4.	Darpad Promoters Private Limited	1640
5.	Browse Merchants Private Limited	2790

- 7.2 **Entitlement of Developer:** In consideration of the Developer agreeing to provide the Owners' Allocation to the Owners, the Developer shall be entitled to develop the Additional Property in the manner mentioned in the Said Development Agreement and shall be entitled to sell, transfer, encumber or otherwise alienate or dispose off the Said Additional Property and/or any Unit in the project to any third party at the sole discretion of the Developer and in the manner as may be deemed fit by the Developer and to appropriate the entire consideration therefore without any claim of any nature whatsoever of the Owners.
- 7.3 **Developer's Buy Back Option:** The Developer may at its sole discretion buy back the Owners' Allocation as mentioned in Clause 9.1 above within 6 (six) months

Handwritten signature: Saha & Ray




ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
27 AUG 2018

from the date hereof, and in case such option is exercised by the Developer, the Owners shall be bound to accept such consideration at the market rate, without having any right to get any allocation.

**1st Schedule
(Said Property)**

Land measuring 362.5957 (three hundred and sixty two point five nine five seven) decimal, more or less, equivalent to 219.3694 (two hundred and nineteen point three six nine four) *cottah*, more or less, comprised in R.S./L.R. *Dag* Nos. 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23, 34 and 40 recorded in L.R. *Khatian* Nos. 139, 274, 1656, 1658, 1836, 1837, 1838, 1839, 1840, 1841, 1841/1, 1852 and 1949, *Mouza* Khasmallick, J.L. No. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and


Land measuring 243.6933 (two hundred and forty three point six nine three three) decimal, more or less, equivalent to 147.4338 (one hundred and forty seven point four three three eight) *cottah*, more or less, comprised in R.S./L.R. *Dag* Nos. 85, 86, 87, 88, 89, 90, 92, 93, 95 and 96, recorded in L.R. *Khatian* Nos. 3721, 3722, 3723, 3724, 3725, 3726, 3727, 4149 and 4150, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas;

The details of the Said Property are tabulated in the chart below:

<i>Mouza</i>	R.S./L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> Nos.	Said Property (in Decimal)
Khasmallick	7	1836, 1837, 1838, 1839, 1840 and 1841	19.0000
Khasmallick	8	1836, 1837, 1838, 1839, 1840 and 1841	20.0000
Khasmallick	9	1891/1, 1838, 139 and 274	9.6054
Khasmallick	10	1839, 1840, 1841 and 1841/1	16.0000
Khasmallick	11	1839, 1840, 1841 and 1841/1	16.0000
Khasmallick	12	1949	41.0000
Khasmallick	13	1839, 1840, 1841 and 1841/1	37.0000
Khasmallick	14	1839	7.9992
Khasmallick	16	1840 and 1949	6.6661
Khasmallick	17	1836, 1837, 1838, 1839, 1840, 1841 and 1841/1	19.0000
Khasmallick	18	1656 and 1658	4.6500
Khasmallick	19	1836, 1837, 1838, 1839, 1840, 1841 and 1852	28.5000
Khasmallick	20	1836, 1837, 1838, 1839, 1840 and 1841	30.0000
Khasmallick	21	1836 1837, 1838, 1839, 1840, 1841 and 1841/1	35.0000
Khasmallick	22	1836, 1837, 1838, 1839, 1840 and 1841	24.0000
Khasmallick	23	1836, 1837, 1838, 1839, 1840, 1841 and 1841/1	22.0000
Khasmallick	34	1836, 1837, 1838, 1839, 1840,	14.0000

Signature
Subodh Chandra




ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA

27 AUG 2011

		1841 and 1841/1	
Khasmallick	40	1836, 1837, 1838, 1839, 1840 and 1841	12.1750
Hariharpur	85	3721, 3722, 3723, 3724, 3725, 3726, 3727 and 4149	8.0000
Hariharpur	86	3721, 3722, 3725 and 3727	26.2233
Hariharpur	87	3726	6.7200
Hariharpur	88	3721, 3722, 3723, 3724, 3725 and 3727	28.9200
Hariharpur	89	3721 and 4149	16.0000
Hariharpur	90	3721, 3722, 3723, 3725 and 3727	11.8300
Hariharpur	92	3722	11.0000
Hariharpur	93	3721, 3722, 3723, 3724, 3725 and 3727	15.0000
Hariharpur	95	3721, 3722, 3723, 3724, 3725 and 3727	16.0000
Hariharpur	96	3721, 3722, 3723, 3724, 3725, 3726 and 3727	104.0000
Total			606.2890

2nd Schedule**Part I****(First Property)**

Land measuring 13.6505 (thirteen point six five zero five) decimal, more or less, equivalent to 8.273 (eight point two seven three) *cottah*, more or less, comprised in R.S./L.R. *Dag* Nos. 9 and 15 recorded in L.R. *Khatian* Nos. 274, 139, 1469, 1841/1 and 1837, *Mouza* Khasmallick, J.L. No. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas.

Part II**(Second Property)**

Land measuring 4.17 (four point one seven) decimal, more or less, equivalent to 3.2264 (three point two two six four) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 90, recorded in L.R. *Khatian* Nos. 3723 and 3724, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas.

3rd Schedule**(Additional Property)****[Subject Matter of Agreement]**

Land measuring 13.6505 (thirteen point six five zero five) decimal, more or less, equivalent to 8.273 (eight point two seven three) *cottah*, more or less, comprised in R.S./L.R. *Dag* Nos. 9 and 15 recorded in L.R. *Khatian* Nos. 274, 139, 1469, 1841/1 and 1837, *Mouza* Khasmallick, J.L. No. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and more fully described in **Part I** of the **2nd Schedule** above

Land measuring 4.17 (four point one seven) decimal, more or less, equivalent to 3.2264 (three point two two six four) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 90, recorded in L.R. *Khatian* Nos. 3723 and 3724, *Mouza* Hariharpur, J.L. No.




ADDITIONAL REGISTRAR
OF ASSURANCES IV, KOLKATA

27 AUG 2019

11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and more fully described in **Part II** of the **2nd Schedule** above

The details of the Additional Property are tabulated in the chart below:

<i>Mouza</i>	<i>R.S./L.R. Dag No.</i>	<i>L.R. Khatian No/s.</i>	Additional Property (in Decimal)
Khasmallick	9	274, 139, 1841/1 and 1837	5.6505
Khasmallick	15	1469	8.000
Hariharpur	90	3723 and 3724	4.17
Total			17.8205

Signature for D
Subodh Chandra



AS
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
27 AUG 2008

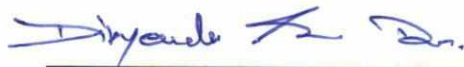
8. Execution and Delivery

8.1 **In Witness Whereof** the Parties have executed and delivered this Agreement on the date mentioned above.

Recoup Vinimay Private Limited
Recoup Tracom Private Limited

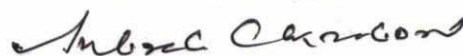
Browse Merchants Private Limited

Geranium Projects Private Limited
Darpad Promoters Private Limited



Dibyendu Shekhar Das
(Authorized Signatory)
(Owners)

Siddha Town Baruipur LLP



Subrata Chakraborty
(Authorized Signatory)
(Developer)

Drafted by:
Mobina Ali (MOBINA ALI)
F/508/371/2019
Advocate, High Court At Calcutta

Witnesses:

Signature 

Name **SUBHRANGSHU NATH SARKAR**

Father's Name **Late Bhupatish Nath Sarkar**

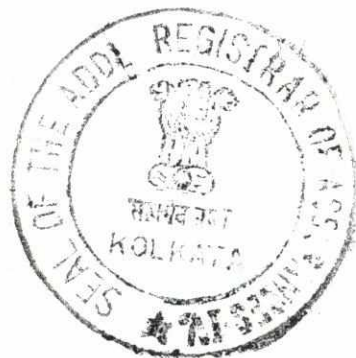
Address **99A, Park, Street**
Kolkata - 16

Signature 

Name **Swapan Kar**

Father's Name **R. N. Kar**

Address **7C. K. S. Roy Road**
Kolkata . 700001




ADDITIONAL REGISTRAR
OF ASSURANCES IV, KOLKATA
27 AUG 2019

SPECIMEN FORM TEN FINGER PRINTS

Sl. No. Signature of the executants and/or purchaser Presentants



Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little




ADDITIONAL REGISTRAR
OF ASSURANCES IN, KOLKATA
27 AUG 2019

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

GRN: 19-201920-006454869-1 Payment Mode Online Payment
GRN Date: 27/08/2019 13:37:43 Bank : State Bank of India
BRN : CKK3973515 BRN Date: 27/08/2019 13:39:45

DEPOSITOR'S DETAILS

Id No. : 19040001391630/5/2019

[Query No./Query Year]

Name : MOUMITA KUNDU

Contact No. :

Mobile No. : +91 8482063816

E-mail :

Address : ROOM NO5AB 5TH FLOOR 7CKSROY ROAD KOL1

Applicant Name : Mr SAHA AND RAY

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS


Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040001391630/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	10020
2	19040001391630/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	101

Total

10121

In Words : Rupees Ten Thousand One Hundred Twenty One only




ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

27 AUG 2019





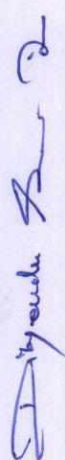
Government of West Bengal

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

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19040001391630/2019



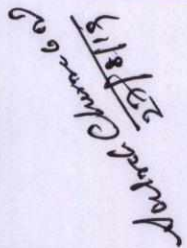

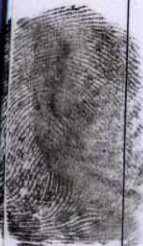
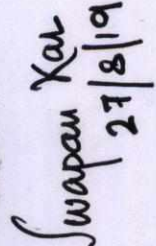
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Dibyendu Shekhar Das Siddha Park, 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Representative of Land Lord [Recoup Vinimay Private Limited] ,[Geranium Projects Private Limited] ,[Recoup Tracom Private Limited] ,[Darpad Promoters Private Limited] ,[Browse Merchants Private Limited]			 27/8/19




ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
27 AUG 2019

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


SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Subrata Chakraborty Siddha Park, 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Representative of Developer [Siddha Town Baruiপুর LLP]			
SI No.	Name and Address of identifier	Identifier	Photo	Finger Print	Signature with date
1	SWAPAN KAR Son of R N KAR 96/1, Rajdanga School Road, P.O:- EKTP, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107	Dibyendu Shekhar Das, Subrata Chakraborty			


(Tridip Misra)

ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal






ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

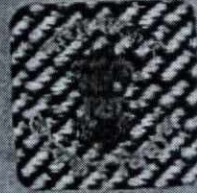
27 AUG 2019

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RECOUP VINIMAY PRIVATE LIMITED



08/08/2011

Permanent Account Number

AAFCR4143K

24082011

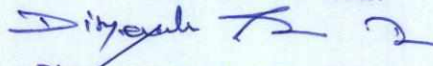
Recoup Vinimay Pvt. Ltd.

Dhyanesh K. R.

Director / Authorised Signatory



Geranium Projects Pvt. Ltd.


Director/Authorised Signatory



THE UNIVERSITY OF CHICAGO

LIBRARY




Recoup Tracom Pvt. Ltd.

Diya K 2

Director/Authorised Signatory



Darpad Promoters Pvt. Ltd.

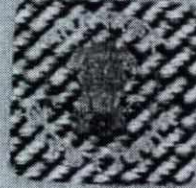

Director / Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BROWSE MERCHANTS PRIVATE LIMITED



08/08/2011

Permanent Account Number

AAECB6460G

24082011

Browse Merchantss Pvt. Ltd.

Director/Authorised Signatory



For Siddha Town Baruipur LLP

Sulene Choudhary

Partner / Authorized Signatory

आयकर विभाग
INCOME TAX DEPARTMENT
DIBYENDU SHEKHAR DAS



भारत सरकार
GOVT. OF INDIA



NONI GOPAL DAS

08/11/1984

Permanent Account Number

BCZPD6675C

Dibyendu Shekhar Das

Signature



23062011

Dibyendu Shekhar Das

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चेंबर,
बानेर टेलिफोन एक्स्चेंज के नजदीक,
बानेर, पुना - 411 045

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrolment No.: 1193/84056/21169

To
Dibyendu Shekhar Das
S/O Nani Gopal Das
Rashbehari School Road
Near Rashbehari Girls' School Noapara Barasat -
I
North Twenty Four Parganas
West Bengal 700124

10716881



UG107168811N



आपका आधार क्रमांक / Your Aadhaar No. :

2358 6321 4029

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



Dibyendu Shekhar Das
Year of Birth : 1984
Male



2358 6321 4029

आधार — आम आदमी का अधिकार

Dibyendu Shekhar Das



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाईन ऑथेंटिकेशन द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

10716881



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/O Nani Gopal Das, Rashbehari School
Road, Near Rashbehari Girls' School,
Noapara, Barasat - I, North Twenty Four
Parganas, West Bengal, 700124

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No 1947
Bengaluru 560 001

Handwritten signature


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD CKW2793289
 পরিচয় পত্র





Elector's Name Dibyendu Sekhar Das
 নির্বাচকের নাম দিবেন্দু শেখর দাস
Father's Name Nanigopal Das
 পিতার নাম ননী গোপাল দাস

Sex M
 লিঙ্গ পুরুষ
Age as on 1.1.2005 20
 ১.১.২০০৫-এ বয়স ২০

Address:
 Na Para (Rashbihari Skula Road), 22 Barasat North 24
 Parganas 743201

ঠিকানা :
 না পারা (রশবিহারী স্কুল রোড) , ২২ বারসাত উত্তর ২৪ পরগণা ৭৪৩২০১



Facsimile Signature
Electoral Registration Officer
 নির্বাচন রেজিস্ট্রার অফিসার

Assembly Constituency: 90-Barasat
 বিধানসভা কেন্দ্র : ৯০-বারসাত
District North 24 Parganas
 জেলা : উত্তর ২৪ পরগণা
 Date: 19.07.2005


Dibyendu Sekhar Das

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUBRATA CHAKRABORTY
SATINATH CHAKRABORTY
02/01/1970
Permanent Account Number
AELPC8428D

Subrata
Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTHSI
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लीटाएं :
आयकर पैन सेवा यूनिट, UTHSI
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

Subrata Chakraborty



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাতুলির আই ডি / Enrollment No.: 1040/21148/02621

To
সুপ্রভ চক্রবর্তী
Subrata Chakraborty
2 B. M. LANE
Raja Ram Mohan Sarani
Raja Ram Mohan Sarani
Amherst Street Kolkata
West Bengal 700009

79291167
MN792911676FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5139 3393 9643

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



সুপ্রভ চক্রবর্তী
Subrata Chakraborty
পিতা : সতীনাথ চক্রবর্তী
Father : Satinath Chakraborty
জন্মতারিখ / DOB : 02/01/1970
পুরুষ / Male



5139 3393 9643

আধার - সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
2, বি. এম. লেন, রাজা রাম
মোহন সারানী, রাজা রাম মোহন
সারানী, কোলকাতা, পশ্চিম বঙ্গ,
700009

Address:
2, B. M. LANE, Raja Ram Mohan
Sarani, Raja Ram Mohan Sarani,
Kolkata, West Bengal, 700009

5139 3393 9643

1547
1800 300 1547

Help@uidai.gov.in

www.uidai.gov.in

Subrata Chakraborty


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 LMW5028709




নির্বাচকের নাম : স্বপন কর

Elector's Name : Swapan Kar

পিতার নাম : রবীন্দ্রনাথ কর

Father's Name : Rabindranath Kar

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : 05/06/1969

Date of Birth : 05/06/1969

Swapan Kar

LMW5028709

ঠিকানা:

96/1 রাজডাঙ্গা স্কুল রোড কোলকাতা মিউনিসিপাল
কর্পোরেশন কাসবা দক্ষিণ 24 পরগণা 700078

Address:

96/1 Rajdanga School Road Kolkata
Municipal Corp. Kasba SOUTH 24
PARGANAS 700078

Date: 12/02/2008

108-যাদবপুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন

আধিকারিকের স্বাক্ষরের অনুকৃতি


Facsimile Signature of the Electoral
Registration Officer for

108-Jadavpur Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
জোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

018/1461




ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

27 AUG 2019

Major Information of the Deed

Deed No :	I-1904-08275/2019	Date of Registration	28/08/2019
Query No / Year	1904-0001391630/2019	Office where deed is registered	
Query Date	27/08/2019 11:33:02 AM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SAHA AND RAY 7C, K S ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903844131, 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. 65,02,700/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,030/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Khash Mallikpur, JI No: 35, Pin Code : 700144

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-9	RS-274	Bastu	Shali	5.6505 Dec		22,60,200/-	Property is on Road
L2	RS-15	RS-1469	Bastu	Shali	8 Dec		32,00,000/-	Property is on Road
		TOTAL :			13.6505Dec	0 /-	54,60,200 /-	

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Hariharpur, JI No: 11, Pin Code : 700144

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	RS-90	RS-3723	Bastu	Shali	4.17 Dec		10,42,500/-	Property is on Road
	Grand Total :				17.8205Dec	0 /-	65,02,700 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Recoup Vinimay Private Limited 91A/1 Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.:: AAFCR4143K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	Geranium Projects Private Limited 84A, Chittaranjan Avenue, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012 , PAN No.:: AAECG6232B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

3	Recoup Tracom Private Limited 91A/1 Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.: AAFCR4144Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	Darpad Promoters Private Limited 1St Floor, 14, Netaji Subhas Road, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.: AAECD2509A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	Browse Merchants Private Limited 91A/1 Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.: AAECB6460G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Siddha Town Baruipur LLP Siddha Park Building, 6th Floor, 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.: ACJFS3627E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Dibyendu Shekhar Das (Presentant) Son of Nani Gopal Das Siddha Park, 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: BCZPD6675C, Aadhaar No: 23xxxxxxxx4029 Status : Representative, Representative of : Recoup Vinimay Private Limited (as Authorised signatory), Geranium Projects Private Limited (as Authorised signatory), Recoup Tracom Private Limited (as Authorised signatory), Darpad Promoters Private Limited (as Authorised signatory), Browse Merchants Private Limited (as Authorised signatory)
2	Subrata Chakraborty Son of Late Satinath Chakraborty Siddha Park, 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: AELPC8428D, Aadhaar No: 51xxxxxxxx9643 Status : Representative, Representative of : Siddha Town Baruipur LLP (as Authorised signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
SWAPAN KAR Son of R N KAR 96/1, Rajdanga School Road, P.O:- EKTP, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107			
Identifier Of Dibyendu Shekhar Das, Subrata Chakraborty			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Recoup Vinimay Private Limited	Siddha Town Baruipur LLP-1.1301 Dec
2	Geranium Projects Private Limited	Siddha Town Baruipur LLP-1.1301 Dec
3	Recoup Tracom Private Limited	Siddha Town Baruipur LLP-1.1301 Dec
4	Darpad Promoters Private Limited	Siddha Town Baruipur LLP-1.1301 Dec
5	Browse Merchants Private Limited	Siddha Town Baruipur LLP-1.1301 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Recoup Vinimay Private Limited	Siddha Town Baruipur LLP-1.6 Dec
2	Geranium Projects Private Limited	Siddha Town Baruipur LLP-1.6 Dec
3	Recoup Tracom Private Limited	Siddha Town Baruipur LLP-1.6 Dec
4	Darpad Promoters Private Limited	Siddha Town Baruipur LLP-1.6 Dec
5	Browse Merchants Private Limited	Siddha Town Baruipur LLP-1.6 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Recoup Vinimay Private Limited	Siddha Town Baruipur LLP-0.834 Dec
2	Geranium Projects Private Limited	Siddha Town Baruipur LLP-0.834 Dec
3	Recoup Tracom Private Limited	Siddha Town Baruipur LLP-0.834 Dec
4	Darpad Promoters Private Limited	Siddha Town Baruipur LLP-0.834 Dec
5	Browse Merchants Private Limited	Siddha Town Baruipur LLP-0.834 Dec

Endorsement For Deed Number : I - 190408275 / 2019

On 27-08-2019

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

Presented for registration at 17:05 hrs on 27-08-2019, at the Private residence by Dibyendu Shekhar Das ,.

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 65,02,700/-

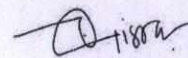
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 27-08-2019 by Dibyendu Shekhar Das, Authorised signatory, Recoup Vinimay Private Limited (Private Limited Company), 91A/1 Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016; Authorised signatory, Geranium Projects Private Limited (Private Limited Company), 84A, Chittaranjan Avenue, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012; Authorised signatory, Recoup Tracom Private Limited (Private Limited Company), 91A/1 Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016; Authorised signatory, Darpad Promoters Private Limited (Private Limited Company), 1St Floor, 14, Netaji Subhas Road, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; Authorised signatory, Browse Merchants Private Limited (Private Limited Company), 91A/1 Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016

Indetified by SWAPAN KAR, , Son of R N KAR, 96/1, Rajdanga School Road, P.O: EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Service

Execution is admitted on 27-08-2019 by Subrata Chakraborty, Authorised signatory, Siddha Town Baruipur LLP (LLP), Siddha Park Building, 6th Floor, 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016

Indetified by SWAPAN KAR, , Son of R N KAR, 96/1, Rajdanga School Road, P.O: EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Service



Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 28-08-2019

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 101/- (E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 101/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/08/2019 1:39PM with Govt. Ref. No: 192019200064548691 on 27-08-2019, Amount Rs: 101/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKK3973515 on 27-08-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 10,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 81662, Amount: Rs.10/-, Date of Purchase: 25/07/2019, Vendor name: S MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/08/2019 1:39PM with Govt. Ref. No: 192019200064548691 on 27-08-2019, Amount Rs: 10,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKK3973515 on 27-08-2019, Head of Account 0030-02-103-003-02



Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1904-2019, Page from 388251 to 388285
being No 190408275 for the year 2019.**



Digitally signed by TRIDIP MISRA
Date: 2019.08.28 20:23:47 +05:30
Reason: Digital Signing of Deed.

**(Tridip Misra) 28-08-2019 20:23:38
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.**

(This document is digitally signed.)

Dated 27th day of August, 2019

Between

Recoup Vinimay Private Limited & Ors.
... Owners

And

Siddha Town, Baruipur LLP
... Developer

SUPPLEMENTAL DEVELOPMENT AGREEMENT

Siddha Suburbia
Mouza Khasmallik & Hariharpur
Police Station Baruipur
District South 24 Parganas

Saha & Ray
Advocates
3A/1, 3rd floor
Hastings Chambers
7C, Kiran Sankar Roy Road
Kolkata-700001