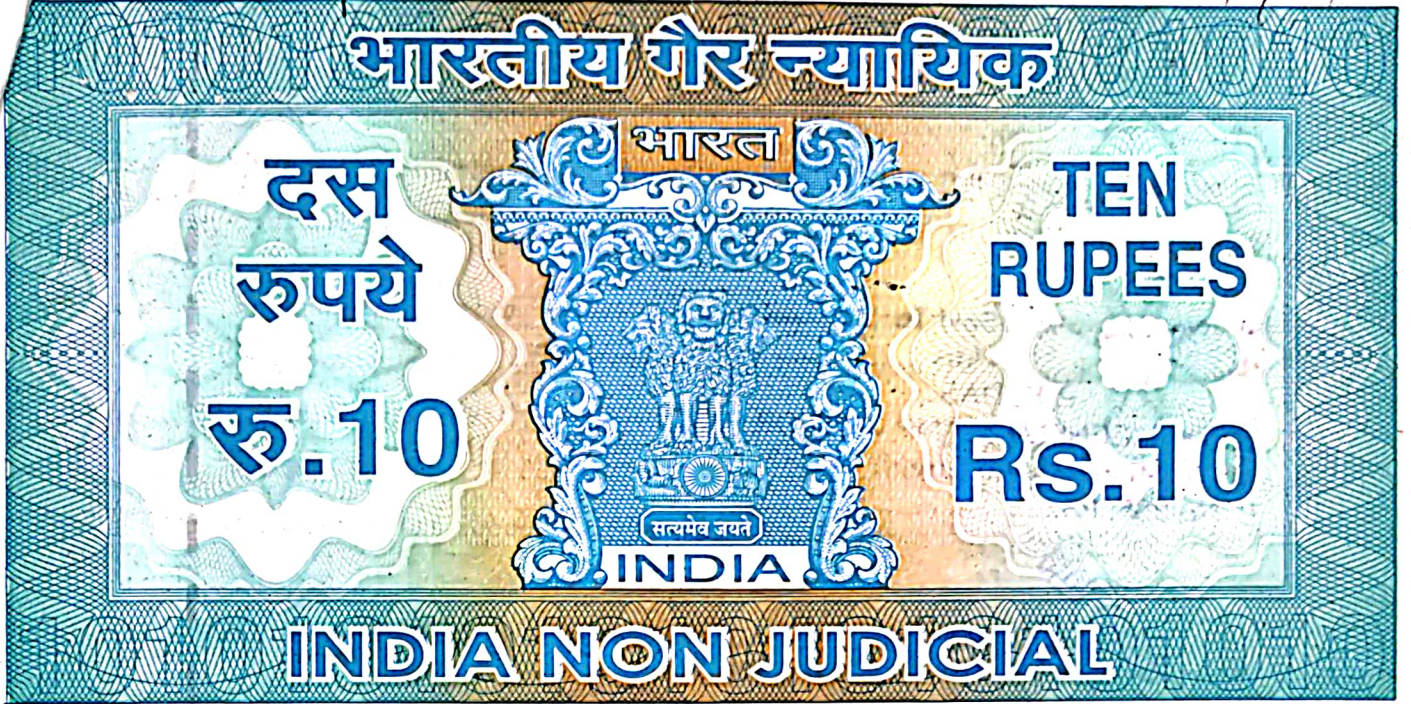


251/17

I 217/17



11-12
1/5577

पश्चिम बंगाल WEST BENGAL

07AB 162252

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheet/s attached with this document are the part of this document.

[Signature]

Asst. Dist. Sub-Registrar
Uttara, South 24 Parganas

16 JAN 2017

Supplementary Development Agreement

ARTISER, SUB. REG. JICA
UTTARA, SOUTH 24 PARGANAS

1. Date: 16. 1. 2017
2. Nature of Document: Supplementary Development Agreement
3. Parties: Collectively the following which shall include their respective successors-in-interest:

- 3.1 **Owner: Prabir Banerjee**, son of Late Gopal Banerjee, by faith Hindu, by occupation Business, Indian National, residing at 68-B, Hazra Road, Kolkata-700 019, P.S. Lake, P.O. Ballygunge, having PAN AFNPB4210R of the **One Part**.
- 3.2 **Developer: Capricorn Highrise Private Limited**, a company registered under the Companies Act, 1956 having its registered office at 73, Manik Bandhyopadhyaya Sarani, Kolkata-700 040 P.O. & P.S. Regent Park, (*previously at 36/1A, Garcha Road, Kolkata-700 019, P.S. Gariahat, P.O. Ballygunge*) and having PAN AACCC7250R of the **Other Part**, represented by one of its directors **Anu Burman**, son of B.K. Burman, by faith Hindu, by occupation Business, residing at 30, New Road, Kolkata-700 027, P.S. Alipore, P.O. Alipore, having PAN ADPPB5203T.
4. **Subject Matter:** The "**Development**" being development, inter alia, of the "**Owner's Land**" described in **Schedule-B** by constructing a new building (hereafter the "**Building**") at the "**Premises**" described in **Schedule-A** and selling all spaces in the Building that can be commercially exploited (hereafter the "**Units**").
5. **Background:**
- 5.1 At all material times, one Panchuni Bibi was the sole and absolute owner of 5 Cottahs and 1 Chittack of land described in **Schedule-A** (hereafter the "**Premises**"). Panchuni Bibi was survived by her only son Rojob Ali Ostagar. Rojob Ali expired leaving behind him surviving his wife Suraton Bewa, son Sadaruddin Ostagar and daughter Sufiya Khatoon (hereafter "**Sufiya**"). After the death of Rojob Ali's wife Suraton Bewa, according to Muslim faraznama Sufiya became entitled to undivided 11/36th share and/or interest in the Premises equivalent to about un-divided 1 Cottah, 8 Chittacks and 34 Square Feet (hereafter "**Sufiya's Portion**").
- 5.2 By a Conveyance dated 15th December, 2006 registered with A.D.S.R. Alipore in Book No. I, Volume No. 402, Pages from 193 to 206, Being No. 05367 for the

year 2006, the Owner had purchased from Sufiya 1 Cottah, 6 Chittacks and 28.41 Square Feet of land out of the Sufiya's Portion.

- 5.3 By another Conveyance dated 17th January, 2008 registered with the A.D.S.R., Alipore in Book No. I, Volume No. 252, Pages from 289 to 302, Being No. 3574 for the year 2008, the Owner had purchased from Sufiya the remainder land out of the Sufiya's Portion measuring 2 Chittacks and 5.33 Square Feet.
- 5.4 The Owner had thus became the sole and absolute owner of the Sufiya's Portion, being an undivided 11/36th portion of the Premises equivalent to 1 Cottha, 8 Chitacks and 34 Square Feet described in **Schedule-B** (hereafter the "**Owner's Land**").
- 5.5 By an agreement dated 2nd May, 2014 registered with the A.D.S.R. Alipure in Book No. I, CD Volume No.13, Pages 4900 to 4913, being No. 03412 for the year 2014 (hereafter the "**Development Agreement**"), the Owner had appointed the Developer, inter alia, to develop the Owner's Land (hereafter the "**Development**").
- 5.6 Prior thereto, a plan had been prepared for developing the Premises. In that plan however, the area of the Premises was shown as 4 Katthas, 14 Chittacks and 39 Square Feet which was sanctioned by the Kolkata Municipal Corporation on 29th March 2011. Therefore, the area of the Premises in the Development Agreement was mentioned to be 4 Katthas, 14 Chittacks and 39 Square Feet and, inasmuch as the Owner owned undivided 11/36th portion of the land contained in the Premises, the area of the Owner's Land was mentioned therein to be undivided 1 Kattha, 8 Chittacks and 4.4 Square Feet being 11/36th portion of 4 Katthas, 14 Chittacks and 39 Square Feet.
- 5.7 It has now been decided by the Parties that the Development be in respect of the actual Owner's Land area of undivided 11/36th portion of the Premises, that is, undivided 11/36th portion of 5 Cottahs and 1 Chittack, which is equivalent to 1

Cottha, 8 Chitacks and 34 Square Feet, in place and stead of 1 Kattha, 8 Chittacks and 4.4 Square Feet as mentioned in the Development Agreement, that is, an increase in area by 29.6 Square Feet and that is why the Parties are executing this Supplementary Development Agreement.

6. Now it is agreed and declared that on and from the date of the Development Agreement, that is on and from 2nd May, 2014, it should be deemed that the same was in respect of and the area of the Owner's Land as mentioned in Schedule-B and elsewhere therein should be read as *1 Cottah, 8 Chittacks and 34 Square Feet* AND NOT *1 Cottah, 8 Chittacks and 4.4 Square Feet* as mentioned therein, that is, an increased area of 29.6 Square Feet, and the area of the Premises mentioned in Schedule-A and elsewhere therein should be read and deemed to be 5 Katthas and 1 Chittack, all its other terms and conditions remaining the self-same, unchanged and/or unaltered.

Schedule-A [Premises]

The plot of land measuring about 5 Katthas and 1 Chittack *together with* the temporary structure constructed thereon having a built-up area of about 600 Square Feet being part of C.S. Dag No. 298, appertaining to C.S. Khatian No. 72, within Mouza: Arakpur, J.L. No. 39, Touzi No. 26, being Municipal Premises No. 182, Prince Anwar Shah Road, Kolkata-700 045, P.S: Lake, P.O. Lake Gardens within Ward No. 93 of the Kolkata Municipal Corporation, having Assesse No. 21-093-09-0236-6 butted and bounded as follows:

- ON THE NORTH :** By Colony;
ON THE EAST : By Common Passage;
ON THE WEST : By 60 Feet wide K.M.C. Road and
ON THE SOUTH : By Sethi Diagnostic Centre.

Schedule-B [Owner's Land]

Undivided 11/36th portion of the Premises described in Schedule-A equivalent to 1 Kattha, 8 Chittacks and 34 Square Feet.

7. Execution: In witness whereof the Parties have executed these presents at Kolkata on the day, month and year first above written.

Signed and executed by the Owner


in the presence of:

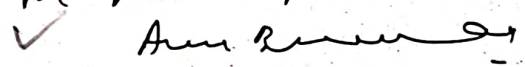
1. Sebadas Hazra
11A, Ma Sarada Moni Sarani
Kolkata - 700003.
2. Aliyaz Rahman
6/7 ADC Bose Road.
Kolkata - 17

Signed and executed by the

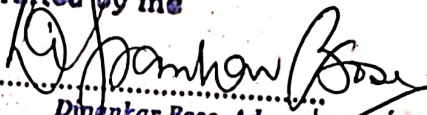
Developer in the presence of:

1. Sebadas Hazra
2. Aliyaz Rahman

✓ 
(PRABIR BANERJEE)

for Capricorn Highrise Private Limited
✓ 
(ANU BURMAN) Director

Drafted by me



Dipankar Bose, Advocate

S. Jalan & Company

Enrolment No. WB/955/85

Signature of the
Presentant/
Executant/Sellers/
Buyer/Claiman.

UNDER RULE 44 A OF THE I.R. ACT 1908

L.H. BOX - SMALL TO THUMB PRINTS

N.B:-

R.H. BOX - THUMB TO SMALL PRINTS

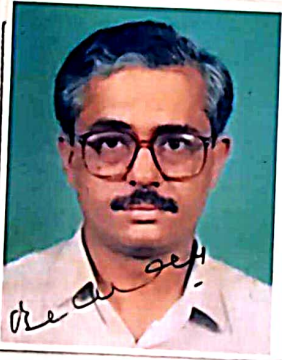


Signature

ATTESTED:-

Signature

L.H.					
R.H.					



Signature

ATTESTED:-

Signature

L.H.					
R.H.					

PHOTO	L.H.					
	R.H.					

ATTESTED:-

PHOTO	L.H.				
	R.H.				

ATTESTED:-



Handwritten signature in blue ink.

Signature.....
6 JAN 2017
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/21/140/189385



নির্বাচকের নাম : সেবাদাস হাজরা
Elector's Name : Sebadas Hazra
পিতার নাম : রঞ্জিত হাজরা
Father's Name : Ranjit Hazra
লিঙ্গ/Sex : পুং M
জন্ম তারিখ
Date of Birth : 27/01/1951

Sebadas Hazra

WB/21/140/189385

ঠিকানা

11A, MA SARADAMONI SARANI BOSE
PARA LANE, KOLKATA MUNICIPAL
CORPORATION, SHYAMPUR, KOLKATA

Address

11A, MA SARADAMONI SARANI BOSE
PARA LANE, KOLKATA MUNICIPAL
CORPORATION, SHYAMPUR
KOLKATA- 700003

Date: 04/03/2012

166-শ্যামপুর নির্বাচন কেন্দ্রের নির্বাচক বিধক

আধিকারিকের স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral

Registration Officer for

166-Shyampur Constituency

নির্বাচন পরিচয় পত্রটি প্রাপ্ত হইলে নির্বাচন কমিশন কর্তৃক প্রদত্ত
স্বাক্ষর পত্র এবং পরিচয় পত্রের প্রত্যেক প্রতিলিপির
অধিকাংশের মতোই হইবে।
এই পত্রটি নির্বাচন পরিচয় পত্রের প্রত্যেক প্রতিলিপির
সঙ্গে প্রদত্ত হইবে।
নির্বাচন পরিচয় পত্রের প্রত্যেক প্রতিলিপির
সঙ্গে প্রদত্ত হইবে।

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFNPB4210R



नाम /NAME
PRABIR BANERJEE

पिता का नाम /FATHER'S NAME
PANCHU GOPAL BANERJEE

जन्म तिथि /DATE OF BIRTH
01-05-1958

हस्ताक्षर /SIGNATURE

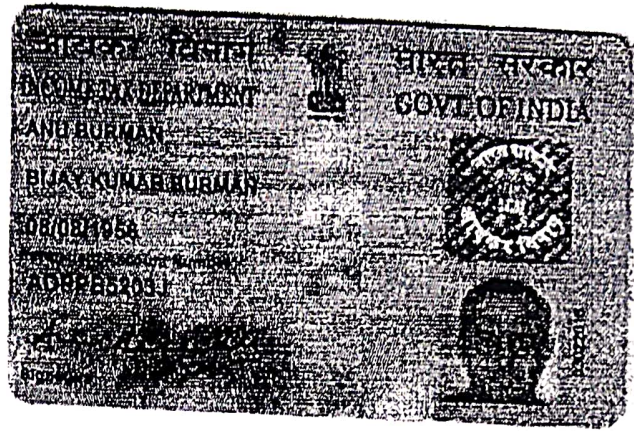
Prabir Banerjee

B. Das

आयकर आयुक्त, प.प्र. - III

COMMISSIONER OF INCOME-TAX, W.B. - III

Prabir Banerjee



Bilal Khan

Major Information of the Deed

Deed No :	I-1605-00217/2017	Date of Registration	16/01/2017
Query No / Year	1605-1000005577/2017	Office where deed is registered	
Query Date	06/01/2017 11:46:00 AM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	S Jalan And Company 6/7A A J C BOSE ROAD, Thana : Shakespeare Sarani, District : Kolkata, WEST BENGAL, Mobile No. : 9836046552, 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. 2/-	Rs. 93,13,335/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Supplementary Deed of [Deed No/Year]:-160503412/2014 (Date of Registration:-06-05-2014, Stamp Duty Paid Rs 10,031/- Registration Fees paid Rs33,010/-) Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



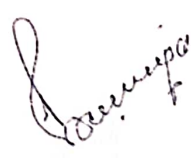
District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pr Anwar Shah Road, , Premises No. 182, Ward No: 93

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		1 Katha 8 Chatak 34 Sq Ft	1/-	92,83,335/-	Property is on Road
Grand Total :					2.5529Dec	1 /-	92,83,335 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	30,000 /-	



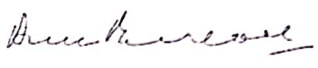
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringingerprint	Signature
	Prabir Banerjee Son of Gopal Banerjee Executed by: Self, Date of Execution: 16/01/2017 , Admitted by: Self, Date of Admission: 16/01/2017 ,Place : Office			
		16/01/2017	LTI 16/01/2017	16/01/2017
68B HAZRA ROAD, P.O:- BALLYGUNGE, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFNPB 4210 R, Status :Individual				

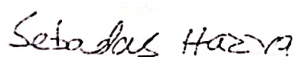
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Capricorn Highrise Private Limited 73 MANIK BANDYOPADHYAY SARANI, P.O:- REGENT PARK, P.S:- Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040 PAN No. AACCC 7250 R, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Anu Burman Son of Mr B K Burman Date of Execution - 16/01/2017, , Admitted by: Self, Date of Admission: 16/01/2017, Place of Admission of Execution: Office	 Jan 16 2017 11:28AM	 LTI 16/01/2017	 16/01/2017
30 NEW ROAD, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADPPB 5203 T, Status : Representative, Representative of : Capricorn Highrise Private Limited (as DIRECTOR)				

Identifier Details :

Name & address	
Mr SEBADAS HAZRA Son of Late RANJIT HAZRA 11A MAA SARADA MONI SARANI, P.O:- GIRISH AVENUE, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700003, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Anu Burman, Prabir Banerjee	16/01/2017
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Prabir Banerjee	Capricorn Highrise Private Limited-2.55292 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Prabir Banerjee	Capricorn Highrise Private Limited-100 Sq Ft

On 06-01-2017

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 93,13,335/-



Amitava Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 16-01-2017

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 11:12 hrs on 16-01-2017, at the Office of the A.D.S.R. ALIPORE by Mr Anu Burman ,.

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

Execution is admitted on 16/01/2017 by Prabir Banerjee, Son of Gopal Banerjee, 68B HAZRA ROAD, P.O: BALLYGUNGE, Thana: Lake, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Mr SEBADAS HAZRA, , , Son of Late RANJIT HAZRA, 11A MAA SARADA MONI SARANI, P.O: GIRISH AVENUE, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by profession Service

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

Execution is admitted on 16-01-2017 by Mr Anu Burman, DIRECTOR, Capricorn Highrise Private Limited, 73 MANIK BANDYOPADHYAY SARANI, P.O:- REGENT PARK, P.S:- Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040

Indetified by Mr SEBADAS HAZRA, , , Son of Late RANJIT HAZRA, 11A MAA SARADA MONI SARANI, P.O: GIRISH AVENUE, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 10/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 88485, Amount: Rs.10/-, Date of Purchase: 05/08/2016, Vendor name: P K Das



Amitava Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal